

# **CITY OF PERRIS**



**2014-2019 Consolidated Plan  
FY 2014-2015 Annual Action Plan  
Analysis of Impediments to Fair Housing  
Citizen Participation Plan**

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**PRESENTED TO:**

**United States Department of  
Housing and Urban Development (HUD)**

**BY:**

**City of Perris  
Housing Authority**

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**I. EXECUTIVE SUMMARY**

**A. Introduction**

**Community Profile**

Incorporated in 1911, the City of Perris is located in southwest Riverside County, approximately 80 miles southeast of Los Angeles and approximately 80 miles northeast of San Diego, on the Inland Route of the 215 Freeway.

**Population Growth**

The City's population growth was small but stable through each decade up to 1980. Perris experienced its first major growth period during the 1980s, when the total population grew more than three-fold (by over 215 percent) from 6,800 to 21,500 residents. Since then, the City has continued to experience significant growth, as the population increased by almost 67 percent (to 36,200 residents) during the 1990s. According to the Census, Perris' population was 68,386 persons in 2010, an increase of approximately 89 percent since 2000. Population growth in the region was also significant during this time period with nearby Murrieta experiencing the most growth overall. By comparison, the overall Riverside County population has grown by over 30 percent each decade since 1990 (Table 1).

**TABLE 1: POPULATION GROWTH**

<i>Jurisdiction</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>Growth</i>	
				<i>(1990-2000)</i>	<i>(2000-2010)</i>
Cathedral	30,085	42,647	51,200	41.8%	20.1%
Corona	79,065	124,966	152,374	58.1%	21.9%
Hemet	36,094	58,812	78,657	62.9%	33.7%
Indio	36,793	49,116	76,036	33.5%	54.8%
Moreno Valley	118,779	142,381	193,365	19.9%	35.8%
Murrieta	1,628*	44,282	103,466	2,620.0%	133.7%
<b>Perris</b>	<b>21,460</b>	<b>36,189</b>	<b>68,386</b>	<b>68.6%</b>	<b>89.0%</b>
Riverside City	226,505	255,166	303,871	12.7%	19.1%
Temecula	27,099	57,716	100,097	113.0%	73.4%
Riverside County	1,170,413	1,545,387	2,189,641	32.0%	41.7%

Source: Bureau of the Census, 1990-2010 Census.

Note: \* = The City of Murrieta was not incorporated until 1991. Murrieta was a Census Designated Place (CDP) in 1990.

**Race and Ethnic Characteristics**

Between 1990 and 2010, the racial and ethnic makeup of the City's residents changed significantly. Most notable among the changes was the increase in Perris' Hispanic population and decrease in its White population. In 1990, Whites represented the largest racial/ethnic group in the City (nearly 48 percent), and Hispanics represented the next largest at approximately 36 percent. By 2010, the proportion of Hispanic residents had doubled to 72 percent of the population, making them the predominant racial/ethnic group in Perris (Table 2). The City's Black population has also grown significantly and, by 2010, Blacks had surpassed Whites as the second largest racial/ethnic group in the City.

TABLE 2: RACE AND ETHNICITY

Race	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Asian	642	3.0%	940	2.6%	2,285	3.3%
Hispanic	7,704	35.9%	20,322	56.2%	49,079	71.8%
White	10,265	47.8%	8,243	22.8%	7,499	11.0%
African American	2,637	12.3%	5,574	15.4%	7,763	11.4%
Other	212	1.0%	1,110	3.1%	1,760	2.6%
Total	21,460	100.0%	36,189	100.0%	68,386	100.0%

Source: Bureau of the Census, 1990-2010 Census.

The City of Perris's 2014-2019 Consolidated Plan coordinates all elements of planned community development in the City: housing, neighborhood development, economic development and public services. These elements represent a plan and vision of community development activities to be undertaken with respect to the Community Development Block Grant (CDBG) Program.

The Consolidated Plan states the City's intent to pursue the following goals and objectives of the Community Planning and Development (CPD) Programs of the U.S. Department of Housing and Urban Development (HUD):

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

The Consolidated Plan serves the following functions:

- As a planning document for the City, based on a participatory process;

- An application for Federal funds under HUD's formula grant programs;
- A strategy for housing, homelessness, community development, and economic development; and
- An Action Plan that provides a description of annual projects/activities the City will undertake to carry out strategies to meet priority needs.

It includes four major components:

- Needs Assessment (Housing, Homeless, Non-Homeless, Non-Housing Needs);
- Housing Market Analysis;
- The Housing and Community Development Five-Year Strategic Plan; and
- The One-Year Action Plan

Each component serves a specific purpose. The Housing Market Analysis and Needs Assessment components provide an overview of the housing market and other non-housing needs which assists the City in short and long-term planning. After identifying needs, the City sets priorities for its CDBG Program. Priorities are based on community needs and the advice of citizens, community agencies and other stakeholders. The Strategic Plan identifies objectives and outcomes for priority needs. The Action Plan proposes how to invest CDBG funds for the coming year to accomplish such objectives.

A summary of the City's specific objectives and outcomes are:

## **B. Objectives and Outcomes to Ensure Decent Housing**

### GOAL 1: DECENT HOUSING

#### **Housing Strategies**

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

- Homeownership Assistance Program
- Foreclosure Acquisition Program

Outcome: Affordability of decent housing to low-income persons

##### **Objective 2: Rehabilitate and Preserve Homeownership**

- Owner-Occupied Rehabilitation Program
- Senior Home Repair Program

Outcome: Sustainability of decent housing to low-income persons

**Objective 3: Expand Affordable Housing**

- Affordable Housing Development

Outcome: Affordability of decent housing to low-income persons

**Lead-Based Paint Hazards Strategy**

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

- Lead Education and Prevention Program

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

**Fair Housing Strategy**

**Objective 5: Affirmatively Further Fair Housing**

- Fair Housing

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

**GOAL 2: SUITABLE LIVING ENVIRONMENT**

**Homeless Strategy**

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

- Homeless Outreach Program

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

**Public Service Strategies**

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

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

**Community Development Strategy**

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

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

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

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

**GOAL 3: ECONOMIC OPPORTUNITIES**

**Economic Development Strategy**

**Objective 1: Create Economic Development Opportunities**

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

**SEE APPENDIX C: SUMMARY OF ANNUAL GOALS AND OBJECTIVES FOR DETAILED INFORMATION ON ACTIVITIES, PROPOSED FUNDING AND PLANNED OUTCOMES**

**E. Evaluation of Past Performance**

The City of Perris is in the fifth year of its current Consolidated Plan period (2009-2014) and has met or exceeded most of the goals set forth to ensure decent housing, a suitable living environment and economic opportunities.

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

The City continues to carry out its programs as identified in its approved Consolidated Plan (2009-2014). To date, the City has allocated all funding sources to complete programming outlined in annual Action Plans. The City has provided all requested certifications as required by HUD, and have been fair and impartial to entities applying for federal funds to assist

in program implementation. The City has not hindered Consolidated Plan implementation through either willful action or through inaction.

**F. Consultation**

Development of the City of Perris's 2014-2019 Consolidated Plan is a result of consultation with a wide spectrum of public and private agencies. Staff consulted with several agencies to determine community needs and gaps in resources. A public notice was published informing Citizens, Community-Based Organizations, City Departments and the business community of the Consolidated Plan Development process and requirements for submitting project proposals and requesting comments on community needs. A Needs Assessment Questionnaire was also distributed to residents to receive community input.

Other methods used during the consultation process included hosting a stakeholder focus group meeting that included a broad range of businesses and non-profit organizations. In addition, the City held a public hearing, conducted one-on-one personal interviews, and telephone interviews with key stakeholders.

**Coordination with the Continuum of Care in Efforts to Address Homelessness**

The City is a participant in Riverside County's Continuum of Care for the Homeless. The Riverside County Homeless Programs Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care. The Continuum of Care is the regions plan on organizing, delivering supportive social services, providing outreach and assessment, including housing options, which meet the specific needs of homeless individuals and families. Ultimately, the goal of the Continuum is to move homeless people toward stable housing and maximum self-sufficiency.

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

N/A - The City is not a recipient of ESG funds. However, the City did consult with local agencies on priority needs, including homeless needs. The following matrix provides a snapshot of agencies that participated during the consultation process:

24 CFR	Agency Type	Agency Consulted
91.100(a)(1)	Housing Services	<ul style="list-style-type: none"> <li>• Riverside EDD</li> <li>• Perris Housing Authority</li> </ul>
	Fair Housing Services	<ul style="list-style-type: none"> <li>• Fair Housing Council of Riverside County</li> </ul>
	Homeless Services	<ul style="list-style-type: none"> <li>• Path of Life Ministries</li> <li>• Riverside County Continuum of Care</li> </ul>
	Social/Health Services	<ul style="list-style-type: none"> <li>• Path of Life Ministries</li> <li>• Riverside County Regional Park</li> <li>• Dora Nelson AAA Museum</li> <li>• Hospice of the Valleys</li> <li>• Perris Valley Youth Association Sports</li> <li>• Orange Empire Railway Museum</li> <li>• City of Perris - Housing Department</li> <li>• City of Perris - Community Services Dept.</li> </ul>
91.100(a)(2)	Chronically Homeless	<ul style="list-style-type: none"> <li>• Path of Life Ministries</li> <li>• Riverside County Continuum of Care</li> </ul>
91.100(a)(3)	Lead-Based Paint	<ul style="list-style-type: none"> <li>• Riverside County Department of Public Health</li> </ul>
91.100(a)(4)	Government	<ul style="list-style-type: none"> <li>• Riverside County</li> <li>• City of Perris City Council</li> </ul>
91.100(a)(5)	Planning Agencies	<ul style="list-style-type: none"> <li>• Western Riverside Council of Governments</li> </ul>
91.100(c)	PHA Plan	<ul style="list-style-type: none"> <li>• Perris Housing Authority</li> </ul>

**G. Citizen Participation Process**

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

The public was informed of the development of the 2014-2019 Consolidated Plan, Action Plan and Citizen Participation Plan through various community outreach efforts. Information booths were set up during City sponsored events such as The Christmas Tree Lighting Ceremony, Christmas Parade, and Veterans Day Parade. In addition information booths were set up outside local grocery stores on two separate occasions. A presentation to the Perris City Council was conducted on November 12, 2013

regarding the 2014-2019 Consolidated Plan, Action Plan, and Citizen Participation Plan including the various efforts in place to solicit input and feedback from the general public and businesses. The City published a notice inviting the public to attend a Community Needs Meeting held on November 21, 2013 where attendees were encouraged to provide input on

community needs issues and assess the priority of those needs. The notice ran in The Press Enterprise as well as the Spanish based La Prensa newspapers for two weekends prior to the meeting date. The City made available a community needs survey at all City buildings and posted the survey to the City's website. Additional input was requested at a stakeholder focus group meeting held on January 22, 2014 where 117 government, non-profit, private, and state agencies were invited to attend to provide input.

### **Community Needs Survey**

A Community Needs Assessment was made available to the public at all City buildings and online at the City's website in an effort to broaden citizen participation and gather input on community needs. (Comprehensive results of the survey are included in the Appendices)

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

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

The complete Citizen Participation Plan included in the Appendices shall be adopted as part of the Consolidated Plan Development Process.

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

#### **Plan Development**

Citizens were invited to provide input into development of the 5-Year Strategic Plan, including identification of priority needs and setting goals and objectives, through one or more of the following mechanisms: community meetings/stakeholder focus groups, community needs survey, public comment period and public hearing process.

In addition, citizens were afforded an opportunity to provide input on the development of the 1-Year Action Plan, including priority-funding requests through a Request for Proposals (RFP) process, the public comment period and the public hearing process.



### Implementation

The City of Perris encouraged community involvement in the development of the 2014-2019 Consolidated Plan. The Consolidated Plan development process included consultation with government agencies, service providers and City residents in an effort to identify housing and community development needs.

### Public Hearings and/or Meetings

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

### Public Notification

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

### Access to Meetings

All public hearings were conducted at the following location:

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

Spanish translation is available at all public hearings if requested 72 hours in advance of meeting. This location is in compliance with the Americans with Disabilities Act (ADA).

### Evaluation/Review and Comment

Citizens were given the opportunity to review and comment on the Draft Consolidated Plan and One-Year Action Plan from March 14, 2014 through May 6, 2014. The City published a public notice in the local newspaper informing interested persons about the Consolidated Plan review/comment period (see appendices for a copy of the public notice).

### Access to Information/Availability to the Public

As required by Federal regulations, the Consolidated Plan, the Annual Action Plan, the CAPER, and substantial amendments are made available at the following locations:

1. City Hall Clerk's Office
2. City of Perris, Development Services Department – Housing Authority

### Written Comments

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

### Substantial Amendments

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

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

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

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

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

### Technical Assistance

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

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

#### Complaints/Grievance Procedure

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

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

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

#### **Summary of Citizen Comments**

The City received the following public comments. Comments have been taken into consideration in the development of the Consolidated Plan and Action Plan as part of the strategies and activities to meet those community needs. The comments below represent comments made by residents and stakeholders through the community needs survey, community needs meeting, stakeholder meeting, a public council meeting, a public hearing and the 30-day comment period. Comments with eligible activities for the CDBG Program and that were identified as having a high priority needs, have been incorporated into the Consolidated Plan and Annual Action Plan.

#### Comments from Community Needs Survey and Public Meetings:

These comments are almost exclusively in response to the City's Five-Year Consolidated Plan and the Community Need Survey and represent opinions and personal accounts.

In general, the majority of individual comments can be categorized into common themes as identified in the Community Survey and noted below (themes represent the most common responses and numbers in bold represent the number of respondents).

**Community Facilities:**

1. Improvements to Perris Library
2. Urgent Care Services
3. DMV and more State services
4. Trade/Technical Schools
5. Convention Center

**Special Needs Services:**

1. Substance Abuse Program
2. Mental Health programs

**Neighborhood Services**

1. Street lights
2. Code Enforcement
3. Beautification Programs

**Housing**

1. Foreclosure Assistance/Prevention
2. Homebuyer Assistance
3. Special needs housing (specific for ADA, seniors, large families, etc)
4. Homeless Youth Support

**Community Services**

1. Veterans Services
2. Arts Program
3. Summer program with school districts
4. City clean up renovation
5. Employment Assistance/Training
6. Mentoring for Youth

**Infrastructure**

1. Transportation
  - a) Fixed bus route to Big League Dreams & Aquatic Center
  - b) Improvement of Bus Shelters/covered bus shelters/ better signage for route info
2. More Retail Centers
3. Bike Lanes
4. Restrooms at Paragon Park

**Business and Jobs**

1. Entrepreneur Services/program
  - a) Job training
  - b) Youth job training
2. New business assistance

**Other**

1. Leveraging resources with School Districts and colleges for economic development

**Comments from Public Hearing on April 8, 2014**

No comments received

**Comments from Public Hearing on May 13, 2014**

No comments received

**Impacts to Goal Setting**

The Consultation and Citizen Participation Process provided outreach to various organizations, agencies, service providers and residents, and included methods for gathering input. The impact of the consultation was improved communication between the City and its partnering agencies, as well as basic citizen input. The overall goal was to provide a method for input regarding community development and housing needs which assisted in goal-setting.

**Summary**

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

## **II. THE PROCESS**

### **A. Lead Agency**

A completed Consolidated Plan describes the lead agency responsible for overseeing the development and implementation of the plan, as well as agencies, groups and organizations that participate in the process. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan.

The City of Perris's Community Services Department – Housing Authority is the lead agency in the development and implementation of the Consolidated Plan.

### **B. Consultation**

The City of Perris's Consolidated Plan is a result of consultation with a wide spectrum of public and private agencies. During the pre-submission phase, the City consulted with several agencies to determine community needs, gaps and asset inventory. A public notice was published informing Citizens, Community-Based Organizations, City Departments and the business community of the Consolidated Plan Development process and requirements for submitting project proposals. A Needs Assessment Survey was also distributed citywide to receive community input.

Methods used during the consultation process included hosting stakeholder focus groups that included a broad range of internal departments, external agencies and non-profit organizations. In addition, the City held a public hearing, conducted one-on-one personal interviews, and telephone interviews with key stakeholders.

#### **Coordination with the Continuum of Care in Efforts to Address Homelessness**

The City is a participant in Riverside County's Continuum of Care for the Homeless. The Riverside County Homeless Programs Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care. The Continuum of Care is the regions plan on organizing, delivering supportive social services, providing outreach and assessment, including housing options, which meet the specific needs of homeless individuals and families. Ultimately, the goal of the Continuum is to move homeless people toward stable housing and maximum self-sufficiency.

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N/A - The City is not a recipient of ESG funds. However, the City did consult with local agencies on priority needs, including homeless needs. The following matrix provides a snapshot of agencies that participated during the consultation process:

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91.100(a)(5)	Planning Agencies	<ul style="list-style-type: none"> <li>• Western Riverside Council of Governments</li> </ul>
91.100(c)	PHA Plan	<ul style="list-style-type: none"> <li>• Perris Housing Authority</li> </ul>

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

- Stakeholder Focus Groups
- Public Hearings
- Consultation with Community Based Organizations
- Telephone Interviews
- Personal Interviews
- Community Needs Survey

### **C. Citizen Participation Process**

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

The public was informed of the development of the 2014-2019 Consolidated Plan, Action Plan and Citizen Participation Plan through various community outreach efforts. Information booths were set up during City sponsored events such as The Christmas Tree Lighting Ceremony, Christmas Parade, and Veterans Day Parade. In addition information booths were set up outside local grocery stores on two separate occasions. A presentation to the Perris City Council was conducted on November 12, 2013 regarding the 2014-2019 Consolidated Plan, Action Plan, and Citizen Participation Plan including the various efforts in place to solicit input and feedback from the general public and businesses. The City published a notice inviting the public to attend a Community Needs Meeting held on November 21, 2013 where attendees were encouraged to provide input on community needs issues and assess the priority of those needs. The notice ran in The Press Enterprise as well as the Spanish based La Prensa newspapers for two weekends prior to the meeting date. The City made available a community needs survey at all City buildings and posted the survey to the City's website. Additional input was requested at a stakeholder focus group meeting held on January 22, 2014 where 117 government, non-profit, private, and state agencies were invited to attend to provide input.

#### **Community Needs Survey**

A Community Needs Assessment was made available to the public at all City buildings and online at the City's website in an effort to broaden citizen participation and gather input on community needs. (Comprehensive results of the survey are included in the Appendices)

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

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

The complete Citizen Participation Plan included in the Appendices shall be adopted as part of the Consolidated Plan Development Process.



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

#### Plan Development

Citizens were invited to provide input into development of the 5-Year Strategic Plan, including identification of priority needs and setting goals and objectives, through one or more of the following mechanisms: community meetings/stakeholder focus groups, community needs survey, public comment period and public hearing process.

In addition, citizens were afforded an opportunity to provide input on the development of the 1-Year Action Plan, including priority-funding requests through a Request for Proposals (RFP) process, the public comment period and the public hearing process

#### Implementation

The City of Perris encouraged community involvement in the development of the 2014-2019 Consolidated Plan. The Consolidated Plan development process included consultation with government agencies, service providers and city residents in an effort to identify housing and community development needs.

#### Public Hearings and/or Meetings

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

#### Public Notification

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

#### Access to Meetings

All public hearings were conducted at the following location:

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

Spanish translation is available at all public hearings if requested 72 hours in advance of meeting.

This location is in compliance with the Americans with Disabilities Act (ADA).

#### Evaluation/Review and Comment

Citizens were given the opportunity to review and comment on the Draft Consolidated Plan and One-Year Action Plan from March 14, 2014 through May 6, 2014. The City published a public notice in the local newspaper informing interested persons about the Consolidated Plan review/comment period (see appendices for a copy of the public notice).

#### Access to Information/Availability to the Public

As required by Federal regulations, the Consolidated Plan, the Annual Action Plan, the CAPER, and substantial amendments are made available at the following locations:

1. City Hall Clerk's Office
2. City of Perris, Development Services Department – Housing Division

#### Written Comments

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

#### Substantial Amendments

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

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

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

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

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

#### Technical Assistance

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

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

#### Complaints/Grievance Procedure

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

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

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

#### **Summary of Citizen Comments**

The City received the following public comments. Comments have been taken into consideration in the development of the Consolidated Plan and Action Plan as part of the strategies and activities to meet those community needs. The comments below represent comments made by residents and stakeholders through the

community needs survey, community needs meeting, stakeholder meeting, a public council meeting, a public hearing and the 30-day comment period.

Comments with eligible activities for the CDBG Program and that were identified as having a high priority needs, have been incorporated into the Consolidated Plan and Annual Action Plan.

**Comments from Community Needs Survey and Public Meetings:**

These comments are almost exclusively in response to the City's Five-Year Consolidated Plan and the Community Need Survey and represent opinions and personal accounts.

In general, the majority of individual comments can be categorized into common themes as identified in the Community Survey and noted below (themes represent the most common responses and numbers in bold represent the number of respondents).

**Community Facilities:**

1. Improvements to Perris Library
2. Urgent Care Services
3. DMV and more State services
4. Trade/Technical Schools
5. Convention Center

**Special Needs Services:**

1. Substance Abuse Program
2. Mental Health programs

**Neighborhood Services**

1. Street lights
2. Code Enforcement
3. Beautification Programs

**Housing**

1. Foreclosure Assistance/Prevention
2. Homebuyer Assistance
3. Special needs housing (specific for ADA, seniors, large families, etc)
4. Homeless Youth Support

**Community Services**

1. Veterans Services
2. Arts Program
3. Summer program with school districts
4. City clean up renovation

5. Employment Assistance/Training
6. Mentoring for Youth

**Infrastructure**

1. Transportation
  - a) Fixed bus route to Big League Dreams & Aquatic Center
  - b) Improvement of Bus Shelters/covered bus shelters/ better signage for route info
2. More Retail Centers
3. Bike Lanes
4. Restrooms at Paragon Park

**Business and Jobs**

1. Entrepreneur Services/program
  - a) Job training
  - b) Youth job training
2. New business assistance

**Other**

1. Leveraging resources with School Districts and colleges for economic development

**Comments from Public Hearing on April 8, 2014**

No comments received.

**Comments from Public Hearing on May 13, 2014**

No comments received

### III. NEEDS ASSESSMENT

#### A. Overview

This section of the Consolidated Plan represents an examination of the City's Housing, Homeless, Non-Homeless Special, and Non-Housing Community Development Needs. The Housing Market Analysis will provide a more detailed look at the City's Housing Needs and the services and facilities to meet those needs.

In determining the needs of the community, several characteristics of the community are key. Those include the population, household size and composition, as well as the median income of households among other things. According to American Community Survey (ACS) 2006-2010 data, the 2000 population of Perris was 36,189 with most recent estimates at 63,644. This represents a seventy-six percent (76%) increase in the population from 2000 to 2010.

Household income is the key determinant of ability to pay for housing. For many households, their income is too limited to afford existing housing. A larger number of households have incomes too low to afford new housing. Between 2000 and 2010 household incomes have increased. Perris's median household income in 2010 was \$50,471 as compared to \$35,522 in 2000, an increase of 42%.

#### B. Housing Needs Assessment

##### Summary of Housing Needs

Demographics	2000 Census (Base Year)	2006-2010 ACS (Most Recent Year)	% Change
Population	36,189	63,644	76%
Households	9,665	15,393	59%
Median Income	\$35,522.00	\$50,471.00	42%

**Table 3 - Housing Needs Assessment Demographics**

Data  
Source:

2000 Census (Base Year)  
2006-2010 ACS (Most Recent Year)

The number of households with unmet housing needs, including one (1) or more problems of overcrowding, incomplete plumbing or kitchen facilities, and cost burden can be estimated based on Comprehensive Housing Affordability Strategy (CHAS) Data. As indicated in the tables to follow, there are a large number of households with problems. Among the households are owners with problems and renters with problems both at various income levels. The number of households with problems can be expected to increase in the next ten years.

The development of this new Five-Year Consolidated Plan Strategy coincides with the drafting of a new Analysis of Impediments to Fair Housing Choice (AI), allowing for coordination of demographic research and analysis, program evaluation, and development of strategies to address needs.

**Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,310	1,995	3,370	2,050	5,670
Small Family Households *	1,020	840	1,885	1,105	2,980
Large Family Households *	710	750	1,110	635	1,540
Household contains at least one person 62-74 years of age	200	300	330	260	600
Household contains at least one person age 75 or older	170	95	235	85	155
Households with one or more children 6 years old or younger *	1,165	750	1,270	715	1,670
* the highest income category for these family types is >80% HAMFI					

**Table 4 - Total Households Table**

Data Source: 2006-2010 CHAS

**Housing Needs Summary Tables for several types of Housing Problems**

**1. Housing Problems (Households with one of the listed needs)**

	Renter					Owner				Total
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	35	0	15	50	20	0	15	15	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	100	40	120	335	60	0	130	0	190
Overcrowded -	200	270	130	65	665	25	155	195	125	500

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
With 1.01-1.5 people per room (and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)	740	255	155	80	1230	740	485	730	165	2120
Housing cost burden greater than 30% of income (and none of the above problems)	60	130	480	200	870	90	145	660	610	1505
Zero/negative Income (and none of the above problems)	105	0	0	0	105	55	0	0	0	55

Table 5—Housing Problems Table

Data Source: 2006-2010 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1015	665	325	275	2280	840	640	1070	305	2855
Having none of four housing	155	375	855	530	1915	135	310	1120	940	2505



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
problems Household has negative income, but none of the other housing problems	105	0	0	0	105	55	0	0	0	55

**Table 6 – Housing Problems 2**

Data Source: 2006-2010 CHAS

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	565	325	565	1455	340	335	720	1395
Large Related	310	340	110	760	335	345	675	1355
Elderly	135	39	0	174	135	55	125	315
Other	50	70	40	160	120	40	70	230
Total need by income	1060	774	715	2549	930	775	1590	3295

**Table 7 – Cost Burden > 30%**

Data Source: 2006-2010 CHAS

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	555	200	120	875	290	280	485	1055
Large Related	310	140	30	480	335	210	320	865
Elderly	85	29	0	114	115	10	25	150
Other	50	70	30	150	100	25	25	150
Total need by income	1000	439	180	1619	840	525	855	2220

**Table 8 – Cost Burden > 50%**

Data Source: 2006-2010 CHAS

**5. Crowding (More than one person per room)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	220	280	150	175	825	60	115	190	80	445
Multiple, unrelated family households	50	35	25	10	120	25	45	135	45	250
Other, non-family households	0	70	0	0	70	0	0	0	0	0
<b>Total need by income</b>	<b>270</b>	<b>385</b>	<b>175</b>	<b>185</b>	<b>1015</b>	<b>85</b>	<b>160</b>	<b>325</b>	<b>125</b>	<b>695</b>

**Table 9 – Crowding Information**

Data Source: 2006-2010 CHAS

### Housing Problems

The most common housing problems appear to be overcrowding and housing cost burden. Based on ACS data, renter households are slightly more affected by overcrowding, while owners are more affected by housing cost burden.

For homeless persons or those at risk of homelessness, the most significant problem is the lack of affordable housing. This problem is compounded by the lack of available resources available to assist with housing needs of lower-income or no income households, such as available Section 8 vouchers and the ending of the ARRA funds for Homeless Prevention and Rapid Re-Housing.

For chronically homeless persons there is an insufficient inventory of emergency shelter, transitional housing and permanent supportive housing designated to meet the specific needs of these populations who often struggle with physical and mental health problems in addition to substance abuse issues. Many chronically homeless persons have multiple co-occurring disorders which makes housing stability more difficult to maintain once achieved.

### **Populations/Households More Affected By These Problems**

Large households are more affected by overcrowding. A larger family can face problems in acquiring housing due to their lower per capita income than smaller families. Also, the scarcity of larger housing units leads to overcrowding which appears more prevalent in renter households.

### **Characteristics and Needs of Low-Income Individuals and Families w/ Children who are currently housed but at Risk of Becoming Homeless**

Families and individuals in need who are currently housed seek homeless prevention assistance. Families seeking homeless prevention assistance through most Federal programs must be at or below 30% of area median income. A few of the needs of such households include affordable housing, larger housing units and ample income or jobs.

### **Needs of Formerly Homeless Families and Individuals who are receiving or received Rapid Re-Housing assistance and are nearing termination of that assistance**

Most former homeless families or individuals would have received assistance through the County of Riverside. It is believed that those individuals would now be in need of higher paying jobs or affordable housing. The City's Rapid Re-housing program offered one-month rent or move-in assistance.

### **Estimates of At Risk Population and Description of Operational Definition of the At-Risk Group and the Methodology used to Generate the Estimates**

HUD's 2014 income limits for Riverside County places some households of 1 – 8 persons with incomes ranging from \$0 - \$24,050 in the extremely low-income category. Per 2006-2010 American Community Survey data 20.4 percent of total persons in Perris were below the poverty level. Poverty is calculated based on annual income thresholds determined by the size of the family and age of members in the family. If the total family income is less than the threshold appropriate for that family, than the family is in poverty. In terms of families, 15.2 percent (1,478) of Perris families were below the poverty threshold in 2000. Applying the poverty level percentage to the potential number of households living at the extremely low (30% of median) income may provide a reasonable projection of the number of households that may be at-risk and eligible within the HUD guidelines.  $1,478 \times .152 = 225$ .

In addition to having a household income at 30% of the area median, households must also provide documentation that they are legally living in the United States.

Felons may not receive assistance from federal funding sources. At risk households must not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or becoming homeless. Additionally, the household must meet one of the housing characteristics linked with instability and increase risk of homelessness.

### **Housing Characteristics Linked with Instability and Increased Risk of Homelessness**

Households with instability and increased risk of homelessness will meet one of the following housing characteristics in addition to the at-risk of homeless criteria.

- Have moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; or
- Are living in the home of another because of economic hardship; or
- Have been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; or
- Live in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; or
- Live in an SRO or efficiency apartment unit in which there reside more than two persons or live in a larger housing unit in which there reside more than one and a half persons per room; or
- Are exiting a publicly funded institution or system of care

### **Disproportionately Greater Need: Housing Problems**

#### **Introduction**

Disproportionate needs for decent housing occur when members of a racial or ethnic group are disproportionately affected by a housing problem. HUD defines the disproportionate prevalence of a housing need as "... When the percentage of persons in a category of need (such as those experiencing a housing problem) who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

As such, disproportionate needs can be seen for any income categories in which a racial or ethnic group has disproportionately greater share of housing problems. Disproportionate share thresholds varied for each income category, and disproportionate needs were seen among households in the 50-80% Area Median Income.

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1440	125	185
White	210	60	20
Black / African American	405	15	0
Asian	39	0	35
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	735	10	105

**Table 10 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:  
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1330	400	0
White	180	120	0
Black / African American	135	0	0
Asian	15	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	985	275	0

**Table 11 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1880	755	0
White	265	160	0
Black / African American	205	65	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1365	535	0

**Table 12 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1100	605	0
White	55	160	0
Black / African American	170	80	0
Asian	110	44	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	750	295	0

**Table 13 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

**Disproportionately Greater Need: Severe Housing Problems**

As it relates to severe housing problems, it appears that the Hispanic ethnic group has a greater number of one or more of the four housing problems. Disproportionate needs were seen among households in the 30-50% Area Median Income.

**0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1330	240	185
White	185	85	30
Black / African American	355	70	0
Asian	34	4	35
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	705	40	105

**Table 14 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1025	705	0
White	105	195	0
Black / African American	55	80	0
Asian	15	0	0
American Indian,	10	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Alaska Native			
Pacific Islander	0	0	0
Hispanic	835	425	0

Table 15 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1090	1550	0
White	120	305	0
Black / African American	120	150	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	825	1070	0

Table 16 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	455	1250	0
White	20	195	0
Black / African	25	220	0



Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American			
Asian	55	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	690	0

**Table 17 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

### Disproportionately Greater Need: Housing Cost Burden

Cost burden refers to the amount of income expended for housing. A household experiences a cost burden if between 30 and 50 percent of a household income is used for housing costs, and a household experiences a severe cost burden if 50.1 percent or more of household income is devoted to housing costs. For renters, this represents monthly rent and any energy costs incurred. For homeowners, this includes all energy costs, water and sewer charges, refuse collection, taxes, insurance, and principal and interest on a mortgage.

Severely cost burdened renters and homeowners with a mortgage are at risk of homelessness because a financial setback could result in the inability to cover housing costs.

As it relates to housing cost burden, it appears that the Hispanic ethnic group has more disproportionate needs which were seen among households in the 0-30% Area Median Income.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5475	3645	3465	200
White	1500	605	445	30
Black / African American	570	545	605	0
Asian	215	165	84	35

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	10	0	50	0
Pacific Islander	0	0	0	0
Hispanic	3060	2265	2200	120

Table 18 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

### Disproportionately Greater Need: Discussion

Disproportionate needs were seen more among Hispanic households in the 30-50% and 50-80% Area Median Income bracket.

### Public Housing

#### Introduction

#### Housing Choice Voucher Recipients

The Housing Authority of the County of Riverside (HACR) administers the Housing Choice Voucher Program for the City of Perris. The Housing Choice Voucher Program (HCV) provides rental subsidies to low-income families which spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. As of April 2014, 334 Perris households were receiving vouchers through HCV. The demographics of HCV participants are provided in Table II.21. Black households (63 percent) comprised the majority of City of Perris Analysis of Impediments to Fair Housing Choice 42 2014 voucher recipients, followed by White households (36 percent). Approximately 17 percent of voucher recipients in the City identified themselves as ethnically Hispanic.

Compared to the overall ethnic and racial makeup of the City, it appears that Hispanic residents are significantly under-represented within the HCV program. According to 2010 Census estimates, Hispanics represented nearly 72 percent of the total population in Perris but less than one-fifth of all voucher recipients. The discrepancy is largely a result of reduced Section 8 funding for the voucher program, increased level of subsidies required with the widening gap between affordable housing costs and market rents, and the length the of waiting list. These

factors impact the turnover rate of available resources. Once a household is in the program, it may stay in the program for an extended period of time. Therefore program participants often do not reflect the current demographic composition of a community.

#### HCV Waiting List

As of April 2014, 744 Perris households were on the HCV waiting list. Of these households, approximately nine percent were elderly and 23 percent of households had a household member with a disability. For the distribution of HCV assistance within the City, the HACR has established the following local preferences for those on the waiting list:

- County of Riverside Residency Preference, and
- Qualified veterans; or
- Families whose head of household or co-head is 75 years of age and older; or
- Participants that have utilized a special program for a 3 year term such as Housing Options Program (HOP), Shelter Plus Care Program (S+C), Veterans Affairs Supportive Housing (VASH) and that no longer require supportive services and are eligible to transition to a regular Housing Choice Voucher provided they meet all other eligibility requirements. The HACR's HCV waiting list has been closed since July 1, 2010 for everyone but those who are 75 years or older. According to the HACR, the length of time on the waiting list averages one to two years, but this can vary considerably. New and relocating voucher holders receive a briefing package that includes information on fair housing laws, rights and responsibilities as well as contact information if a tenant has a complaint. If a tenant has a fair housing issue, the HARC will get involved to assist in resolving the issue; however, in most cases the individuals are referred to the Fair Housing Council of Riverside County.

#### Public Housing

In addition to the Housing Choice Voucher Program, the HACR also manages 469 units of public housing throughout Riverside County. A total of 38 public housing units are located in the City of Perris at various locations (102-142 Midway Street). As of April 2014, all 38 public housing units in the City are occupied. Table 19 displays the demographic characteristics of public housing residents in Perris. With regard to race, all public housing occupants in the City were either White (63 percent) or Black (37 percent). Hispanic residents comprised approximately 42 percent of all public housing occupants. TABLE20 summarizes the various household characteristics of public housing residents. The majority of households residing in public housing were female-headed (79 percent), 32 percent had a disability, and 19 percent were elderly.

Public Housing Waiting List

The demand for public housing in the City of Perris is high. According to data provided by the HACR, a total of 1,640 Perris households were on the waiting list for public housing, as of April 2014. Of these households, approximately six percent were elderly and 23 percent had a household member with a disability.

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

1. Administer local affordable housing programs for the City.

**TABLE 19: RACE/ETHNICITY OF PUBLIC HOUSING OCCUPANTS**

<i>Race/Ethnicity</i>	<i># of PH Occupants</i>	<i>% of PH Occupants</i>	<i>% of 2010 Total Population</i>
<b>Race</b>			
American Indian	0	--	0.9%
Asian or Pacific Islander	0	--	4.0%
Black	14	36.8%	12.1%
White	24	63.2%	42.3%
Other	0	--	40.1%
<b>Total</b>	<b>38</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Ethnicity</b>			
Hispanic	16	42.1%	71.8%
Non-Hispanic	22	57.9%	28.2%
<b>Total</b>	<b>38</b>	<b>100.0%</b>	<b>100.0%</b>

Note: = Data provided by HACR does not indicate race of occupants by ethnicity. Race estimates represent both Hispanic and non-Hispanic occupants. Bureau of the Census, 2010 and Housing Authority of the County of Riverside (HACR), April 2014.

**TABLE 20: PUBLIC HOUSING OCCUPANTS BY HOUSEHOLD TYPE**

<i>Household Type*</i>	<i>% of PH Occupants</i>
Elderly	18.4%
Disabled	31.6%
Female-Headed	78.9%
<b>Total</b>	<b>100.0%</b>

Note: = Recipient households can represent a combination of different household types. Therefore, the total percentage of household types indicated does not add up to 100 percent.

Source: Housing Authority of the County of Riverside (HACR), April 2014.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	79	456	8748	36	8364	135	178	19

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition  
Table 21 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	12664	13261	13870	10805	13850	13465	14983	0
Average length of stay	0	6	4	6	2	6	0	5	0
Average Household size	0	1	3	2	1	2	1	3	0
# Homeless at admission	0	2	331	205	0	197	2	5	0
# of Elderly Program Participants (>62)	0	67	38	3249	9	3211	15	10	0
# of Disabled Families	0	12	70	2587	26	2422	82	33	0
# of Families requesting accessibility features	0	79	456	8748	36	8364	135	178	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition  
**Table 22 – Characteristics of Public Housing Residents by Program Type**

PIC (PIH Information Center)

Data Source:

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	66	318	5469	26	5195	79	144	1
Black/African American	0	10	126	2967	8	2867	55	29	
Asian	0	1	9	209	2	203	0	2	
American Indian/Alaska Native	0	0	2	80	0	76	1	3	
Pacific Islander	0	0	2	1	23	0	23	0	
Other	0	0	0	0	0	0	0	0	

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	29	250	2318	7	2220	13	74	1
Not Hispanic	0	50	200	6430	29	6144	122	104	18

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment**

### **Needs of Public Housing Tenants and Applicants on the Waiting List for Accessible Units**

As of April 2014, 744 Perris households were on the HARC HCV waiting list. Of these households, approximately nine percent were elderly and 23 percent of households had a household member with a disability. For the distribution of HCV assistance within the City, the HACR has established the following local preferences for those on the waiting list:

- County of Riverside Residency Preference, and
- Qualified veterans; or
- Families whose head of household or co-head is 75 years of age and older; or
- Participants that have utilized a special program for a 3 year term such as Housing Options Program (HOP), Shelter Plus Care Program (S+C), Veterans Affairs Supportive Housing (VASH) and that no longer require supportive services and are eligible to transition to a regular Housing Choice Voucher provided they meet all other eligibility requirements.

### **Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders**

The HACR's HCV waiting list has been closed since July 1, 2010 for everyone but those who are 75 years or older. According to the HACR, the length of time on the waiting list averages one to two years, but this can vary considerably.

In some cases, tenants appear to need assist with fair housing issues. New and relocating voucher holders receive a briefing package that includes information on fair housing laws, rights and responsibilities as well as contact information if a tenant has a complaint. If a tenant has a fair housing issue, the HARC will get involved to assist in resolving the issue; however, in most cases the individuals are referred to the Fair Housing Council of Riverside County.

## **C. Homeless Needs Assessment**

### **Introduction**

This section discusses the characteristics and needs of the homeless population, as well as the services, programs, and facilities available to homeless persons.

HUD defines the term “homeless” according to the Steward B. McKinney Act, 42 U.S.C 11301, et seq. (1994), which states that a person is considered homeless if the person lacks a fixed, regular, and adequate nighttime residence, or a person who has primary nighttime residence, or a person who has a primary nighttime residence that is:

1. “A supervised publicly or privately operated shelter designed to provide temporary living accommodations...
2. An institution that provides a temporary residence for individuals intended to be institutionalized, or
3. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

### **Subpopulations**

HUD defines several homeless subpopulations. This does not include the entire universe of reasons for homelessness, but does include many of the reasons most often cited for as contributing factors to persons becoming homeless. In addition to these definitions, a person could become homeless through earthquake, fire, or other natural disaster.

### **City of Perris Homeless Demographics by Subpopulation**

The City of Perris conducted a complete count of every census tract as part of the Riverside County 2013 Point in Time Homeless Count and Subpopulations Survey. Below is the data gleaned from Count/Survey broken down by categories for Homeless Population Type (including chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, racial and ethnic group and extent of homelessness (sheltered or unsheltered)):

**Total Number of Unsheltered Adults: 57**

#### **Chronically Homeless Individuals**

- 70% or 40 unsheltered adults were Chronically Homeless Individuals



**Chronically Homeless Families**

- There was one Chronically Homeless Family that consisted of two adults and six children

**Ethnicity**

- 2% or 1 unsheltered adults were African American/Black;
- 8% or 5 unsheltered adults were American Indian/Alaskan Native;
- 2% or 1 unsheltered adult was Asian/Pacific Islander;
- 37% or 21 unsheltered adults were Hispanic/Latino;
- 51% or 29 unsheltered adults were White.

**Gender**

- 73% or 42 unsheltered adults were men;
- 27% or 15 unsheltered adults were women.

**Household Composition**

- 4% or 2 unsheltered adults had six children which made up one unsheltered

family

- 96% or 55 unsheltered adults were single.

**Persons with Chronic Illness**

- 40% or 23 unsheltered adults had a chronic illness such as diabetes, heart

trouble, high blood pressure, seizures, hepatitis, respiratory problems, epilepsy, tuberculosis, or arthritis.

**Persons with Developmental Disabilities**

- 16% or 9 unsheltered adults had a developmental disability.

**Persons with HIV/AIDS**

- 2% or 1 unsheltered adult had been diagnosed with AIDS or had tested positive for HIV.

**Persons with Mental Illness**

- 32% or 18 unsheltered adults had a mental health problem.

**Persons with Physical Disabilities**

- 33% or 19 unsheltered adults had a physical disability.

**Persons Released from Correctional Institutions**

- 16% or 9 unsheltered adults were released from a correctional institution such as a jail or prison after serving a court-ordered sentence during the past 12 months;

□ 0% or 0 of the 9 unsheltered adults were provided with information such as housing, social services, transportation, etc. before their release.

**Seniors age 62+**

□ 5% or 3 unsheltered adults were age 62+.

**Substance Abusers**

□ 46% or 26 unsheltered adults had a problem with drugs or alcohol.

**Veterans**

□ 9% or 5 unsheltered adults served on active duty in the U.S. Armed Forces or called into active duty as a member of the National Guard or as a Reservist;

□ 9% or 5 unsheltered men served on active duty in the U.S. Armed Forces or called into active duty as a member of the National Guard or as a Reservist;

□ 0 or 0 unsheltered women served on active duty in the U.S. Armed Forces or called into active duty as a member of the National Guard or as a Reservist.

**Victims of Domestic Violence**

□ 21% or 12 unsheltered adults had been a victim of domestic or intimate partner violence.

**Youth**

□ 14% or 8 unsheltered adults were youth age 18 to 24;

□ 0% or 0 persons were unaccompanied youth under age 18.

**Chronically Homeless Individuals**

Chronically homeless individuals as well as families with children face the greatest barriers to successful placement in permanent housing. Additionally, family instability creates difficulty for children in chronically homeless families to participate fully in and receive meaningful education. Individuals and families that are chronically homeless often require intensive case management for a longer period of time to help them stabilize and remain in the housed in which they were placed. Wrap around mental healthcare, medical care, counseling, and support from successful formerly homeless persons may help in stabilizing families and individuals. The largest financial resources are required for this sector of the homeless population.

**Veterans and Their Families**

The City has an aging population of homeless veterans from the Vietnam era and before. Additionally, veterans of the recent and current wars in the Middle East,

some of whom face significant barriers to successfully reintegrating into the community, are adding to the homeless veteran population. Several of those on the street have been very challenging to assist. Some do not recognize mental health barriers that they face. Others believe they are waiting for additional financial help, real or imaginary, that they anticipate will come from family or the government, and are unwilling to work with what they currently have available. The distance of available resources compounds the challenge. Efforts to obtain the needed services and housing are often not successful or are long delayed. Bringing additional veterans services, healthcare and housing to this community could help to address the challenges faced by those who have given so much to our country.

### Unaccompanied Youth

Homeless unaccompanied youth are a particularly vulnerable population. If early intervention takes place, children and young adults in this age range have a greater possibility of moving successfully into adulthood. Housing, education, job training and placement, as well as counseling can be highly effective in helping young people experiencing homelessness to overcome their circumstances and fulfill their potential.

### **Estimate of Number and Type of Families in Need of Assistance for Families with Children and Families with Veterans**

Based upon the 2013 Point in Time Homeless Count data, the City of Perris estimates that one family with children (8 people) is homeless and is in immediate need of housing. This does not include families that are precariously housed and at-risk. Also, there are 5 unsheltered adult veterans in need of immediate housing assistance.

### **Nature and Extent of Homelessness by Racial and Ethnic Group**

Approximately 51% or 29 persons who were unsheltered and homeless were white, according to the survey count. 2% or 1 unsheltered adults were African American/Black; 8% or 5 unsheltered adults were American Indian/Alaskan Native; 2% or 1 unsheltered adult was Asian/Pacific Islander; and 37% or 21 unsheltered adults were Hispanic/Latino.

The most striking information obtained by comparing general population census data with homeless count data is high percentage of white homeless persons to the generally increasing Hispanic population. All other minority races and ethnicities are represented at or below the general population percentages.

## **Homeless Needs**

The top priority needs for the homeless priority category were identified as follows:

- Homeless Shelters/Facilities
- Homeless Services

## **D. Non-Homeless Special Needs Assessment**

### **Introduction**

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups include seniors, persons with disabilities, persons with HIV/AIDS, families with children, single-parent households, large households, homeless persons and persons at-risk of homelessness, and farm workers.

### **Characteristics of Non-Homeless/Special Needs Population**

The special needs of certain disadvantaged groups must be addressed. Characteristics of non-homeless/special needs populations include, but are not limited to: the elderly, handicapped, large families, female heads of household, and farmworkers are addressed below:

#### **Elderly Persons**

The special housing needs of the elderly are an important concern in Perris. This is especially the case since many retired persons are likely to be on fixed low incomes, at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly also need access to public facilities (i.e., medical and shopping). Finding reliable means of transportation to medical appointments, senior centers, meal sites and shopping remains a serious problem for seniors. Many seniors lack private transportation due to physical or financial limitations.

As reported in the 2010 Census, there were 3,348 owner households and 736 renter households with occupants age 65 or greater. The 2010 Census also documented that there were 2,205 City residents of the total population, 65 years of age or older. The number and percent of elderly persons in Perris (65 and over) with mobility and/or self-care limitations (considered frail), may indicate a need for supportive housing.

### **Large Families**

The 2010 Census reported 2,901 households in the City of Perris with five or more persons. Large family households 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 household are heightened for renters, because multi-family rental units are typically smaller than single-family units. Apartment complexes in the City offering three and four bedroom units are few. Large families in Perris, therefore, may satisfy their housing needs mostly through the rental and ownership of single-family units, for which there appears to be sufficient stock. However, as shown previously in the Housing Costs and Rents Section, the larger single-family rental stock generally is not affordable to the majority of lower income households.

### **Female-headed Households**

Female-headed households are a special needs group because women leading families have proportionally lower rates of homeownership, lower incomes and higher poverty rates than other family compositions. According to 2006-2010 ACS 2010 Census data, there were 622 female-headed households with children that were below the federally established poverty level.

### **Disabled Persons**

Access and affordability are the two major housing needs of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. California Administrative Code Title 24 sets forth access and adaptability requirements for the physically disabled. These regulations apply to public buildings such as motels, employee housing, factory built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp-ways, larger door widths, restroom modifications, etc., be designed which enable free access to the handicapped. Such standards, however, are not mandatory of new single-family residential construction.

The disabled, like the elderly, have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near public transportation facilities that provide service to those who rely on them.

According to ACS data, 11,414 persons 16 years and older in the City of Perris had a disability. A disability with self-care limitation does not necessarily translate into a need for specially constructed housing units; therefore it makes it difficult to estimate the number of disabled persons in need of housing. Out of the total disabled persons, 3,309 had a disability that either prevented them from working

or made it difficult to work. Thirty-six percent of disabled persons had a disability that hindered their mobility. This figure suggests that a number of disabled persons rely on public transportation to travel. A reason for concern is that members of this group are most likely on fixed incomes, relying on federal or state relief.

### **Farmworkers**

Historically Perris' economy was linked to agriculture. Changes in the local economy to production and service-oriented sectors have virtually eliminated significant agricultural production within City limits. Today, Perris is a developing city, which no longer has an agrarian based economy. Although Perris and Riverside County are capturing major employers in Southern California, this growth is not tied to an agricultural base.

In 2000, the Census reported 82 persons in Perris employed in agriculture, forestry or fishing industries (or related industries). Though some remains, most land previously used for agricultural activities is currently developed or designated for commercial or residential development. As there are limited active agricultural areas in the City, there is no apparent or explicit need for farmworker housing.

The top priority needs for the special needs priority category were identified as follows:

### **Non-Homeless Special Needs Category of Needs**

- Accessibility Improvements
- Health Services
- Transportation Services
- Centers/Services for Disabled

### **Characteristics of Population with HIV/AIDS**

In 2012, the County of Riverside Department of Public Health Epidemiology and Program Evaluation Branch provided a profile of the HIV epidemic in the County. A summary of the findings is outlined below:

- There are currently 3,374 people reported living with AIDS and 1,712 people living with HIV in Riverside County.
- Over the past six years, the overall rate of HIV incidence in Riverside County has remained essentially the same.
- Sixty-six percent of all persons living with HIV/AIDS in the County are White.
- Though only six percent of the population, African Americans are over nine percent of all persons living with HIV/AIDS (PLWH/A) in the County.

- Eastern Riverside County has more than double the number of PLWH/A than any other County region.
- The greatest proportion of African American PLWH/A live in West Riverside County.
- Ten percent of all HIV cases diagnosed since 2002 have been from unsafe heterosexual sex.
- Since 2002, over three-quarters of newly diagnosed HIV cases have been Gay, Bisexual or other men who have unprotected sex with men (MSM)
- 63 percent of people living with AIDS and 44 percent of people living with HIV in Riverside County are 50 years old or older.
- Over the past two years (2011 – 2012), 23 percent of all new HIV cases in Riverside County were in people 50 years old or older. The prevalence of HIV and AIDS varies among the County's service areas with the highest rates occurring in East County and the lowest rates in South County. In West County, which includes the City of Perris, the incidence of HIV and AIDS was moderate at a 44.0 rate for AIDS and 84.7 rate for HIV.

## **E. Non-Housing Community Development Needs**

### **Non-Housing Community Development Needs Assessment**

Community development needs are typically funded with CDBG funds. As such, those needs must meet a two (2)-fold test. They must be an eligible community development activity and must meet one of HUD's three national objectives to:

1. Benefit low-to-moderate income persons;
2. Prevent or eliminate slum or blight; or
3. Meet an urgent need (i.e., natural disaster)

Non-Housing community development needs fall into the following categories:

- Infrastructure Improvements
- Public/Community Facility Improvements
- Public/Community Services
- Accessibility/Special Needs
- Economic Development

### **Infrastructure Improvements**

Infrastructure improvements serve to meet the needs of low-income residents of an entire area and include but are not limited to, alley, street, sidewalk, curb, gutter and street light improvements.

Survey results indicated that the following are top priority needs in this category:

- Street Lighting
- Street/Alley Improvements
- Sidewalk Improvements
- Water/Sewer Improvements

### **Community Facilities**

Such facilities serve to meet the needs of low-income residents of an entire area and include but are not limited to construction, rehabilitation or improvements to public facilities.

Survey results indicated that the following are top priority needs in this category:

- Youth Centers
- Health Care Facilities
- Community Centers
- Senior Centers

### **Public Services**

Public services provide access to programs or services that meet the needs of low-income residents.

Survey results indicated that the following are top priority needs in this category:

- Cleaning Abandoned Lots & Buildings
- Anti-Crime Programs
- Graffiti Abatement
- Youth Services
- Youth Employment
- Health Care services
- Code Enforcement
- Senior Services
- Mental Health Services
- Child Care Services



### **Accessibility Needs**

Accessibility improvements serve to meet the needs of disabled persons. Survey results indicated the following needs in this category:

- Housing for the Disabled
- Transportation Services for the Disabled
- Accessibility Improvements for Persons with Special Needs

### **Economic Development**

The top priority needs for the economic development priority category were identified as follows:

- Job Creation & Retention
- Employment Training
- Start Up Business Assistance
- Business Mentoring
- Small Business Loans

## IV. MARKET ANALYSIS

### A. Overview

This section of the Consolidated Plan represents an examination of the City's Housing Market and provides a Needs Assessment. It encompasses the following aspects of the current housing market:

Supply: Current Housing Stock by Size of Units, Units in Structure and Age; Recent Permit Activity; Available Vacant Land;

Demand: Household Type; Vacancy Rates; Population Growth; and

Supply vs. Demand: Sales Data; Rent Increases; Overcrowding; Cost Burden

Before housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified in the City. The following is an analysis of household type and size, income levels, presence of persons with special needs, and other household characteristics that may affect access and demand for housing and housing programs.

The City of Perris represents a wide variety of attributes and lifestyles, and the housing stock includes a range of ages, qualities and arrangements. Certain overarching trends and facts are important in considering the City's needs. The most prominent of these trends are summarized below:

#### **Population Growth**

The population of the City of Perris according to 2010 Census data is 68,386. This represents a 89% growth over the 2000 population figure of 36,189.

Like many cities in the Inland Empire, Perris has seen significant population growth in the past 20 years and will continue to grow as jobs and housing opportunities continue to expand at greater pace and at a more affordable level than communities elsewhere in southern California. The Southern California Association of Governments (SCAG) indicates that by 2025, one in four SCAG residents will live in the Inland Empire compared to one in ten Southland residents who lived in the inland valleys and desert areas in the 1950s.

#### **Race and Ethnicity**

Race and ethnicity is an important factor in housing, as it may impact housing needs and conditions, affecting demand for types of housing style and size. For example, some cultures have an inclination toward larger households that include extended family members for whom apartment buildings and small dwelling units may not be adequate.

The 2010 Census documented that approximately 11.0 percent of Perris residents reported their race as White, 11.4 percent as African American, and 3.3 percent as Asian, with 71.8 reported as Hispanic.

Like many Southern California communities, Perris's ethnic composition is changing. Between 1990 and 2010, the racial and ethnic makeup of the City's residents changed significantly. Most notable among the changes was the increase in Perris' Hispanic population and decrease in its White population. In 1990, Whites represented the largest racial/ethnic group in the City (nearly 48 percent), and Hispanics represented the next largest at approximately 36 percent. By 2010, the proportion of Hispanic residents had doubled to 72 percent of the population, making them the predominant racial/ethnic group in Perris. The City's Black population has also grown significantly and, by 2010, Blacks had surpassed Whites as the second largest racial/ethnic group in the City.

### **Areas of Racial/Ethnic Minority Concentration**

A minority concentration area is defined as a Census block group whose proportion of non-White residents is greater than the proportion of non-White residents in the overall population of Riverside County. For Perris, minority concentration areas are Census block groups whose non-White population makes up more than 60.0 percent of the total population for that block group. A review of the 2010 census data indicates that minority population groups now represent the majority of the population of the City and are dispersed throughout the community. In 2010 the City's population was estimated at 68,386 of which 71.8% belonged to the Hispanic/Latino racial/ethnic group. At the census tract level, the only census tracts that had a minority population of less than 50% were 042617, 042623, 042706, 042709, 042717, 042719, 042728, 042730, 042731, 042732.

### **Age**

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons prefer apartments, low- to moderate-cost condominiums and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate- to high-end apartments, condominiums and single-family homes. The senior population tends to either remain in place in single-family homes to require low- to moderate-cost apartments and condominiums, group quarters and mobile homes.

The Census data indicates that the majority of the City's population is younger—with 78 percent of residents under 44 years of age. Between 2000 and 2010, the proportion of residents above age 65 also decreased slightly. The median age in Perris was 25.9 years old, according to the 2010 Census, a slight increase from the 25.4 years recorded by the 2000 Census.

### Household Size and Type

A household is defined by the Census as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

The 2010 Census reported 16,365 households in Perris, an increase of nearly 70 percent since 2000. Family households remain the predominant household type (88 percent of all households) in Perris. The number of singles and other households also increased during the same time period; however, their proportion (relative to all households) continued to decline.

**TABLE 25: HOUSEHOLD CHARACTERISTICS AND TRENDS (1990-2010)**

Household Type	1990		2000		2010		Percent Change in Households	
	Number	Percent	Number	Percent	Number	Percent	1990-2000	2000-2010
Total Households	6,726	100.0%	9,652	100.0%	16,365	100.0%	43.5%	69.6%
Families	5,347	79.5%	8,114	84.1%	14,347	87.7%	51.7%	76.8%
Singles	1,123	16.7%	1,179	12.2%	1,442	8.8%	5.0%	22.3%
Other	256	3.8%	359	3.7%	576	3.5%	40.5%	60.4%
Average Household Size	3.16		3.73		4.16		--	
Average Family Size	3.52		4.00		4.32		--	

Source: Bureau of the Census, 1990-2010.

Between 2000 and 2010, average household size in Perris increased from 3.73 to 4.16, as did the average family size (from 4.00 to 4.32). The racial/ethnic composition of a community often affects housing needs due to the unique characteristics and housing preferences of different groups. While the average household size in Perris was 4.16 persons per household, Hispanic or Latino (of any race) households had a larger average household size (4.69 persons per household). The significant increase in Perris' Hispanic population likely contributed to the increase in average household size citywide. These trends may indicate a potential increase in demand for larger housing units as the Hispanic population continues to grow. Average household and family sizes in the City are much larger than for Riverside County as a whole, which had an average household size of 3.14 and an average family size of 3.61 in 2010.

### Household Income

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. A stable income is the means by which most individuals and families finance current consumption and make provision for the future through saving and investment. The level of cash income can be used as an indicator of the standard of living for most of the population.

Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. Table 26 compares the HUD and State income categories. This AI report is a HUD-mandated study and therefore HUD income definitions are used. For other housing documents of the City, the State income definitions may be used, depending on the housing programs and funding sources in question.

TABLE 26: INCOME CATEGORIES

<i>HUD Definition</i>		<i>State of California Definition</i>	
Extremely Low-Income	Less than 30% of AMI	Extremely Low-Income	Less than 30% of AMI
Low-Income	31-50% of AMI	Very Low-Income	31-50% of AMI
Moderate-Income	51-80% of AMI	Low-Income	51-80% of AMI
Middle/Upper-Income	Greater than 80% of AMI	Moderate-Income	81-120% of AMI
		Above Moderate-Income	Greater than 120% of AMI

Source: Department of Housing and Urban Development and California Department of Housing and Community Development, 2014.

### Median Household Income

According to the 2007-2011 American Community Survey (ACS), Perris households had a median income of \$49,812. Table 27 displays median household income in the City and Riverside County, as recorded by the 2000 Census and the 2007-2011 ACS. Overall, the County's median income was higher than the City's; however, both the City and the County experienced significant increases in median income between 2000 and 2011. Perris' growth during this time period even slightly outpaced the County's.

**TABLE 27: MEDIAN HOUSEHOLD INCOME (2000-2011)**

<i>Jurisdiction</i>	<i>Median Household Income</i>		<i>% Change</i>
	<i>2000</i>	<i>2007-2011</i>	
Perris	\$35,042	\$49,812	42.1%
Riverside County	\$42,811	\$58,365	36.3%

Sources: Bureau of the Census, 2000 and American Community Survey, 2007-2011.

### Income Distribution

HUD periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2006-2010 ACS Five-Year Estimates. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS cross-tabulates the Census data to reveal household income in a community in relation to the AMI. As defined by CHAS, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

According to the CHAS data in Table28, twenty-eight percent of Perris households were within the extremely low-income (30 percent AMI) and low-income (50 percent AMI) categories and 22 percent were within the moderate-income (80 percent AMI) category. About one-half of Perris households (50 percent) were within the middle/upper-income category (greater than 80 percent AMI). Overall, the City of Perris has a higher proportion of lower-income households and lower proportion of middle- and upper-income households than Riverside County as a whole.

**TABLE 28: INCOME DISTRIBUTION (2006-2010)**

<i>City/Area</i>	<i>Total Households</i>	<i>% Extremely Low Income</i>	<i>% Low Income</i>	<i>% Moderate Income</i>	<i>% Middle/ Upper Income</i>
Perris	15,395	15.0%	13.0%	21.9%	50.2%
Riverside County	666,915	10.7%	12.1%	17.2%	60.0%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey, 2006-2010 Estimates.

**B. Number of Housing Units**

**Housing Supply**

According to 2006-2010 ACS data, there were 16,993 housing units in the City of Perris. The table below summarizes the composition of the housing stock.

**All residential properties by number of units**

<b>Property Type</b>	<b>Number</b>	<b>%</b>
1-unit detached structure	12,919	76%
1-unit, attached structure	371	2%
2-4 units	595	4%
5-19 units	1,067	6%
20 or more units	461	3%
Mobile Home, boat, RV, van, etc	1,580	9%
<b>Total</b>	<b>16,993</b>	<b>100%</b>

**Table 29 – Residential Properties by Unit Number**

**Data** 2006-2010 ACS Data

**Source:** 2008-2014 Housing Element

Single-family detached units comprised an estimated 76 percent of housing units. Mobile home units, typically classified separately from single-family detached units, provided the second most available housing opportunity, with 9 percent of total units. Apartment complexes with five or more units constituted 6 percent of total units, providing the majority of the multi-family housing in the City. Single-family attached and other multi-family housing (2-4 units) round out the City's housing stock with 6 percent of total units in the City.

## **Housing Tenure**

Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner-occupied or an occupied rental unit. Tenure preferences are primarily related to household income, composition, and ages of the household members. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is also influenced by tenure, with owner-occupied housing evidencing a much lower turnover rate than rental housing. In addition, housing problems, such as cost burden, are generally more prevalent among renters than among owners. However, the extremely high costs of homeownership in Southern California also create high levels of housing cost burden among homeowners.

According to the 2010 Census, 66 percent of Perris households owned their homes, while 34 percent were renters. The number of renter-households decreased two percent between 2000 and 2010, while owner-households increased by four percent. In the past, housing discrimination issues are more prevalent in the rental housing market since renters are more likely to be subject to conditions in the housing market that are beyond their control. However, with the widespread of foreclosures, allegations regarding unfair practices against homeowners have also increased.

Vacancy rates – the number of vacant units compared to the total number of units - reveal information on the housing supply and demand within a community. A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate is one which permits sufficient choice and mobility among a variety of housing units. Generally, a vacancy rate of two to three percent for ownership units and five to six percent for rental units is considered optimal. Low vacancy rates can indicate a heightened likelihood of housing discrimination, as the number of house-seekers increases while the number of available units remains relatively constant. Managers and sellers are then able to choose occupants based on possible biases because the applicant pool is large.

Given the City's tenure distribution, a healthy overall vacancy rate should be around four percent. The 2010 Census estimates an overall vacancy rate for Perris of nine percent, consistent with the vacancy rates in the past. However, this generally higher vacancy rate is typical for communities with significant construction activities where new units are constantly being put on the market.



**TABLE 30: HOUSING TENURE (1990-2010)**

Tenure	1990		2000		2010		Percent Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	1990-2000	2000-2010
Total Occupied	6,726	100.0%	9,652	100.0%	16,365	100.0%	43.5%	69.6%
Owner Occupied	4,701	69.9%	6,577	68.1%	10,854	66.3%	39.9%	65.0%
Renter Occupied	2,025	30.1%	3,075	31.9%	5,511	33.7%	51.9%	79.2%
<b>Vacancy Rates</b>								
Rental Vacancy	7%		7%		7%		--	--
Owner Vacancy	10%		4%		6%		--	--
Overall Vacancy	13%		9%		9%		--	--

Note: Overall Vacancy Rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold but not occupied.

Source: Bureau of the Census, 1990-2010.

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	32	0%	99	2%
1 bedroom	89	1%	664	13%
2 bedrooms	1,198	12%	1,872	36%
3 or more bedrooms	8,888	87%	2,551	49%
<b>Total</b>	<b>10,207</b>	<b>100%</b>	<b>5,186</b>	<b>100%</b>

**Table 31 – Unit Size by Tenure**

Data: 2006-2010 ACS Data

Source:

2008-2014 Housing Element

**Renter Analysis**

Information on current rental rates in the City was obtained through a review of advertisements on Craigslist from January 2014. Available rental housing ranged from single room studio apartments to five-bedroom single-family homes. The majority of available units in the City were three- and four-bedroom single-family homes. Only 19 percent of the rental advertisements surveyed were for apartment units. Table 32 summarizes average apartment rents by unit size. Overall, 150 units of varying sizes were listed as available for rent in January 2014 for an average rent of \$1,425.

**TABLE 32: AVERAGE APARTMENT RENTS IN PERRIS (JANUARY 2014)**

<i>Size</i>	<i>Number Advertised</i>	<i>Median Rent</i>	<i>Average Rent</i>	<i>Rent Range</i>
Studio	3	\$650	\$643	\$580-\$700
One Bedroom	15	\$750	\$726	\$625-\$845
Two Bedroom	20	\$920	\$960	\$655-\$1,250
Three Bedroom	38	\$1,350	\$1,377	\$1,050-\$1,897
Four Bedroom	50	\$1,579	\$1,567	\$1,000-\$1,975
Five Bedroom	24	\$1,620	\$1,678	\$1,400-\$1,999
Total	150	\$1,425	\$1,353	\$580-\$1,999

Source: Craigslist.org, Search performed on January 15, 2014.

### **Ownership Analysis**

The Perris housing market was significantly affected by the market collapse and economic downturn of 2008 and home prices in the City and the region are still recovering. Overall, home prices in the region have remained fairly stable since 2012, and have even begun to slowly increase. In November 2013, the median sales price of a single-family home in Perris was \$220,000, compared to \$160,000 in November 2012. The value of for-sale housing in 2013 in Perris was average when compared to neighboring jurisdictions. Median home values in the City remain lower than the average Countywide.

### **Number and Targeting of Units**

Most of the City's housing programs do not target a specific size or type of family. As Federal and State funds are the primary source of many programs, households with 0-80% AMI are targeted. Housing programs offer a range of options for both single-family and multi-family housing, including, first-time homebuyer, housing rehabilitation and rental assistance program for eligible households and eligible units.

### **Units Expected to be Lost from Inventory**

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, 2014.

### Does the Availability of Housing Units Meet the Needs of the Population?

The availability of housing units in the City does not meet the needs of low-income residents. There is a high cost rate for purchasing of housing units and often renting of units; thus, there is often severe cost burden and overcrowding. Further indication that housing units do not meet the population's needs is that available housing stock has one or more housing problems.

### Need for Specific Types of Housing

Based on feedback from the community, survey data and census data, the City's current housing market indicates a need for the following specific types of housing:

- Affordable, accessible housing for persons with disabilities
- Affordable housing with services for families
- Permanent supportive housing for a variety of persons with special needs, including the chronically homeless individuals and families, transitional youth, persons with chronic mental illness, and others.
- Affordable housing for large families

### C. Cost of Housing

	2000 Census (Base Year)	2006-2010 ACS (Most Recent Year)	% Change
Median Home Value	87,100	0	(100%)
Median Contract Rent	553	0	(100%)

**Table 33 – Cost of Housing**

Data  
Source:

2000 Census (Base Year)  
2006-2010 ACS (Most Recent Year)

### Cost of Rental Housing

The 2000 Census reports the median contract rent of all rental units in the City at \$630 per month. The 2006-2010 ACS data lists rental ranges and the number of units that rented for within that particular price range. Overall, one bedroom apartment units fall within the \$600 to \$800 per month price range. Two bedroom units range from \$820 to \$1,000 per month. Most three bedroom units go for \$1,000 to \$1,500 per month. As of 2010, 38% of renters paid between \$500-\$999 as indicated below.

Information on current rental rates in the City was obtained through a review of advertisements on Craigslist from January 2014. Available rental housing ranged

from single room studio apartments to five bedroom single-family homes. The majority of available units in the City were three- and four-bedroom single-family homes. Only 19 percent of the rental advertisements surveyed were for apartment units. Overall, 150 units of varying sizes were listed as available for rent in January 2014 for an average rent of \$1,425.

Rent Paid	Number	%
Less than \$500	821	15.8%
\$500-999	2,010	38.8%
\$1,000-1,499	1,483	28.6%
\$1,500-1,999	686	13.2%
\$2,000 or more	186	3.6%
<b>Total</b>	<b>5,186</b>	<b>100.0%</b>

**Table 34 - Rent Paid**

Data Source: 2006-2010 ACS Data

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$766	\$882	\$1,120	\$1,582	\$1,930
High HOME Rent	\$743	\$797	\$958	\$1,099	\$1,206
Low HOME Rent	\$557	\$597	\$717	\$828	\$923

**Table 35 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Cost of Owner-Occupied Housing

The 2000 Census documents a median housing unit value of \$87,100 in Perris, lower than the County median of \$139,100 the same year. The values indicate that 61 percent of the houses were valued at less than \$100,000; 32 percent were valued between \$100,000 and \$150,000, 4.9 percent were valued between \$150,000 and \$200,000, while only 1.2 percent were priced at \$200,000 and above at the time of the 2000 Census. The majority of units in 2000 were valued between \$50,000 and \$150,000.

Since 2000, the median home prices in Perris increased from 2006-2009 significantly. According to the Riverside County Center for Demographic Research, the median home value in 2006 was \$396,000, which was a 334 percent increase from a median home value of \$87,100 in 2000. This can be attributed to the rise in housing costs in adjacent Orange and Los Angeles Counties, which has forced many families and individuals to relocate to western Riverside County, where housing costs are relatively cheaper.

Most recent home sales prices estimate the median home price in Perris at \$143,000. In terms of housing affordability, most units are available to renters in the 80%AMI bracket and owners in the 80%AMI bracket.

**Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	305	No Data
50% HAMFI	775	590
80% HAMFI	2,450	2,085
100% HAMFI	No Data	3,459
<b>Total</b>	<b>3,530</b>	<b>6,134</b>

**Table 36 – Housing Affordability**

Data Source: 2006-2010 CHAS

**Availability of Sufficient Housing**

There is insufficient housing that is affordable to households at all income levels. This is apparent from the Census data and other sources cited in the ConPlan, which show high levels of housing cost burden, overcrowding and homelessness. Population growth and composition will determine the amount and type of affordable housing needed in the next decade.

**Expected Change of Housing Affordability**

Comparing housing costs and maximum affordable prices for low-income households shows that many households are being priced out of the Riverside County rental and ownership market. Given the median home price in Perris was \$156,000 in 2010, single-family home ownership may be beyond the reach of low-income households. For home rental, most moderate-income households and low-income large families may be able to afford a condominium.

**Rent Comparison**

The HOME rent limits ensure that units assisted with HOME funds are affordable to low and very low income households. HOME rent limits include tenant's utility expenses. The FMR's represent the maximum housing cost (rent and utilities) paid by Housing Authorities to landlords providing housing to tenants with Section 8 Housing Choice Vouchers.

Both FMR's and HOME rents typically increase annually based on unit size. They impact the City's strategy to produce or preserve affordable housing greatly and low-income households benefit from the restricted low rents.

**D. Condition of Housing**

**Housing Condition**

Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered as being in need of housing assistance even if they are not actively seeking alternative housing arrangements.

Although a housing conditions survey has not been conducted in recent years, the majority of known substandard units and the units needing repair or replacement can be estimated by the number of housing units built before 1960. According to 2000 Census data, a total of 574 housing units, or 4 percent, were constructed prior to 1960. According to 2006-2010 ACS data, over 1,262 owner-occupied units and 1,160 renter-occupied units were built between 1950-1979. In addition to housing code standards and structural deficiency, the lack of certain infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2000 Census, there were 74 units lacking complete plumbing facilities, and 61 units lacking complete kitchen facilities. The majority of these infrastructure insufficiencies occurred in renter households.

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,704	56%	2,628	51%
With two selected Conditions	639	6%	748	14%
With three selected Conditions	18	0%	10	0%
With four selected Conditions	0	0%	0	.%
No selected Conditions	3,846	38%	1,800	35%
<i>Total</i>	<i>10,207</i>	<i>100%</i>	<i>5,186</i>	<i>100%</i>

**Table 37- Condition of Units**

Data 2006-2010 ACS Data

Source:

**Age of Housing Stock**

Data from the U.S. Census Bureau and State Department of Finance indicate that the housing stock in the City increased by 4,014 units between 2000 and 2007 at a rate of 38 percent. In contrast, housing stock in Riverside County increased 20 percent, while other local jurisdictions and adjacent unincorporated areas of Riverside increased their housing stock by anywhere from 20 percent (Hemet) to 25 percent (Moreno Valley).<sup>4</sup>

<sup>4</sup> Riverside County Center for Demographic Research, May 2007

REGIONAL COMPARISON OF TOTAL HOUSING STOCK 2000-2007

<i>Area</i>	<i>2000</i>	<i>2005</i>	<i>2007</i>	<i>Percent Change 2000-2007</i>
Riverside County	584,674	732,433	753,797	29%
City of Perris	10,553	12,673	14,567	38%
City of Hemet	29,401	32,452	35,342	20%
City of Moreno Valley	41,431	46,944	51,939	25%
City of San Jacinto	9,476	11,045	13,594	43%
City of Riverside	85,974	93,451	96,446	12%

Source : U.S. Census 2000 Summary File 3 (SF 3) - Sample Data. Riverside County Center For Demographic Research, May 2007

**Table 38 - Source: US Census 2000**

Most of the City's current housing stock was constructed between 1980 and 2007. More than 80 percent of all residences in the City were constructed between 1980 and 2007, with nearly 56 percent of all units built after 1990. Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Units that are older are likely to be in need of repairs (e.g. a new roof or plumbing). As a general rule of thumb, houses 40 years or older are considered aged and are more likely to generate major repairs. In addition, older homes may not be built to current housing standards for fire and earthquake safety. The table below indicated the year units were built.

<i>Year Built</i>	<i>Number of Units</i>	<i>Percent of Units</i>
Before 1940	118	0.8%
1940 – 1949	123	0.8%
1950 – 1959	333	2.3%
1960 – 1969	708	4.9%
1970 – 1979	1,414	9.7%
1980 – 1990	3,539	24.3%
1990 – 2000	4,267	29.3%
2001 – 2007	4,065	27.9%
<b>Total</b>	<b>14,567</b>	<b>100.0%</b>

Source: U.S. Census 2000 Summary File 3 (SF 3) - Sample Data. Riverside County Center for Demographic Research, May 2007

**Table 39 - Source: US Census 2000**

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,954	39%	1,331	26%
1980-1999	4,932	48%	2,506	48%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	1,262	12%	1,160	22%
Before 1950	59	1%	189	4%
<b>Total</b>	<b>10,207</b>	<b>100%</b>	<b>5,186</b>	<b>100%</b>

**Table 40 – Year Unit Built**

Data        2006-2010 CHAS  
Source:

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,321	13%	1,349	26%
Housing Units build before 1980 with children present	2,660	26%	3,585	69%

**Table 41 – Risk of Lead-Based Paint**

Data        2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)  
Source:

**Jurisdictions Definitions for Substandard Condition and Substandard Condition but Suitable for Rehabilitation**

Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Section 1001 of the Uniform Housing Code. A housing conditions survey has not been conducted in recent years; however, Perris' fairly new housing stock makes it unlikely that a large number of substandard units exist within the City

Although housing is relatively new, home maintenance can be economically and physically difficult for elderly homeowners leaving substandard conditions and suitable for rehabilitation. With that in mind, the City's Housing Authority offers a Senior Home Repair Program for senior residents with homes in need of minor health and safety improvements.

**Need for Owner and Rental Rehabilitation**

The City's housing stock is fairly new; however, home maintenance can be economically and physically difficult for elderly homeowners. With that in mind, the City's Housing Authority offers a Senior Home Repair Program for senior residents with homes in need of minor health and



safety improvements. Also, the City has offered in the past an Owner-Occupied Rehabilitation Loan Program (OORP) for eligible households. In order to reach a broad range of participants in the program, flyers for these programs are distributed in multiple languages.

**Estimate the # of Housing Units Occupied by LMI Families with Lead-Based Paint Hazards**

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. Housing constructed prior to 1978, however, is at-risk of containing LBP. According to the 2007-2011 ACS, an estimated 2,814 units (representing 16 percent of the housing stock) in the City were constructed prior to 1980.

The potential for housing to contain LBP varies depending on the age of the housing unit. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940, however, is much more likely to contain LBP (estimated at 90 percent of housing units). About 62 percent of housing units built between 1960 and 1979 are estimated to contain LBP. Table 42 estimates the number of housing units in Perris containing LBP, utilizing the assumptions outlined above. It should be noted, however, that not all units with LBP present a hazard. Properties most at risk include structures with deteriorated paint, chewable paint surfaces, friction paint surfaces, and deteriorated units with leaky roofs and plumbing.

**TABLE 42: LEAD-BASED PAINT ESTIMATES (2007-2011)**

<i>Year Built</i>	<i>Percent</i>		<i>Estimated No. of Units with LBP</i>
	<i>Units</i>	<i>With LBP</i>	
1960-1979	2,067	62% ± 10%	1,282 ± 207
1940-1959	562	80% ± 10%	450 ± 56
Before 1940	185	90% ± 10%	167 ± 19
Total Units	2,814	62% ± 10%	1,745 ± 281

Source: US American Community Survey, 2007-2011.

**E. Public and Assisted Housing**

**Introduction**

Public Housing has been the jurisdictional responsibility of the Housing Authority of Riverside County (HACR). The HACR manages 469 units of public housing throughout Riverside County. A total of 38 public housing units are located in the City of Perris at various locations (102-142 Midway Street). As of April 2014, all 38 public housing units in the City are occupied.

TABLE43 displays the demographic characteristics of public housing residents in Perris. With regard to race, all public housing occupants in the City were either White (63 percent) or Black (37 percent). Hispanic residents comprised approximately 42 percent of all public housing occupants. TABLE44 summarizes the various household characteristics of public housing residents. The majority of households residing in public housing were female-headed (79 percent), 32 percent had a disability, and 19 percent were elderly.

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

1. Administer local affordable housing programs for the City.

**TABLE 43: RACE/ETHNICITY OF PUBLIC HOUSING OCCUPANTS**

<i>Race/Ethnicity</i>	<i># of PH Occupants</i>	<i>% of PH Occupants</i>	<i>% of 2010 Total Population</i>
<b>Race</b>			
American Indian	0	--	0.9%
Asian or Pacific Islander	0	--	4.0%
Black	14	36.8%	12.1%
White	24	63.2%	42.3%
Other	0	--	40.1%
<b>Total</b>	<b>38</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Ethnicity</b>			
Hispanic	16	42.1%	71.8%
Non-Hispanic	22	57.9%	28.2%
<b>Total</b>	<b>38</b>	<b>100.0%</b>	<b>100.0%</b>

Note: = Data provided by HACR does not indicate race of occupants by ethnicity. Race estimates represent both Hispanic and non-Hispanic occupants. Bureau of the Census, 2010 and Housing Authority of the County of Riverside (HACR), April 2014.

**TABLE 44: PUBLIC HOUSING OCCUPANTS BY HOUSEHOLD TYPE**

<i>Household Type*</i>	<i>% of PH Occupants</i>
Elderly	18.4%
Disabled	31.6%
Female-Headed	78.9%
<b>Total</b>	<b>100.0%</b>

Note: \* = Recipient households can represent a combination of different household types. Therefore, the total percentage of household types indicated does not add up to 100 percent.

Source: Housing Authority of the County of Riverside (HACR), April 2014.

**Total Number of Units**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	79	456	8748	36	8364	135	178	19

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition  
Table 45 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

**Supply of Public Housing Development**

The supply of public housing in Riverside County 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

**Restoration and Revitalization Needs of Public Housing**

The physical condition of the forty-unit complex located within the City of Perris at 102-142 Midway Street is satisfactory.

### **Assisted Housing**

Publicly subsidized affordable housing provides the largest supply of affordable housing in most communities. Apartment projects can receive housing assistance from a variety of sources to ensure that rents are affordable to lower-income households. In exchange for public assistance, owners are typically required to reserve a portion or all of the units as housing affordable to lower-income households. There are currently three affordable rental housing developments for seniors located in the City, providing 225 affordable units to lower-income elderly households. There are also four affordable rental housing developments providing 296 affordable units to family households, and one conventional public housing development providing 38 units to lower-income households (discussed earlier). In total, there are 557 affordable units for lower-income family and senior households located in Perris.

As in typical urban environments throughout the country, however, areas designated for high density housing in the City are usually adjacent to areas designated for commercial and industrial uses. Lower- and moderate-income households tend to live in high density areas, where the lower land costs per unit (i.e. more units on a piece of property) can result in lower development costs and associated lower housing payments. Therefore, the location of publicly assisted housing is partly the result of economic feasibility.

**TABLE 46: ASSISTED RENTAL HOUSING IN PERRIS (2014)**

<i>Project Name</i>	<i>Tenant Type</i>	<i>Total Units</i>	<i># of Affordable Units</i>	<i>Financing Program</i>	<i>Potential Conversion Date</i>
San Jacinto Vista I 202 E Jarvis St.	Elderly	86	86	Category 7A: Affordable Housing with Tax Credit Financing/ Category 7B: Affordable Housing Subsidized	Permanent Affordable Housing
San Jacinto Vista II 202 E Jarvis St.	Elderly	60	60	Category 7B: Affordable Housing Subsidized	Permanent Affordable Housing
Meadowview Apartments I 1640 Ruby Drive	Family	88	88	Category 7B: Affordable Housing Subsidized	Permanent Affordable Housing
Meadowview Apartments II 150 Nuevo Rd.	Family	76	76	HFDA/8 NC	5/3/2014 5/3/2031
Perris Park 1204 S Perris Blvd	Elderly	79	79	Category 7A: Affordable Housing with Tax Credit Financing	Permanent Affordable Housing
Vintage Woods Apartments 87 East Jarvis St.	Family	70	70	Category 7A: Affordable Housing with Tax Credit Financing	Permanent Affordable Housing
Mercado Apartments 832 South D St. Perris, CA 92570	Family	60	60	Category 7A: Affordable Housing with Tax Credit Financing	Permanent Affordable Housing
Public Housing 102-142 Midway Street	Family	38	38	Housing Authority of the County of Riverside	Conventional Public Housing
<b>Total</b>			<b>557</b>		

Source: City of Perris, 2014.

### **Assisted Housing with Expiring 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, 2014.

## **F. Homeless Facilities**

### **Facilities Targeted to Homeless Persons**

There are no emergency shelters in the City of Perris. The County of Riverside, through its Department of Social Services, contracts with local community based organizations to provide programs for the homeless in appropriate locations. An

emergency shelter in Hemet accommodates homeless persons from the Perris area.

The City of Perris recognizes the need for ongoing supportive services and development of affordable housing to prevent homelessness, particularly for extremely low-income households (households making less than 30 percent AMI). The City has cooperative relationships with various organizations to provide homeless services, such as with the Fair Housing Council of Riverside County, the County of Riverside Department of Public Social Services Homeless Programs Unit, the Continuum of Care for Riverside County (CoC), and Community Connect. Below, is a list of service providers that offer services for the homeless.

**TABLE 47: HOMELESS SERVICE PROVIDERS**

Facility	Location	Services
Alternatives to Domestic Violence - Casa de Paz	Riverside	Emergency shelter, food, and other vital services for female domestic violence victims and their children
Corona-Norco Rescue Mission	Corona	Emergency shelter and transitional housing
County of Riverside Department of Social Services - Emergency Food and Shelter Program (EFSP)	Hemet	Emergency food and shelter
I Care - Shelter Home	Riverside	Emergency and transitional shelter
Immanuel Sobriety - Immanuel House	Moreno Valley	Drug/alcohol rehab and transitional living services for men only
Lutheran Social Services - Amelia's Light	Riverside	Transitional shelter, grocery distribution and for women with children
Operation SafeHouse	Riverside	Emergency shelter for 12-17 year olds and their families
Path of Life Ministries - Family Shelter	Riverside	Emergency shelter for families
Path of Life Ministries - Transitional Housing Program	Riverside	Transitional housing for families
Path of Life Ministries - Year Round Emergency Shelter	Riverside	Emergency shelter for single men and women
Project T.O.U.C.H. - Cold Weather Homeless Shelter	Menifee	Emergency shelter
Safe Alternatives for Everyone	Temecula	Emergency shelter, food, and other vital services for female domestic violence victims and their children
U.S. Vets - Veterans Transitional Housing	Moreno Valley	Emergency shelter, food, and other vital services for veterans
Valley Community Pantry	Hemet	Emergency food, housing, utility payments, and other vital services
Valley Restart Shelter, Inc.	Hemet	Emergency shelter, food, housing, utility payments, and other vital services

Source: Community Connect, 2-1-1 Riverside County Database, 2014.

### **Mainstream Services**

Services provided to stabilize qualifying households in housing may include:

1. Linkage to county, state and non-governmental mental health, medical, dental, substance abuse, entitlement income and benefits.
2. Assistance in understanding and completing applications for local assistance programs
3. Credit counseling and repair and budget management instruction
4. On-going case management
5. Housing search and placement assistance, legal assistance to the extent that it addresses situations that hinder client from maintaining permanent housing, mediation services.

**List and describe services that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.**

Certain levels and types of assistance are identified as being particularly useful in helping special needs populations achieve and maintain housing stability. Some of these are as follows:

Chronically homeless persons may have become habituated to the street or institutionalized, either through the old continuum of care model, or in hospital or detention settings. In the struggle to survive, decision-making is marked by a dominance of short term needs over long term planning. Many chronically homeless persons and families have lost nearly everything and everyone of meaning; they may not trust that housing will still be there for them or that support systems can be relied upon. Those who have been homeless for extended periods may have lost basic homemaking, job and social skills.

For Chronically homeless individuals and households, high-tolerance housing, allowing for acclimatization and adaptation may be helpful. Others, who have been highly institutionalized, may respond better and feel more secure in a structured setting. Solid assessment, close case management, and development of individual service plans in partnership with the client will help the service provider to identify and meet the unique needs of each client. The availability of life skills, job training and placement, and assistance in developing work based upon individuals skills, talents, and limitations will be helpful.

Families with children may additionally need family reunification support, childcare assistance and parenting classes. Ensuring that children are linked to resources is essential. Assisting families in knowing the rights to education access and

maintenance will help to break a potential cycle of inter-generational homelessness.

Veterans and their families may require support in linking to the rich array of services and housing support available through the Veteran's Administration. Military personnel returning to the United States from recent deployment, may need additional counseling, medical and psychological services, and peer and community activities to help them reconnect with the friends and loved-ones on the home front.

Unaccompanied youth may need assistance connecting with Transitional Aged Youth service and housing providers. They may also need assistance with family reunification. Connection with adult school, community college, and job training and certification open doors for young people who have encountered a bend on the road of life.

#### **G. Special Needs Facilities and Services**

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

##### **Seniors**

Seniors are vulnerable to housing problems and housing discrimination due to their limited incomes, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, and particularly those with disabilities, may face increased difficulty in finding housing accommodations, and may become victims of housing discrimination or fraud.

##### **Persons with Disabilities**

Access and affordability are the two major housing needs of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. California Administrative Code Title 24 sets forth access and adaptability requirements for the physically disabled. These regulations apply to public buildings such as motels, employee housing, factory built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp-ways, larger door widths, restroom modifications, etc., be designed which enable free access to the handicapped. Such standards, however, are not mandatory of new single-family residential construction.



The disabled, like the elderly, have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near public transportation facilities that provide service to those who rely on them.

**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 prevalence of HIV and AIDS varies among the County’s service areas with the highest rates occurring in East County and the lowest rates in South County. In West County, which includes the City of Perris, the incidence of HIV and AIDS was moderate. **TABLE 48** shows the rates of living cases in 2012.

**TABLE 48: AIDS AND HIV PREVALENCE RATES PER 100,000 BY COUNTY SERVICE REGIONS (2012)**

	<i>West County</i>	<i>South County</i>	<i>Mid County</i>	<i>East County</i>
AIDS	44.0	25.2	31.4	226.5
HIV	84.7	29.5	54.9	477.2

Source: County of Riverside Department of Public Health Epidemiology and Program Evaluation Branch, 2012 Epidemiology of HIV-AIDS in Riverside County.

The Perris Family Resource Center provides information and referrals for persons in need of HIV/AIDS counseling.

**Services to Ensure that Persons returning from mental and Physical Health receive appropriate supportive housing**

Services and advocacy are provided to persons with disabilities through the Department of Public Social Services.

**Specific Activities to be Undertaken By the City to Address Housing and Supportive Services Needed w/ Respect to Persons who are not homeless but have other special needs.**

See Appendix C: Summary of Annual Goals and Objectives for each activity in Appendices, which includes priority needs

## **H. Barriers to Affordable Housing**

Market and governmental factors may pose constraints on the provision of adequate and affordable housing. The Perris 2001-2014 Housing Element includes a comprehensive assessment of constraints and discusses the strategies to mitigate them. Outlined below is a summary of the constraints that are considered housing barriers:

### **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 discussion in the Housing Element and the Analysis of Impediments to Fair Housing Choice .

### **Non-Governmental Constraints**

Non-governmental constraints are barriers to the construction of affordable housing over which the 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.

**I. Non-Housing Community Development Assets**

**Economic Development Market Analysis**

**Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	324	48	2	0	-1
Arts, Entertainment, Accommodations	1,882	913	11	9	-2
Construction	1,340	961	8	10	2
Education and Health Care Services	2,055	861	12	9	-4
Finance, Insurance, and Real Estate	772	187	5	2	-3
Information	286	32	2	0	-1
Manufacturing	2,175	1,087	13	11	-2
Other Services	904	545	5	5	0
Professional, Scientific, Management Services	952	165	6	2	-4
Public Administration	301	46	2	0	-1
Retail Trade	2,436	3,169	14	32	17
Transportation and Warehousing	965	1,366	6	14	8
Wholesale Trade	1,122	423	7	4	-2
<b>Total</b>	<b>15,514</b>	<b>9,803</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 49 - Business Activity**

**Data** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

**Labor Force**

Total Population in the Civilian Labor Force	27,623
Civilian Employed Population 16 years and over	23,176
Unemployment Rate	16.10
Unemployment Rate for Ages 16-24	27.93
Unemployment Rate for Ages 25-65	9.98

**Table 50 - Labor Force**

**Data** 2006-2010 ACS Data  
**Source:**

**Occupations by Sector**

Management, business and financial	2,297
Farming, fisheries and forestry occupations	1,119
Service	2,396
Sales and office	3,585
Construction, extraction, maintenance and repair	3,153
Production, transportation and material moving	2,352

**Table 51 – Occupations by Sector**

Data 2005-2009 ACS Data  
Source:

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	9,474	43%
30-59 Minutes	7,982	36%
60 or More Minutes	4,726	21%
<b>Total</b>	<b>22,182</b>	<b>100%</b>

**Table 52 - Travel Time**

Data 2005-2009 ACS Data  
Source:

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,807	1,471	3,581
High school graduate (includes equivalency)	5,850	677	2,070
Some college or Associate's degree	5,432	688	1,338
Bachelor's degree or higher	2,082	123	404

**Table 53 - Educational Attainment by Employment Status**

Data 2005-2009 ACS Data  
Source:

**Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	430	909	1,958	2,822	984
9th to 12th grade, no diploma	1,450	1,620	2,100	1,450	434

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	2,702	3,187	2,503	2,907	655
Some college, no degree	1,892	2,265	1,784	1,835	359
Associate's degree	251	602	561	497	121
Bachelor's degree	131	837	723	516	211
Graduate or professional degree	74	73	200	305	70

**Table 54 - Educational Attainment by Age**

**Data** 2005-2009 ACS Data  
**Source:**

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,455
High school graduate (includes equivalency)	27,467
Some college or Associate's degree	32,331
Bachelor's degree	43,789
Graduate or professional degree	63,731

**Table 55 – Median Earnings in the Past 12 Months**

**Data** 2005-2009 ACS Data  
**Source:**

**Education and Employment**

Lack of education and job skills, along with general unemployment and low wages, are some of the main factors that contribute to poverty, which then leads to a need for housing assistance.

Of all Perris residents, most have at least a high school diploma with some college but no degree coming in second. According to American Community Survey, the unemployment rate is 16%. Employment generates income, which leads to effective housing demand and housing choice. As of 2010, ACS data indicates that there are 15,514 workers in the labor force and a total of 9,803 jobs. The labor force refers to the civilian labor force and does not include persons in the armed forces.

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

There are several major occupations of employed City residents that consist of production, administrative, and professional positions. These occupations were spread over a wide array of industries, with 13% of the

working population in manufacturing, 12% in educational/health/social services and 14% in retail. In general, production and administrative positions, particularly those in the manufacturing, services and retail industries, earn lower incomes compared to professional occupations.

### **Workforce and Infrastructure Needs of the Business Community**

The largest percentages of the workforce in Perris are: manufacturing, education/health services, retail trade and construction.

Needs of the business community include skilled and trained workers, as well as job opportunities. The gap between the skills of the local labor force and the expertise needed by the business environment is indicative of the number of workers (15,514) and the number of job (9,803) in the labor force, which represents and 63% gap/need.

### **Major Changes that may have an economic impact (i.e. planned local or regional public or private sector investments or initiatives that have affected or may affect job or business support or infrastructure these changes may create**

With the loss of the City's Redevelopment Agency, planned local business investments are minimal. However, private investments/partnerships are encouraged. In 2014 the City of Perris created the Perris Community Economic Development Corporation for the purpose of providing physical, economic, and educational development and revitalization efforts resulting in expanded employment, economic prosperity and business and housing opportunities for businesses and residents and to provide such services that are associated with such specific purpose as allowed by law. Once funding for the Perris Community Economic Development Corporation is approved by the California Department of Finance, development projects will be prioritized to provide job development and community improvements.

### **How skills and education of the current workforce correspond to employment opportunities in the jurisdiction**

As the largest percentages of the workforce in Perris are in manufacturing, the education levels appear to meet the qualifications such job requirements. However, the number of workers exceeds the number of jobs in the labor force, leaving a need for additional employment opportunities.

**Current Workforce Initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the Consolidated Plan**

The City of Perris is currently not supported by any workforce initiatives. However, the persons interested in workforce initiatives are referred to the Calworks Gain Program through the County of Riverside.

**Comprehensive Economic Development Strategy (CEDS)?**

The City does not formally participate in a Comprehensive Economic Development Strategy. However, the City does partner with the Chamber of Commerce and local businesses to encourage business retention, creation and/or expansion, as well as business assistance through the Small Business Administration.

**J. Needs and Market Analysis Discussion**

**Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?**

Large, lower-income, female-headed, rent-burdened households overcrowded households and those households living in older housing stock appear to be more affected by multiple housing problems.

**Are there areas in the jurisdiction where these populations are concentrated?**

An area of racial/ethnic minority concentration is defined as a census tract that contains a minority population of fifty (50) percent or more. A review of census data indicates that minority population groups are located in the following areas: 042617, 042618, 042619, 042620, 042706.

**What are the characteristics of the market in these areas/neighborhoods?**

The severity of housing problems and needs of the extremely low-income, low-income, and moderate-income renters and owners in the City of Perris are diverse and include, but are not limited to, housing affordability, overcrowding, and availability of housing.

The Housing Market Analysis and Needs Assessment along with feedback from a Community Needs Survey/Consultation provided the basis for assigning the relative priority given to priority housing needs. The survey covered issues related to housing, public facilities, neighborhood needs, street improvements, public programs and quality of life priorities. The City received responses to a community survey identifying the top priority needs for housing as follows:

- Affordable Rental Housing
- Senior Housing/Special Needs Housing
- Homeownership Assistance

**Are there any community assets in these areas/neighborhoods?**

Community assets in these areas include improved infrastructure, improved community and recreational facilities, improved/rehabilitated housing, senior centers, public transportation, grocery stores, drug stores and community health centers/hospitals.

**Are there other strategic opportunities in any of these areas?**

There are strategic opportunities for development, as well as the job creation. While public funding at the State and Local level may be limited, private investment opportunities still exist. The City acquired land from the now defunct Redevelopment Agency, which creates strategic opportunities for development partnerships.



## V. STRATEGIC PLAN

### A. Overview

#### Goals/Objectives

The City of Perris has established the following strategies to meet priority housing and community development needs, goals and objectives. All strategies coincide with HUD's goals to:

- Ensure Decent Housing
- Create a Suitable Living Environment
- Expand Economic Opportunities

And objectives to:

- Provide Availability/Accessibility to programs and services
- Provide Affordability to housing, programs and services
- Create Sustainability in the Community through combined efforts of programs and services

#### GOAL 1: DECENT HOUSING

##### Housing Strategies

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

- Homeownership Assistance Program
- Foreclosure Acquisition Program

Outcome: Affordability of decent housing to low-income persons

**Objective 2:** Rehabilitate and Preserve Homeownership

- Owner-Occupied Rehabilitation Program
- Senior Home Repair Program

Outcome: Sustainability of decent housing to low-income persons

**Objective 3:** Expand Affordable Housing

- Affordable Housing Development

Outcome: Affordability of decent housing to low-income persons

##### Lead-Based Paint Hazards Strategy

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

- Lead Education and Prevention Program

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

### **Fair Housing Strategy**

#### **Objective 5: Affirmatively Further Fair Housing**

- Fair Housing

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

## **GOAL 2: SUITABLE LIVING ENVIRONMENT**

### **Homeless Strategy**

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

- Homeless Outreach Program

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

### **Public Service Strategies**

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

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

### **Community Development Strategy**

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

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

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

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

**GOAL 3: ECONOMIC OPPORTUNITIES**

**Economic Development Strategy**

**Objective 1: Create Economic Development Opportunities**

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

**B. Geographic Priorities**

Area Name: Citywide

Area Type: Metropolitan City of Perris

Neighborhood Boundaries: Not applicable, priorities will be Citywide based on CDBG-eligible area or low to moderate income clientele

Specific Housing and Commercial Characteristics of Target Area: N/A

How did consultation and citizen participation process help identify this neighborhood as a target area: N/A

Identify needs in target area: N/A

What are the opportunities for improvement in this target area: N/A

Are there barriers to improvement in this target area: N/A

**General Allocation Priorities**

Except for Code Enforcement activities, which are conducted in CDBG-eligible areas, projects will be done throughout the City. Eligibility of projects or activities will be based on either low-mod qualifying area or income qualification of the household.

**Code Enforcement**

CDBG regulations require that code enforcement activities be conducted in established eligible areas and that code enforcement is part of a strategic effort involving a variety of actions, which will work to improve the identified neighborhoods and arrest blighted conditions.

In addition to inspections for code violations, the City's code enforcement program compliments a variety of actions or public and private improvements aimed at arresting blighted/deteriorated areas. Such

improvements include the following:

- Housing Rehabilitation
- Infrastructure Improvements
- Public Parks/Facilities Improvement

### **C. Priority Needs**

HUD defines priority needs levels as follows:

H = High Priority  
M = Medium Priority  
L = Low Priority  
N = Not a Priority

**High Priority:** Activities to address high priority needs will be funded by the City during the five-(5) year Consolidated Plan Period.

**Medium Priority:** If funds are available, activities to address these priority needs may be funded by the City during the five-(5) year period. If Federal HUD funds are limited, the City may use other sources of funds as resource leveraging.

**Low Priority:** It is not likely that the City will fund activities to address these priority needs during the five-(5) year period. The City will consider certifications of consistency for other entities' applications of Federal assistance.

**No Such Need:** The City finds that there is no such need or the City shows that this need is already substantially addressed. No certifications of consistency will be considered.

**General priorities for investment, identified as priority need levels (High, Medium, Low, and No Such Need) are identified in Appendix C: Summary of Specific Annual Goals and Objectives, for each proposed activity**

**D. Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
New Unit Production	Housing Supply
Rehabilitation	Aging Housing Stock; Housing Condition
Acquisition, including preservation	Homebuyer Demand

**Table 56 – Influence of Market Conditions**

**E. Anticipated Resources**

The FY 2014-15 formula entitlement allocations are estimated as follows:

<b>2014-15 ENTITLEMENT ALLOCATIONS &amp; REALLOCATED FUNDS</b>	<i>AMOUNT</i>
Community Development Block Grant (CDBG)	\$861,889
<b>TOTAL</b>	<b>\$861,889</b>

**Use of Funds and expected outcomes are identified in Appendix C: Summary of Specific Annual Goals and Objectives, for each proposed activity.**

**Resource Leveraging**

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

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

**General Funds**

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

**Gas Tax Funds**

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

**Non-Federal funds budgeted in FY 2014-2015 for community development and housing activities, include the following:**

Source of Funds	Amount	Planned Use
Perris Housing Authority	\$3.2 Million	Verano Apartments
Reserved RDA Successor Agency Funds	\$1 Million	Commercial Facade

Also, the City will continue to coordinate with the County of Riverside, which 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 established a Family Resource Center in the City. The Family Resource Center seeks to assist families develop within healthy communities, engage families in their own problem solving process, and act as a bridge between the community and the professional service providers by providing seven (7) of the 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. Services include basic needs, shelter, utility assistance, substance abuse, child care, health and rental housing. Additionally, the center maintains a job placement board and a phone for County residents seeking employment.

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

Not applicable.

**F. Institutional Delivery Structure**

The City has an inclusive institutional structure approach that includes referrals to several organizations to carry out homeless services, while utilizing the City's Housing Authoring to address other housing and community development needs in the Action Plan. Other partnering organizations also include the Riverside County Continuum of Care (CoC), philanthropic organizations and other public/private agencies. 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 is contracting with one non-profit organization to provide homeless outreach services for fiscal year 2014-2015.

**Mainstream Services**

Services provided to stabilize qualifying households in housing may include:

1. Linkage to county, state and non-governmental mental health, medical, dental, substance abuse, entitlement income and benefits.
2. Assistance in understanding and completing applications for local assistance programs
3. Credit counseling and repair and budget management instruction
4. On-going case management
5. Moving costs - truck rental, moving company fee, temporary storage fees Rental application fees (common) Security Deposits (up to 2 mos rent) Last month's rent to secure agreement Utility Deposits (common) Utility Payments (up to 24 mos, including up to 6 mos arrearages, per service)

6. Rental assistance, housing search and placement assistance, legal assistance to the extent that it addresses situations that hinder client from maintaining permanent housing, mediation services.

**Availability of Services Targeted to Homeless Persons with AIDS**

The City of Perris recognizes the need for ongoing supportive services; thus, the City has cooperative relationships with various organizations to provide homeless services. Below, is a list of service providers that offer services for the homeless.

**TABLE 57: HOMELESS SERVICE PROVIDERS**

Facility	Location	Services
Alternatives to Domestic Violence - Casa de Paz	Riverside	Emergency shelter, food, and other vital services for female domestic violence victims and their children
Corona-Norco Rescue Mission	Corona	Emergency shelter and transitional housing
County of Riverside Department of Social Services - Emergency Food and Shelter Program (EFSP)	Hemet	Emergency food and shelter
I Care - Shelter Home	Riverside	Emergency and transitional shelter
Immanuel Sobriety - Immanuel House	Moreno Valley	Drug/alcohol rehab and transitional living services for men only
Lutheran Social Services - Amelia's Light	Riverside	Transitional shelter, grocery distribution and for women with children
Operation SafeHouse	Riverside	Emergency shelter for 12-17 year olds and their families
Path of Life Ministries - Family Shelter	Riverside	Emergency shelter for families
Path of Life Ministries - Transitional Housing Program	Riverside	Transitional housing for families
Path of Life Ministries - Year Round Emergency Shelter	Riverside	Emergency shelter for single men and women
Project T.O.U.C.H. - Cold Weather Homeless Shelter	Menifee	Emergency shelter
Safe Alternatives for Everyone	Temecula	Emergency shelter, food, and other vital services for female domestic violence victims and their children
U.S. Vets - Veterans Transitional Housing	Moreno Valley	Emergency shelter, food, and other vital services for veterans
Valley Community Pantry	Hemet	Emergency food, housing, utility payments, and other vital services
Valley Restart Shelter, Inc.	Hemet	Emergency shelter, food, housing, utility payments, and other vital services

Source: Community Connect, 2-1-1 Riverside County Database, 2014.



**How Service Delivery System, including services listed in Homeless Prevention Services Summary Table meet the needs of homeless persons**

The City holds regular meetings to coordinate activities between departments. City departments are effective in administering grant funds and will be implementing the majority of the CDBG projects and programs comprising the five-year plan. Public service agencies that receive CDBG contracts are integrated into planning efforts for effective program delivery. This coordinated effort and “small town” approach to service delivery is Perris’ principal strength. Public agencies, non-profit organizations, and for-profit organizations all contribute to the provision of affordable housing, community development, and support services in Perris.

**Strengths and Gaps in Service Delivery System for Special Needs Population and Persons experiencing homelessness**

The following are potential gaps in the institutional structure that will be approached over the next five (5) year period:

- Because of the high cost of production and construction, look for additional ways to develop units;
- Identify need for housing resources available to individuals and households whose needs may not be met within the current program framework;
- Look at the needs of the senior population and plan for future services;
- Look at the needs of youth and family populations and plan for future programs and services.

**Strategy for Overcoming Gaps**

**Integrated Approach/Vision and Regional Connections**

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

## **G. Goals**

On March 7, 2006, HUD issued a notice entitled, "Notice on Outcome Performance Measurement System for Community Planning and Development Formula Grants Programs." The notice requires that grantees implement HUD's Outcome Performance Measurement System (OPMS). Therefore, the City has included the OPMS within this 2013 - 2018 Consolidated Plan to ensure that it is in compliance with the new requirements. The OPMS is intended to provide HUD and grantees with a standardized methodology to demonstrate the outcomes of the CDBG Programs. The OPMS has three main components: Objectives, Outcomes, and Outcome Indicators. Each activity is assigned an objective and outcome. In addition, outcome indicators will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER), which will be submitted to HUD at the end of each fiscal year.

**Estimate the number of extremely low-income, low-income and moderate-income families to whom the City will provide affordable housing as defined by HOME.**

Information on affordable goals and the number of low-income households to be served, are identified in the Appendices in the: Summary of Specific Annual Goals and Objectives, for each proposed activity. The City will update this table each year in the Annual Action Plan to reflect annual goals and in the CAPER to reflect program accomplishments.

## **H. Public Housing Accessibility and Involvement**

N/A – The Housing Choice Voucher Program is administered by the County of Riverside.

## **I. Barriers to Affordable Housing**

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

### City Governmental Constraints

- Land use controls
- General Plan
- Zoning Code
- Specific Plans

- Density Bonuses
- Developer Fees

Non-Governmental Constraints

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

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

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

A new AI is being completed as part of the Consolidated Plan and, in the future, updated simultaneously with every 5-year Consolidated Plan.

**J. Homelessness Strategy**

**Outreach to Homeless Persons**

Currently, outreach and assessment is provided through several of churches. However, the City is a participant in Riverside County's Continuum of Care for the Homeless. The Riverside County Homeless Programs Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care. The Continuum of Care is the regions plan on organizing, delivering supportive social services, providing outreach and assessment, including housing options, which meet the specific needs of homeless individuals and families. Ultimately, the goal of the Continuum is to move homeless people toward stable housing and maximum self-sufficiency.

### **Addressing the Emergency and Transitional Housing Needs of Homeless Persons**

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

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

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

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

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

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

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

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

#### **K. Lead-Based Paint Hazards**

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 will support HUD and EPA efforts to disseminate public information on the health dangers of lead-based paint. The City will proactively disseminate information on lead hazards and new regulations to its Housing Staff, community based organizations, nonprofit organizations, and other public agencies that receive CDBG funds. The City will participate in and support the regional lead poisoning prevention program administered by the County of Riverside, Department of Public Health.

#### **Actions to address LBP hazards and increase access to housing without LBP Hazards**

- a. Educate the public about the dangers of lead
  - Creation and distribution of health education materials
  - Health education presentations

- b. Assist property owners and families in eliminating sources of lead from their homes
  - Lead hazard control services and incentives
  - Required testing on homes built prior to 1978
  - Visits to homes identified as potential health risks to determine source of lead and to educate parents on how to eliminate it
  
- c. Childhood Lead Poisoning Prevention Program
  - Provide medical testing of children for lead poisoning on a sliding fee scale based on family income
  - Assist parents in treating children identified with lead poisoning.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

Hazards from Lead-Based Paint are a huge issue in the City of Perris. As indicated in the Housing Needs Assessment, Perris has an older housing stock of which a huge percentage is pre-1978. The City will continue to address lead hazards as required for the use of Federal funds.

**How are the actions listed above integrated into housing policies and procedures?**

As the majority of funding used to address housing needs is Federal funding, lead hazards must be assessed and addressed if necessary. Thus, the actions above are integrated into housing policies and procedures for the following Federal or State-Funded programs:

1. CDBG
2. HOME
3. Housing Rehabilitation Program
4. First-Time Homebuyer Program
5. NSP

**L. Anti-Poverty Strategy**

The following are often cited as major factors that work to create poverty:

- Lack of education
- Lack of marketable job skills
- General unemployment
- Low wages
- Lack of affordable child care
- Substance abuse

- Lack of reliable transportation

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 of 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. Therefore, the City has identified the following anti-poverty goals designed to improve the local economy and reduce the level of poverty within the community:

### **Anti-Poverty Goals**

The City intends to pursue the following programs and activities to improve local economic conditions and assist residents:

- Integrate existing public services and housing activities for extremely- low and low-income households to create streamlined processes for extremely low and low- income households
- Continue the Section 3 Program that applies to construction projects funded with CDBG funds. The Section 3 Program is intended to provide employment opportunities for low-income people and qualified Section 3 businesses

## **M. Monitoring**

### **Standards & Procedures for Monitoring/Ensuring Compliance**

All monitoring is the responsibility of the Housing Division. Monitoring forms and procedures were designed by CDBG Program Staff to ensure long-term compliance with program requirements. The City will use various types of monitoring standards to ensure compliance with Federal regulations governing the use of CDBG funds. Monitoring procedures include: monthly desk audits, review of monthly/quarterly performance reports, review of monthly/quarterly financial billing, and on-site inspections.

Performance of planned projects and activities of these funds are monitored depending on the type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance. The following is a description of the types of monitoring performed by CDBG staff:

- Performance monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Section 3 Compliance
- Environmental Review Compliance

Monitoring includes: on-site visits, desk audits, technical assistance monitoring, interviews, telephone contacts, and reports. The Subrecipient Agreements and/or Memorandums of Understanding (MOU) are used to measure funded agency compliance.

The City operates in accordance with the monitoring plan developed for the CDBG Program, including an annual single audit in conformance with OMB Circular 133-A. CDBG staff also monitors all activity of the program on a monthly basis, while financial management is monitored jointly by the Project Monitor and the City's fiscal department.

#### **Compliance with Housing Codes/Property Standards**

In order to ensure compliance with local housing codes, the City takes the following actions:

1. Incorporates local housing codes in written rehabilitation standards.
2. Inspects work write-ups to ensure specifications meet code.
3. Performs on-site property inspections to ensure property standards and local housing codes are actually met.
4. Maintains an inspection checklist in project files.

#### **Timely Expenditure of Funds**

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

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



**VI. ANNUAL ACTION PLAN**

**Introduction**

The City of Perris's One Year Action Plan for Fiscal Year (FY) 2014-2015 includes the activities the City will undertake to address its priority needs and local objectives as outlined in its approved five year Consolidated Plan. These activities will be addressed using funds received during the FY 2014-2015 program year under the Community Development Block Grant (CDBG Program. This Action Plan is a yearly funding plan.

Activities detailed in the Plan must meet one of the objectives of the funding types. In general, these objectives are:

- Activities which benefit low and moderate income persons;
- Activities which aid in the prevention or elimination of slums or blight;
- Activities that are designed to meet community development needs having a particular urgency;
- Activities that create or preserve affordable housing; and,
- Activities that provide services to the homeless and which prevent homelessness.

**Standard 424 Forms – Application Process**

REFER TO APPENDIX A: SF 424 - Application for the CDBG Program

The City's DUNS Number is: **004949418**

**A. Expected Resources**

The FY 2014-15 formula entitlement allocations are estimated as follows: Community Development Block Grant (CDBG) at \$861,889. Total estimated funding available is \$861,889

<b>2014-15 ENTITLEMENT ALLOCATIONS &amp; REALLOCATED FUNDS</b>	<i>AMOUNT</i>
Community Development Block Grant (CDBG)	\$861,889
<b>TOTAL</b>	<b>\$861,889</b>

It is estimated that the following other Federal funds will be available during FY 2014-2015 to address priority needs:

<b>OTHER FEDERAL FUNDS (SOURCE OF FUNDS)</b>	<b>AMOUNT</b>
Neighborhood Stabilization Program (NSP3)	\$260,000
<b>TOTAL</b>	<b>\$260,000</b>

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

### **Federal Resources**

The following represents descriptions of the Federal resources available during FY 14-15 to assist the City of Perris in meeting community development and housing needs:

#### Community Development Block Grant (CDBG) Program

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

#### Section 8 Housing Choice Voucher Program

The Riverside County Housing Authority, administers the Section 8 housing choice voucher Rental Assistance Program, manages public housing, and provides emergency housing services.

The Riverside County Housing Authority provides Section 8 rental assistance vouchers to owners of market rate units on behalf of low income tenants. The vouchers are assigned to qualified County residents, including the City of Perris' residents who may apply them to any rental complex who will accept them in the County. A fairly large number of vouchers are accepted in the City of Perris.

#### Neighborhood Stabilization Program 3 Grant

The Neighborhood Stabilization Program (NSP3) provides grants to certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. NSP funds are to be treated as CDBG entitlement fund and must

benefit persons who earn less than 120% of the area median income (AMI).

**State-Allocated HOME Investment Partnership Act (HOME) Funds**

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

**Non-Federal Resources/Leveraging**

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

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

**General Funds**

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

**Gas Tax Funds**

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

**Non-Federal funds budgeted in FY 2014-2015 for community development and housing activities, include the following:**

<b>Source of Funds</b>	<b>Amount</b>	<b>Planned Use</b>
Perris Housing Authority	\$3.2 Million	Verano Apartments
Reserved RDA Successor Agency Funds	\$1 Million	Commercial Facade

Also, the City will continue to coordinate with the County of Riverside, which 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 established a Family Resource Center in the City. The Family Resource Center seeks to assist families develop within healthy communities, engage families in their own problem solving process, and act as a bridge between the community and the professional service providers by providing seven (7) of the 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. Services include basic needs, shelter, utility assistance, substance abuse, child care, health and rental housing. Additionally, the center maintains a job placement board and a phone for County residents seeking employment.

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

Not Applicable

#### **B. Annual Goals and Objectives**

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

#### **C. Projects/Activities**

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

The following tables represent a summary of the **PROPOSED** projects /activities to be undertaken during FY 2014-2015 utilizing Federal CDBG funds:

**CDBG Activities**

<b>Administration</b>	
<b>CDBG Administration</b>	<b>\$172,377</b>
<b>Public Service Allocations</b>	
Path of Life: Homeless Outreach	\$30,000
Riverside County Regional Park: Mission Safe Swim Program	\$30,000
Riverside Fair Housing Council: Fair Housing Program	\$26,000
Perris Valley Youth Association: Recreation/Mentoring Program	\$36,000
Neighborhood Housing Services of the Inland Empire: Homebuyer Education/Financial Literacy	\$7,283
<b>Non-Public Service Allocations</b>	
Perris Housing Authority: Senior Home Repair Program	\$220,068
Perris Community Services Dept.: Senior Center Improvements Phase II	\$244,161
Perris Community Services Dept.: Paragon Skate Park Improvements	\$96,000
<b>TOTAL</b>	<b>\$861,889</b>

**D. Geographic Distribution**

During FY 2014-2015, the City's housing and community development 8 activities will be focused in its CDBG Target Area where at least one-half of the residents are of low or moderate income. The Target Area is located primarily in the center of the City and includes ten (10) out of the thirteen (13), census tracts in the City. The Target Area incorporates Census Tracts 042617, 042620, 042730, 042706, 042717, 042709, 042800, 042901, 042902, 042904 as shown in the map of the CDBG Target Area in the appendix. The Target Area is characterized by high concentrations of low-income families, high employment, and deferred home maintenance. CDBG funds will be targeted to projects that are within the Target Areas. These projects include Code Enforcement, Residential Rehabilitation, and public service programs.

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

Projects and programs are prioritized citywide because Perris is characterized by high concentrations of low-income families, high employment, and deferred home maintenance and, therefore, has a need citywide.

The City proposes to utilize its funding for FY 2014-2015 to finance a variety of housing, community development, and capital improvement projects. The majority of the funding will be used to finance projects targeting low-income individuals and families throughout the City including those in the special needs categories such as elderly persons.

**E. Affordable Housing**

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

Below is a summary of Affordable Housing Goals for FY 14-15:

<b>One-Year Goals for the Number of Households to Be Supported</b>	
Homeless	30
Non-Homeless	70
Special Needs	0
<b>Total</b>	<b>100</b>

<b>One-Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	30
The Production of New Units	40
Rehab of Existing Units	30
Acquisition of Existing Units	0
<b>Total</b>	<b>100</b>

**F. Public Housing**

Public Housing has been the jurisdictional responsibility of the Housing Authority of Riverside County (HACR). The HACR manages 469 units of public housing throughout Riverside County. A total of 38 public housing units are located in the City of Perris at various locations (102-142 Midway Street). As of April 2014, all 38 public housing units in the City are occupied.

TABLE 58 displays the demographic characteristics of public housing residents in Perris. With regard to race, all public housing occupants in the City were either White (63 percent) or Black (37 percent). Hispanic residents comprised approximately 42 percent of all public housing occupants. Table 59 summarizes the various household characteristics of public housing residents. The majority of households residing in public housing were female-headed (79 percent), 32 percent had a disability, and 19 percent were elderly.

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

1. Administer local affordable housing programs for the City.

**TABLE 58: RACE/ETHNICITY OF PUBLIC HOUSING OCCUPANTS**

<i>Race/Ethnicity</i>	<i># of PH Occupants</i>	<i>% of PH Occupants</i>	<i>% of 2010 Total Population</i>
<b>Race</b>			
American Indian	0	--	0.9%
Asian or Pacific Islander	0	--	4.0%
Black	14	36.8%	12.1%
White	24	63.2%	42.3%
Other	0	--	40.1%
<b>Total</b>	<b>38</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Ethnicity</b>			
Hispanic	16	42.1%	71.8%
Non-Hispanic	22	57.9%	28.2%
<b>Total</b>	<b>38</b>	<b>100.0%</b>	<b>100.0%</b>

Note: = Data provided by HACR does not indicate race of occupants by ethnicity. Race estimates represent both Hispanic and non-Hispanic occupants. Bureau of the Census, 2010 and Housing Authority of the County of Riverside (HACR), April 2014.

**TABLE 59: PUBLIC HOUSING OCCUPANTS BY HOUSEHOLD TYPE**

<i>Household Type*</i>	<i>% of PH Occupants</i>
Elderly	18.4%
Disabled	31.6%
Female-Headed	78.9%
<b>Total</b>	<b>100.0%</b>

Note: \* = Recipient households can represent a combination of different household types. Therefore, the total percentage of household types indicated does not add up to 100 percent.

Source: Housing Authority of the County of Riverside (HACR), April 2014.

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**G. Homeless and Other Special Needs Activities**

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

**Outreach to Homeless Persons**

Currently, outreach and assessment is provided through several of churches. However, the City is a participant in Riverside County's Continuum of Care for the Homeless. The Riverside County Homeless Programs Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care. The Continuum of Care is the regions plan on organizing, delivering supportive social services, providing outreach and assessment, including housing options, which meet the specific needs of homeless individuals and families. Ultimately, the goal of the Continuum is to move homeless people toward stable housing and maximum self-sufficiency.

**Addressing the Emergency and Transitional Housing Needs of Homeless Persons**



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

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

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

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

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

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

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

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

**H. HOPWA Goals**

n/a

**I. Barriers to Affordable Housing**

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

City Governmental Constraints

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

Non-Governmental Constraints

- Environmental hazards and issues
- Infrastructure constraints

- Land prices
- Construction costs
- Financing

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

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

A new AI is being completed as part of the Consolidated Plan and, in the future, updated simultaneously with the 5-Yr Consolidated Plan.

## **J. Other Actions**

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

### **Foster and Maintain Affordable Housing**

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

### **Evaluation and Reduction of Lead-Based Hazards**

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

### Reducing the Number of Persons Below the Poverty Line

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

### Meeting Underserved Needs

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

### Institutional Structure/Coordination

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

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

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

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

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

Timeliness of Expenditures:

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

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

**K. Program Specific Requirements**

**CDBG PROGRAM**

The total amount of CDBG funds available for use in FY 2014-2015 is as follows:

<b>14-15 CDBG ALLOCATION AND PROGRAM INCOME</b>	<b>AMOUNT</b>
Community Development Block Grant (CDBG)	\$861,889
CDBG Anticipated Program Income	\$0
<b>TOTAL</b>	<b>\$861,889</b>

The City does not anticipate carrying over any CDBG funds for use in 2014-2015. The City does not anticipate receiving any program income for use during FY 2014-2015. Any program income received during the year will be reallocated to eligible projects.

**Allocation of Funds**

The City of Perris plans to use 100% of the \$861,889 in available CDBG funds on projects/programs that benefit low and moderate-income individuals.

Approximately sixty-five (65%) of CDBG funds will be targeted to projects that are within target areas/CDBG-eligible areas, including: code enforcement and infrastructure/public facilities improvements. The other thirty-five (35%) percent will be used to benefit low-mod clientele.

**Activities to be Undertaken**

<b>Administration</b>	
<b>CDBG Administration</b>	<b>\$172,377</b>
<b>Public Service Allocations</b>	
Path of Life: Homeless Outreach	\$30,000
Riverside County Regional Park: Mission Safe Swim Program	\$30,000
Riverside Fair Housing Council: Fair Housing Program	\$26,000
Perris Valley Youth Association: Recreation/Mentoring Program	\$36,000
Neighborhood Housing Services of the Inland Empire: Homebuyer Education/Financial Literacy	\$7,283
<b>Non-Public Service Allocations</b>	
Perris Housing Authority: Senior Home Repair Program	\$220,068
Perris Community Services Dept.: Senior Center Improvements Phase II	\$244,161
Perris Community Services Dept.: Paragon Skate Park Improvements	\$96,000
<b>TOTAL</b>	<b>\$861,889</b>

**Surplus from Urban Renewal Settlements**

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

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

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

**Income from Float-funded Activities**

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

**Funding Urgent-need Activities**

At this time, the City does not anticipate funding any urgent-need activities through the CDBG Program 2014-2015. However, if urgent needs do

arise, funds will be reallocated to address those needs and will be reported in the Program Year 2013 CAPER.

**HOME PROGRAM**

The City does not receive Federal entitlement HOME funds; therefore, program specifics requirements are not applicable to the City of Perris.

**HOPWA PROGRAM**

The City does not receive HOPWA funds.

## **APPENDICES**



**Appendix A: Applications (SF 424)**

the 1990s, the number of people in the world who are poor has increased from 1.2 billion to 1.6 billion.

There are a number of reasons why the number of people in the world who are poor has increased. One reason is that the world's population has grown rapidly. In 1990, there were about 5.3 billion people in the world. By 2000, there were about 6.1 billion people in the world. This means that there are about 800 million more people in the world now than there were in 1990. This increase in population has put a strain on the world's resources, and has led to a decline in the standard of living for many people.

Another reason why the number of people in the world who are poor has increased is that the world's economy has not grown fast enough. In the 1990s, the world's economy grew at an average rate of about 3% per year. This is a slow rate of growth, and it has not been enough to create enough jobs for all the people in the world. As a result, many people are unemployed, and they are unable to support themselves and their families.

A third reason why the number of people in the world who are poor has increased is that the world's resources are being used up. The world's population is growing, and the world's resources are being used up at an ever-increasing rate. This means that there are fewer resources available for each person, and this has led to a decline in the standard of living for many people.

There are a number of things that can be done to reduce the number of people in the world who are poor. One thing that can be done is to increase the world's economic growth. This can be done by investing in infrastructure, such as roads, bridges, and schools. This will create jobs and increase the standard of living for many people.

Another thing that can be done is to improve the world's resources. This can be done by investing in renewable energy, such as solar and wind power. This will create jobs and increase the standard of living for many people. It will also help to reduce the world's dependence on fossil fuels, which are being used up at an ever-increasing rate.

Finally, it is important to help the poor people in the world. This can be done by donating money to charities that help the poor. It can also be done by volunteering to help the poor. There are many ways to help the poor, and it is important to find the way that works best for you.

By doing these things, we can help to reduce the number of people in the world who are poor, and we can help to create a better world for everyone.

The world's population is growing rapidly, and the world's resources are being used up at an ever-increasing rate. This means that there are fewer resources available for each person, and this has led to a decline in the standard of living for many people. It is important to find ways to increase the world's economic growth, to improve the world's resources, and to help the poor people in the world.

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This will create jobs and increase the standard of living for many people. It will also help to reduce the world's dependence on fossil fuels, which are being used up at an ever-increasing rate.

**Application for Federal Assistance SF-424**

Version 02

**\*1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\*2. Type of Application**

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s)

\*Other (Specify)  
\_\_\_\_\_

3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

\*5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\*a. Legal Name: CITY OF PERRIS

\*b. Employer/Taxpayer Identification Number (EIN/TIN):

\*c. Organizational DUNS:

004949418

**d. Address:**

\*Street 1: 101 N. "D" STREET

Street 2: \_\_\_\_\_

\*City: PERRIS

County: RIVERSIDE

\*State: CALIFORNIA

Province: \_\_\_\_\_

\*Country: UNITED STATES

\*Zip / Postal Code 92570

**e. Organizational Unit:**

Department Name:  
HOUSING AUTHORITY

Division Name:  
HOUSING

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: \_\_\_\_\_ \*First Name: Sara

Middle Name: \_\_\_\_\_

\*Last Name: Cortes de Pavon

Suffix: \_\_\_\_\_

Title: Project Coordinator

Organizational Affiliation:

\*Telephone Number: 951-943-5003 x254

Fax Number: 951-943-3293

\*Email: scortes-depavon@cityofperris.org

**Application for Federal Assistance SF-424**

**Version 02**

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**11. Catalog of Federal Domestic Assistance Number:**

14.218 \_\_\_\_\_

CFDA Title:

Community Development Block Grant Program

**\*12 Funding Opportunity Number:**

\_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

\_\_\_\_\_

Title:

\_\_\_\_\_

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

**City of Perris - Citywide**

**\*15. Descriptive Title of Applicant's Project:**

**Program Administration of the CDBG Program and Implementation/Oversight of CDBG-eligible Programs**

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a. Applicant: 49th

\*b. Program/Project: 49th

**17. Proposed Project:**

\*a. Start Date: 07/01/2014

\*b. End Date: 06/30/2015

**18. Estimated Funding (\$):**

*a. Federal	_____	\$861,889
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	\$861,889

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes       No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

**Authorized Representative:**

Prefix: \_\_\_\_\_ \*First Name: RICHARD

Middle Name: \_\_\_\_\_

\*Last Name: BELMUDEZ

Suffix: \_\_\_\_\_

\*Title: CITY MANAGER

\*Telephone Number: 951-943-8100

Fax Number: \_\_\_\_\_

\*Email: RBELMUDEZ@cityofperris.org

\*Signature of Authorized Representative: 

\*Date Signed: May 12, 2014

**Application for Federal Assistance SF-424**

**Version 02**

**\*Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

**Appendix B: Certifications**





## **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.

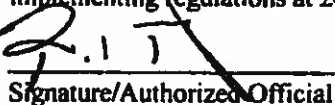
**Anti-Lobbying** – To the best of the jurisdiction's knowledge and belief:

1. 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;
2. 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
3. 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, 2014  
 Signature/Authorized Official      Date

City Manager  
 Title

## **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:

1. **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);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014 , \_\_\_\_\_ (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;
3. **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:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

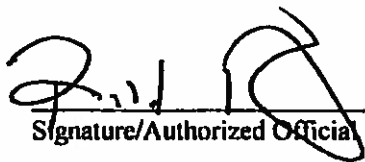
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. 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 24 CFR Part 35, subparts A, B, J, K and R;

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

  
\_\_\_\_\_  
Signature/Authorized Official

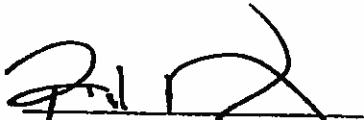
May 12, 2014  
Date

City Manager  
Title

**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

May 12, 2014  
Date

City Manager  
Title

**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

May 12, 2014  
Date

City Manager  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish 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, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature/Authorized Official

May 12, 2014  
\_\_\_\_\_  
Date

City Manager  
\_\_\_\_\_  
Title




## 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

May 12, 2014  
Date

City Manager  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. 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.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. 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.
3. 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.
4. 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).
5. 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).
6. 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)

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Check  if there are workplaces on file that are not identified here.

This information with regard to the drug-free workplace is required by 24 CFR part 21.

7. 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: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) 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).



## **Appendix C: Summary of Annual Goals and Objectives**

**TABLE 1C**  
**Statement of Specific Annual Objectives Relationship to 5-Year Consolidated Plan Goals**

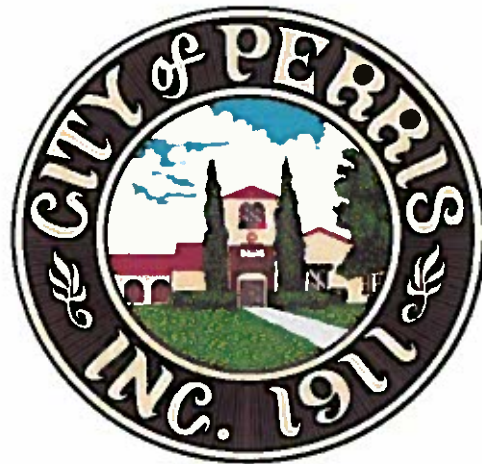
Specific Objective #	Statement of Specific Annual Objectives (Outcome/Objective)/ Relationship to 5-Year Plan	Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>DH-1: Availability/Accessibility of Decent Housing</b>							
DH-1	The Senior Home Repair Program offers a single lifetime grant up to \$7,000 per household for minor home repair and improvements in order to preserve housing & the quality of older neighborhoods intended to correct building code violations & promote weatherization & safety practices.	CDBG	Number of grants/year	2014-15	30		0%
				2015-16	30		0%
				2016-17	30		0%
				2017-18	30		0%
				2018-19	30		0%
				TOTAL	150	0	0%
DH-2	Provide Affordability to Decent Housing Fair Housing Services offers residents in the City of Perris services to investigate allegations of housing discrimination, landlord tenant complaint mediation, and education, training and advocacy services	CDBG	Number of calls, cases, classes or other services provided by the Fair Housing Council of Riverside County	2014-15	500		0%
				2015-16	500		0%
				2016-17	500		0%
				2017-18	500		0%
				2018-19	500		0%
				TOTAL	2500	0	0%
DH-3	Homeownership Assistance Program provides qualified families with down payment assistance necessary to secure financing towards the purchase of an existing or newly constructed home to low or moderate income households	State HOME CalHOME	Number of loans to qualified families	2014-15	0		0%
				2015-16	8		0%
				2016-17	8		0%
				2017-18	8		0%
				2018-19	8		0%
				TOTAL	32	0	0%
DH-4	Through the Foreclosure Acquisition Program the Agency purchases homes that are in foreclosure, rehabilitates the homes, if needed, and sells the homes to qualified low or moderate income households.	State HOME CalHOME	Number of loans to qualified families	2014-15	0		0%
				2015-16	2		0%
				2016-17	2		0%
				2017-18	2		0%
				2018-19	2		0%
				TOTAL	8	0	0%
DH-5	The Owner Occupied Rehabilitation Program (OORP) is designed to assist eligible homeowners correct existing code violations and improve the property conditions. OORP is a deferred loan payable at the time of title change, refinance with cash out, or non-compliance with program requirements.	State HOME CalHOME	Number of loans to qualified families	2014-15	0		0%
				2015-16	5		0%
				2016-17	5		0%
				2017-18	5		0%
				2018-19	5		0%
				TOTAL	20	0	0%
<b>SL-1: Availability/Accessibility of Suitable Living Environment</b>							
SL-1	Infrastructure Improvements. The City will continue use the Capital Improvement Program (CIP) to identify, prioritize, fund, design, and improve storm drains, water and sewer infrastructure, roadways, traffic signals, and street lighting within the Target Area.	CDBG CIP General Funds	Specific projects to be funded will be determined during the Annual Action Plan process	2014-15	1		0%
				2015-16	0		0%
				2016-17	0		0%
				2017-18	0		0%
				2018-19	0		0%
				TOTAL	1	0	0%
SL-2	Community Facilities. The City will continue to use the Capital Improvement Program (CIP) process to identify, prioritize, fund, design, and improve parks and recreation facilities, senior centers, youth centers, historic buildings, and city hall facilities.	CDBG General Fund	Specific projects to be funded will be determined during the Annual Action Plan process	2014-15	3		0%
				2015-16	1		0%
				2016-17	1		0%
				2017-18	1		0%
				2018-19	1		0%
				TOTAL	7	0	0%
SL-3	Homeless Services. Provide street outreach and case management services for homeless individuals and referrals to supportive agencies for services. Assistance will include emergency sheltering through providing agencies.	CDBG	Number of clients referred/sheltered	2014-15	30		0%
				2015-16	30		0%
				2016-17	30		0%
				2017-18	30		0%
				2018-19	30		0%
				TOTAL	120	0	0%
SL-4	Provide financial assistance for recreational opportunities through the Perris Valley Youth Association Mentoring Program Football and Boxing programs to low income youths in the City of Perris.	CDBG	Number of clients served	2014-15	100		0%
				2015-16	100		0%
				2016-17	100		0%
				2017-18	100		0%
				2018-19	100		0%
				TOTAL	400	0	0%
SL-5	Mission S.A.F.E. Provide financial assistance for swimming lessons to low income youths in the City of Perris via the Riverside County Regional Park Open Space District. Instruction will include water safety education and low impact physical fitness activities.	CDBG	Number of clients served	2014-15	500		0%
				2015-16	0		0%
				2016-17	0		0%
				2017-18	0		0%
				2018-19	0		0%
				TOTAL	500	0	0%
SL-6	Homebuyer Education/Financial Literacy. Provide educational services to prospective first time homebuyers on the homebuying process as well as education on personal financial management.	CDBG	Number of clients served	2014-15	100		0%
				2015-16	100		0%
				2016-17	100		0%
				2017-18	100		0%
				2018-19	100		0%
				TOTAL	400	0	0%
<b>EO-1: Economic Opportunity</b>							
EO-1	Commercial Façade Improvement Program is intended to encourage private sector investment and commitment to the revitalization of the downtown areas. Grants and loans are available for the exterior of the building facades within the downtown promenade area.	CDBG	Number of grants and loans issued/year	2014-15	2		0%
				2015-16	2		0%
				2016-17	2		0%
				2017-18	2		0%
				2018-19	2		0%
				TOTAL	10	0	0%
EO-2	Business Attraction. Attracting new business and industry to the City through a variety of business-related incentives to improve the economic health and vitality of the City.	CDBG	Number of business	2014-15	2		0%
				2015-16	2		0%
				2016-17	2		0%
				2017-18	2		0%
				2018-19	2		0%
				TOTAL	10	0	0%
EO-3	Expand and diversify Job Creation to provide more economic opportunities for low and moderate income individuals.	CDBG	Number of Jobs created	2014-15	2		0%
				2015-16	2		0%
				2016-17	2		0%
				2017-18	2		0%
				2018-19	2		0%
				TOTAL	10	0	0%
EO-4	Enhance economic development through Commercial Sponsorship & Promotions.	CDBG	Number of Jobs created	2014-15	4		0%
				2015-16	4		0%
				2016-17	4		0%
				2017-18	4		0%
				2018-19	4		0%
				TOTAL	20	0	0%

## **Appendix D: Citizen Participation Plan**





# CITIZEN PARTICIPATION PLAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM



Prepared by:  
Darren Madkin, Deputy City Manager  
Sara Cortés de Pavón, Redevelopment Project Coordinator

City of Perris  
101 North D. Street  
Perris, CA 92570  
May 2014

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## **PURPOSE**

The purpose of the Citizen Participation Plan is to comply with Title 24, Housing and Urban Development, of the Code of Federal Regulations, Subpart B Citizen Participation and Consultation, Section 91.105 (24 CFR Part 91, Section 91.105). In accordance with the section of the federal, the City of Perris (City) is required to adopt a citizen participation plan that sets forth its policies and procedures for citizen participation in the development of its consolidated plan, any substantial amendments to the consolidated plan, and the performance reports. The Citizen Participation Plan also includes the City's plans to minimize displacement of persons and to assist any person displaced by eligible CDBG activities.

## **GENERAL POLICY STATEMENT**

It is the policy of the City of Perris to encourage citizen participation in the development of its initial Consolidated Plan, its Annual Action Plans, and its Consolidated Annual Performance and Evaluation Reports (CAPER). Additionally, the City will seek citizen participation in any substantial amendments are proposed to the Consolidated Plan or the Action Plans or if the City applies for Section 108 loan assistance. Citizen participation efforts include issuing public notices, conducting public hearings, sponsoring community meetings and workshops, and making draft documents available for public review. Specific procedures are outlined later in this document.

The City has placed special emphasis on encouraging participation by low and moderate income residents who live in areas where the CDBG funds are proposed to be used and in predominately low and moderate income neighborhoods of the City. Additional general policies:

- ❖ Written requests for information or comments/complaints shall be responded to by staff or consultant within 15 working days.
- ❖ Public records and copies of the Final Consolidated Plan, Annual Action Plan, CAPER, and any Section 108 Applications, shall be available for review at the City's Housing Authority.
- ❖ Public meetings shall be held at locations accessible to people with disabilities.
- ❖ All citizen participation efforts shall be prepared and/or conducted in both English and Spanish to encourage the participation of non-English speaking residents.
- ❖ All public notices shall be issued in calendar days unless otherwise indicated.

- ❖ Any CDBG regulation requiring “reasonable notice” shall be construed to be a 15-day public notice places in the Perris Progress newspaper unless otherwise indicated.
- ❖ Any CDBG regulation requiring a public review and comment period shall be construed to be for a period of 30 days unless otherwise indicated.
- ❖ The City’s policies and procedures to minimize displacement of personas and to assist any person displaced by eligible CDBG activities are incorporated into the Citizen Participation Plan and subject to the same public noticing and citizen participation requirements.

## **ELIGIBLE ACTIVITIES**

HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed towards 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 aids 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.

**DESCRIPTION OF DOCUMENTS SUBJECT TO CITIZEN PARTICIPATION****Consolidated Plan**

- ❖ The Consolidated Plan becomes the application for funding under the following Community Planning and Development formula grant programs: CDBG, HOME Investment Partnerships, and Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG).
- ❖ The Consolidated Plan is updated every five years.
- ❖ The five-year Consolidated Plan identifies long term housing and non-housing community development needs and goals, which serve as the criteria against which HUD will evaluate the City's plan and its performance under the Plan.
- ❖ The Plan includes certifications that the City will allocate no less than 70% of CDBG funding for activities that benefit low and moderate income persons and that the City will affirmatively further fair housing.
- ❖ Any proposed changes to the Consolidated Plan that affect the Plan's goals and objectives must be processed through a Substantial Amendment to the Consolidated Plan.

**Citizen Participation Plan**

- ❖ The City must provide citizens with a reasonable opportunity to comment on the original Citizen Participation Plan and on any amendments to the Plan.
- ❖ The Citizen Participation Plan must include specific minimum requirements for the development and adoption of a Consolidated Plan and its components.
- ❖ Any proposed changes to the Citizen Participation Plan must be processed through a Substantial Amendment to the Consolidated Plan.

**Annual One-Year Action Plan**

- ❖ The Annual One-Year Action Plan identifies projects to be implemented in the fiscal year to achieve the long term goals described in the Consolidated Plan.
- ❖ It is through the One Year Action Plan that funding availability will be announced, proposals for funding will be considered, and projects or programs will be selected for funding.

**Consolidated Annual Performance Evaluation Report (CAPER)**

- ❖ The CAPER assesses the City performance in meeting its housing and community development goals as outlined in the Annual One Year Action Plan and demonstrates how activities undertaken in the fiscal year address the City's five-year priorities.
- ❖ The CAPER also discusses changes the City intends to make in its action plan as a result of its annual assessment.

**Section 108 Loan Application**

- ❖ The Consolidated Plan may include Section 108 loan guarantee instrument, whereby, up to five times the City's annual allocation may be encumbered and used for a large scale capital improvement project.

**Substantial Amendments**

- ❖ A Substantial Amendment to the Consolidated Plan must be adopted if the City alters its Citizen Participation Plan, its housing goals or objectives, or its non-housing goals or objectives.
- ❖ A Substantial Amendment is defined as:
  - a) A new activity to be funded that was not contained in the Final Annual Action Plan;
  - b) An existing approved activity is cancelled; or
  - c) CDBG funds will be moved from an existing eligible activity to another in an amount greater than 50% of the existing activity allocation.

**24 CFR Section 570.505 Use of Real Property**

- ❖ If changes are proposed within five years after the closeout of a grant program to real property that was acquired or improved using CDBG funds in excess of \$25,000, a public hearing regarding the change is required.

**Applications for other Federal Grants**

- ❖ Submission of an application for any other federal grant requires a public hearing.

**CITIZEN PARTICIPATION PROCEDURES BY TYPE OF DOCUMENT****Consolidated Plan**

1. To obtain the community's input in assessing the City's housing and community development needs in the planning stages of the Consolidated Plan, the City will hold a CDBG Needs Assessment Community Meeting.
  - a) Informational notices in English and Spanish will be distributed to residents through at least 15 days prior to the meeting date. Distribution will be through the Community Services newsletter, the Perris Community Access television channel, the City water bill, direct mailings, or by other means.
  - b) A public notice will be placed in the Perris Progress newspaper two weeks prior to the meeting date.
  - c) The meeting will be held at the Perris Council Chambers, 101 N. "D" Street, Perris, CA 92570.
  - d) Spanish language translators will be available to encourage participation of Spanish speaking residents.
  
2. To obtain the community's input in assessing the City's housing and community development needs in the planning stages of the Consolidated Plan, City staff and /or consultants will meet with the following agencies or organizations:
  - a) County of Riverside Economic Development Agency
  - b) Housing Authority of Riverside County
  - c) County of Riverside Department of Public Social Services, Homeless Programs Unit
  - d) Fair Housing Council of Riverside County
  - e) Applicable City Departments
  
3. Upon completions of the Draft Consolidated Plan, the City will encourage its review and comment in a manner that affords citizen, public agencies, and other interested parties a reasonable opportunity to examine its contents:
  - a) A copy of the document will be made available to the agencies listed in item 2 above.
  - b) A public notice will be sent to all identified interested parties and will be placed in the Perris Progress newspaper announcing the Draft Consolidated Plan is available for a 30-day public review and comment period in the Perris City Clerk office and the Perris Housing Authority. The notice will also indicate the date, time, and location of the City Council public hearing for adoption of the Final Consolidated Plan. The public notice will include:

- i. The amount of CDBG assistance expected to be received during the plan duration;
  - ii. The range of activities that are proposed under the Consolidated Plan using CDBG funds;
  - iii. The estimated amount of CDBG funding to benefit low and moderate income persons during the plan duration;
  - iv. All comments received in writing or orally will be summarized and attached to the Final Consolidated Plan.
4. The City Council will conduct a public hearing to consider adoption of the Final Consolidated Plan 30 calendar days after making the Draft plan available for public review. The final Plan shall include a listing of the written public comments received and responses to those comments.
5. Subsequent to adoption, a Substantial Amendment to the Consolidated Plan is required if the Plan's housing goals or objectives are altered or if the Plan's non-housing goals or objectives are altered.

#### **Citizen Participation Plan**

1. The Citizen Participation Plan is a component of the Consolidated Plan and its five year updates. It will be incorporated into the Consolidated Plan noticing, the Community Needs Assessment Workshop, the Draft Consolidated Plan, and the Final Consolidated Plan.
2. The public discussions and public hearing outlined for the initial Consolidated Plan will include consideration of the Citizen Participation Plan. However, a separate resolution will be required for initial adoption of the Citizen Participation Plan.
3. Subsequent to adoption, a Substantial Amendment to the Consolidated Plan is required if the Citizen Participation Plan is altered.

#### **Annual One-Year Action Plan**

1. To assist in the drafting of the Annual One-Year Action Plan, a public workshop will be held by the City to discuss the CDBG program, community needs, funding availability, and the process for applying for CDBG funds.
  - a) A notice of the meeting time and content will be sent to all grantees, current and past, at least 15 days prior to the meeting date.
  - b) A notice of meeting time and content will be sent to all other known interested community based organizations, City Departments, the Riverside County Housing Authority, and the Riverside County Homeless Program Unit at least 15 days prior to the meeting date.
  - c) A 15 day public notice will be placed in the Perris Progress newspaper announcing the purpose of the meeting and its time and location.



- d) The meeting will be held at the Perris Council Chambers, 101 N. "D" Street, Perris, CA 92570. Language translation services will be made available upon request with 24-hour notice.
2. Upon completion of the Draft Annual Action Plan, the City will encourage its review and comment in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents.
    - a) A public notice will be sent to all identifies interested parties and will be placed in the Perris Progress newspaper announcing the Draft Annual Action Plan is available for a 30-day public review in the Perris City Clerk office and Perris Housing Authority.
    - b) The notice will also indicate the date, time, and location of the City Council public hearing for the adoption of the Final Annual Action Plan.
  3. The City Council will conduct a public hearing to consider adoption of the Final Annual Action Plan 30 calendar days after making the Draft plan available for public review. The final Plan shall include a listing of the written public comments received and responses to those comments.
  4. Subsequent to adoption, a Substantial Amendment to the Consolidated Plan required if:
    - a) A new activity will be funded that was not contained in the Final Annual Action Plan;
    - b) An existing approved activity is cancelled; or
    - c) CDBG funds will be moved from an existing eligible activity to another in an amount greater than 50% of the existing activity allocation.

### **Consolidated Annual Performance Evaluation Report (CAPER)**

1. The City Council will conduct a public hearing to consider adoption of the CAPER.
2. A 15-day public hearing notice will be placed in the Perris Progress newspaper of the availability of the CAPER for a 15-day public review and comment period in the Perris City Clerk office and Perris Housing Authority announcing the date, time, and location of the public hearing.
3. The final CAPER shall include a listing of the written public comments received and responses to those comments.

### **Substantial Amendments to the Consolidated Plan**

1. The City Council will conduct a public hearing to consider amending the Consolidated Plan, Citizen Participation Plan, or Annual Action Plan.
2. A 15-day public hearing notice will be placed in the Perris Progress newspaper of the availability of the CAPER for public review and comment in the Perris City

Clerk office and Perris Housing Authority announcing the date, time, and location of the public hearing.

3. The final amended document shall include a listing of the written public comments received and responses to those comments.

### **Section 108 Applications or any other Federal Program Application**

1. The City Council will conduct a public hearing to consider submitting a Section 108 Loan Application or any other federal program application that requires a public hearing. An application for additional federal funding would also require amending the Annual Action Plan.
2. A 15-day public hearing notice will be placed in the Perris Progress newspaper of the availability of the application for public review in the Perris City Clerk office and Perris Housing Authority and announcing the date, time, and location of the public hearing. This notice also serves as the required public notice for the Substantial Amendment to the Annual Action Plan.
3. The final application and the amended Annual Action Plan shall include a listing of the written public comments received and responses to those comments.

### **24 CFR Section 570.505 Use of Real Property**

1. The City Council will conduct a public hearing to consider changing the use of the real property that was acquired or improved using CDBG funds in excess of \$25,000.
2. A 15-day public hearing notice will be placed in the Perris Progress newspaper of the proposed new use for the real property and announcing the date, time, and location of the public hearing. The notice will include:
  - a) The nature of the change;
  - b) The amount of CDBG funds expended for the real property;
  - c) The beneficiaries of the current use;
  - d) Whether the new use meets a national CDBG objective; and
  - e) If the new use does not meet a national CDBG objective, the amount to be reimbursed to the CDBG Program.

### **POLICIES AND PROCEDURES TO MINIMIZE DISPLACEMENT OF PERSONS AND TO ASSIST ANY PERSON DISPLACED BY ELIGIBLE ACTIVITIES**

- 
1. Consistent with the goals and objectives of the Consolidated Plan, the City shall take steps to minimize the displacement of persons from their homes. Examples include:
    - a) Evaluate housing codes, rehabilitation standards, and code enforcement activities in reinvestment areas to prevent their placing undue financial burden on long-established owners or on tenants of multiple family buildings.
    - b) Carefully review all practical alternatives to any proposal that may result in residential displacement such as considering other sites for the project, weighing the financial and non-financial costs and benefits of each site, and evaluating the project in terms of consistency with the Consolidated Plan.
    - c) If displacement is a result of multiple-family home rehabilitation activities, consider staging the timing to allow tenant to move to vacant units in the building while their units are being rehabbed.
    - d) Involve all applicable City Departments, community organizations, and local realtors, to coordinate the various housing and social service programs and market forces operating in the City.
    - e) If practical, establish temporary relocation facilities to house families whose displacement will be of short duration.
  2. In the event displacement is necessary, the City shall assign a representative to work with each displacee to provide assistance and information in manner that will minimize hardship and facilitate the relocation process. All displacee information will be kept confidential.
  3. The City shall provide relocation assistance to all low or moderate income persons displaced by activities assisted with CDBG funds.
  4. To the extent required under 24 CFR Section 42.375, the City will replace a one-for-one basis all occupiable and vacant low or moderate income housing units demolished or converted to a use other than low or moderate income housing units as a direct result of activities assisted with CDBG funds.
  5. All replacement housing shall be provided within three years of the commencement of demolition or conversion to a use other than low or moderate income housing.
  6. Prior to obligating or expending funds that will directly result in displacement, the City shall make public and certify in writing to the Los Angeles field office of the Department of Housing and Urban Development (HUD) the following:
-

- a) A description of the proposed assisted activity;
- b) The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than low or moderate income housing;
- c) A time schedule for the commencement and completion of the demolition or conversion;
- d) The general location on a map and the approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
- e) The source of funding and the time schedule for the provision of replacement housing units;
- f) The basis for concluding that each replacement dwelling unit will remain a low or moderate income dwelling unit for at least ten years from date of initial occupancy; and
- g) Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the housing needs of low or moderate income households in the City.

**Appendix E: Public Notices**



# Proof of Publication

(2015.5 C.C.P.)

STATE OF CALIFORNIA  
County of Riverside

## THE PERRIS PROGRESS

and *The Perris City News*

Est. 1901

1307-C W. 6<sup>th</sup> Street #139

Corona, CA 92882

E-Mail: SentinelWeekly@aol.com

Mail: P.O. Box 128, Perris, CA 92572

(T) 951-657-1810 (F) 951-940-1832

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Perris Progress, a newspaper of general circulation, printed and published weekly in the City of Perris, County of Riverside and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of June 27, 1952 (Case Number 54843; that the notice of which the annexed is a printed copy (set in type not smaller than newspaper), has been printed in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Published:

MARCH 14,

&

in the year: 2014

I certify (declare) under penalty of perjury that the foregoing is true and correct:

By: [Signature]  
Authorized Representative

This: 14 Day of: MARCH

In the year: 2014

CITY OF PERRIS  
PERRIS CITY COUNCIL  
COMBINED NOTICE OF TWO PUBLIC HEARINGS AND 30-DAY PUBLIC COMMENT PERIOD FOR THE DRAFT 2014-2019 CONSOLIDATED PLAN AND FY 2014-2015 ANNUAL ACTION PLAN  
NOTICE IS HEREBY GIVEN that the City Council of the City of Perris will hold TWO (2) PUBLIC HEARINGS AND ACCEPT PUBLIC COMMENT/ COMMUNITY INPUT on the following item:

ITEM:  
The CITY OF PERRIS HAS PREPARED THE DRAFT 2014-2019 CONSOLIDATED PLAN and the FY 2014-2015 ANNUAL ACTION PLAN as required by the U.S. Department of Housing and Urban Development (HUD). Copies of the Draft Plans will be available to the PUBLIC FOR REVIEW and COMMENT BEGINNING MARCH 14, 2014 THROUGH MAY 5, 2014.

The City Council will hold a PUBLIC HEARING ON APRIL 8, 2014, for the purpose of receiving preliminary community input on community development and housing needs and establish priorities for the Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan. A second public hearing will be held by the City Council on MAY 5, 2014, to consider adoption of the Final 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan.

BACKGROUND: The FY 2014-2015 Annual Action Plan outlines the methods by which the City intends to implement goals and objectives established within the Five-Year Consolidated Plan through utilization of Federal Community Development Block Grant (CDBG) funds and other available resources. The proposed FY 2014-2015 Annual Action Plan will be the first plan under the 2014-2019 Consolidated Plan. The City anticipates receiving approximately \$813,388 in Federal Entitlement CDBG Grants. Approximately 20% of the funds will be set aside for Planning & Administration; 15% for public services; and 65% for other eligible activities.

APPLICANT: CITY OF PERRIS

APRIL 8, 2014 PROPOSAL:

- 1.) Review the Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan, and staff funding recommendations, and receive public comment.
- 2.) Direct the City Manager through the CDBG Staff to revise preliminary funding recommendations for the FY 2014-2015 Annual Action Plan as necessary.

MAY 5, 2014 PROPOSAL:

- 1.) Review, receive public comment and Approve the 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan;
- 2.) Adopt Resolution No. XXX approving the 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan.
- 3.) Direct the City Manager through the CDBG Staff to submit the 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan, and to amend as needed.

LOCATION: CITY WIDE  
ENVIRONMENTAL DETERMINATION:

The project is exempt from the National Environmental Quality Act pursuant to 24 CFR Part 58.34(a), and Statutorily Exempt from the California Environmental Quality Act per Section 15262, and required environmental notices have been prepared.

PUBLIC COMMENT PERIOD: The Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan is available for review beginning March 14, 2014 through May 5, 2014, at the City of Perris Housing Authority. PUBLIC COMMENTS may be made before the PUBLIC HEARING, during the PUBLIC HEARING or by May 5,

2014. Written comments should be addressed to Sara Cortes de Pavon, 115 North "D" Street, Perris, CA 92570. Phone comments can be made at (951)-943-5003 x254.

PUBLIC HEARINGS: The CITY OF PERRIS CITY COUNCIL is scheduled to consider the proposal at TWO SEPARATE MEETINGS: TUESDAY, APRIL 8, 2014 AT 6:00 PM; AND TUESDAY, MAY 5, 2014 AT 5:00PM.

ANY PERSON AFFECTED OR CONCERNED by this proposal may submit written comments to the Office of the City Clerk before the City Council hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The CITY COUNCIL, AT THE HEARING or during deliberations, could recommend approval of an alternative proposal for the above, including any changes to the proposal. The City Council Chambers are accessible to the disabled. If persons need assistance with translation or with alternate format for handicap accessibility, they may request reasonable accommodations at least three (3) working days in advance of the meeting by contacting Sara Cortes de Pavon at (951) 943-5003 x254.

ANY PERSON CHALLENGING THIS PROJECT IN COURT, may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the City Council prior to the PUBLIC HEARING.

CITY COUNCIL  
PUBLIC HEARING DATES  
CITY COUNCIL CHAMBERS  
101 NORTH "D" STREET  
PERRIS, CA 92570  
DATES: APRIL 8, 2014 & MAY 5, 2014

& TIME: 6:00 P.M. - 8:00 P.M.  
PROJECT CONTACT: SARA CORTES DE PAVON, CDBG Coordinator  
Phone: (951) 943-5003 x254  
Si necesita un intérprete por favor llámenos al (951) 943-5003

PERRIS PROGRESS  
The Official Legal-Notice Publication for the City of Perris.  
3-Lakes Judicial Dist., Riverside Co., CA  
PP14-11-B JOB # 14-011  
MARCH 14, 2014

# Proof of Publication

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Riverside

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Mail: P.O. Box 128, Perris, CA 92572

(T) 951-657-1810 (F) 951-940-1832

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Perris Progress, a newspaper of general circulation, printed and published weekly in the City of Perris, County of Riverside and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of June 27, 1953, Case Number 54843; that the notice of which the enclosed is a printed copy (set in type not smaller than newspaper), has been printed in each regular and entire issue of said newspaper and out in any supplement thereof on the following dates, to wit:

Published:

April 11

&

in the year: 2014

I certify (declare) under penalty of perjury that the foregoing is true and correct:

ISI [Signature]  
Authorized Representative

This: 11 Day of: April

In the year: 2014

THIS SPACE RESERVED FOR CLERK / RECORDING STAMP

**CITY OF PERRIS  
PERRIS CITY COUNCIL  
NOTICE OF PUBLIC HEARING  
FOR THE DRAFT 2014-2019  
CONSOLIDATED PLAN  
AND FY 2014-2015 ANNUAL ACTION  
PLAN**

**CORRECTION: MEETING DATE  
CHANGED FROM MAY 6, 2014 TO  
MAY 13, 2014**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PERRIS WILL HOLD ONE (1) PUBLIC HEARING AND ACCEPT PUBLIC COMMENT/COMMENTARY INPUT on the following item:

ITEM:  
The CITY OF PERRIS has prepared the Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan as required by the U.S. Department of Housing and Urban Development (HUD).  
A PUBLIC HEARING will be held by the City Council on **MAY 13, 2014**, to receive comment on the Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan.

**BACKGROUND:**  
The FY 2014-2015 Annual Action Plan outlines the methods by which the City intends to implement goals and objectives established within the Five-Year Consolidated Plan through utilization of Federal Community Development Block Grant (CDBG) funds and other available resources. The proposed FY 2014-2015 Annual Action Plan will be the first plan under the 2014-2019 Consolidated Plan. The City anticipates receiving approximately \$ 867,888 in Federal Entitlement CDBG Grants. Approximately 29% of the funds will be set aside for Planning & Administration; 18% for public services; and 53% for other eligible activities.

**APPLICANT: CITY OF PERRIS**

**MAY 13, 2014 PROPOSAL:**

- 1.) REVIEW, RECEIVE PUBLIC COMMENT AND APPROVE THE 2014-2019 CONSOLIDATED PLAN AND THE FY 2014-2015 ANNUAL ACTION PLAN;
- 2.) ADOPT RESOLUTION NO. 000 APPROVING THE 2014-2019 CONSOLIDATED PLAN AND THE FY 2014-2015 ANNUAL ACTION PLAN;
- 3.) DIRECT THE CITY MANAGER THROUGH THE CDBG START TO SUBMIT THE 2014-2019 CONSOLIDATED PLAN AND THE FY 2014-2015 ANNUAL ACTION PLAN, AND TO AMEND AS NEEDED.

**LOCATION:**  
CITY WIDE

**ENVIRONMENTAL DETERMINATION:**  
The project is exempt from the National Environmental Quality Act pursuant to 24 CFR 58.200 (2)(ii) and Statutorily Exempt from the California Environmental Quality Act per Section 15302, and required environmental notices have been prepared.

**PUBLIC COMMENT PERIOD:**  
The Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan is available for review beginning **MARCH 31, 2014** THROUGH **MAY 5, 2014**, at the CITY OF PERRIS HOUSING AUTHORITY. PUBLIC COMMENTS may be made before the public hearing, or during the public hearing. Written comments should be addressed to Sara Cortes, Project Contact, at (951) 940-2824.

**PUBLIC HEARING:**  
THE CITY OF PERRIS CITY COUNCIL IS SCHEDULED TO CONSIDER THE PROPOSAL ON **TUESDAY, MAY 13, 2014 AT 6:00 PM**. ANY PERSON AFFECTED OR CONCERNED BY THIS PROPOSAL may submit written comments to the Office of the City Clerk before the CITY COUNCIL HEARING. The site of the public hearing, any person interested and the hearing report or copy of the proposal. The City Council at the hearing will make deliberations, could recommend approval or disapproval of the proposal for the Mayor, including any changes to the proposal. The City Council Chambers are accessible to the disabled. If you need assistance with translation, or with another format of hearing accessible, they may request reasonable accommodations at least three (3) working days in advance of the meeting by contacting Sara Cortes at (951) 940-2824.

ANY PERSON CHALLENGING THIS PROJECT IN COURT, may be liable to paying any costs incurred by the City of Perris. Public Hearing described in this notice and any other information will be forwarded to the CITY COUNCIL prior to the PUBLIC HEARING.

**CITY COUNCIL  
PUBLIC HEARING DATE  
CITY COUNCIL CHAMBERS  
101 NORTH 5<sup>TH</sup> STREET  
PERRIS, CA 92571  
DATE: MAY 13, 2014  
A TIME: 6:00 PM**

**PROJECT CONTACT: SARA  
CORTEZ DE PAVON, CDBG  
COORDINATOR PHONE: (951) 940-  
2824**

For more information, please contact Sara Cortes at (951) 940-2824.  
**JOHN C. DE PERRIS PROGRESS  
THE OFFICIAL LEGAL NOTICE  
Publication for the City of Perris  
3-Lake Judicial District  
Co., CA  
#P14-15-0000048  
APRIL 11 2014**



## **Appendix F: Community Needs Survey and Results**





# CITY OF PERRIS COMMUNITY NEEDS SURVEY

*Dedicated to improving the quality of life for our community*

The City of Perris is conducting a community needs survey in your neighborhood to gather information on the types of services and improvements that may be needed. Please tell us what you feel is important in your neighborhood by rating the need for each item.

Please fill in completely like this ● not like this ∅

	Priority			
	High	Medium	Low	No Priority
<b>COMMUNITY FACILITIES</b>				
Senior centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health care facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>INFRASTRUCTURE</b>				
Water/Sewer improvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street/Alley improvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalk improvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>SPECIAL NEEDS SERVICES</b>				
Centers/Services for people with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessibility improvements (ADA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Domestic violence services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Substance abuse services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>NEIGHBORHOOD SERVICES</b>				
Graffiti removal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Code enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clean up abandoned lots and buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>HOUSING</b>				
Rehabilitation of owner-occupied units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitation of rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeownership assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable rental housing development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for individuals with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fair housing services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lead-based paint test/abatement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Energy efficiency improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic preservation of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Priority			
	High	Medium	Low	No Priority
<b>COMMUNITY SERVICES</b>				
Senior services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Child care services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Anti-crime programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental health services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>BUSINESS AND JOBS</b>				
Start-up business assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small business loans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job creation and retention	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business mentoring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>How often are the following statements true?</b>				
My family enjoys being outdoors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My family feels safe outdoors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are safe places to walk and bike	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We use recreational facilities in our neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Which category do you consider a high priority for the city's CDBG funding over the next five years? (check one)</b>				
Community Facilities	<input type="radio"/>			
Infrastructure	<input type="radio"/>			
Special Needs Services	<input type="radio"/>			
Neighborhood Services	<input type="radio"/>			
Housing	<input type="radio"/>			
Community Services	<input type="radio"/>			
Business & Jobs	<input type="radio"/>			

Thank you for your participation in the Community Needs Survey. Please mail the completed survey to us by Thursday, January 30, 2014. If you have any questions, please contact Mrs. Sara Cortés de Pavón at 951-943-5003.

## FAIR HOUSING

Fair housing is a right protected by Federal and State laws. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical conditions, familial status, marital status, age, ancestry, sexual orientation, source of income, or any other arbitrary reason. We want to hear about your experience with fair housing issues and concerns. Please fill out the following survey. Thank you!

1. Have you personally ever experienced discrimination in housing?  YES  NO
2. Who do you believe discriminated against you?  
 A landlord/property manager  a real estate agent  a mortgage lender  a city/county staff person
3. Where did the act of discrimination occur?  
 an apartment complex  a condo/townhome development  a single-family neighborhood  
 a public or subsidized housing project  a mobile home park  when applying for city/county programs
4. On what basis do you believe you were discriminated against? (Check all that apply)
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Race            | <input type="checkbox"/> Color              | <input type="checkbox"/> Religion                      |
| <input type="checkbox"/> National Origin | <input type="checkbox"/> Ancestry           | <input type="checkbox"/> Gender                        |
| <input type="checkbox"/> Marital Status  | <input type="checkbox"/> Sexual Orientation | <input type="checkbox"/> Age                           |
| <input type="checkbox"/> Family Status   | <input type="checkbox"/> Source of Income   | <input type="checkbox"/> Disability/Medical Conditions |
- (e.g. single-parent with children, family with children or expecting a child) (e.g. welfare, unemployment insurance) (either you or someone close to you)
- Other (please explain): \_\_\_\_\_

5. How were you discriminated against?  
\_\_\_\_\_

6. Have you ever been denied "reasonable accommodation" (flexibility) in rules, policies, or practices to accommodate your disability?  YES  NO

If YES, what was your request?  
\_\_\_\_\_

7. If you believe you have been discriminated against, have you reported the incident?  YES  NO

If NO – Why?  don't know where to report  afraid of retaliation  
 don't believe it makes any difference  too much trouble

If YES, how did you report the incident?  
\_\_\_\_\_

8. Has any hate crime been committed in your neighborhood?  YES  NO  Don't Know

If YES, what was the basis? (check all that apply)

<input type="checkbox"/> Race	<input type="checkbox"/> Color	<input type="checkbox"/> Religion
<input type="checkbox"/> National Origin	<input type="checkbox"/> Ancestry	<input type="checkbox"/> Gender
<input type="checkbox"/> Marital Status	<input type="checkbox"/> Sexual Orientation	<input type="checkbox"/> Age
<input type="checkbox"/> Family Status	<input type="checkbox"/> Source of Income	<input type="checkbox"/> Disability/Medical Conditions

Other (please elaborate): \_\_\_\_\_

(Questions 9-10 are optional; however your response will allow us to better serve the community. Your individual response will be confidential.)

9. Ethnic Categories (select one)  Hispanic or Latino  Not-Hispanic or Latino

10. Racial Categories (select one or more)
- |  |                                |  |
|--|--------------------------------|--|
| <input type="checkbox"/> Native Hawaiian or Other Pacific Islander | <input type="checkbox"/> Asian | <input type="checkbox"/> Black or African American |
| <input type="checkbox"/> American Indian or Alaska Native          | <input type="checkbox"/> White | <input type="checkbox"/> Other                     |

# COMMUNITY FACILITIES

Priority	Senior Centers	Cumulative Frequency	Percentage
High	219	219	47%
Medium	167	386	82%
Low	64	450	96%
No Priority	19	469	100%
Answered	469		
Skipped	40		
<b>TOTAL</b>	<b>509</b>		



Priority	Health Care Facilities	Cumulative Frequency	Percentage
High	274	274	61%
Medium	130	404	90%
Low	40	444	99%
No Priority	4	448	100%
Answered	448		
Skipped	61		
<b>TOTAL</b>	<b>509</b>		



Priority	Youth Centers	Cumulative Frequency	Percentage
High	284	284	62%
Medium	127	411	90%
Low	37	448	98%
No Priority	8	456	100%
Answered	456		
Skipped	53		
<b>TOTAL</b>	<b>509</b>		



Priority	Community Centers	Cumulative Frequency	Percentage
High	271	271	60%
Medium	136	407	91%
Low	31	438	98%
No Priority	11	449	100%
Answered	449		
Skipped	60		
<b>TOTAL</b>	<b>509</b>		



# INFRASTRUCTURE

Priority	Water/Sewer	Cumulative Frequency	Percentage
High	223	223	48%
Medium	164	387	84%
Low	59	446	97%
No Priority	15	461	100%
Answered	461		
Skipped	48		
<b>Total</b>	<b>509</b>		



Priority	Street Lighting	Cumulative Frequency	Percentage
High	262	262	57%
Medium	139	401	87%
Low	44	445	97%
No Priority	14	459	100%
Answered	459		
Skipped	50		
<b>Total</b>	<b>509</b>		



Priority	Street/Alley	Cumulative Frequency	Percentage
High	253	253	56%
Medium	133	386	85%
Low	54	440	97%
No Priority	12	452	100%
Answered	452		
Skipped	57		
<b>Total</b>	<b>509</b>		



Priority	Sidewalks	Cumulative Frequency	Percentage
High	244	244	55%
Medium	132	376	85%
Low	57	433	98%
No Priority	11	444	100%
Answered	444		
Skipped	65		
<b>Total</b>	<b>509</b>		



# SPECIAL NEED SERVICES

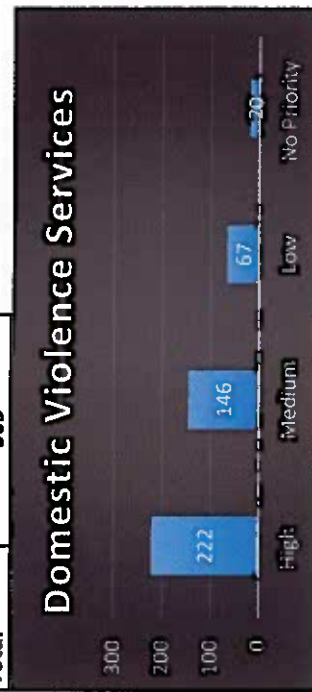
Priority	Services for people with Disabilities	Cumulative Frequency	Percentage
High	218	218	48%
Medium	156	374	83%
Low	57	431	96%
No Priority	19	450	100%
Answered	450		
Skipped	59		
<b>Total</b>	<b>509</b>		



Priority	Accessibility Improvements (ADA)	Cumulative Frequency	Percentage
High	177	177	40%
Medium	177	354	80%
Low	73	427	96%
No Priority	18	445	100%
Answered	445		
Skipped	64		
<b>Total</b>	<b>509</b>		



Priority	Domestic Violence Services	Cumulative Frequency	Percentage
High	222	222	49%
Medium	146	368	81%
Low	67	435	96%
No Priority	20	455	100%
Answered	455		
Skipped	54		
<b>Total</b>	<b>509</b>		



Priority	Substance Abuse Services	Cumulative Frequency	Percentage
High	231	231	52%
Medium	133	364	82%
Low	55	419	95%
No Priority	24	443	100%
Answered	443		
Skipped	66		
<b>Total</b>	<b>509</b>		



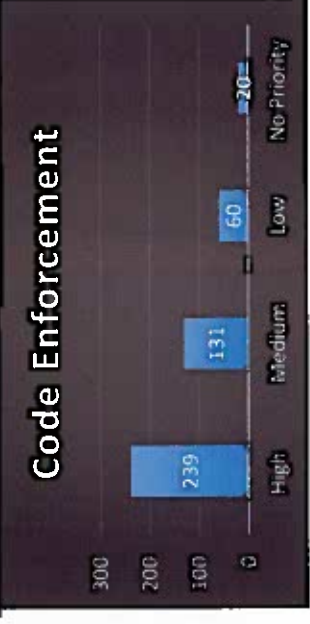


# NEIGHBORHOOD SERVICES

Priority	Graffiti Removal	Cumulative Frequency	Percentage
High	281	281	60%
Medium	128	409	88%
Low	47	456	98%
No Priority	9	465	100%
Answered	465		
Skipped	44		
<b>Total</b>	<b>509</b>		



Priority	Code Enforcement	Cumulative Frequency	Percentage
High	239	239	53%
Medium	131	370	82%
Low	60	430	96%
No Priority	20	450	100%
Answered	450		
Skipped	59		
<b>Total</b>	<b>509</b>		



Priority	Clean Abandoned Lots & Buildings	Cumulative Frequency	Percentage
High	289	289	61%
Medium	124	413	88%
Low	42	455	97%
No Priority	16	471	100%
Answered	471		
Skipped	38		
<b>Total</b>	<b>509</b>		





# HOUSING

Priority	Rehab of Owner Occupied units	Cumulative Frequency	Percentage
High	184	184	41%
Medium	167	351	79%
Low	70	421	94%
No Priority	25	446	100%
Answered	446		
Skipped	63		
<b>Total</b>	<b>509</b>		



Priority	Rehab of Rental Housing	Cumulative Frequency	Percentage
High	199	199	45%
Medium	150	349	79%
Low	70	419	95%
No Priority	22	441	100%
Answered	441		
Skipped	68		
<b>Total</b>	<b>509</b>		



Priority	Homeownership Assistance	Cumulative Frequency	Percentage
High	198	198	44%
Medium	155	353	78%
Low	74	427	94%
No Priority	26	453	100%
Answered	453		
Skipped	56		
<b>Total</b>	<b>509</b>		



Priority	Affordable Rental Housing Development	Cumulative Frequency	Percentage
High	192	192	43%
Medium	130	322	73%
Low	78	400	90%
No Priority	43	443	100%
Answered	443		
Skipped	66		
<b>Total</b>	<b>509</b>		



## Affordable Rental Housing Development

# HOUSING

Priority	Housing for individuals with Disabilities	Cumulative Frequency	Percentage
High	196	196	44%
Medium	156	352	79%
Low	70	422	95%
No Priority	24	446	100%
Answered	446		
Skipped	63		
<b>Total</b>	<b>509</b>		



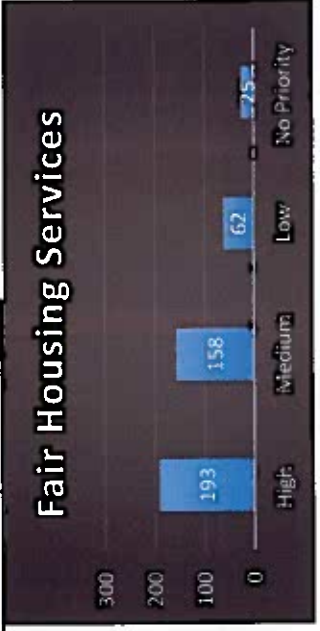
Priority	Family Housing	Cumulative Frequency	Percentage
High	204	204	46%
Medium	153	357	81%
Low	62	419	95%
No Priority	24	443	100%
Answered	443		
Skipped	66		
<b>Total</b>	<b>509</b>		



Priority	Senior Housing	Cumulative Frequency	Percentage
High	194	194	44%
Medium	169	363	82%
Low	54	417	94%
No Priority	27	444	100%
Answered	444		
Skipped	65		
<b>Total</b>	<b>509</b>		



Priority	Fair Housing Services	Cumulative Frequency	Percentage
High	193	193	44%
Medium	158	351	80%
Low	62	413	94%
No Priority	25	438	100%
Answered	438		
Skipped	71		
<b>Total</b>	<b>509</b>		

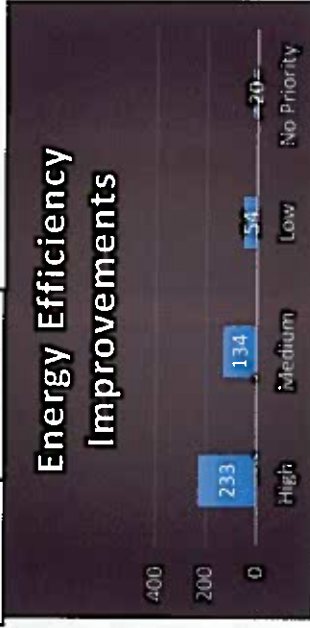


# HOUSING

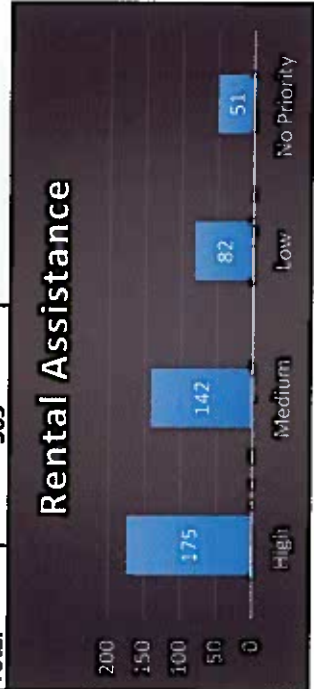
Priority	Lead Based Paint Testing/Abatement	Cumulative Frequency	Percentage
High	179	179	41%
Medium	144	323	74%
Low	71	394	91%
No Priority	40	434	100%
Answered	434		
Skipped	75		
<b>Total</b>	<b>509</b>		



Priority	Energy Efficiency Improvements	Cumulative Frequency	Percentage
High	233	233	53%
Medium	134	367	83%
Low	54	421	95%
No Priority	20	441	100%
Answered	441		
Skipped	68		
<b>Total</b>	<b>509</b>		



Priority	Rental Assistance	Cumulative Frequency	Percentage
High	175	175	39%
Medium	142	317	70%
Low	82	399	89%
No Priority	51	450	100%
Answered	450		
Skipped	59		
<b>Total</b>	<b>509</b>		

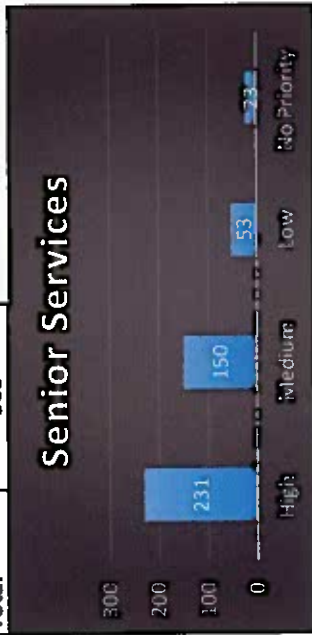


Priority	Historic Preservation of Housing	Cumulative Frequency	Percentage
High	193	193	44%
Medium	136	329	75%
Low	76	405	92%
No Priority	36	441	100%
Answered	441		
Skipped	68		
<b>Total</b>	<b>509</b>		

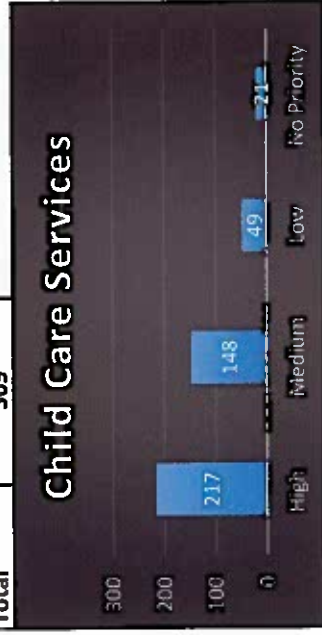


# COMMUNITY SERVICES

Priority	Senior Services	Cumulative Frequency	Percentage
High	231	231	51%
Medium	150	381	83%
Low	53	434	95%
No Priority	23	457	100%
Answered	457		
Skipped	52		
<b>Total</b>	<b>509</b>		



Priority	Child Care Services	Cumulative Frequency	Percentage
High	217	217	50%
Medium	148	365	84%
Low	49	414	95%
No Priority	21	435	100%
Answered	435		
Skipped	74		
<b>Total</b>	<b>509</b>		



Priority	Youth Services	Cumulative Frequency	Percentage
High	263	263	59%
Medium	128	391	88%
Low	35	426	96%
No Priority	18	444	100%
Answered	444		
Skipped	65		
<b>Total</b>	<b>509</b>		



Priority	Anti-Crime Programs	Cumulative Frequency	Percentage
High	286	286	64%
Medium	120	406	91%
Low	28	434	97%
No Priority	13	447	100%
Answered	447		
Skipped	62		
<b>Total</b>	<b>509</b>		





# COMMUNITY SERVICES

Priority	Health Care Services	Cumulative Frequency	Percentage
High	241	241	55%
Medium	149	390	89%
Low	31	421	97%
No Priority	15	436	100%
Answered	436		
Skipped	73		
<b>Total</b>	<b>509</b>		



Priority	Mental Health Services	Cumulative Frequency	Percentage
High	217	217	50%
Medium	147	364	84%
Low	49	413	96%
No Priority	19	432	100%
Answered	432		
Skipped	77		
<b>Total</b>	<b>509</b>		



Priority	Youth Employment	Cumulative Frequency	Percentage
High	261	261	59%
Medium	110	371	84%
Low	51	422	95%
No Priority	21	443	100%
Answered	443		
Skipped	66		
<b>Total</b>	<b>509</b>		

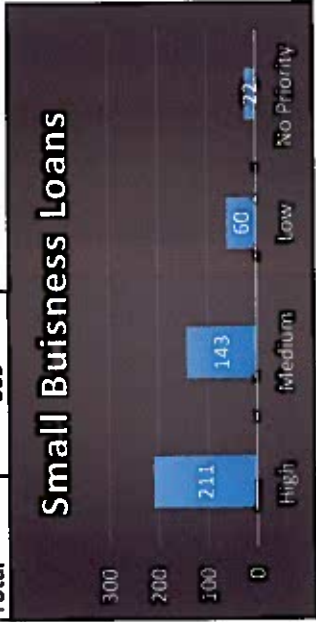


# BUSINESS AND JOBS

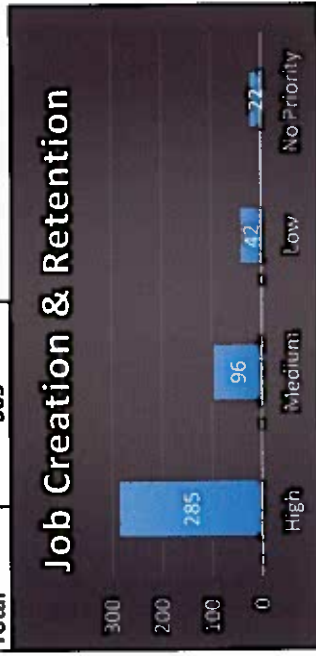
Priority	Start Up Business Assistance	Cumulative Frequency	Percentage
High	217	217	50%
Medium	133	350	80%
Low	59	409	94%
No Priority	26	435	100%
Answered	435		
Skipped	74		
<b>Total</b>	<b>509</b>		



Priority	Small Business Loans	Cumulative Frequency	Percentage
High	211	211	48%
Medium	143	354	81%
Low	60	414	95%
No Priority	22	436	100%
Answered	436		
Skipped	73		
<b>Total</b>	<b>509</b>		



Priority	Job Creation & Retention	Cumulative Frequency	Percentage
High	285	285	64%
Medium	96	381	86%
Low	42	423	95%
No Priority	22	445	100%
Answered	445		
Skipped	64		
<b>Total</b>	<b>509</b>		



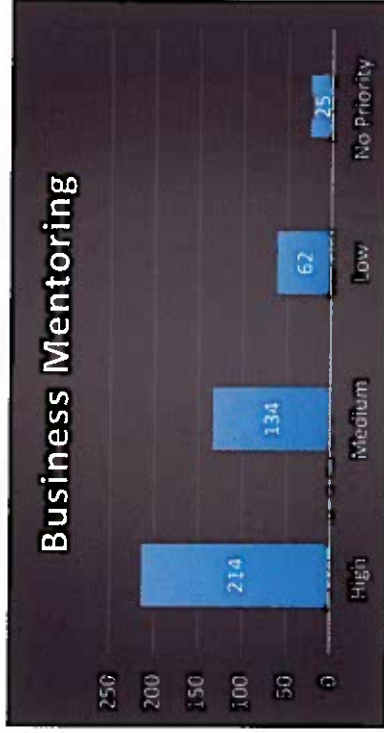
Priority	Employment Training	Cumulative Frequency	Percentage
High	271	271	60%
Medium	111	382	85%
Low	45	427	95%
No Priority	22	449	100%
Answered	449		
Skipped	60		
<b>Total</b>	<b>509</b>		



# BUSINESS AND JOBS

## BUSINESS MENTORING

Priority	Business Mentoring	Relative Frequency	Percentage
High	214	214	49%
Medium	134	348	80%
Low	62	410	94%
No Priority	25	435	100%
Answered	435		
Skipped	74		
<b>Total</b>	<b>509</b>		

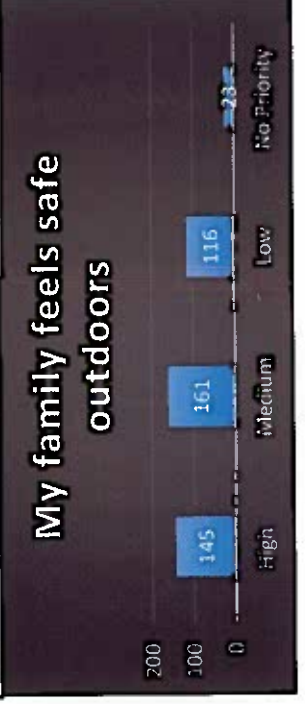


# HOW OFTEN ARE THE FOLLOWING STATEMENTS TRUE

Priority	My family enjoys being outdoors	Cumulative Frequency	Percentage
High	259	259	57%
Medium	120	379	84%
Low	55	434	96%
No Priority	17	451	100%
Answered	451		
Skipped	58		
Total	509		



Priority	My family feels safe outdoors	Cumulative Frequency	Percentage
High	145	145	33%
Medium	161	306	69%
Low	116	422	95%
No Priority	23	445	100%
Answered	445		
Skipped	64		
Total	509		



Priority	There are safe places to walk and bike	Cumulative Frequency	Percentage
High	138	138	32%
Medium	150	288	66%
Low	128	416	95%
No Priority	21	437	100%
Answered	437		
Skipped	72		
Total	509		



Priority	We use recreational facilities in our neighborhood	Cumulative Frequency	Percentage
High	163	163	37%
Medium	137	300	69%
Low	109	409	94%
No Priority	28	437	100%
Answered	437		
Skipped	72		
Total	509		





Which category do you consider a high priority for the City's CDBG funding over the next 5 yrs

Priority	Highest Priority	Cumulative Frequency	Percentage
Business & Jobs	123	123	36%
Community Facilities	53	176	51%
Neighborhood Services	45	221	64%
Infrastructure	45	266	77%
Community Services	33	299	86%
Housing	33	332	96%
Special Needs	14	346	100%
Answered	346		
Skipped/Spoiled	163		
<b>Total</b>	<b>509</b>		



# FAIR HOUSING QUESTIONNAIRE

Priority	Have personally experienced discrimination in Housing	Cumulative Frequency	Percentage
Yes	99	99	19%
No	339	438	100%
Answered	438		
Skipped	71		
<b>Total</b>	<b>509</b>		



Priority	Who do you believe discriminated against you?	Cumulative Frequency	Percentage
Landlord/Property Manager	88	88	34%
Real Estate Agent	41	129	50%
Mortgage Lender	53	182	71%
City/County Staff	74	256	100%
Answered	256		
Skipped	273		
<b>Total</b>	<b>529</b>		

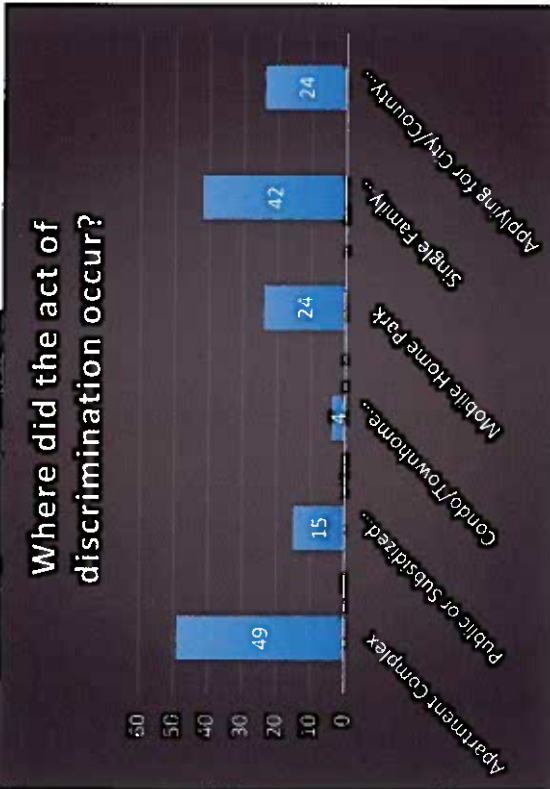
\*more than one possible answer



# FAIR HOUSING QUESTIONNAIRE

Priority	Where did the act of discrimination occur?	Cumulative Frequency	Percentage
Apartment Complex	49	49	31%
Public or Subsidized Housing Project	15	64	41%
Condo/Townhome Development	4	68	43%
Mobile Home Park	24	92	58%
Single Family Neighborhood	42	134	85%
Applying for City/County Programs	24	158	100%
Answered	158		
Skipped	371		
<b>Total</b>	<b>529</b>		

\*more than one possible answer



Priority	On what basis do you think you were discriminated against?	Cumulative Frequency	Percentage
Race	66	66	21%
National Origin	7	73	24%
Marital Status	7	80	26%
Family Status	19	99	32%
Color	32	131	42%
Ancestry	4	135	44%
Sexual Orientation	10	145	47%
Source of Income	55	200	65%
Religion	8	208	67%
Gender	22	230	74%
Age	59	289	94%
Disability/Medical Condition	20	309	100%
Answered	309		
Skipped	262		
<b>Total</b>	<b>571</b>		

\*more than one possible answer



# FAIR HOUSING QUESTIONNAIRE

Priority	How were you discriminated against?	Cumulative Frequency	Percentage
Language	2	2	8%
Family/ Children	5	7	27%
Not making more than rent	1	7	27%
Denied home repair assistance	1	7	27%
Person thought I couldn't afford it	5	1.4	5%
Race	5	0.28	1%
Name was placed on bottom of list for bidding on new home	1	0.28	1%
Being an Ex-Con	1	0.28	1%
Appearance	2	0.14	1%
Employment	1	0.28	1%
Was refused Service	1	0.14	1%
Was Ignored	1	0.28	1%
<b>Total</b>	<b>26</b>	<b>*answer is optional</b>	

## How were you discriminated against?



Priority	Have you ever been denied "reasonable accommodation" in rules, policies, or practices to accommodate your disability?	Cumulative Frequency	Percentage
Yes	30	30	10%
No	267	297	100%
Answered		297	
Skipped		212	
<b>Total</b>		<b>509</b>	

## Have you ever been denied "reasonable accommodation" in rules, policies, or practices to accommodate your disability?



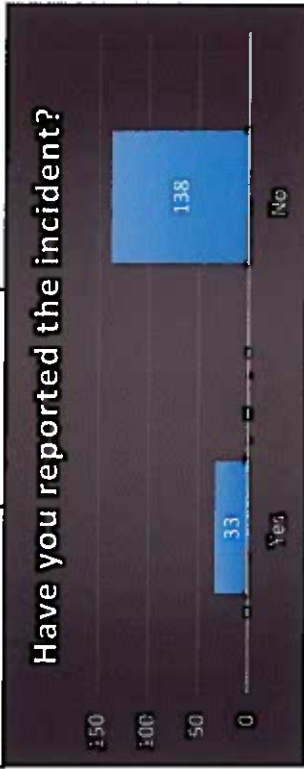
medical, for my disability

Senior Center

Denied city advised aid for property repair would not fix property

# FAIR HOUSING QUESTIONNAIRE

Priority	Have you reported the incident?	Cumulative Frequency	Percentage
Yes	33	33	19%
No	138	171	100%
Answered	171		
Skipped	338		
Total	509		



- With the police
- phone call
- Filed a Claim in Court
- To the Manager
- To workers Supervisor
- Housing Authority
- Code enforcement

Priority	If you didn't report the incident, why?	Cumulative Frequency	Percentage
Don't know where to report	24	24	22%
Don't believe it makes any difference	57	81	73%
Afraid of retaliation	12	93	84%
Too much trouble	18	111	100%
Answered	111		
Skipped	398		
Total	509		





# FAIR HOUSING QUESTIONNAIRE

Priority	Has a hate crime been committed in your neighborhood?	Cumulative Frequency	Percentage
YES	94	94	24%
No	199	293	73%
Don't Know	107	400	100%
Answered	400		
Skipped	109		
<b>Total</b>	<b>509</b>		



Priority	What was the basis of the hate crime	Cumulative Frequency	Percentage
Race	57	57	47%
National Origin	1	58	48%
Age	4	62	51%
Marital Status	0	62	51%
Family Status	6	68	56%
Color	31	99	82%
Ancestry	1	100	83%
Sexual Orientation	14	114	94%
Source of Income	0	114	94%
Religion	1	115	95%
Gender	5	120	99%
Disability/Medical			
Conditions	0	120	99%
Other	1	121	100%
Answered	121		
Skipped	402		
<b>Total</b>	<b>523</b>		

\*more than one possible answer



Other: Robbery

# FAIR HOUSING QUESTIONNAIRE

Priority	Ethnic Categories	Cumulative Frequency	Percentage
Hispanic/Latino	235	235	68%
Not Hispanic/Latino	113	348	100%
Answered	348		
Skipped	161		
<b>Total</b>	<b>509</b>		



Priority	Racial Categories	Cumulative Frequency	Percentage
Native Hawaiian/Other Pacific Islander	12	12	3%
American Indian/Alaskan Native	3	15	4%
Asian	47	62	15%
White	160	222	53%
Black/African American	90		
Other	107		
Answered	419		
Skipped	119		
<b>Total</b>	<b>538</b>		

\*more than one possible answer







**Appendix G: Analysis of Impediments to Fair  
Housing Choice (AI)**

the 1990s, the number of people in the world who are illiterate has increased from 1.2 billion to 1.5 billion.

There are a number of reasons for this. One is that the population of the world is growing. Another is that the number of people who are illiterate in the developed world is increasing. This is because of the aging population and the fact that many people in the developed world are not reading or writing. In the developing world, the number of illiterate people is increasing because of the high birth rate and the fact that many children do not go to school.

There are a number of ways to reduce the number of illiterate people in the world. One way is to improve the quality of education. This means that teachers should be trained and that schools should have good facilities. Another way is to make education more accessible. This means that schools should be built in rural areas and that there should be more schools for girls.

There are a number of other ways to reduce the number of illiterate people in the world. One way is to use mass media to teach people to read and write. This can be done through television, radio, and newspapers. Another way is to use community-based learning. This means that people learn together in their own communities.

There are a number of challenges to reducing the number of illiterate people in the world. One challenge is that there are not enough teachers and schools. Another challenge is that many people do not have the time or money to go to school. There are also cultural barriers to education in some parts of the world.

Despite these challenges, it is possible to reduce the number of illiterate people in the world. This will require a concerted effort from governments, educators, and the public. It will also require a change in attitudes towards education in some parts of the world.

There are a number of ways to measure the number of illiterate people in the world. One way is to use census data.

Another way is to use household surveys. This means that people are asked if they can read and write. This is the most common way to measure illiteracy.

There are a number of problems with using household surveys to measure illiteracy. One problem is that many people do not know how to read and write but are not willing to admit it. Another problem is that many people do not know what the survey is for and do not take it seriously.

There are a number of ways to improve household surveys. One way is to use a trained interviewer. This means that the interviewer is someone who has been trained to ask the questions and to record the answers. Another way is to use a self-administered questionnaire.

There are a number of other ways to measure illiteracy. One way is to use a literacy test. This means that people are given a test to see if they can read and write. This is a more accurate way to measure illiteracy than household surveys.

There are a number of challenges to using literacy tests to measure illiteracy. One challenge is that many people do not know how to take a test. Another challenge is that many people do not have the time or money to take a test.

Despite these challenges, it is possible to measure the number of illiterate people in the world. This will require a concerted effort from governments, educators, and the public.

# City of Perris

## Analysis of Impediments to Fair Housing Choice

City of Perris  
101 North D Street  
Perris, CA 92570

May 2014



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# I. Introduction

Equal access to housing is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the federal government and the State of California have both established fair housing choice as a right protected by law.

This report, the Analysis of Impediments to Fair Housing Choice (commonly known as the “AI”), presents a demographic profile of the City of Perris, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing.

## A. Background

Incorporated in 1911, the City of Perris is located in southwest Riverside County, approximately 80 miles southeast of Los Angeles and approximately 80 miles northeast of San Diego, on the Inland Route of the 215 Freeway.

The City’s population growth was small but stable through each decade up to 1980. However, Perris experienced its first major growth period during the 1980s, when the total population grew more than three-fold (by over 215 percent) from 6,800 to 21,500 residents. Since then, the City has continued to experience significant growth, as the population increased by almost 67 percent during the 1990s and by another 89 percent since 2000. Population growth in the region was also significant during this time and the overall Riverside County population has grown by over 30 percent each decade since 1990.

Housing growth in Perris was among the highest in the County. Single-family detached units continued to account for the majority of homes in the community (78 percent), while the number of attached single-family units increased minimally. The number of multi-family units also increased but the proportion of these units decreased slightly to 11 percent of the City’s housing stock.

Perris’ population has become increasingly ethnically diverse during the last two decades. Most notable among the changes was the increase in Perris’ Hispanic population and decrease in its White population. In 1990, Whites represented the largest racial/ethnic group in the City (nearly 48 percent), and Hispanics represented the next largest at approximately 36 percent. By 2010, the proportion of Hispanic residents had doubled to 72 percent of the population, making them the predominant racial/ethnic group in Perris.

## B. Fair Housing Legal Framework

Fair housing is a right protected by both Federal and State of California laws. Among these laws, virtually every housing unit in California is subject to fair housing practices.

### 1. Federal Laws

The Fair Housing Act of 1968 and Fair Housing Amendments Act of 1988 (42 U.S. Code §§ 3601-3619, 3631) are federal fair housing laws that prohibit discrimination in all aspects of housing, including the sale, rental, lease, or negotiation for real property. The Fair Housing Act prohibits discrimination based on the following protected classes:



- 
- Race or color
  - Religion
  - Sex
  - Familial status
  - National origin
  - Disability (mental or physical)

Specifically, it is unlawful to:

- Refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, disability, familial status, or national origin.
- Discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, disability, familial status, or national origin.
- Make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, disability, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.
- Represent to any person because of race, color, religion, sex, disability, familial status, or national origin that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.
- For profit, induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, disability, familial status, or national origin.

#### Reasonable Accommodations and Accessibility

The Fair Housing Amendments Act requires owners of housing facilities to make “reasonable accommodations” (exceptions) in their rules, policies, and operations to give people with disabilities equal housing opportunities. For example, a landlord with a ‘no pets’ policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modifications to their private living space, as well as to common use spaces, at the tenant’s own expense. Finally, the Act requires that new multi-family housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs, kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.

#### HUD Final Rule on Equal Access to Housing in HUD Programs

On March 5, 2012, the U.S. Department of Housing and Urban Development (HUD) published the Final Rule on “Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity.” It applies to all McKinney-Vento-funded homeless programs, as well as to permanent housing assisted or insured by HUD. The rule creates a new regulatory provision that generally prohibits considering a person’s marital status, sexual orientation, or gender identity (a person’s internal sense of being male or female) in making homeless housing assistance available.



## 2. California Laws

The State Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The **Fair Employment and Housing Act (FEHA)** (Government Code Section 12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising
- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices (zoning)
- Unlawful restrictive covenants

The following categories are protected by FEHA:

- Race or color
- Ancestry or national origin
- Sex
- Marital status
- Source of income
- Sexual orientation
- Familial status (households with children under 18 years of age)
- Religion
- Mental/physical disability
- Medical condition
- Age

In addition, the FEHA contains similar reasonable accommodations and accessibility provisions as the federal Fair Housing Amendments Act.

The **Unruh Civil Rights Act** provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists "sex, race, color, religion, ancestry, national origin, disability, and medical condition" as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics.

Furthermore, the **Ralph Civil Rights Act** (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can be: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The **Bane Civil Rights Act** (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act are not allowed for speech alone unless that speech itself threatened violence.



And, finally, California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. Landlords in most states are free to inquire about a potential tenant's immigration status and to reject applicants who are in the United States illegally.<sup>1</sup> In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.

In addition to these acts, Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, recent changes to Sections 65580-65589.8 require local jurisdictions to address the provision of housing options for special needs groups, including:

- Housing for persons with disabilities (SB 520)
- Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing (SB 2)
- Housing for extremely low income households, including single-room occupancy units (AB 2634)
- Housing for persons with developmental disabilities (SB 812)

### 3. Fair Housing Defined

In light of the various pieces of fair housing legislation passed at the Federal and State levels, fair housing throughout this report is defined as follows:

A condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability/medical conditions, age, marital status, familial status, sexual orientation, gender identity, source of income, or any other category which may be defined by law now or in the future.

#### Housing Issues, Affordability, and Fair Housing

HUD's Office of Fair Housing and Equal Opportunity (FHEO) draws a distinction between housing affordability and fair housing. Economic factors that affect a household's housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity, and other factors create misconceptions, biases, and differential treatments would fair housing concerns arise.

Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either or both parties on their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when the disputes are based on factors protected by fair housing laws and result in differential treatment.

### 4. Fair Housing Impediments

Within the legal framework of Federal and State laws, and based on the guidance provided by HUD's *Fair Housing Planning Guide*, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability/medical conditions, age, marital status, familial status, source of income,

<sup>1</sup> <http://www.nolo.com/legal-update/california-landlords-ask-immigration-citizenship-29214.html>



sexual orientation, gender identity, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or

- Any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability/medical conditions, age, marital status, familial status, source of income, sexual orientation, gender identity, or any other arbitrary factor.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice. Furthermore, eligibility for certain federal funds requires the compliance with federal fair housing laws. Specifically, to receive HUD Community Planning and Development (CPD) formula grants, a jurisdiction must:

- Certify its commitment to actively further fair housing choice;
- Maintain fair housing records; and
- Conduct an analysis of impediments to fair housing.

### C. Purpose of Report

This Analysis of Impediments (AI) to Fair Housing Choice provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual's or household's access to housing in Perris. The AI includes:

- A comprehensive review of Perris' laws, regulations, and administrative policies, procedures, and practices, and an assessment of how they affect the location, availability, and accessibility of housing; and
- An assessment of conditions, both public and private, affecting fair housing choice.

The scope of analysis and the format used for this AI adhere to recommendations contained in the *Fair Housing Planning Guide* developed by HUD.

### D. Organization of Report

The AI is divided into six sections:

- I. **Introduction** - Defines "fair housing" and explains the purpose of this report.
- II. **Community Profile** - Presents the demographic, housing, and income characteristics in Perris. Major employers and transportation access to job centers are identified. The relationships among these variables are discussed.
- III. **Lending Practices** - Analyzes private activities that may impede fair housing in Perris.
- IV. **Public Policies and Practices** - Evaluates various public policies and actions that may impede fair housing choice in Perris.
- V. **Fair Housing Practices** - Evaluates the fair housing services available to residents and identifies fair housing complaints and violations in Perris.
- VI. **Progress since Last AI** - Reviews the City's progress in mitigating the impediments identified in the previous AI.
- VII. **Fair Housing Action Plan** - Provides conclusions and recommendations about fair housing issues in Perris.



At the end of this report, a signature page includes the signature of the City Manager and a statement certifying that the AI represents Perris' official conclusions regarding impediments to fair housing choice and the actions necessary to address identified impediments.

## E. Data Sources

The following data sources were used to complete this AI. Sources of specific information are identified in the text, tables, and figures.

- Census data (1990-2010) and American Community Surveys<sup>2</sup>
- City of Perris 2014-2021 Housing Element
- City of Perris General Plan
- City of Perris Zoning Code
- Home Mortgage Disclosure Act (HMDA) data regarding lending patterns in 2007 and 2012
- Dataquick housing sales activity data
- Riverside Transit Agency (RTA) bus routes
- 2009-2014 Perris Consolidated Plan

## F. Public Participation

This AI Report has been developed to provide an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals, and service providers. To assure the report responds to community needs, development of the AI includes a community outreach program consisting of a public workshop, stakeholder meeting, and a meeting of the City Council.

### 1. Public Meetings

Perris residents and public and private agencies either directly or indirectly involved with fair housing issues in the City were invited to attend a Community Workshop held on November 21, 2013 at City Hall. The meeting provided an opportunity for the Perris community to share fair housing issues and concerns. A second meeting for stakeholders was also held on January 22, 2014 at City Hall. This meeting was held specifically for housing professionals and service providers and gave them an opportunity to provide input on existing housing programs and assist in the development of new strategies to deal with any potential fair housing issues. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed via mail, fax, and email if available, to agencies and organizations that serve the low- and moderate-income and special needs community.

#### Community Workshop

A total of 21 residents attended the community workshop held on November 21, 2013 and provided comments on housing issues in Perris. No specific comments on fair housing issues were received. Overall public input emphasized the increased need for community and special needs services, such as, substance abuse and mental health programs. Public input also confirmed the need for additional

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<sup>2</sup> The 2010 Census no longer provides detailed demographic or housing data through the "long form". Instead, the Census Bureau conducts a series of American Community Surveys (ACS) to collect detailed data. The ACS surveys different variables at different schedules (e.g. every year, every three years, or every five years) depending on the size of the community. Multiple sets of ACS data are required to compile the data for Perris in this report.





foreclosure and homebuyer assistance, further housing support for homeless youth, and additional housing for households with special needs.

### Stakeholder Workshop

A total of six agencies attended the stakeholder meeting held on January 22, 2014 and provided comments on fair housing issues in Perris. Stakeholders commented that tenant/landlord issues occur in the City with issues such as tenants being given little to no time to find another place to live in the event that the landlord's property has been foreclosed on. Residents also experience discrimination in regards to race, immigration status, familial status, or being on Section 8. Input on general housing issues in the City indicated that residents often have a hard time finding places to live and overcrowded households are common. There is a need for more affordable housing options, as well as housing options for residents with special needs, including transitional housing and housing for veterans. City assistance through programs such as down payment assistance would be useful.

A complete list of agencies invited to public meetings and a summary of all comments received at both the community workshop and stakeholder meeting can be found in Appendix A. Stakeholders who were contacted also received a consultation questionnaire to complete if they were unable to attend the meeting.

## 2. Community Needs Survey

The City of Perris developed a survey to gauge the perception of fair housing needs and concerns of residents. The survey was offered online in both English and Spanish on SurveyMonkey and paper copies were also available at the City's gymnasium, senior center and Development Services Counter. The survey remained open until January 30, 2014.

A total of 509 Perris residents from ZIP Codes all across the City responded to the Community Needs Survey. Of the 438 persons responding to questions related to fair housing, the majority felt that housing discrimination was not an issue in their neighborhood. Approximately 77 percent (339 persons) reported that they had not experienced housing discrimination.

Only 99 persons indicated that they had experienced housing discrimination; however, no respondents, including those who indicated they had not been discriminated against, were restricted from answering the remaining questions related to specific acts of discrimination. Therefore, the total number of respondents for each of the following questions varies dramatically.

### Who Do You Believe Discriminated Against You?

A total of 256 responses identified a perpetrator. Of those responding, 34 percent (88 persons) indicated that a landlord or property manager had discriminated against them, while 29 percent (74 persons) of respondents identified a City/County staff person as the source of discrimination.



*Table 1.1: Perpetrators of Discrimination*

Location	Number	Percent
Landlord/Property Manager	88	34.4%
City/County Staff Person	41	16.0%
Real Estate Agent	53	20.7%
Mortgage Lender	74	28.9%
Total	256	--

Notes:  
 Survey respondents were not required to provide answers for every question; therefore, total responses will vary by question. Survey participants may indicate more than one possible answer.

Where Did the Act of Discrimination Occur?

A total of 158 responses indicated a location for where the act of discrimination occurred. Among these respondents, 31 percent (49 persons) indicated that the discrimination occurred in an apartment complex. About 27 percent (42 persons) indicated that the discriminatory act took place in a single-family neighborhood, 15 percent (24 persons) indicated that the discrimination occurred when applying to a City/County program, and 15 percent (24 persons) indicated that it took place in a mobilehome park. Ten percent (15 persons) indicated that the act of discrimination occurred at a public/subsidized housing project and another three percent (four persons) indicated that the act of discrimination occurred at a condo/townhome development.

*Table 1.2: Location of Discrimination*

Location	Number	Percent
Single-Family Neighborhood	42	26.6%
Applying for City/County Programs	24	15.2%
Apartment Complex	49	31.0%
Mobilehome Park	24	15.2%
Public or Subsidized Housing Project	15	9.5%
Condo/Townhome Development	4	2.5%
Total	158	--

Notes:  
 Survey respondents were not required to provide answers for every question; therefore, total responses will vary by question. Survey participants may indicate more than one possible answer.

On What Basis Do You Believe You Were Discriminated Against?

A total of 309 responses indicated a basis of discrimination. The most common causes for alleged discrimination were race, age, source of income, and color.



*Table I.3: Basis of Discrimination*

Basis	Number	Percent
Race	66	21.4%
National Origin	7	2.3%
Marital Status	7	2.3%
Family Status	19	6.1%
Color	32	10.4%
Ancestry	4	1.3%
Sexual Orientation	10	3.2%
Source of Income	55	17.8%
Religion	8	2.6%
Gender	22	7.1%
Age	59	19.1%
Disability/Medical Condition	20	6.5%
<b>Total</b>	<b>309</b>	<b>--</b>

Notes:

Survey respondents were not required to provide answers for every question; therefore, total responses will vary by question. Survey participants may indicate more than one possible answer.

How Were You Discriminated Against?

A total of 26 responses indicated how respondents were discriminated against. As shown in Table I.4, discrimination based on family/children, assumed income level, and race were most common.

*Table I.4: Type of Discrimination*

Type	Number	Percent
Language	2	7.7%
Family/ Children	5	19.2%
Not making more than rent	1	3.8%
Denied home repair assistance	1	3.8%
Person thought I couldn't afford it	5	19.2%
Race	5	19.2%
Name was placed on bottom of list for bidding on new home	1	3.8%
Being an Ex-Con	1	3.8%
Appearance	2	7.7%
Employment	1	3.8%
Was refused Service	1	3.8%
Was Ignored	1	3.8%
<b>Total</b>	<b>26</b>	<b>--</b>

Note:

Survey respondents were not required to provide answers for every question; therefore, total responses will vary by question.



Requests for Reasonable Accommodation

Of the 297 responses to this question, ten percent (30 persons) indicated that they had been denied “reasonable accommodation” in rules, policies or practices for their disability. Generally, typical requests for “reasonable accommodation” include modifications for wheelchair use or the allowance of a service animal.

Why Did You Not Report the Incident?

Of a total of 171 responses, 19 percent (33 persons) indicated that they reported the discriminatory incident. Some of the respondents indicated that they reported the alleged incidents to the police, court, housing authority, and code enforcement.

A total of 111 respondents indicated a reason for not reporting the discrimination. Many of the respondents who did not report the incident indicated that they did not believe it would make a difference (51 percent or 57 persons). Another 22 percent did not know where to report the incident, while 16 percent stated that they felt it was too much trouble. Approximately 11 percent were afraid of retaliation.

*Table 1.5: Reason for Not Reporting Discrimination*

Reason	Number	Percent
Don't know where to report	24	21.6%
Don't believe it makes any difference	57	51.4%
Afraid of retaliation	12	10.8%
Too much trouble	18	16.2%
Total	111	--

Note:  
Survey respondents were not required to provide answers for every question; therefore, total responses will vary by question.

What Was the Basis of the Hate Crime Against You?

Of the 400 responses to this question, 24 percent (94 persons) indicated that a hate crime had been committed in their neighborhood. A total of 121 respondents indicated a basis for the hate crime. Most of these respondents (47 percent) indicated that the hate crime committed was based on race. Other notable causes of the alleged hate crimes include color, sexual orientation, gender, and age.



Table 1.6: Basis of Hate Crime

Basis	Number	Percent
Race	57	47.1%
National Origin	1	0.8%
Age	4	3.3%
Marital Status	0	0.0%
Family Status	6	5.0%
Color	31	25.6%
Ancestry	1	0.8%
Sexual Orientation	14	11.6%
Source of Income	0	0.0%
Religion	1	0.8%
Gender	5	4.1%
Disability/Medical Conditions	0	0.0%
Other - Robbery	1	0.8%
Total	121	--

Notes:  
 Survey respondents were not required to provide answers for every question, therefore, total responses will vary by question. Survey participants may indicate more than one possible answer.

### 3. Public Review

During a 30-day public review period (March 14 through May 5, 2014), the draft AI document was made available at the following locations:

- Perris City Hall (101 N D St, Perris, CA 92570)
- Perris City website at <http://www.cityofperris.org/>

Notice of the public review period was published in *The Perris Progress* newspaper on March 14, 2014 and April 11, 2014.

### 4. Public Hearings

The City conducted a public hearing on April 8, 2014 to receive comments on the AI. Despite various outreach efforts to garner public input, no comments were received.

The City will conduct a second public hearing on May 13, 2014.



## II. COMMUNITY PROFILE

A key fair housing goal is to foster an inclusive environment, where all people have the opportunity to find adequate and suitable housing. This chapter provides an overview of Perris' residents and housing stock, including population, economic, and housing trends which help to identify housing needs specific to Perris. This overview will provide the context for discussing and evaluating fair housing in the following chapters.

### A. Demographic Profile

Examination of demographic characteristics provides some insight regarding the need and extent of equal access to housing in a community. Factors such as population growth, age characteristics, and race/ethnicity all help determine a community's housing needs and play a role in exploring potential impediments to fair housing choice.

#### 1. Population Growth

Incorporated in 1911, the City's population growth was small but stable through each decade up to 1980. Perris experienced its first major growth period during the 1980s, when the total population grew more than three-fold (by over 215 percent) from 6,800 to 21,500 residents. Since then, the City has continued to experience significant growth, as the population increased by almost 67 percent (to 36,200 residents) during the 1990s. According to the Census, Perris' population was 68,386 persons in 2010, an increase of approximately 89 percent since 2000. Population growth in the region was also significant during this time period with nearby Murrieta experience the most growth overall. By comparison, the overall Riverside County population has grown by over 30 percent each decade since 1990 (Table II.1).

*Table II.1: Population Growth*

Jurisdiction	1990	2000	2010	Growth	
				(1990-2000)	(2000-2010)
Cathedral	30,085	42,647	51,200	41.8%	20.1%
Corona	79,065	124,966	152,374	58.1%	21.9%
Hemet	36,094	58,812	78,657	62.9%	33.7%
Indio	36,793	49,116	76,036	33.5%	54.8%
Moreno Valley	118,779	142,381	193,365	19.9%	35.8%
Murrieta	1,628*	44,282	103,466	2,620.0%	133.7%
Perris	21,460	36,189	68,386	68.6%	89.0%
Riverside City	226,505	255,166	303,871	12.7%	19.1%
Temecula	27,099	57,716	100,097	113.0%	73.4%
Riverside County	1,170,413	1,545,387	2,189,641	32.0%	41.7%

Source: Bureau of the Census, 1990-2010 Census.

Note: \* - The City of Murrieta was not incorporated until 1991. Murrieta was a Census Designated Place (CDP) in 1990.



## 2. Age Characteristics

Housing demand is affected by the age characteristics of a community, among other factors. Traditionally, young adults prefer apartments, condominiums, and smaller single-family homes that are affordable. Middle-age adults typically prefer larger homes as they begin to raise families. However, as children leave home, seniors often prefer smaller, moderate-cost condominiums and single-family homes with less extensive maintenance needs. In recent years, the escalating housing prices in Southern California have meant that many young families find it increasingly difficult to find adequately-sized homes at affordable prices.

Age and fair housing intersect when managers or property owners make housing decisions based on the age of residents. For example, managers and property owners may prefer to rent to mature residents, limit the number of children in their complex, or discourage older residents due to their disabilities. While a housing provider may establish reasonable occupancy limits and set reasonable rules about the behavior of tenants, those rules cannot single out children for restrictions that do not apply also to adults.

Table II.2 shows the age characteristics of Perris residents since 1990. The Census data indicates that the majority of the City's population is younger—with 78 percent of residents under 44 years of age. Between 2000 and 2010, the proportion of residents above age 65 also decreased slightly. The median age in Perris was 25.9 years old, according to the 2010 Census, a slight increase from the 25.4 years recorded by the 2000 Census.

*Table II.2: Age Characteristics*

Age Group (years)	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<5	2,761	12.9%	3,923	10.8%	6,836	10.0%
5-14	3,770	17.6%	8,462	23.4%	14,036	20.5%
15-24	3,118	14.5%	5,514	15.2%	12,367	18.1%
25-34	4,627	21.6%	5,689	15.7%	10,190	14.9%
35-44	2,486	11.6%	5,472	15.1%	9,898	14.5%
45-54	1,364	6.4%	3,143	8.7%	7,571	11.1%
55-64	1,269	5.9%	1,727	4.8%	4,140	6.1%
65+	2,065	9.6%	2,259	6.2%	3,348	4.9%
Total	21,460	100.0%	36,189	100.0%	68,386	100.0%

Source: Bureau of the Census, 1990-2010 Census.

## 3. Race and Ethnic Characteristics

Between 1990 and 2010, the racial and ethnic makeup of the City's residents changed significantly. Most notable among the changes was the increase in Perris' Hispanic population and decrease in its White population. In 1990, Whites represented the largest racial/ethnic group in the City (nearly 48 percent), and Hispanics represented the next largest at approximately 36 percent. By 2010, the proportion of Hispanic residents had doubled to 72 percent of the population, making them the predominant racial/ethnic group in Perris (Table II.3). The City's Black population has also grown significantly and, by 2010, Blacks had surpassed Whites as the second largest racial/ethnic group in the City.

*Table II.3: Race and Ethnicity*

Race	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Asian	642	3.0%	940	2.6%	2,285	3.3%
Hispanic	7,704	35.9%	20,322	56.2%	49,079	71.8%
White	10,265	47.8%	8,243	22.8%	7,499	11.0%
African American	2,637	12.3%	5,574	15.4%	7,763	11.4%
Other	212	1.0%	1,110	3.1%	1,760	2.6%
Total	21,460	100.0%	36,189	100.0%	68,386	100.0%

Source: Bureau of the Census, 1990-2010 Census.

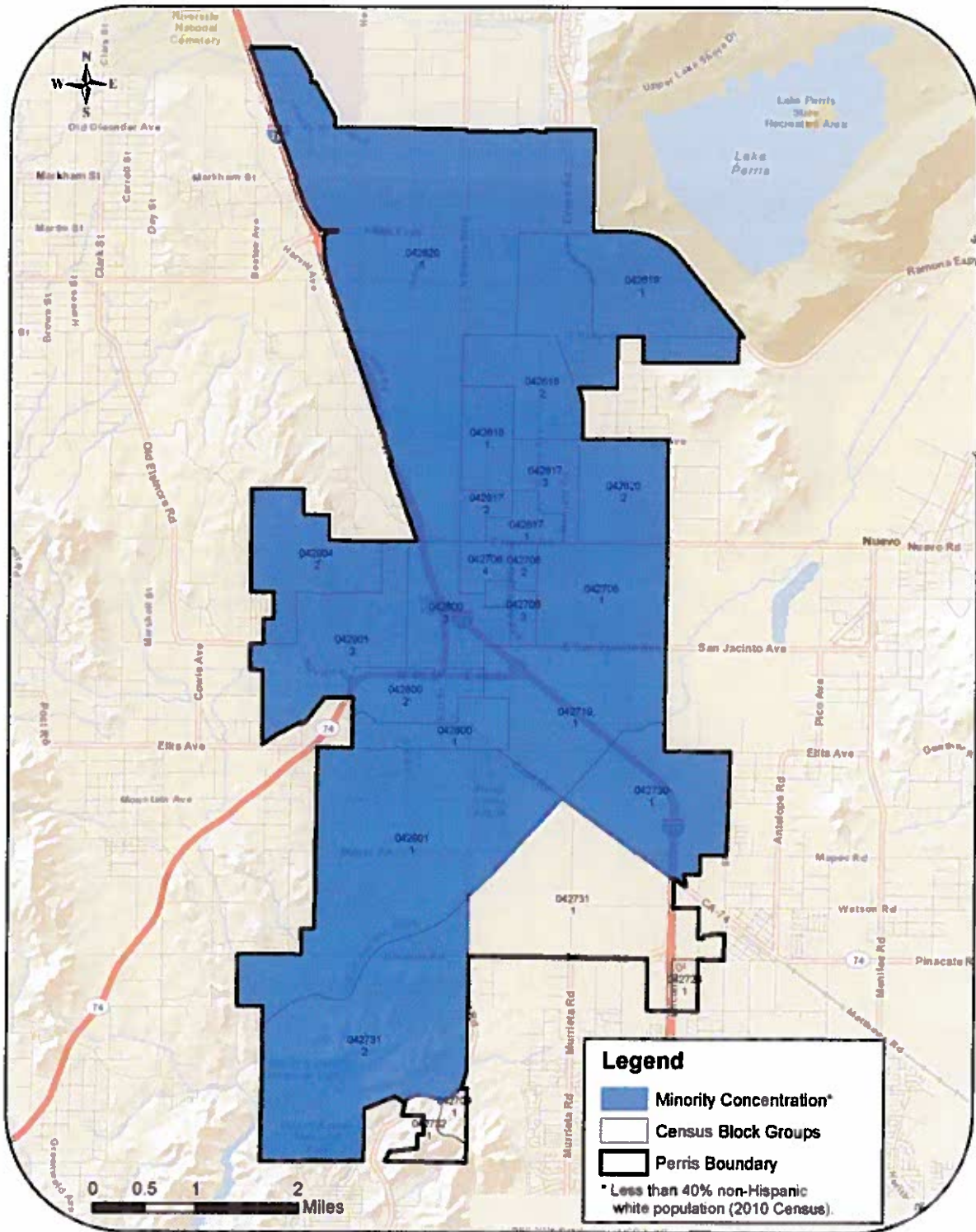
### Areas of Minority Concentration

A minority concentration area is defined as a Census block group whose proportion of non-White residents is greater than the proportion of non-White residents in the overall population of Riverside County. For Perris, minority concentration areas are Census block groups whose non-White population makes up more than 60.0 percent of the total population for that block group. Figure II.1 illustrates the location of these block groups. Areas of minority concentration areas can be seen throughout the majority of the City. The remaining areas where no concentrations are shown are primarily open space and industrial areas with no residential populations.





Figure II.1: Concentrations of Minority Populations





Linguistic Isolation

Reflective of the City’s heavily Hispanic population, 63 percent of all Perris residents speak languages other than English at home, and 43 percent speak English “less than very well.”

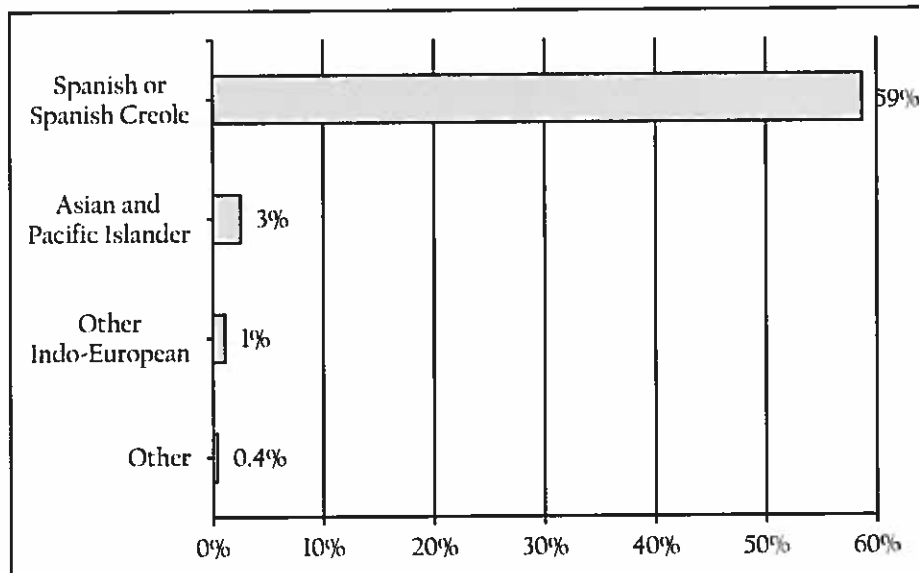
*Table II.4: English Language Ability*

Language Ability	Asian and Pacific Islander		Spanish or Spanish Creole		Other Indo-European		Other	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Speak English 'very well'	694	47.3%	19,941	57.0%	473	70.5%	108	46.8%
Speak English less than 'very well'	773	52.7%	15,044	43.0%	198	29.5%	123	53.2%
Total	1,467	100.0%	34,985	100.0%	671	100.0%	231	100.0%

Source: American Community Survey 2007-2011.

Linguistic isolation in the City is more severe among Asians than among Hispanics. Approximately 43 percent of Perris residents speaking Spanish at home speak English “less than very well.” In comparison, 53 percent of City residents speaking Asian languages at home speak English “less than very well.” Spanish speaking households represented the majority of households speaking a language other than English at home (59 percent). However, the presence of English-speaking family members in the household could often help bridge the language barrier. The City will be preparing an assessment on Limited English Proficiency to determine the extent of need for translation services at civic activities.

*Figure II.2: Language Spoken at Home*



Source: American Community Survey 2007-2011.



## B. Household Profile

Information on household characteristics aids in understanding changing housing needs. The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Various household characteristics may affect equal access to housing, including household type and size, income level, and the presence of persons with special needs.

### I. Household Composition and Size

Different household types generally have different housing needs. Seniors or young adults typically comprise a majority of single-person households and tend to reside in apartment units, condominiums or smaller single-family homes. Families, meanwhile, often prefer single-family homes. Household size can be an indicator of changes in population or use of housing. An increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single-person households or a decrease in family size. Household composition and size are often two interrelated factors. Communities that have a large proportion of families with children tend to have a larger average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children.

The 2010 Census reported 16,365 households in Perris, an increase of nearly 70 percent since 2000. Family households remain the predominant household type (88 percent of all households) in Perris. The number of singles and other households also increased during the same time period; however, their proportion (relative to all households) continued to decline.

*Table II.5: Household Characteristics and Trends (1990-2010)*

Household Type	1990		2000		2010		Percent Change in Households	
	Number	Percent	Number	Percent	Number	Percent	1990-2000	2000-2010
Total Households	6,726	100.0%	9,652	100.0%	16,365	100.0%	43.5%	69.6%
Families	5,347	79.5%	8,114	84.1%	14,347	87.7%	51.7%	76.8%
Singles	1,123	16.7%	1,179	12.2%	1,442	8.8%	5.0%	22.3%
Other	256	3.8%	359	3.7%	576	3.5%	40.5%	60.4%
Average Household Size	3.16		3.73		4.16		--	
Average Family Size	3.52		4.00		4.32		--	

Source: Bureau of the Census, 1990-2010.

Between 2000 and 2010, average household size in Perris increased from 3.73 to 4.16, as did the average family size (from 4.00 to 4.32). The racial/ethnic composition of a community often affects housing needs due to the unique characteristics and housing preferences of different groups. While the average household size in Perris was 4.16 persons per household, Hispanic or Latino (of any race) households had a larger average household size (4.69 persons per household). The significant increase in Perris' Hispanic population likely contributed to the increase in average household size citywide. These trends may indicate a potential increase in demand for larger housing units as the Hispanic population continues to grow. Average household and family sizes in the City are much larger than for Riverside County as a whole, which had an average household size of 3.14 and an average family size of 3.61 in 2010.



## C. Income Profile

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. A stable income is the means by which most individuals and families finance current consumption and make provision for the future through saving and investment. The level of cash income can be used as an indicator of the standard of living for most of the population.

Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. Table II.6 compares the HUD and State income categories. This AI report is a HUD-mandated study and therefore HUD income definitions are used. For other housing documents of the City, the State income definitions may be used, depending on the housing programs and funding sources in question.

*Table II.6: Income Categories*

HUD Definition		State of California Definition	
Extremely Low-Income	Less than 30% of AMI	Extremely Low-Income	Less than 30% of AMI
Low-Income	31-50% of AMI	Very Low-Income	31-50% of AMI
Moderate-Income	51-80% of AMI	Low-Income	51-80% of AMI
Middle/Upper-Income	Greater than 80% of AMI	Moderate-Income	81-120% of AMI
		Above Moderate-Income	Greater than 120% of AMI

Source: Department of Housing and Urban Development and California Department of Housing and Community Development, 2014.

### 1. Median Household Income

According to the 2007-2011 American Community Survey (ACS), Perris households had a median income of \$49,812. Table II.7 displays median household income in the City and Riverside County, as recorded by the 2000 Census and the 2007-2011 ACS. Overall, the County's median income was higher than the City's; however, both the City and the County experienced significant increases in median income between 2000 and 2011. Perris' growth during this time period even slightly outpaced the County's.

*Table II.7: Median Household Income (2000-2011)*

Jurisdiction	Median Household Income		% Change
	2000	2007-2011	
Perris	\$35,042	\$49,812	42.1%
Riverside County	\$42,811	\$58,365	36.3%

Sources: Bureau of the Census, 2000 and American Community Survey, 2007-2011.



## 2. Income Distribution

HUD periodically receives 'custom tabulations' of Census data from the U.S. Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2006-2010 ACS Five-Year Estimates. These data, known as the 'CHAS' data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS cross-tabulates the Census data to reveal household income in a community in relation to the AMI. As defined by CHAS, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

According to the CHAS data in Table II.8, 28 percent of Perris households were within the extremely low-income (30 percent AMI) and low-income (50 percent AMI) categories and 22 percent were within the moderate-income (80 percent AMI) category. About one-half of Perris households (50 percent) were within the middle/upper-income category (greater than 80 percent AMI). Overall, the City of Perris has a higher proportion of lower-income households and lower proportion of middle- and upper-income households than Riverside County as a whole.

*Table II.8: Income Distribution (2006-2010)*

City/Area	Total Households	% Extremely Low Income	% Low Income	% Moderate Income	% Middle/ Upper Income
Perris	15,395	15.0%	13.0%	21.9%	50.2%
Riverside County	666,915	10.7%	12.1%	17.2%	60.0%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey, 2006-2010 Estimates.

## 3. Household Income by Household Type

Household income often varies by household type. For example, seniors in Perris were more likely than all other household types to earn lower incomes. As shown, in Table II.9, elderly households had the highest proportion of extremely low-income households (at 24 percent) and the highest proportion of households earning less than 80 percent of the AMI (at 63 percent).



**Table II.9: Housing Assistance Needs of Low- and Moderate-Income Households (2006-2010)**

Household by Type, Income, and Housing Problem	Renters			Owners			Total Households		
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families		Large Family	Total Owners
Extremely-Low-Income (0-30% AMI)	140	660	325	1,275	150	360	380	1,030	2,305
# With Housing Problems	135	565	325	1,075	135	335	335	930	2,005
% With Housing Problems	96.4%	85.6%	100.0%	84.3%	90.0%	93.1%	88.2%	90.3%	87.0%
Low-Income (31-50% AMI)	120	465	370	1,040	150	370	380	955	1,995
# With Housing Problems	40	340	340	790	55	335	360	790	1,580
% With Housing Problems	33.3%	73.1%	91.9%	76.0%	36.7%	90.5%	94.7%	82.7%	79.2%
Moderate-Income (51-80% AMI)	35	885	200	1,180	155	1,000	915	2,190	3,370
# With Housing Problems	0	615	150	810	125	745	785	1,725	2,535
% With Housing Problems	0.0%	69.5%	75.0%	68.6%	80.6%	74.5%	85.8%	78.8%	75.2%
Middle/Upper-Income (80%+ AMI)	65	790	465	1,690	380	3,300	1,705	6,035	7,725
# With Housing Problems	15	275	305	715	130	1,520	965	2,910	3,625
% With Housing Problems	23.1%	34.8%	65.6%	42.3%	34.2%	46.1%	56.6%	48.2%	46.9%
Total Households	360	2,800	1,360	5,185	835	5,030	3,380	10,210	15,395
# With Housing Problems	190	1,795	1,120	3,390	445	2,935	2,445	6,355	9,745
% With Housing Problems	52.8%	64.1%	82.4%	65.4%	53.3%	58.3%	72.3%	62.2%	63.3%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, based on American Community Survey, 2006-2010 Estimates



#### 4. Income Distribution by Race/Ethnicity

Race/ethnicity is also a characteristic that affects housing need since household income often varies by race/ethnicity. Overall, middle/upper-income households comprised approximately 50 percent of all households in Perris from 2006-2010 (Table II.10). However, certain groups had higher proportions of low- and moderate-income households. Approximately 54 percent of Hispanic and Black households in Perris earned low- and moderate-incomes, compared to 49 percent of all households in the City.

*Table II.10: Income by Race/Ethnicity (2006-2010)*

Income Level	Total Households	Non-Hispanic White		Hispanic or Latino		Black or African American		Asian	
		HHs	Percent	HHs	Percent	HHs	Percent	HHs	Percent
Extremely Low	15.9%	295	10.4%	1,550	15.5%	480	24.8%	90	19.6%
Low	13.0%	310	11.0%	1,500	15.0%	165	8.5%	4	0.9%
Moderate	21.6%	445	15.7%	2,360	23.7%	410	21.2%	65	14.2%
Middle/Upper	49.5%	1,780	62.9%	4,565	45.8%	880	45.5%	300	65.4%
Total Households	15,199	2,830	100.0%	9,975	100.0%	1,935	100.0%	459	100.0%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey 2006-2010 Estimates.

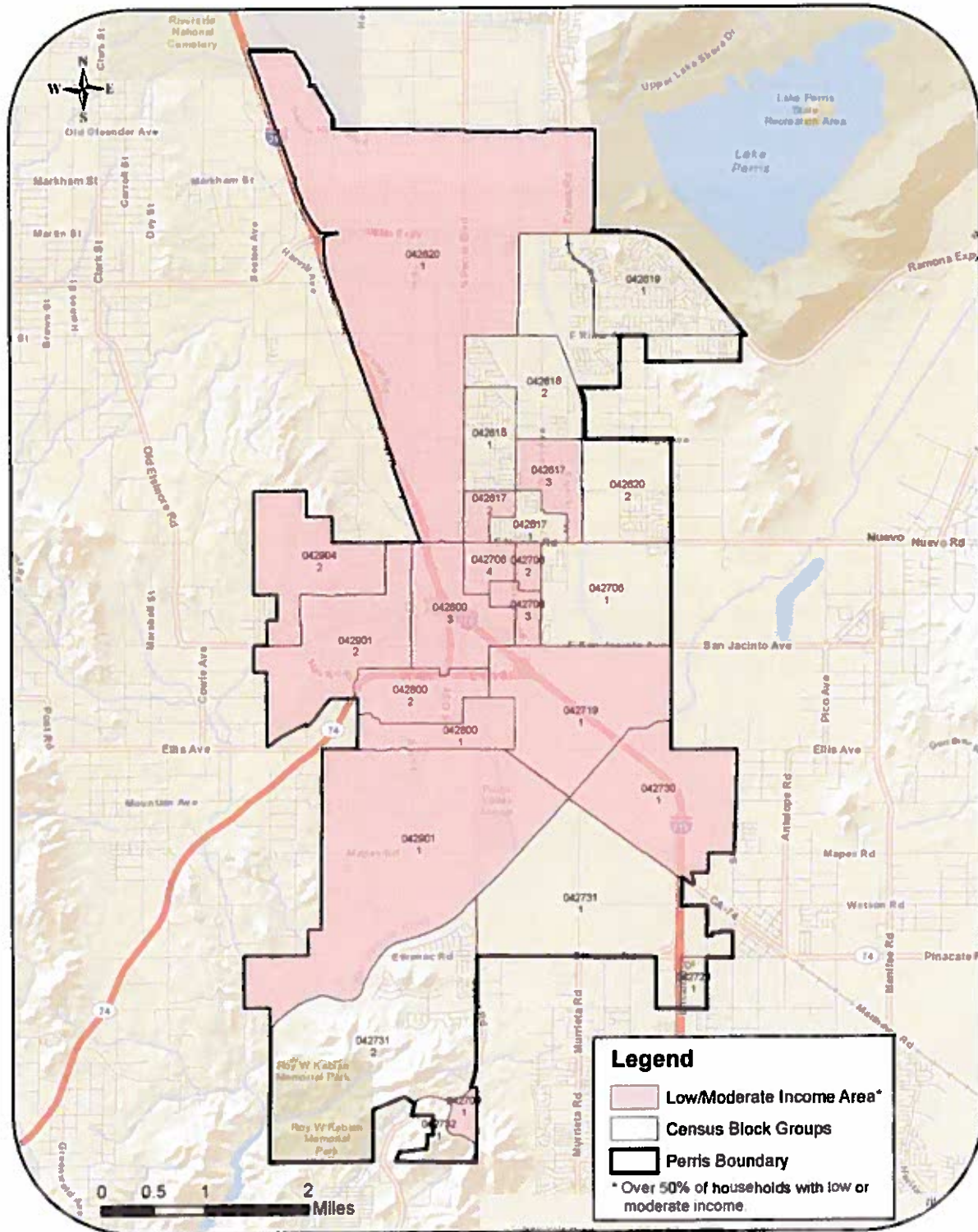
#### 5. Concentrations of Low- and Moderate-Income Population

HUD defines a Low- and Moderate-Income area as a census tract or block group where over 51 percent of the population is Low- and Moderate-Income. Figure II.3 identifies the low and moderate income areas in the City by census block group. The City's low and moderate income areas generally correlate with its minority concentration areas.





Figure II.3: Concentration of Low- and Moderate-Income Population







## D. Special Needs Households

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups include seniors, persons with disabilities, persons with HIV/AIDS, families with children, single-parent households, large households, homeless persons and persons at-risk of homelessness, and farm workers.

### I. Seniors

Seniors are vulnerable to housing problems and housing discrimination due to their limited incomes, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, and particularly those with disabilities, may face increased difficulty in finding housing accommodations, and may become victims of housing discrimination or fraud.

The City's senior population is fairly small and significantly smaller than the rest of the region. According to 2010 Census data, an estimated 16 percent of households in the City had at least one individual who was 65 years of age or older. Countywide, about 27 percent of households had at least one senior member. According to the 2010 Census, just five percent of all residents in the City were ages 65 and over, while in the County, senior residents represented nearly 12 percent of the total population (Table II.11).

Though the number of seniors in the City is low, Perris' elderly residents are more likely than other household types to earn lower incomes and suffer from housing problems. According to CHAS data, approximately 63 percent of elderly households in the City had low- and moderate-incomes, while the County had a slightly lower proportion of elderly households with low- and moderate-incomes (51 percent) (Table II.11). Furthermore, 53 percent of all elderly households in the City experienced housing problems, such as cost burden or substandard housing, compared to only 41 percent of the County's elderly households. Housing problems seemed to equally affect elderly renter- and owner-households in the City; however, in Riverside County elderly renter-households were more greatly affected by housing problems.

*Table II.11: Senior Profile (2010-2012)*

Area	% of Population	With a Disability	Low/Moderate Income Households	Households with Housing Problems
Perris	4.9%	41.6%	62.8%	53.1%
Riverside County	11.8%	36.3%	50.7%	41.1%

Sources: Bureau of the Census, 2010; American Community Survey, 2010-2012; and HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2006-2010 ACS.

### Resources

The Perris Senior Center has been designated as a nutrition site by the County of Riverside Office on Aging. This designation allows the City to provide a daily meal program for seniors and as a resource to obtain information and access to services for seniors. A wide variety of activities are coordinated with various public agencies such as the Perris Valley Senior's Incorporated, AARP, Inland County Legal Services, Second Harvest Food Bank, and Family Services Association. The City's Senior Services division also coordinates senior trips and tours. A comprehensive service directory provided by the Riverside County Network of Care for seniors and persons with disabilities is available online at:

<http://riverside.networkofcare.org/>



For senior residents with homes in need of minor health and safety improvements, the City's Housing Authority offers the Senior Home Repair Program. The program is a one life-time grant up to \$7,000 for eligible residents to improve home living conditions, such as, the instillation of handrails or grab bars, handicap ramps, and repairing of broken steps.

Various affordable housing opportunities are also available to the City's senior residents, including:

- San Jacinto Vista I: 202 E Jarvis Street
- San Jacinto Vista II: 202 E Jarvis Street
- Perris Park: 1204 S Perris Boulevard
- Perris Station Apartments: 24 S. D Street

In addition to the senior housing developments above, seniors in the City are served by a number of licensed residential care facilities. Figure II.7 on page 49 illustrates the location of licensed residential care facilities located in Perris. As shown, the City has ten residential care facilities for the elderly; these facilities have the capacity to serve 125 persons. Three adult day care facilities with a capacity to serve 200 persons and seven adult residential facilities with a capacity to serve 34 persons are also located in the City.

## 2. Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disability as a "physical or mental impairment that substantially limits one or more major life activities." Fair housing choice for persons with disabilities can be compromised based on the nature of their disability. Persons with physical disabilities may face discrimination in the housing market because of the use of wheelchairs, need for home modifications to improve accessibility, or other forms of assistance. Landlords/owners sometimes fear that a unit may sustain wheelchair damage or may refuse to exempt disabled tenants with service/guide animals from a no-pet policy. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Landlords often refuse to rent to tenants with a history of mental illness. Neighbors may object when a house becomes a group home for persons with mental disabilities. While housing discrimination is not covered by the ADA, the Fair Housing Act prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS.

According to the 2010-2012 ACS, nine percent of the City's population and 11 percent of the County's population suffers from one or more disabilities (Table II.12). Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. Among persons living with disabilities in Perris, ambulatory disabilities were most prevalent (56 percent), followed by cognitive disabilities (54 percent), and independent living disabilities (41 percent).

*Table II.12: Persons with Disabilities Profile (2010-2012)*

Area	% of Population	Hearing Disability	Vision Disability	Cognitive Disability	Ambulatory Disability	Self-Care Disability	Independent Living Disability
Perris	9.0%	16.6%	21.2%	53.8%	55.7%	32.8%	41.3%
Riverside County	10.5%	29.7%	18.1%	35.6%	54.0%	23.3%	38.4%

Source: American Community Survey, 2010-2012.



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## Persons with Developmental Disabilities

As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.” The term also reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,026 persons in Perris with developmental disabilities, based on the 2010 Census population.

According to the State’s Department of Developmental Services, as of January 2014, approximately 668 Perris residents with developmental disabilities were being assisted at the Inland Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 346 of these persons with developmental disabilities were under the age of 18.

### Resources

From a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices (smoke alarms, flashing lights, etc.).

To help meet the needs of the disabled population, the City has a number of community care facilities that provide supportive services to persons with disabilities. According to the California Department of Social Services, Community Care Licensing Division, there are three adult day care facilities, seven adult residential facilities, and ten residential care facilities for the elderly located in Perris. The location of these facilities can be found in Figure II.7 on page 49. The adult day care facilities have the capacity to serve 200 persons, the residential care facilities have the capacity to serve 34 persons, and the residential care facilities for the elderly have the capacity to serve 125 persons.

The Coachella Valley Housing Coalition, a non-profit developer, is currently constructing a 74 unit affordable housing complex financed through a mix of tax credits, MHSA funding, and Riverside County HOME funds. The project will include units reserved for independent living mental health participants, units reserved for HOPWA clients, and the balance of the units will be reserved for families at affordable rents. The project is currently under construction, and as of April 2014, near 25 percent completion.



The Perris Zoning Code accommodates both small and large residential care facilities. Small residential care facilities that serve six or fewer persons are permitted by-right in nearly all of the City's residential zones, with the exception of the R-4 and R-5 zones which are reserved for mobile homes. Large residential care facilities and care centers are subject to the review and approval of a conditional use permit. Large residential care facilities (7 to 12 persons) require a permit with conditions of approval and are required to comply with development standards of the applicable zone and additional parking standards to ensure that there is adequate off-street parking for employees and those residing at the facility. Residential care centers (12 or more) require a conditional use permit and are deemed a non-residential use in the Zoning Code. Residential care centers have more stringent development standards.

Individuals with special needs can benefit from the programs and services offered by various organizations in neighboring communities and throughout Riverside County. These organizations include Ability Counts, Community Access Center (CaC), Community Action Partnership of Riverside County, Corona-Norco United Way, Riverside County Office on Aging, The Arc of Riverside County, and United Cerebral Palsy of the Inland Empire, among others. A comprehensive service directory provided by the Riverside County Network of Care for seniors, persons with disabilities and mental health issues is available online at:

<http://riverside.networkofcare.org/>

### **Reasonable Accommodation**

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use, zoning, and building code regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

The City amended the Zoning Code in 2013 (Ordinance 1296) to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City continues to provide information regarding the City's reasonable accommodation ordinance to interested parties and makes information on the ordinance widely available to residents.

### **3. Families with Children**

Families with children often face housing discrimination by landlords who fear that children will cause property damage. Some landlords may also have cultural biases against children of opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. According to the 2010 Census,



approximately 57 percent of all households in Perris are family households with children under the age of 18 and about 12 percent of total households are female-headed single-parent households with children.

### Resources

A variety of city programs and services are available for children and young adults in the community. Among the programs offered, the City's Community Services Department coordinates various excursions, classes, and activities for youth. When the City's Senior Center is closed for servicing senior residents, it also serves as the Teen Center Game Zone. At the Teen Center, students can finish their homework, read, visit their friends, spend time watching television and chatting, engage virtual workouts, and use computers. Families with children can also benefit from support services offered by various organizations in neighboring communities, including Community Action Partnership of Riverside County, the Family Services Association, Path of Life Ministries, Valley Community Pantry, and Walden Family Services, among others.

For families with needs for assistance with childcare expenses, the Riverside County Department of Public Social Services (DPSS) Child Care programs provide child care payments to a variety of eligible families. Through this DPSS program all child care funds are paid on behalf of the customer directly to the provider of their choice, based on a maximum payout rate set by the State of California. In addition, the Riverside County Child Care Consortium (RCCCC) provides advocacy and resource services to promote quality child care services that are affordable and accessible to families in Riverside County. The RCCCC provides County residents with community events for children and families and also provides bi-lingual brochures and general child care resource information.

The City also offers housing programs that benefit families in Perris. Since 2009, the City Council has approved a resolution agreeing to participate in the Riverside County Economic Development Agency (EDA) Mortgage Credit Certificate (MCC) program. A MCC entitles qualified Perris homebuyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. The Riverside County MCC program provides for a fifteen percent (15%) tax credit rate, which can be applied to the interest paid on a mortgage loan. Since the borrowers taxes are being reduced by the amount of the credit, this increase the borrowers take home pay by the amount of the credit. The credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer.

## 4. Single-Parent Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Due to their relatively lower per-capita income and higher living expenses (such as day-care), single-parent households have limited opportunities for finding affordable, decent, and safe housing. In 2010, approximately 2,763 single-parent households resided within Perris, representing 17 percent of the City's households.

Single-parent households, especially single mothers, may also be discriminated against in the rental housing market. At times, landlords may be concerned about the ability of such households to make regular rent payments and therefore, may require more stringent credit checks or higher security deposit for women. In 2010, an estimated 1,933 female-headed, single-parent households with children under age 18 lived in the City, representing approximately 12 percent of all households in the City. The number of female-headed single-parent households with children has increased since 2000. Data from the 2007-2011 American Community Survey (ACS) indicates that approximately 43 percent (838 households) of the City's female-headed households with children had incomes below the poverty level.



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## Resources

Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is also a pressing issue for many families with children and single parent households in particular. For single-parents with needs for assistance with childcare expenses, the Riverside County Department of Public Social Services (DPSS) Child Care programs provide child care payments to a variety of eligible families. Through this DPSS program all child care funds are paid on behalf of the customer directly to the provider of their choice, based on a maximum payout rate set by the State of California. In addition, the Riverside County Child Care Consortium (RCCCC) provides advocacy and resource services to promote quality child care services that are affordable and accessible to families in Riverside County. The RCCCC provides County residents with community events for children and families and also provides bi-lingual brochures and general child care resource information.

Single-parent households can also benefit from support services offered by various organizations in neighboring communities, including Community Action Partnership of Riverside County, the Family Services Association, Path of Life Ministries, Valley Community Pantry, and Walden Family Services, among others.

## 5. Large Households

Large households are defined as households having five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit in order to save on housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing, and medical care, lower and moderate-income large households may reside in smaller units, resulting in overcrowding. Furthermore, families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex, confine them to a specific location, limit the time children can play outdoors, or choose not to rent to families with children altogether, which would violate fair housing laws.

The 2010 Census reported 6,603 large households in Perris, representing approximately 40 percent of all households. Among the City's large households, 65 percent owned their own homes and 35 percent were renters. The CHAS data also indicates that 82 percent of the City's large renter-households and 72 percent of the large owner-households were experience at least one housing problems.

## Resources

The City's large households can benefit from programs and services that provide assistance to lower and moderate income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents.

In addition, large households can benefit from the support services offered by various organizations in neighboring communities, including Community Action Partnership of Riverside County, the Family Services Association, Path of Life Ministries, Valley Community Pantry, and Walden Family Services, among others.



## 6. Homeless Persons

According to HUD, a person is considered homeless if they are not imprisoned and: (1) lack a fixed, regular, and adequate nighttime residence; (2) their primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements, or an institution that provides a temporary residence for individuals who should otherwise be institutionalized; or (3) a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

Homeless persons often have a very difficult time finding housing once they have moved from transitional housing or other assistance program. Housing affordability for those who were formerly homeless is challenging from an economics standpoint, but this demographic group may also encounter fair housing issues when landlords refuse to rent to formerly homeless persons. The perception may be that they are more economically (and sometimes mentally) unstable.

The City of Perris successfully executed the City's first locally managed Point in Time Homeless Count in January 2013. City staff directly managed the effort which included facilitating training workshops, recruiting volunteers, and communication with Riverside County coordinators. During this count, volunteers found 57 unsheltered homeless persons in Perris, including one chronically homeless family comprised of two adults and six children. The count also identified the following characteristics of the City's homeless population:

- 70 percent (or 40 unsheltered adults) were Chronically Homeless Individuals.<sup>3</sup>
- 51 percent of unsheltered adults were White. And 37 percent of 21 unsheltered adults were Hispanic/Latino;
- 73 percent of unsheltered adults were men;
- 40 percent of unsheltered adults had a chronic illness such as diabetes, heart trouble, high blood pressure, seizures, hepatitis, respiratory problems, epilepsy, tuberculosis, or arthritis;
- 16 percent of adults had a developmental disability;
- One unsheltered adult had been diagnosed with AIDS or had tested positive for HIV;
- 32 percent of unsheltered adults had a mental health problem;
- 33 percent of unsheltered adults had a physical disability;
- 16 percent of unsheltered adults were released from a correctional institution such as a jail or prison after serving a court-ordered sentence during the past 12 months;
- Five percent of unsheltered adults were age 62+;
- 46 percent of unsheltered adults had a problem with drugs or alcohol;
- Nine percent of unsheltered adults served on active duty in the U.S. Armed Forces or called into active duty as a member of the National Guard or as a Reservist;
- 21 percent of unsheltered adults had been a victim of domestic or intimate partner violence; and
- 14 percent of unsheltered adults were youth age 18 to 24.

### Resources

The County of Riverside, through its Department of Social Services, contracts with local community based organizations to provide programs for the homeless in each appropriate location. An emergency shelter in Hemet accommodates homeless persons from the Perris area.

<sup>3</sup> An unsheltered adult was considered chronically homeless is the person fit within HUD's definition of chronic homelessness which includes if the person had been living in an emergency shelter and/or on the streets or in abandoned buildings for the past year or more and/or if the person had been living in an emergency shelter and/or on the streets or in abandoned buildings four times or more during the last three years. In addition, according to HUD, the person must have a disabling condition which for the purposes of this survey included mental health problems, drug or alcohol problem, physical disability, developmental disability, and/or HIV/AIDS.



The City of Perris recognizes the need for ongoing supportive services and development of affordable housing to prevent homelessness, particularly for extremely low-income households (households making less than 30 percent AMI). The City has cooperative relationships with various organizations to provide homeless services, such as with the Fair Housing Council of Riverside County, the County of Riverside Department of Public Social Services Homeless Programs Unit, the Continuum of Care for Riverside County (CoC), and Community Connect. Below, in Table II.13, is a list of service providers that offer services for the homeless.

*Table II.13: Homeless Service Providers*

Facility	Location	Services
Alternatives to Domestic Violence - Casa de Paz	Riverside	Emergency shelter, food, and other vital services for female domestic violence victims and their children
Corona-Norco Rescue Mission	Corona	Emergency shelter and transitional housing
County of Riverside Department of Social Services - Emergency Food and Shelter Program (EFSP)	Hemet	Emergency food and shelter
I Care - Shelter Home	Riverside	Emergency and transitional shelter
Immanuel Sobriety - Immanuel House	Moreno Valley	Drug/alcohol rehab and transitional living services for men only
Lutheran Social Services - Amelia's Light	Riverside	Transitional shelter, grocery distribution and for women with children
Operation SafeHouse	Riverside	Emergency shelter for 12-17 year olds and their families
Path of Life Ministries - Family Shelter	Riverside	Emergency shelter for families
Path of Life Ministries - Transitional Housing Program	Riverside	Transitional housing for families
Path of Life Ministries - Year Round Emergency Shelter	Riverside	Emergency shelter for single men and women
Project T.O.U.C.H. - Cold Weather Homeless Shelter	Menifee	Emergency shelter
Safe Alternatives for Everyone	Temecula	Emergency shelter, food, and other vital services for female domestic violence victims and their children
U.S. Vets - Veterans Transitional Housing	Moreno Valley	Emergency shelter, food, and other vital services for veterans
Valley Community Pantry	Hemet	Emergency food, housing, utility payments, and other vital services
Valley Restart Shelter, Inc.	Hemet	Emergency shelter, food, housing, utility payments, and other vital services

Source: Community Connect, 2-1-1 Riverside County Database, 2014.

## 7. Persons with HIV/AIDS

Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. In addition, persons with HIV/AIDS may also be targets of hate crimes, which are discussed later in this document. Despite federal and state anti-discrimination laws, many people face illegal eviction from their homes when their illness is





exposed. Stigmatism associated with their illness and possible sexual orientation can add to the difficulty of obtaining and maintaining housing. The Fair Housing Amendments Act of 1988, which is primarily enforced by HUD, prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS. Recent changes to the fair housing laws that add “medical conditions” as a protected class also help address housing discrimination against persons who are HIV positive.

Persons with HIV/AIDS require a broad range of services, including counseling, medical care, in-home care, transportation, and food, in addition to stable housing. Today, persons with HIV/AIDS live longer and require longer provision of services and housing. Stable housing promotes improved health, sobriety, decreased drug abuse, and a return to paid employment and productive social activities resulting in an improved quality of life. Furthermore, stable housing is shown to be cost-effective for the community in that it helps to decrease risk factors that can lead to HIV and AIDS transmission.

In 2012, the County of Riverside Department of Public Health Epidemiology and Program Evaluation Branch provided a profile of the HIV epidemic in the County. A summary of the findings is outlined below:

- There are currently 3,374 people reported living with AIDS and 1,712 people living with HIV in Riverside County.
- Over the past six years, the overall rate of HIV incidence in Riverside County has remained essentially the same.
- Sixty-six percent of all persons living with HIV/AIDS in the County are White.
- Though only six percent of the population, African Americans are over nine percent of all persons living with HIV/AIDS (PLWH/A) in the County.
- Eastern Riverside County has more than double the number of PLWH/A than any other County region.
- The greatest proportion of African American PLWH/A live in West Riverside County.
- Ten percent of all HIV cases diagnosed since 2002 have been from unsafe heterosexual sex.
- Since 2002, over three-quarters of newly diagnosed HIV cases have been Gay, Bisexual or other men who have unprotected sex with men (MSM)
- 63 percent of people living with AIDS and 44 percent of people living with HIV in Riverside County are 50 years old or older.
- Over the past two years (2011 – 2012), 23 percent of all new HIV cases in Riverside County were in people 50 years old or older.

The prevalence of HIV and AIDS varies among the County’s service areas with the highest rates occurring in East County and the lowest rates in South County. In West County, which includes the City of Perris, the incidence of HIV and AIDS was moderate. Table II.14 shows the rates of living cases in 2012.

*Table II.14: AIDS and HIV Prevalence Rates per 100,000 By County Service Regions (2012)*

	West County	South County	Mid County	East County
AIDS	44.0	25.2	31.4	226.5
HIV	84.7	29.5	54.9	477.2

Source: County of Riverside Department of Public Health Epidemiology and Program Evaluation Branch, 2012 Epidemiology of HIV/AIDS in Riverside County.



Resources

The Riverside County Department of Public Health HIV/STD Program coordinates the overall response to HIV/AIDS in the County in collaboration with community-based organizations, governmental bodies, advocates and people living with HIV/AIDS. Some of the programs offered include administration, HIV testing (including partners), the Early Intervention Program (EIP), education and prevention outreach, surveillance, mental health, and HIV Transmission Prevention Program (HTPP). The program also provides assistance linking newly diagnosed HIV infected individuals with care.

E. Housing Profile

A discussion of fair housing choice must be preceded by an assessment of the housing market. A diverse housing stock that includes a mix of conventional and specialized housing helps ensure that all households, regardless of their income level, age group, and familial status, have the opportunity to find suitable housing. This section provides an overview of the characteristics of the local and regional housing markets.

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

1. Housing Growth

As shown in Table II.15, housing growth in Perris was among the highest in the County. The City's housing growth rate during the 2000s was nearly double the rate experienced during the 1990s. Between 2000 and 2010, the City's housing stock grew by almost 70 percent. The City's growth rate during this period was comparable to housing growth in nearby Indio and Temecula, but significantly greater than the growth experienced by the County overall.

Table II.15: Housing Stock Growth (1990-2010)

Jurisdiction	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Cathedral	15,229	17,893	20,995	17.5%	17.3%
Corona	26,538	39,271	41,174	48.0%	4.8%
Hemet	19,692	29,401	35,305	49.3%	20.1%
Indio	13,028	16,909	28,971	29.8%	71.3%
Moreno Valley	37,945	41,431	55,559	9.2%	34.1%
Murrieta	661*	14,921	35,294	2,157.3%	136.5%
Perris	7,761	10,553	17,906	36.0%	69.7%
Riverside City	80,240	85,974	98,444	7.1%	14.5%
Temecula	10,659	19,099	34,004	79.2%	78.0%
Riverside County	483,847	584,674	800,707	20.8%	36.9%

Source: Bureau of the Census 1990-2010.

Note: \*- The City of Murrieta was not incorporated until 1991. Murrieta was a Census Designated Place (CDP) in 1990.



## 2. Housing Type

Table II.16 provides a summary of Perris' housing stock by unit type in 2000 and 2011. Some changes have occurred in the composition of the City's housing stock during the last decade. As shown below, single-family detached units continued to account for the majority of homes in the community. The number of single-family detached homes nearly doubled, with 6,817 homes added to the City's housing stock between 2000 and 2011, and their proportion of the total housing stock increased from 67 percent to 78 percent. The number of attached single-family units increased slightly from 319 units to 391 units, and their proportion of total housing units decreased slightly from three percent in 2000 to two percent in 2011. The number of multi-family units also increased during this time, but their proportion of total units decreased from 14 percent to 11 percent between 2000 and 2011.

*Table II.16: Housing Characteristics and Trends (2000-2011)*

Housing Type	2000		2011		Percent Change in Units
	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family Detached	7,015	66.8%	13,832	77.8%	97.2%
Single-Family Attached	319	3.0%	391	2.2%	22.6%
Total Single-Family	7,334	69.8%	14,223	80.0%	93.9%
Multi-Family 2-4 Units	357	3.4%	516	2.9%	44.5%
Multi-Family 5+ Units	1,121	10.7%	1,396	7.9%	24.5%
Total Multi-Family	1,478	14.1%	1,912	10.8%	29.4%
Mobile Homes, Trailer & Other	1,690	16.1%	1,644	9.2%	-2.7%
Total	10,502	100.0%	17,779	100.0%	69.3%

Source: Bureau of the Census, 2000 and American Community Survey, 2007-2011.

## 3. Housing Tenure and Vacancy

Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner-occupied or an occupied rental unit. Tenure preferences are primarily related to household income, composition, and ages of the household members. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is also influenced by tenure, with owner-occupied housing evidencing a much lower turnover rate than rental housing. In addition, housing problems, such as cost burden, are generally more prevalent among renters than among owners. However, the extremely high costs of homeownership in Southern California also create high levels of housing cost burden among homeowners.

According to the 2010 Census, 66 percent of Perris households owned their homes, while 34 percent were renters. The number of renter-households decreased two percent between 2000 and 2010, while owner-households increased by four percent. In the past, housing discrimination issues are more prevalent in the rental housing market since renters are more likely to be subject to conditions in the housing market that are beyond their control. However, with the widespread of foreclosures, allegations regarding unfair practices against homeowners have also increased.

Vacancy rates – the number of vacant units compared to the total number of units - reveal information on the housing supply and demand within a community. A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have



greater attrition than owner-occupied units. A healthy vacancy rate is one which permits sufficient choice and mobility among a variety of housing units. Generally, a vacancy rate of two to three percent for ownership units and five to six percent for rental units is considered optimal. Low vacancy rates can indicate a heightened likelihood of housing discrimination, as the number of house-seekers increases while the number of available units remains relatively constant. Managers and sellers are then able to choose occupants based on possible biases because the applicant pool is large.

Given the City's tenure distribution, a healthy overall vacancy rate should be around four percent. The 2010 Census estimates an overall vacancy rate for Perris of nine percent, consistent with the vacancy rates in the past. However, this generally higher vacancy rate is typical for communities with significant construction activities where new units are constantly being put on the market.

*Table II.17: Housing Tenure (1990-2010)*

Tenure	1990		2000		2010		Percent Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	1990-2000	2000-2010
Total Occupied	6,726	100.0%	9,652	100.0%	16,365	100.0%	43.5%	69.6%
Owner Occupied	4,701	69.9%	6,577	68.1%	10,854	66.3%	39.9%	65.0%
Renter Occupied	2,025	30.1%	3,075	31.9%	5,511	33.7%	51.9%	79.2%
<b>Vacancy Rates</b>								
Rental Vacancy	7%		7%		7%		--	--
Owner Vacancy	10%		4%		6%		--	--
Overall Vacancy	13%		9%		9%		--	--

Note: Overall Vacancy Rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold but not occupied.

Source: Bureau of the Census, 1990-2010.

#### 4. Housing Condition

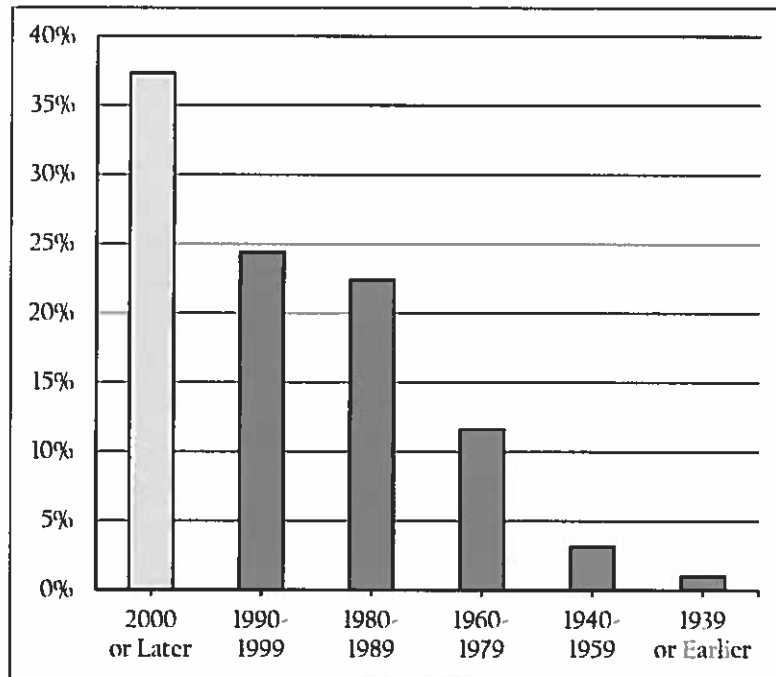
Assessing housing conditions in the City can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. Housing age can indicate general housing conditions within a community. In general, housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood.

Most residential structures over 30 years of age will require minor repair and modernization improvements, while units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Generally, a housing unit exceeds its useful life after 70 years of age, if not properly maintained.

The age of the City's housing stock, as defined by the year the units were built, is shown in Figure II.4. As of 2011, only 16 percent of all housing units in the City were built prior to 1979, making only a small proportion of housing units in Perris 30 years old or older. Corresponding with increases in the City's population, the City's first housing boom occurred during the 1980s. In addition, a significant portion of housing units in Perris were built after 2000 (37 percent).



Figure II.4: Age of Housing Stock (2011)



Source: US American Community Survey, 2007-2011.

The City's housing stock is fairly new; however, home maintenance can be economically and physically difficult for elderly homeowners. With that in mind, the City's Housing Authority offers a Senior Home Repair Program for senior residents with homes in need of minor health and safety improvements.

Substandard Conditions

A housing conditions survey has not been conducted in recent years; however, Perris' fairly new housing stock makes it unlikely that a large number of substandard units exist within the City.

Lead-Based Paint Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. Housing constructed prior to 1978, however, is at-risk of containing LBP. According to the 2007-2011 ACS, an estimated 2,814 units (representing 16 percent of the housing stock) in the City were constructed prior to 1980.

The potential for housing to contain LBP varies depending on the age of the housing unit. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940, however, is much more likely to contain LBP (estimated at 90 percent of housing units). About 62 percent of housing units built between 1960 and 1979 are estimated to contain LBP. Table II.18 estimates the number of housing units in Perris containing LBP, utilizing the assumptions outlined above. It should be noted, however, that not all units with LBP present a hazard. Properties most at risk include structures with deteriorated paint, chewable paint surfaces, friction paint surfaces, and deteriorated units with leaky roofs and plumbing.



*Table II.18: Lead-Based Paint Estimates (2007-2011)*

Year Built	Percent		Estimated No. of Units with LBP
	Units	With LBP	
1960-1979	2,067	62% ± 10%	1,282 ± 207
1940-1959	562	80% ± 10%	450 ± 56
Before 1940	185	90% ± 10%	167 ± 19
Total Units	2,814	62% ± 10%	1,745 ± 281

Source: US American Community Survey, 2007-2011.

The County of Riverside Childhood Lead Poisoning Prevention Program (CLPPP) was established in 1991, as a result of the California legislature mandating that the California Department of Health Services (CDHS) develop and enact a standard of care for identifying and managing children with elevated blood lead levels. CLPPP, funded by the CDHS, is operated by the County of Riverside Department of Public Health. The Riverside CLPPP team includes public health nurses, health educators, epidemiology staff, and registered environmental health specialists. The team works closely together to ensure nursing and environmental case management and follow-up for lead-burdened children; to promote screening; and to carry out primary prevention, targeted outreach and education, and surveillance activities. The Riverside County CLPPP does not identify Perris as a high risk area for lead poisoning. According to the County Health Department's Childhood Lead Poisoning Prevention Program, there were 20 reported cases of lead poisoning with blood lead levels (BLL) over five in Perris between 2007 and 2013. Of these 20 cases, 14 had BLL over 10 and six had BLL over 15.

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 continues to support Department of Housing and Urban Development (HUD) and Environmental Protection Agency (EPA) efforts to disseminate public information on the health dangers of lead-based paint. The City proactively disseminates information on lead hazards and new regulations to its Housing Staff, community based organizations, nonprofit organizations, and other public agencies that receive CDBG funds. The City also participates in and supports the regional lead poisoning prevention program administered by the County of Riverside Department of Public Health.

## F. Housing Cost and Affordability

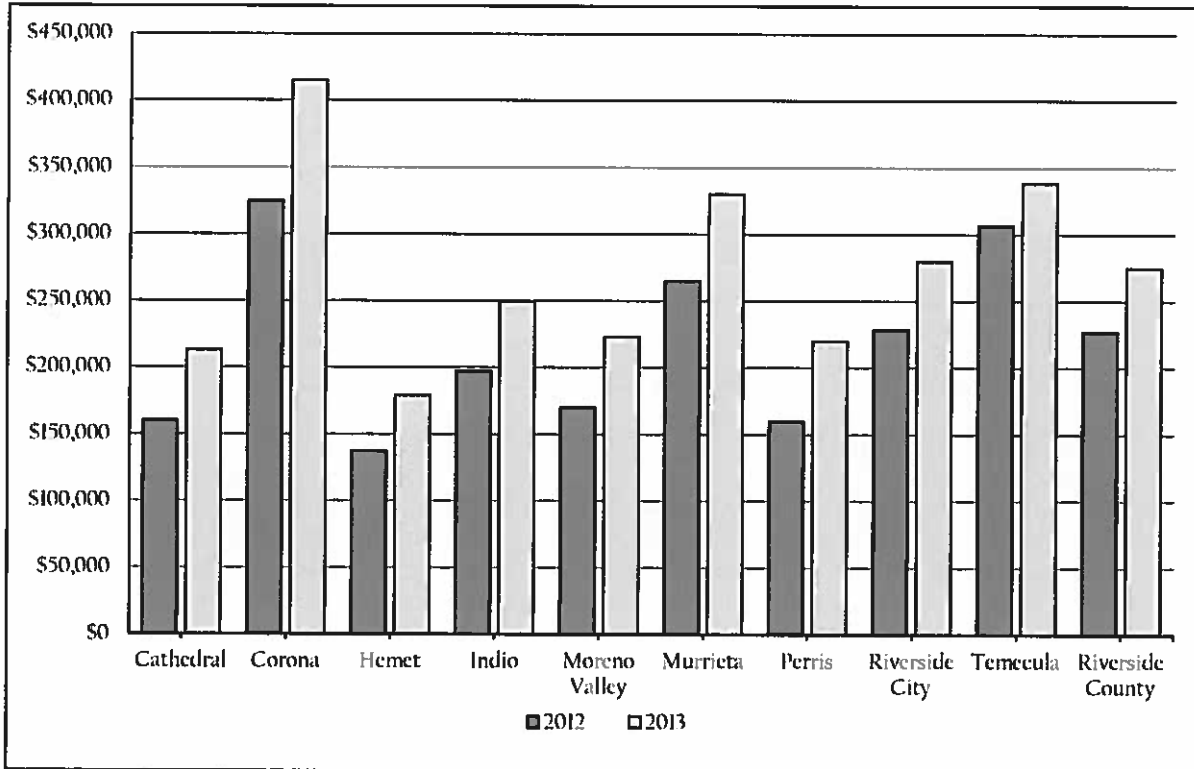
Many housing problems, such as housing overpayment (cost burden) or overcrowding, are directly related to the cost of housing in a community. If housing costs are high relative to household income, a correspondingly high rate of housing problems exists. This section evaluates the affordability of the housing stock in Perris to low- and moderate-income households. It is important to note, however, that housing affordability alone is not necessarily a fair housing issue. Only when housing affordability issues interact with other factors covered under fair housing laws, such as household type, composition, and race/ethnicity do fair housing concerns arise.

### 1. Ownership Housing Costs

The Perris housing market was significantly affected by the market collapse and economic downturn of 2008 and home prices in the City and the region are still recovering. Figure II.5 compares the median sales price of single-family homes in Perris and surrounding jurisdictions in November 2012 and 2013.



Figure II.5: Median Home Prices (2012-2013)



Source: Dataquick Services, www.dqnews.com, January 2014.

Overall, home prices in the region have remained fairly stable since 2012, and have even begun to slowly increase. In November 2013, the median sales price of a single-family home in Perris was \$220,000, compared to \$160,000 in November 2012. As shown in Figure II.5, the value of for-sale housing in 2013 in Perris was average when compared to neighboring jurisdictions. Median home values in the City, though, remain lower than the average Countywide.

## 2. Rental Housing Costs

Information on current rental rates in the City was obtained through a review of advertisements on Craigslist from January 2014. Available rental housing ranged from single room studio apartments to five-bedroom single-family homes. The majority of available units in the City were three- and four-bedroom single-family homes. Only 19 percent of the rental advertisements surveyed were for apartment units. Table II.19 summarizes average apartment rents by unit size. Overall, 150 units of varying sizes were listed as available for rent in January 2014 for an average rent of \$1,425.

*Table II.19: Average Apartment Rents in Perris (January 2014)*

Size	Number Advertised	Median Rent	Average Rent	Rent Range
Studio	3	\$650	\$643	\$580-\$700
One Bedroom	15	\$750	\$726	\$625-\$845
Two Bedroom	20	\$920	\$960	\$655-\$1,250
Three Bedroom	38	\$1,350	\$1,377	\$1,050-\$1,897
Four Bedroom	50	\$1,579	\$1,567	\$1,000-\$1,975
Five Bedroom	24	\$1,620	\$1,678	\$1,400-\$1,999
Total	150	\$1,425	\$1,353	\$580-\$1,999

Source: Craigslist.org, Search performed on January 15, 2014.

### 3. Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in a community with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment. While housing affordability alone is not a fair housing issue, fair housing concerns may arise when housing affordability interacts with factors covered under the fair housing laws, such as household type, composition, and race/ethnicity.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Households in the lower end of each category can afford less by comparison than those at the upper end. Table II.20 displays annual household income by household size and the maximum affordable housing payment for households at different income levels, based on the standard of 30 to 35 percent of household income. General cost assumptions for utilities, taxes, and property insurance are also shown.

Based on this analysis, it can be assumed that lower-income households in the City will have great difficulty securing affordable market rate rental housing. Moderate-income households should be able to find affordable rental housing in Perris; however, it may still be a challenge for these households to obtain appropriately sized rental units that are affordable. Ownership housing is out of reach for the City's lower-income households, though some larger moderate-income households may be able to afford owning a home in Perris. The challenge for these households is finding affordable single-family homes that are appropriately sized in order to avoid overcrowding.





*Table II.20: Housing Affordability Matrix – Riverside County*

Household	Annual Income	Affordable Costs		Utilities		Taxes and Insurance	Affordable Rent	Affordable Home Price
		Rental	Ownership	Renters	Owners			
<b>Extremely Low Income (under 30% AMI)</b>								
1-Person	\$14,100	\$353	\$353	\$168	\$185	\$71	\$185	\$22,575
2-Person	\$16,100	\$403	\$403	\$192	\$212	\$81	\$211	\$25,601
3-Person	\$18,100	\$453	\$453	\$223	\$253	\$91	\$230	\$25,368
4-Person	\$20,100	\$503	\$503	\$256	\$304	\$101	\$247	\$22,808
5-Person	\$21,750	\$544	\$544	\$290	\$351	\$109	\$254	\$19,550
<b>Low Income (31 to 50% AMI)</b>								
1-Person	\$23,450	\$586	\$586	\$168	\$185	\$117	\$418	\$66,097
2-Person	\$26,800	\$670	\$670	\$192	\$212	\$134	\$478	\$75,406
3-Person	\$30,150	\$754	\$754	\$223	\$253	\$151	\$531	\$81,457
4-Person	\$33,500	\$838	\$838	\$256	\$304	\$168	\$582	\$85,181
5-Person	\$36,200	\$905	\$905	\$290	\$351	\$181	\$615	\$86,810
<b>Moderate Income (51 to 80% AMI)</b>								
1-Person	\$37,550	\$939	\$939	\$168	\$185	\$188	\$771	\$131,728
2-Person	\$42,900	\$1,073	\$1,073	\$192	\$212	\$215	\$881	\$150,347
3-Person	\$48,250	\$1,206	\$1,206	\$223	\$253	\$241	\$983	\$165,707
4-Person	\$53,600	\$1,340	\$1,340	\$256	\$304	\$268	\$1,084	\$178,740
5-Person	\$57,900	\$1,448	\$1,448	\$290	\$351	\$290	\$1,158	\$187,817
<b>Median Income (81 to 100% AMI)</b>								
1-Person	\$45,500	\$1,138	\$1,327	\$168	\$185	\$265	\$970	\$204,031
2-Person	\$52,000	\$1,300	\$1,517	\$192	\$212	\$303	\$1,108	\$233,045
3-Person	\$58,500	\$1,463	\$1,706	\$223	\$253	\$341	\$1,240	\$258,801
4-Person	\$65,000	\$1,625	\$1,896	\$256	\$304	\$379	\$1,369	\$282,230
5-Person	\$70,200	\$1,755	\$2,048	\$290	\$351	\$410	\$1,465	\$299,530
<b>Above Moderate Income (100 to 120% AMI)</b>								
1-Person	\$54,600	\$1,365	\$1,593	\$168	\$185	\$319	\$1,197	\$253,448
2-Person	\$62,400	\$1,560	\$1,820	\$192	\$212	\$364	\$1,368	\$289,522
3-Person	\$70,200	\$1,755	\$2,048	\$223	\$253	\$410	\$1,532	\$322,338
4-Person	\$78,000	\$1,950	\$2,275	\$256	\$304	\$455	\$1,694	\$352,826
5-Person	\$84,250	\$2,106	\$2,457	\$290	\$351	\$491	\$1,816	\$375,828

Assumptions: 2014 income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the County of Riverside utility allowances.  
 Sources: HCD (2014); Housing Authority of the County of Riverside utility allowances (2013); and Veronica Tam and Associates (2014).



## G. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. HUD assesses housing need within a community according to several criteria: (1) the number of households that are paying too much for housing; (2) the number of households living in overcrowded units; and (3) the number of households living in substandard housing conditions. Table II.9, presented earlier on page 20 summarizes the extent of households facing some kind of housing problems. CHAS data provide further details on housing cost burden and overcrowding. These conditions are discussed below.

### 1. Overcrowding

Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding.

In general, "overcrowding" is defined as a housing unit occupied by more than one person per room (including living and dining rooms but excluding kitchen and bathrooms). Moderate overcrowding refers to 1.0 to 1.5 persons per room and severe overcrowding occurs when a home has 1.5 or more occupants per room. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. Not only is overcrowding a potential fair housing concern, it can strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

According to the 2007-2011 ACS, approximately 14 percent of Perris households experienced overcrowding, with approximately three percent experiencing severe overcrowding. Overcrowding was more prevalent among renters, with nearly 20 percent of renters living in overcrowded units, compared to just 11 percent of homeowners. Overcrowding has decreased in Perris since 2000, when 26 percent of total households lived in overcrowded conditions.

### 2. Housing Overpayment (Cost Burden)

Housing overpayment (or cost burden) is an important issue for Perris residents. According to the federal government, any housing condition where a household spends more than 30 percent of income on housing is considered overpayment. A cost burden of 30 to 50 percent is considered moderate overpayment; payment in excess of 50 percent of income is considered severe overpayment. Overpaying is an important housing issue because paying too much for housing leaves less money available for emergency expenditures.

According to 2006-2010 CHAS data, housing cost burden affects renter-households (57 percent) and owner-households (59 percent) in Perris equally. Renter-households (33 percent) were slightly more likely than owner-households (29 percent) to experience severe housing cost burden. Housing overpayment is typically linked to household income since cost burden generally occurs when housing costs increase faster than income.



### 3. Disproportionate Housing Needs by Tenure and Household Type

**Family Households:** Large households, especially large renter-households, were disproportionately affected by housing problems. Specifically:

- Large family renter-households were more likely to be affected by housing problems (83 percent) than all other households (63 percent).
- Large family owner-households were also disproportionately affected by housing problems (72 percent), compared to all households (63 percent).

### 4. Disproportionate Housing Needs by Race

According to CHAS data, between 2006 and 2010, households of a certain race/ethnicity had a disproportionate level of housing problems in Perris. Specifically:

- Asian households (73 percent) were more likely than all other households (62 percent) to have one or more housing problems.

## H. Assisted Housing

To further fair housing in Perris, the City provides a range of housing options for all persons. Housing opportunities include conventional single-family and multi-family housing. For those with special needs, the City also provides a large inventory of subsidized housing, community care facilities, emergency shelters and transitional housing, as well as other treatment and recovery centers. This section inventories the range of housing opportunities for persons with special needs and displays their general location.

### 1. Housing Choice Voucher (Section 8) Rental Assistance

Despite popular perception, most of the nation's affordable housing stock is not in public housing projects but in privately owned and operated developments subsidized by the federal government. The Housing Choice Voucher program (more commonly known as Section 8) is a rent subsidy program that helps lower income families and seniors pay rents of private units. Section 8 tenants pay a minimum of 30 percent of their income for rent and the local housing authority pays the difference up to the payment standard established by the Housing Authority. The program offers lower-income households the opportunity to obtain affordable, privately owned rental housing and to increase their housing choices. The Housing Authority establishes payment standards based on HUD Fair Market Rents (FMRs). The owner's asking price must be supported by comparable rents in the area. Any amount in excess of the payment standard is paid by the program participant.

#### Voucher Recipients

The Housing Authority of the County of Riverside (HACR) administers the Housing Choice Voucher Program for the City of Perris. The Housing Choice Voucher Program (HCV) provides rental subsidies to low-income families which spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard.

As of April 2014, 334 Perris households were receiving vouchers through HCV. The demographics of HCV participants are provided in Table II.21. Black households (63 percent) comprised the majority of



voucher recipients, followed by White households (36 percent). Approximately 17 percent of voucher recipients in the City identified themselves as ethnically Hispanic. Compared to the overall ethnic and racial makeup of the City, it appears that Hispanic residents are significantly under-represented within the HCV program. According to 2010 Census estimates, Hispanics represented nearly 72 percent of the total population in Perris but less than one-fifth of all voucher recipients.

The discrepancy is largely a result of reduced Section 8 funding for the voucher program, increased level of subsidies required with the widening gap between affordable housing costs and market rents, and the length the of waiting list. These factors impact the turnover rate of available resources. Once a household is in the program, it may stay in the program for an extended period of time. Therefore program participants often do not reflect the current demographic composition of a community.

*Table II.21: Race/Ethnicity of HCV Recipients (2014)*

Race/Ethnicity	# of HCV Recipients	% of HCV Recipients	% of 2010 Total Population
<b>Race*</b>			
American Indian	2	0.6%	0.9%
Asian or Pacific Islander	3	0.9%	4.0%
Black	209	62.6%	12.1%
White	120	35.9%	42.3%
Other	0	--	40.1%
<b>Total</b>	<b>334</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Ethnicity</b>			
Hispanic	57	17.1%	71.8%
Non-Hispanic	277	82.9%	28.2%
<b>Total</b>	<b>334</b>	<b>100.0%</b>	<b>100.0%</b>

Note: \* - Data provided by HACR does not indicate race of recipients by ethnicity. Race estimates represent both Hispanic and non-Hispanic recipients.  
Source: Bureau of the Census, 2010 and Housing Authority of the County of Riverside (HACR), April 2014.

Table II.22 shows household characteristics of HCV recipients in Perris. As shown, the majority (nearly 87 percent) of voucher recipients were female-headed households. Almost one-half of all voucher recipients (45 percent) had a disability, and 20 percent were elderly. Most of Perris' voucher recipients are residing in two- and three-bedroom units.



Table II.22: Voucher Recipient Household Characteristics

Household Characteristic	% of HCV Recipients
<b>Household Type</b>	
Elderly	19.8%
Disabled	44.9%
Female Headed	86.5%
<b>Total</b>	<b>100.0%</b>
<b>Unit Size</b>	
One-Bedroom	9.5%
Two-Bedroom	29.7%
Three-Bedroom	37.9%
Four-Bedroom	22.8%
<b>Total</b>	<b>100.0%</b>

Note: \* - Recipient households can represent a combination of different household types. Therefore, the total percentage of household types indicated does not add up to 100 percent.

Source: Housing Authority of the County of Riverside (HACR), April 2014.

Waiting List

As of April 2014, 744 Perris households were on the HCV waiting list. Of these households, approximately nine percent were elderly and 23 percent of households had a household member with a disability. For the distribution of HCV assistance within the City, the HACR has established the following local preferences for those on the waiting list:

- County of Riverside Residency Preference, and
- Qualified veterans; or
- Families whose head of household or co-head is 75 years of age and older; or
- Participants that have utilized a special program for a 3 year term such as Housing Options Program (HOP), Shelter Plus Care Program (S+C), Veterans Affairs Supportive Housing (VASH) and that no longer require supportive services and are eligible to transition to a regular Housing Choice Voucher provided they meet all other eligibility requirements.

The HACR's HCV waiting list has been closed since July 1, 2010 for everyone but those who are 75 years or older. According to the HACR, the length of time on the waiting list averages one to two years, but this can vary considerably. New and relocating voucher holders receive a briefing package that includes information on fair housing laws, rights and responsibilities as well as contact information if a tenant has a complaint. If a tenant has a fair housing issue, the HARC will get involved to assist in resolving the issue; however, in most cases the individuals are referred to the Fair Housing Council of Riverside County.

**2. Public Housing**

In addition to the Housing Choice Voucher program (discussed above), the HACR manages 469 units of public housing throughout Riverside County. A total of 38 public housing units are located in the City of Perris at various locations (102-142 Midway Street). As of April 2014, all 38 public housing units in the City are occupied. Table II.23 displays the demographic characteristics of public housing residents in



Perris. With regard to race, all public housing occupants in the City were either White (63 percent) or Black (37 percent). Hispanic residents comprised approximately 42 percent of all public housing occupants. Table II.24 summarizes the various household characteristics of public housing residents. The majority of households residing in public housing were female-headed (79 percent), 32 percent had a disability, and 19 percent were elderly.

*Table II.23: Race/Ethnicity of Public Housing Occupants*

Race/Ethnicity	# of PH Occupants	% of PH Occupants	% of 2010 Total Population
<b>Race*</b>			
American Indian	0	--	0.9%
Asian or Pacific Islander	0	--	4.0%
Black	14	36.8%	12.1%
White	24	63.2%	42.3%
Other	0	--	40.1%
<b>Total</b>	<b>38</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Ethnicity</b>			
Hispanic	16	42.1%	71.8%
Non-Hispanic	22	57.9%	28.2%
<b>Total</b>	<b>38</b>	<b>100.0%</b>	<b>100.0%</b>

Note: \* - Data provided by HACR does not indicate race of occupants by ethnicity. Race estimates represent both Hispanic and non-Hispanic occupants.  
 Bureau of the Census, 2010 and Housing Authority of the County of Riverside (HACR), April 2014.

*Table II.24: Public Housing Occupants by Household Type*

Household Type*	% of PH Occupants
Elderly	18.4%
Disabled	31.6%
Female-Headed	78.9%
<b>Total</b>	<b>100.0%</b>

Note: \* - Recipient households can represent a combination of different household types. Therefore, the total percentage of household types indicated does not add up to 100 percent.  
 Source: Housing Authority of the County of Riverside (HACR), April 2014.

Waiting List

The demand for public housing in the City of Perris is high. According to data provided by the HACR, a total of 1,640 Perris households were on the waiting list for public housing, as of April 2014. Of these households, approximately six percent were elderly and 23 percent had a household member with a disability.

**3. Assisted Housing Projects**

Publicly subsidized affordable housing provides the largest supply of affordable housing in most communities. Apartment projects can receive housing assistance from a variety of sources to ensure that rents are affordable to lower-income households. In exchange for public assistance, owners are typically



required to reserve a portion or all of the units as housing affordable to lower-income households. There are currently four affordable rental housing developments for seniors located in the City, providing 308 affordable units to lower-income elderly households. There are also four affordable rental housing developments providing 294 affordable units to family households, and one conventional public housing development providing 38 units to lower-income households (discussed earlier). In total, there are 640 affordable units for lower-income family and senior households located in Perris.

As of 2014, two new affordable rental developments—the Perris Family Apartments and Verano Apartments—are under construction and projected for completion in 2015. Combined the two developments will provide an additional 113 affordable units to family households. Additionally, the Perris Family Apartments will designate 15 of its units for households who qualify under the Mental Health Services Act (MHSA).

As in typical urban environments throughout the country, however, areas designated for high density housing in the City are usually adjacent to areas designated for commercial and industrial uses. Lower- and moderate-income households tend to live in high density areas, where the lower land costs per unit (i.e. more units on a piece of property) can result in lower development costs and associated lower housing payments. Therefore, the location of publicly assisted housing is partly the result of economic feasibility. The locations of assisted housing projects are identified in Figure 11.6. As shown, most senior and affordable housing developments are concentrated near the center of the City and within reach of multiple transit routes and bus stops.



*Table II.25: Assisted Rental Housing in Perris (2014)*

Project Name	Tenant Type	Total Units	# of Affordable Units	Financing Program
Meadowview Apartments I 1640 Ruby Drive	Family	88	88	Category 7B: Affordable Housing Subsidized
Meadowview Apartments II 150 Nuevo Rd.	Family	76	76	HFDA/8 NC
Mercado Apartments 832 South D St. Perris, CA 92570	Family	60	60	Category 7A: Affordable Housing with Tax Credit Financing
Perris Family Apartments Jarvis St. and Ruby Rd	Family/ MHSA	75	74	Affordable Housing with Tax Credit Financing
Perris Park 1204 S Perris Blvd	Elderly	79	79	Category 7A: Affordable Housing with Tax Credit Financing
Perris Station Apartments 24 S. D Street	Elderly	84	83	Category 7A: Affordable Housing with Tax Credit Financing
Public Housing 102-142 Midway Street	Family	38	38	Housing Authority of the County of Riverside
San Jacinto Vista I 202 E Jarvis St.	Elderly	86	86	Category 7A: Affordable Housing with Tax Credit Financing/ Category 7B: Affordable Housing Subsidized
San Jacinto Vista II 202 E Jarvis St.	Elderly	60	60	Category 7B: Affordable Housing Subsidized
Vintage Woods Apartments 87 East Jarvis St.	Family	70	70	Category 7A: Affordable Housing with Tax Credit Financing
Verano Apartments 904 South D Street	Family	40	39	Affordable Housing with Tax Credit Financing
Total			753	

Notes:

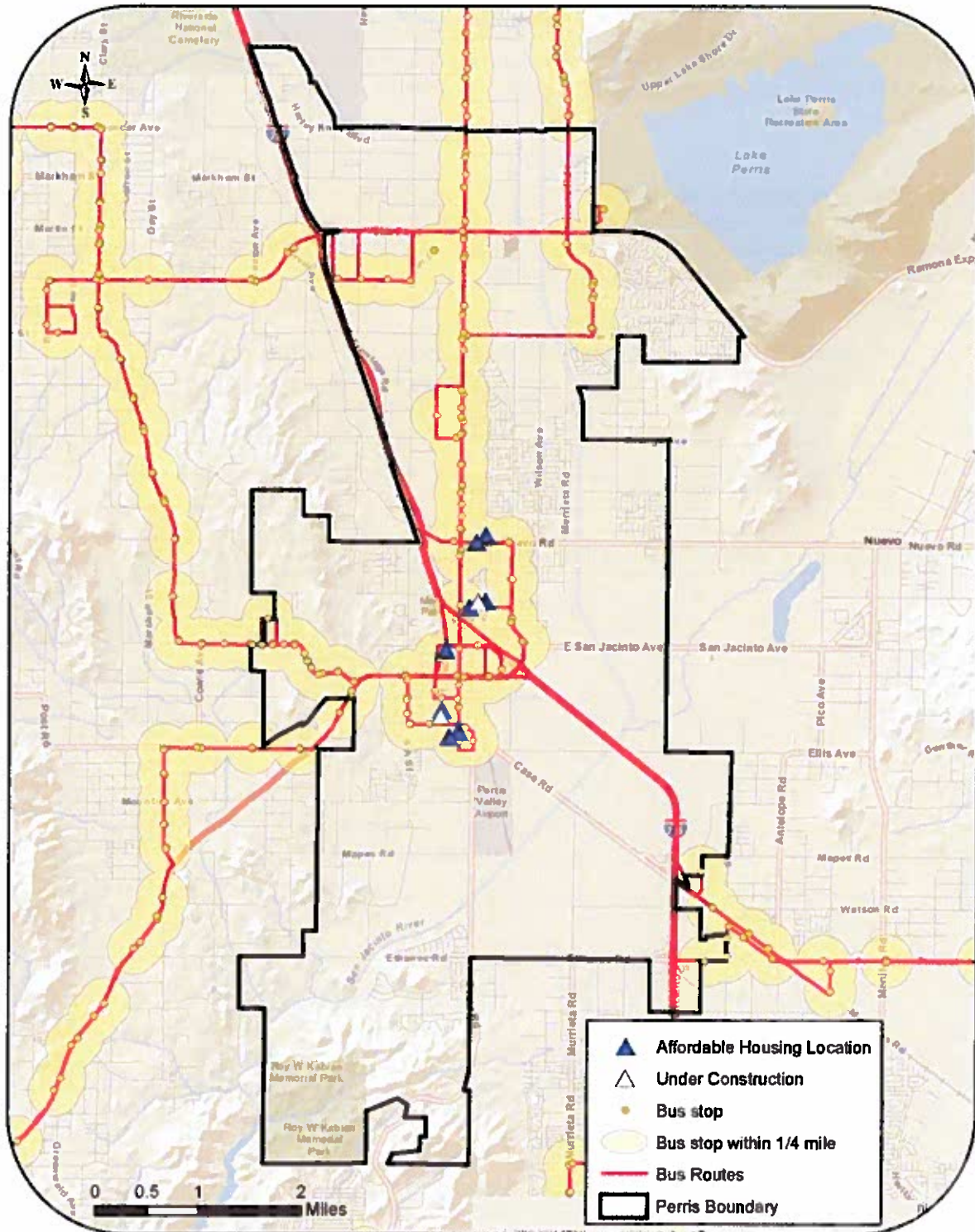
1. This development is not yet fully constructed. As of April 2014, construction is near 25 percent complete and projected for completion in March 2015.
2. This development is not yet fully constructed. Construction is expected to commence in the spring of 2014 and projected for completion in 2015.

Source: City of Perris, 2014.





Figure 11.6: Location of Affordable Housing





#### 4. Licensed Community Residential Care Facilities

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern.

According to the State of California Community Care Licensing Division of the State's Department of Social Services, as of January 2014, there were 20 State-licensed community care facilities, with a total capacity of 359 beds/persons, in Perris (Table II.26). The locations of these facilities are shown in Figure II.7. As shown, adult residential and day care facilities are distributed throughout the City. The only residential care facility for the elderly is located near the center of the City.

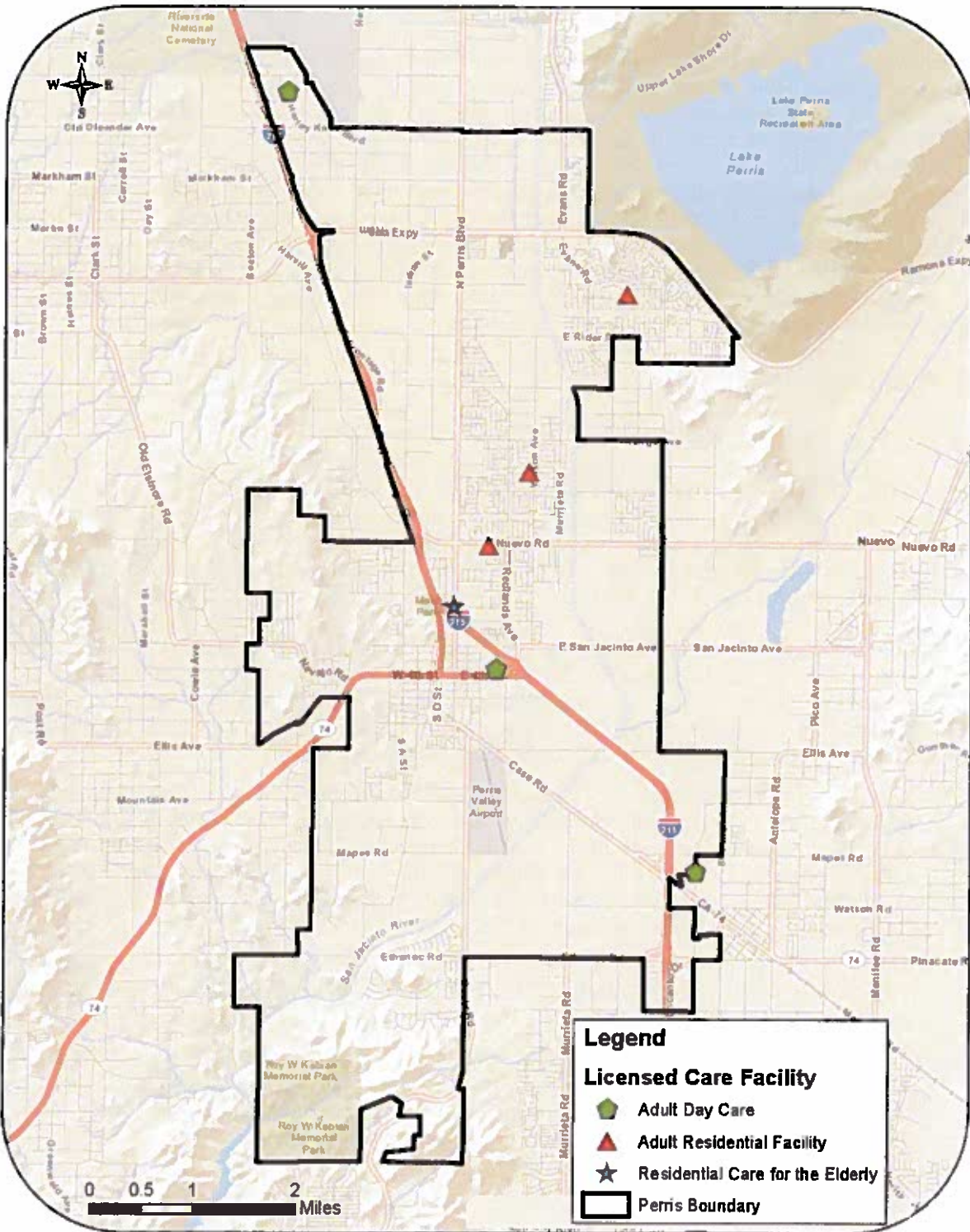
*Table II.26: Licensed Community Residential Care Facilities by Type*

Type	Number of Facilities	Total Capacity
Adult Day Care	3	200
Adult Residential Facility	3	16
Residential Care for the Elderly	1	39
Total	7	255

Source: State of California Department of Social Services, Community Care Licensing Division, 2014.



Figure II.7: Location of Community Care Facilities







## I. Provision of Services and Accessibility to Public Transit

Public transit is relevant to the issue of fair housing as access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally lower and moderate income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Public transit that provides a link between job opportunities, public services, and affordable housing helps to ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs.

### 1. Public Transit

#### Riverside Transit Agency Services

The Riverside Transit Agency (RTA) is the Consolidated Transportation Service Agency for western Riverside County and is responsible for coordinating transit services throughout the approximate 2,500 square mile service area. RTA provides both local and regional services throughout the region with 36 fixed-routes, eight CommuterLink routes, and Dial-A-Ride services using 266 vehicles. Seven RTA bus lines serve the Perris area.

- Route 19 - Moreno Valley Mall to Perris Station Transit Center via Trumble Road: This route starts at the Exceed Work Activity Center & Adult Developmental Center facility in Perris and ends at the Moreno Valley Mall. Notable stops along this route in the City of Perris include the Transit Center, City Hall, Perris High School, Val Verde High School, Valley Plaza Hospital, and Kindred Hospital Riverside. This route also services Moreno Valley College.
- Route 22 - Riverside Downtown Terminal to Lake Elsinore Outlet Center: This route starts at the Lake Elsinore Outlet Center and ends at the Riverside Downtown Terminal. Within the City of Perris this route traverses Ellis, Navajo, San Jacinto, and Old Elsinore Road. Notable stops along this route in the City of Perris include the Perris Station Transit Center, City Hall, Senior Center, and Mead Valley Library. Outside of the City of Perris this route services Moreno Valley College and the Riverside Social Security Office.
- Route 27 - Galleria at Tyler to Hemet Valley Mall and Florida & Lincoln: This route starts in Valle Vista and ends at the Galleria at Tyler in Riverside. Within the City of Perris this route traverses 4<sup>th</sup> Street, Perris Boulevard, and Nuevo Road, with notable stops at the Transit Center and Perris High School.
- Route 30 - Weston & Strohm to Walmart: This route starts at Weston & Strohm and ends near the Walmart on Perris Boulevard. Notable stops along this route include the Perris Station Transit Center, City Hall, Senior Center, Library, Perris High School, and Kindred Hospital.
- Route 74 - San Jacinto-Hemet-Sun City-Perris: This route starts at the Perris Station Transit Center and ends at Mt. San Jacinto College. Within the City of Perris this route traverses C Street, San Jacinto Avenue, Perris Boulevard, and San Jacinto Avenue, with a stop at City Hall.
- Route 208 - Temecula-Murrieta-Sun City-Perris-Moreno Valley-Downtown Terminal: This route runs between Temecula and Downtown Riverside. Within the City of Perris this route



traverses 4<sup>th</sup> Street, C Street, D Street and Nuevo Road with a stop at the Perris Station Transit Center. Notable stops outside of the City of Perris include UCR and the Riverside County Administration Building.

- Route 212 - Hemet-San Jacinto-Riverside Downtown Metrolink Station-Downtown Terminal: This route runs between Hemet and Downtown Riverside and within the City of Perris stops at the Perris Station Transit Center. Notable stops outside of the City of Perris include Mt. San Jacinto College, UCR, and the Riverside County Administration Building.

RTA supports the needs of the disabled community by ensuring that RTA fixed route buses are accessible to persons with disabilities. All buses are equipped with wheelchair ramps or wheelchair lifts. Audible announcements of major bus stops are made on all buses. In addition, RTA offers reduced fares to senior/disabled passengers.

### Dial-A-Ride

For disabled passengers who are unable to use the regular bus service, the RTA provides Dial-A-Ride transportation services in Perris. Dial-A-Ride is an origin-to-destination advanced reservation transportation service for seniors and persons with disabilities. Dial-A-Ride vehicles travel to areas within three-quarters of a mile of an RTA local fixed route. These areas are called the 'Dial-A-Ride service area' and trips must begin and end in that service area. Dial-A-Ride service is provided at times equivalent to local fixed-route bus service in that area. RTA has two types of Dial-A-Ride service:

- ADA Priority Dial-A-Ride Service - RTA gives priority service to individuals who are certified under the Americans with Disabilities Act (ADA). Persons who are ADA certified are eligible for trips throughout the RTA service area that are within three-quarters of a mile of local fixed-route bus service and during the hours of bus service operation. Individuals who are ADA certified are eligible to bring a Personal Care Attendant (PCA) at no cost if their ADA card permits.
- Senior/Disabled Dial-A-Ride Service - Seniors age 65 and above and persons with disabilities are eligible for local Dial-A-Ride service within a single city and within three-quarters of a mile of local fixed-route bus service and during the hours of bus service operation. Transportation is provided only within the city in which the trip begins. Companions may come along if space permits and if they are a senior or a person with a disability.

## 2. Major Employers

The City of Perris is located between San Diego and Los Angeles counties. Perris provides a diverse business market, affordable real estate, history and abundant recreational activities that create a small-town atmosphere. One of the fastest growing cities in California, Perris has attracted families and businesses alike. Table II.27 lists the ten largest employers in the City. As indicated in Figure II.8, all but two of the City's top employers are located within one-quarter mile of a transit stop.

*Table II.27: Perris Major Employers (2010)*

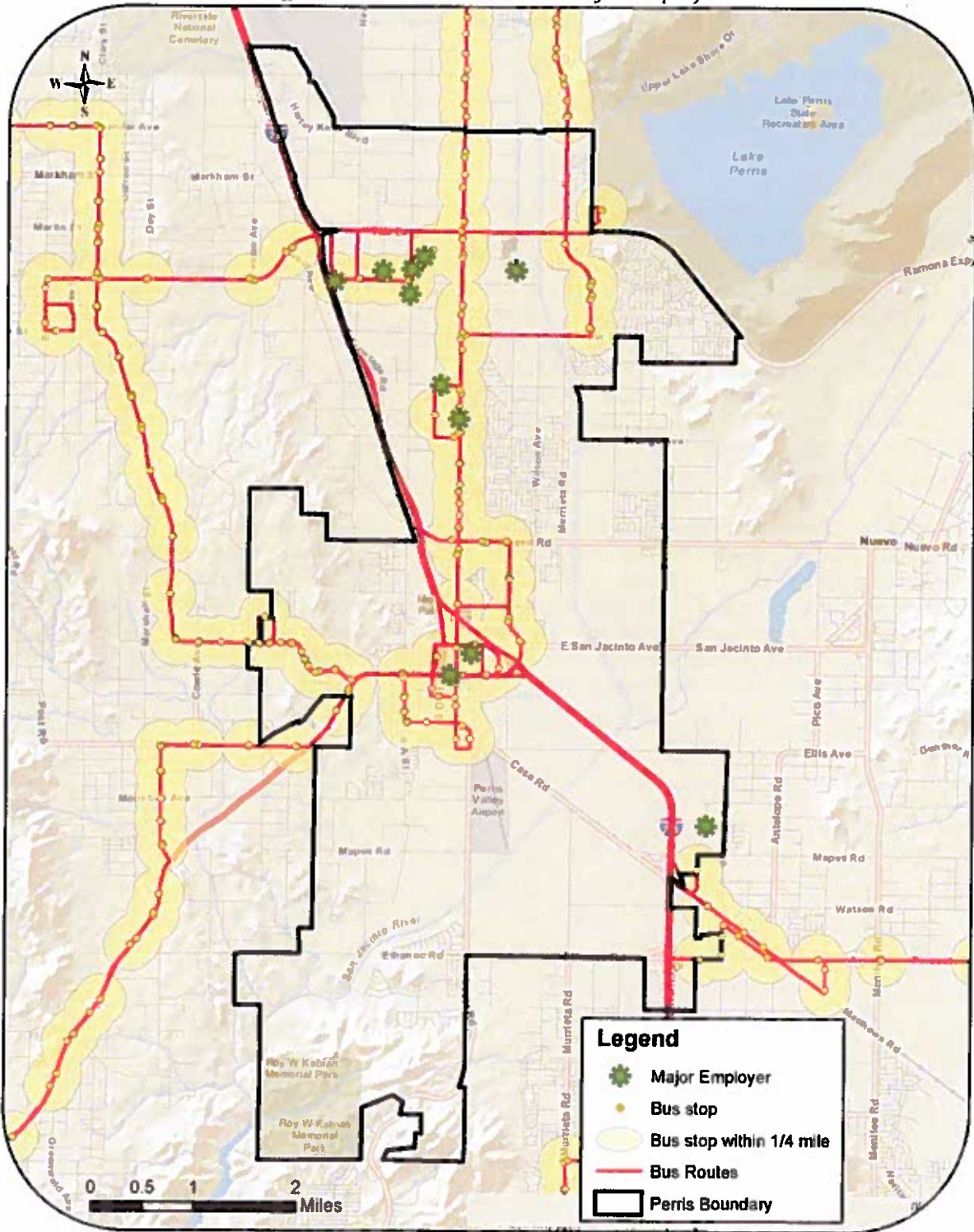
Business	Type of Business	Number of Employees	Location
Val Verde Unified School District	Education	1,783 <sup>1</sup>	975 Morgan Street
Ross Stores, Inc.	Retail Distribution	1,400	3404 Indian Avenue
Starcrest Products of California	Retail Distribution	1,000	3660 Brennan Avenue
Lowe's Distribution Center	Retail Distribution	900	3984 Indian Avenue
Perris Union High School District	Education	778	155 E 4th Street
Hanes Distribution Center	Retail Distribution	650	3700 Indian Avenue
Perris Elementary School District	Education	581	143 E 1st Street
Eastern Municipal Water District	Municipal Utility	580	2270 Trumble Road
Whirlpool Distribution Center	Retail Distribution	300	3722 N Redlands Avenue
Wal-Mart	Retail	300	2560 N Perris Boulevard
Coreslab Structures, Inc.	Construction Supply	200	150 W Placentia Avenue

Note:

1. Source: Sondra Evans, Assistant Manager of Human Resources, Val Verde Unified School District, 2012.  
Source: City of Perris, Chamber of Commerce, 2010.



Figure 11.8: Public Transit and Major Employers





### 3. Affordable Housing

Figure II.6 illustrates the location of the City's affordable housing projects in relation to regional transit services. All of Perris' affordable housing projects are situated within one-quarter mile of a transit stop and with easy access to services.

### 4. Public Schools

As part of President Johnson's "War on Poverty," the Elementary and Secondary Education Act (ESEA) was passed in 1965. It is often regarded as the most far-reaching federal legislation affecting education ever passed by Congress. The act is an extensive statute that funds primary and secondary education, while emphasizing equal access to education and establishing high standards and accountability. A major component of ESEA is a series of programs typically referred to as "Title I." Title I programs distribute funding to schools and school districts with a high percentage of students from low-income families. To qualify as a Title I school, a school typically must have around 40 percent or more of its students coming from families who are low income. The programs also give priority to schools that are in obvious need of funds, low-achieving schools, and schools that demonstrate a commitment to improving their education standards and test scores.

The City of Perris is served by the Perris Elementary School District, Perris Union High School District, and Val Verde Unified School District. Nearly all of the public schools within these three school districts are Title I schools. Figure II.9 illustrates the location of these schools, which are evenly distributed throughout the community and ensure that all low- and moderate-income residents have equal access to the additional Title I resources. Figure II.10 also shows the location of Title I schools with areas of minority concentration. As noted earlier, the City's minority concentration areas generally correlate with its low and moderate income areas and as such are well served by Title I Schools.





Figure II.9: Distribution of Title I Schools and Low- and Moderate-Income Areas

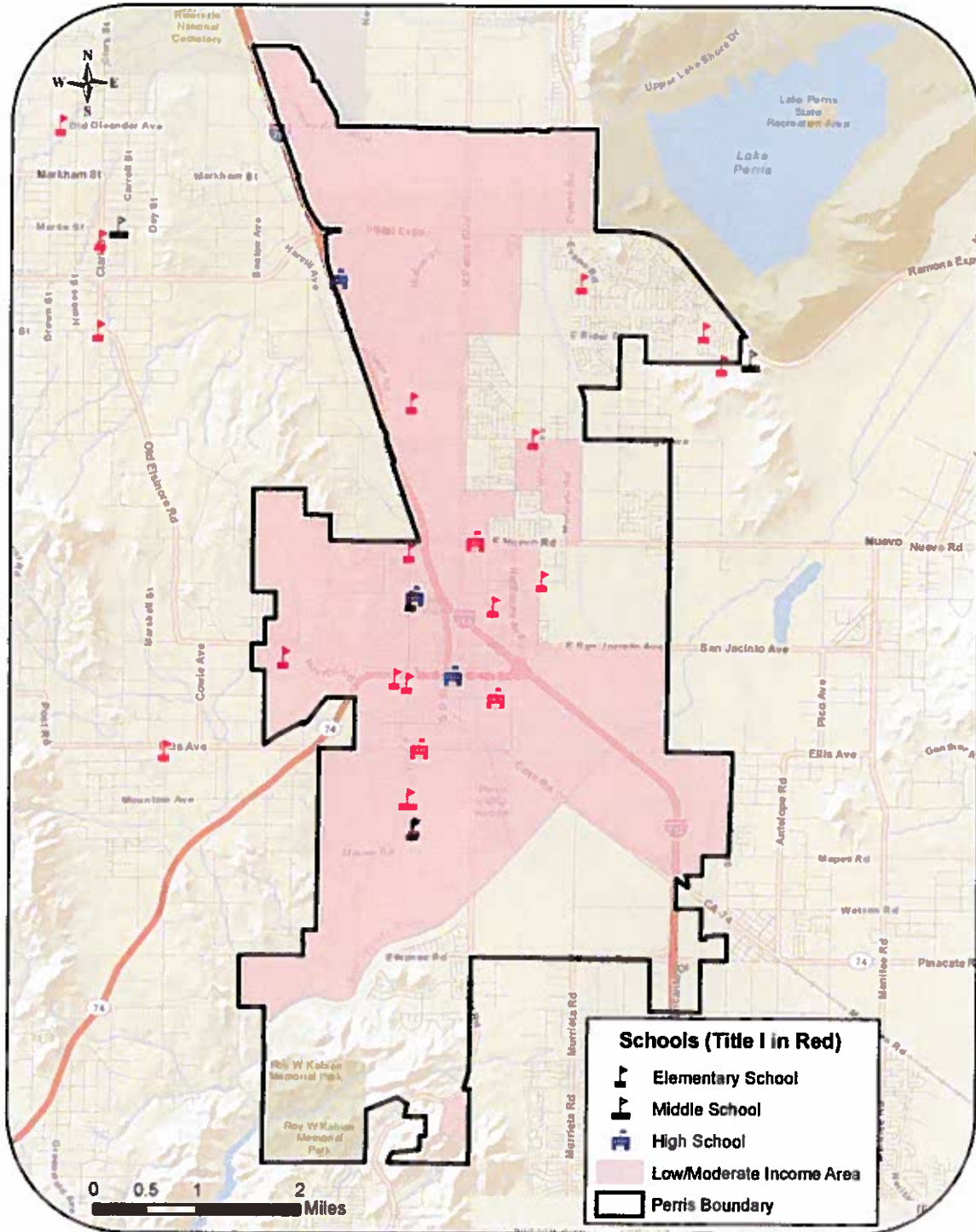
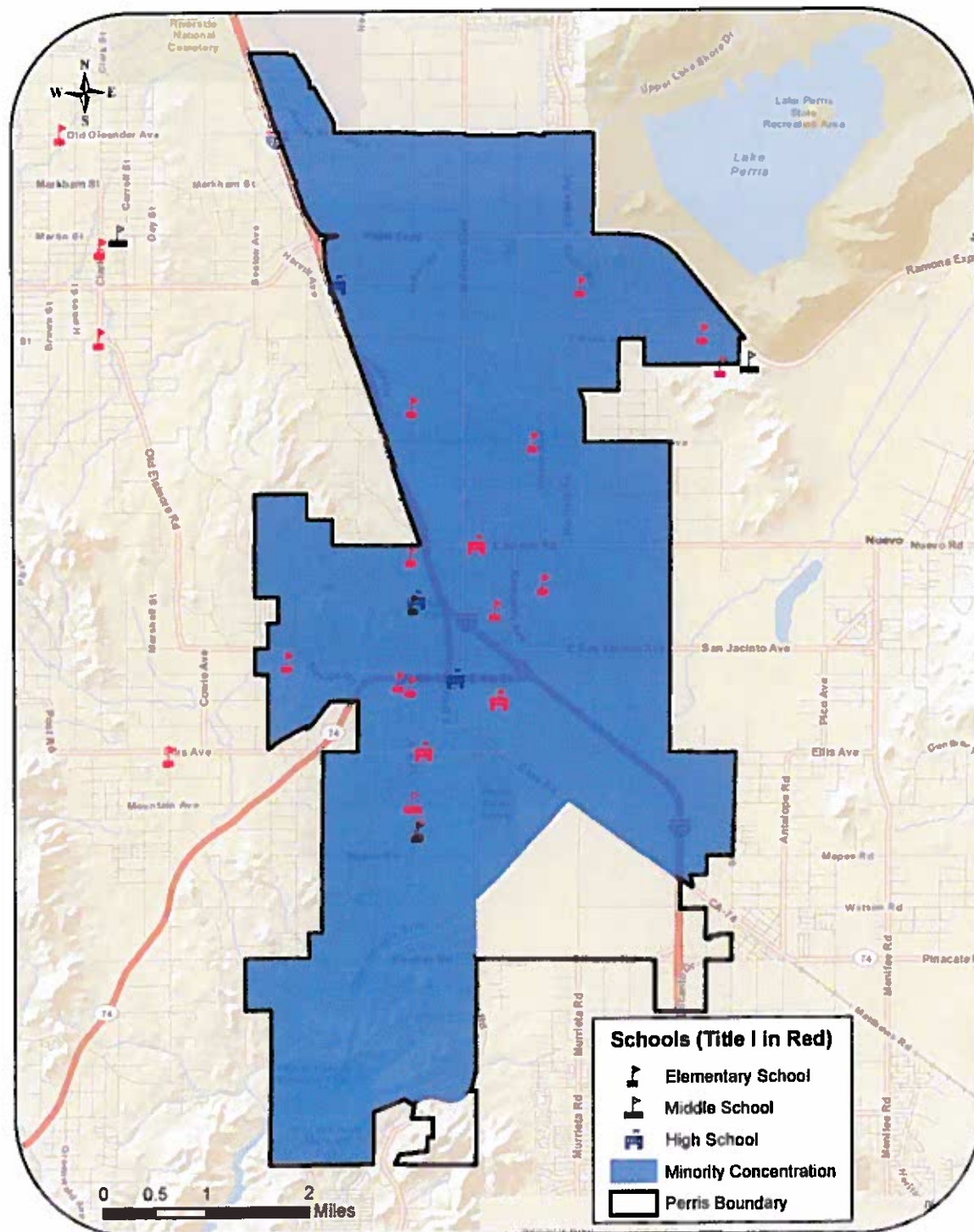




Figure II.10: Distribution of Title I Schools and Areas of Minority Concentration





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### III. Lending Practices

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent tightening of lending/credit markets. This chapter reviews the lending practices of financial institutions and the access to financing for all households, particularly minority households and those with lower incomes. Lending patterns in lower- and moderate-income neighborhoods and areas of minority concentration are also examined. However, publicly available data on lending does not contain detailed information to make conclusive statements of discrimination, but can only point out potential areas of concerns. Furthermore, except for outreach and education efforts, a local jurisdiction's ability to influence lending practices is limited. Such practices are largely governed by national policies and regulations.

#### A. Background

Discriminatory practices in home mortgage lending have evolved over the last five to six decades. In the 1940s and 1950s, racial discrimination in mortgage lending was easy to spot. From government-sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. Today, discriminatory lending practices are more subtle and tend to take different forms. While mortgage loans have become more readily available in lower- and moderate-income minority communities, some mortgage brokers pushed borrowers into higher-cost subprime mortgages that were not well suited to their needs and have led to financial problems. Although the recent tightening of credit markets has made this type of predatory lending less common, minority consumers continue to have less-than-equal access to loans at the best price and on the best terms that their credit history, income, and other individual financial considerations merit.

#### 1. Legislative Protection

In the past, financial institutions did not always employ fair lending practices. Credit market distortions and other activities such as redlining were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending.

##### Community Reinvestment Act and Home Mortgage Disclosure Act

The CRA is intended to encourage regulated financial institutions to help meet the credit needs of their entire communities, including lower- and moderate-income neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance.

CRA ratings are provided by the Federal Reserve Board (FRB), Federal Financial Institutions Examination Council (FFIEC), Federal Deposit Insurance Corporation (FDIC), and the Office of the Comptroller of the Currency (OCC). However, the CRA rating is an overall rating for an institution and does not provide insights regarding the lending performance at specific locations by the institution.



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### Home Mortgage Disclosure Act

In tandem with the CRA, the HMDA requires lending institutions to make annual public disclosures of their home mortgage lending activity. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

HMDA data provide some insight into the lending patterns that exist in a community. However, HMDA data are only an indicator of potential problems; the data cannot be used to conclude definite redlining or discrimination practices due to the lack of detailed information on loan terms or specific reasons for denial. The City should continue to monitor the approval rates among racial/ethnic and income groups and continue to take appropriate actions to remove barriers to financing.

### Conventional versus Government-Backed Financing

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. To assist lower- and moderate-income households that may have difficulty in obtaining home mortgage financing in the private market, due to income and equity issues, several government agencies offer loan products that have below market rate interests and are insured ("backed") by the agencies. Sources of government-backed financing include loans insured by the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA), and the Rural Housing Services/Farm Service Agency (RHA/FSA). Often, government-backed loans are offered to the consumers through private lending institutions. Local programs such as first-time homebuyer and rehabilitation programs are not subject to HMDA reporting requirements.

Typically, lower-income households have a much better chance of getting a government-assisted loan than a conventional loan. However, the recent lending market offered subprime loan options such as zero percent down, interest-only, and adjustable loans. As a result, government-backed loans have been a less attractive option for many households.

With the current difficulties in the subprime housing market, many households are facing foreclosure. In response, the federal government in September 2007 created a government-insured foreclosure avoidance initiative, FHA Secure, to assist tens of thousands of borrowers nationwide in refinancing their subprime home loans. As government-backed loans are again publicized and subprime loans are less of an option to borrowers, the increased use of government-backed loan applications is likely. Expanded marketing to assist potential homeowners in understanding the requirements and benefits of these loans may be necessary to promote the use of government-backed loans.

### Financial Stability Act

The Financial Stability Act of 2009 established the Making Home Affordable Program, which assists eligible homeowners who can no longer afford their home with mortgage loan modifications and other options, including short sale or deed-in-lieu of foreclosure. The program is targeted toward homeowners facing foreclosure and homeowners who are unemployed or "underwater" (i.e., homeowners who owe more on their mortgage than their home is worth). The Making Home Affordable Program includes several options for homeowners in need of assistance:

- The Home Affordable Modification Program (HAMP) reduces a homeowner's monthly mortgage payment to 31 percent of their verified gross (pre-tax) income to make their payments more affordable.





- The Second Lien Modification Program (2MP) offers homeowners a way to lower payments on their second mortgage.
- The Home Affordable Refinance Program (HARP) assists homeowners whose mortgages are current and held by the Federal National Mortgage Association (Fannie Mae) or the Federal Home Loan Mortgage Corporation (Freddie Mac) refinance into a more affordable mortgage.
- An Unemployment Program provides eligible homeowners a forbearance period during which their monthly mortgage payments are reduced or suspended while they seek re-employment. The minimum forbearance period is three months, although a mortgage servicer may extend the term depending on applicable investor and regulatory guidelines.
- The Principal Reduction Program offers homeowners who are underwater the opportunity to earn principal reductions over a three-year period by successfully making payments in accordance with their modified loan terms.

For homeowners who can no longer afford their homes, but do not want to go into foreclosure, the Home Affordable Foreclosure Alternatives Program (HAFA) offers homeowners, their mortgage servicers, and investor incentives for completing a short sale or deed-in-lieu of foreclosure. HAFA enables homeowners to transition to more affordable housing while being released from their mortgage debt. The program also includes a “cash for keys” component whereby a homeowner receives financial assistance to help with relocation costs in return for vacating their property in good condition.

#### Helping Families Save Their Homes Act

The Helping Families Save Their Homes Act was passed by Congress in May 2009 and expands the Making Home Affordable Program. This Act includes provisions to make mortgage assistance and foreclosure prevention services more accessible to homeowners and increases protections for renters living in foreclosed homes. It also establishes the right of a homeowner to know who owns their mortgage and provides over two billion dollars in funds to address homelessness.

The Act targets underwater borrowers by easing restrictions on refinance and requiring principal write-downs to help these homeowners increase the equity in their homes. The new law also provides federally guaranteed Rural Housing loans and FHA loans as part of the Making Homes Affordable Program. In addition to expanding the Making Homes Affordable Program, the Act extends the temporary increase in deposit insurance, increases the borrowing authority of the FDIC and National Credit Union Administration (NCUA), and creates a Stabilization Fund to address problems in the corporate credit union sector.

Under this new bill, tenants also have the right to stay in their homes after foreclosure for 90 days or through the term of their lease. The bill also provides similar protections to housing voucher holders. Prior to this bill, tenants were only guaranteed 60 days of notice before eviction and any current lease was considered terminated in the event of a foreclosure. This Act extends the 60-day notification period to 90 days and requires banks to honor any existing lease on a property in foreclosure.

#### Fraud Enforcement and Recovery Act

The Fraud Enforcement and Recovery Act (FERA) enhances the criminal enforcement of federal fraud laws by strengthening the capacity of federal prosecutors and regulators to hold accountable those who have committed fraud. FERA amends the definition of a financial institution to include private mortgage brokers and non-bank lenders that are not directly regulated or insured by the federal government, making them liable under federal bank fraud criminal statutes. The new law also makes it illegal to make a materially false statement or to willfully overvalue a property in order to manipulate the mortgage



lending business. In addition, FERA includes provisions to protect funds expended under TARP and the Recovery Act and amends the Federal securities statutes to cover fraud schemes involving commodity futures and options. Additional funds were also made available, under FERA, to a number of enforcement agencies in order to investigate and prosecute fraud.

## B. Overall Lending Patterns

### 1. Data and Methodology

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

HMDA data is submitted by lending institutions to the FFIEC. Certain data is available to the public via the FFIEC site either in raw data format or as pre-set printed reports. The analyses of HMDA data presented in this AI were conducted using Lending Patterns™. Lending Patterns is a web-based data exploration tool that analyzes lending records to produce reports on various aspects of mortgage lending. It analyzes HMDA data to assess market share, approval rates, denial rates, low/moderate income lending, and high-cost lending, among other aspects.

Table III.1 summarizes the disposition of loan applications submitted to financial institutions in 2007 (beginning of the housing crisis) and 2012 (most recent HMDA data available) for home purchase, refinance, and home improvement loans in Perris. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete.

*Table III.1: Disposition of Home Loans (2007 and 2012)*

Loan Type	Total Applicants		Percent Approved		Percent Denied		Percent Other	
	2007	2012	2007	2012	2007	2012	2007	2012
Government-Backed Purchase	263	1,053	66.2%	69.1%	20.9%	16.1%	12.9%	14.7%
Conventional Purchase	5,330	533	59.0%	69.6%	22.9%	16.1%	18.1%	14.3%
Refinance	8,859	2,763	43.3%	61.2%	38.2%	19.9%	18.5%	19.0%
Home Improvement	1,266	134	39.8%	30.6%	46.0%	64.2%	14.2%	5.2%
Total	15,718	4,483	48.7%	63.1%	33.4%	19.9%	17.9%	17.0%

Source: [www.lendingpatterns.com](http://www.lendingpatterns.com), 2014.



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## 2. Home Purchase Loans

In 2012, a total of 553 households applied for conventional loans to purchase homes in the City, a dramatic 90 percent decrease from 2007. The substantial decrease in lending activity is reflective of lending trends throughout the country. Housing prices, both in the region and nationwide, peaked in 2006, and 2007 marked the start of the housing market's steep decline. Mortgage lending in 2007, while not as vigorous as in the previous year, was still active. However, in the following years, lending activity slowed down dramatically to match the lack of activity in the housing market. Perris, and Riverside County in general, was hit particularly hard by foreclosures and sinking home values which may have resulted in a more significant decrease in lending activity than in other parts of the state.

In 2012, the approval rate for conventional home purchase loans was approximately 70 percent, while 16 percent of applications were denied. This reflects a noticeable increase in approval rates from 2007, when only 59 percent of conventional home loan applications were approved and 23 percent were denied. When the housing market began to show signs of collapse and foreclosures were on the rise, many financial institutions instituted stricter approval criteria for potential borrowers, which should have caused approval rates to drop somewhat. However, the applicant pool for mortgage lending in recent years has also become smaller and increasingly selective. These applicants have generally been in much better shape financially than applicants from previous years, when the housing bubble attracted a wider range of potential borrowers. These factors may have contributed to higher approval rates.

Generally, two types of home purchase loans are tracked—conventional home purchase loans and government-backed home purchase loans. In a conventional loan, the lender takes on the risk of losing money in the event a borrower defaults on a mortgage. For government-backed loans, the loan is insured, either completely or partially, by the government. The government does not provide the loan itself, but instead promises to repay some or all of the money in the event a borrower defaults. This reduces the risk for the lender when making a loan. Government-backed loans typically have more lenient credit score requirements, lower downpayment requirements, and are available to those with recent bankruptcies. However, these loans may also carry higher interest rates and most require homebuyers to purchase mortgage insurance. Furthermore, government-backed loans have strict limits on the amount a homebuyer can borrow for the purchase of a home.

Government-backed home purchase loans were significantly less popular than conventional loans in 2007. Just five percent of the home purchase applications were submitted by Perris residents for government-backed loans (for example, FHA, VA) in 2007. However, by 2012, over two-thirds of all home purchase applications submitted in the City (1,586 applications total) were for government-backed loans. Approval and denial rates for government-backed loan applications were nearly identical to those of conventional loan applications as well (69 percent of government-backed loan applications were approved, while 16 percent were denied).

## 3. Home Improvement Loans

Reinvestment in the form of home improvement is critical to maintaining the supply of safe and adequate housing. Historically, home improvement loan applications have a higher rate of denial when compared to home purchase loans. Part of the reason is that an applicant's debt-to-income ratio may exceed underwriting guidelines when the first mortgage is considered with consumer credit balances. Another reason is that many lenders use the home improvement category to report both second mortgages and equity-based lines of credit, even if the applicant's intent is to do something other than improve the home (e.g., pay for a wedding or college). Loans that will not be used to improve the home are viewed less favorably since the owner is divesting in the property by withdrawing accumulated wealth. From a lender's point of view, the reduction in owner's equity represents a higher risk.



In 2012, 134 applications for home improvement loans were submitted in the City. Of these applications, 31 percent were approved and 64 percent were denied. Home improvement financing in the City was much more active in 2007, when 1,266 applications for home improvement loans were filed by Perris residents. Approval rates for this type of loan were higher in 2007 as well—40 percent of applications were approved and 46 percent were denied.

#### 4. Refinancing

Homebuyers will often refinance existing home loans for a number of reasons. Refinancing can allow homebuyers to take advantage of better interest rates, consolidate multiple debts into one loan, reduce monthly payments, alter risk (i.e. by switching from variable rate to fixed rate loans), or free up cash and capital.

The majority of loan applications submitted in the City in 2012 were for refinancing existing home loans (2,763 applications). About 61 percent of these applications were approved, while 20 percent were denied. As with the other loan types, refinance lending was much more active in 2007 (8,859 applications). Approval rates for these loans increased considerably between 2007 and 2012, from 43 percent to 61 percent.

### C. Lending Patterns by Race/Ethnicity and Income Level

The federal Fair Housing Act prohibits discrimination in mortgage lending based on race, color, national origin, religion, sex, familial status or handicap (disability). It is, therefore, important to look not just at overall approval and denial rates for a jurisdiction, but also whether or not these rates vary by other factors, such as race/ethnicity.

Ideally, the applicant pool for mortgage lending should be reflective of the demographics of a municipality. When one racial/ethnic group is overrepresented or underrepresented in the total applicant pool, it could be an indicator of a possible fair housing issue. Such a finding may be a sign that access to mortgage lending is not equal for all individuals. As shown in Table III.2, White applicants were overrepresented in the applicant pool in 2012, while Hispanic applicants were severely underrepresented. Hispanics comprise approximately 72 percent of the City's total population, but only 45 percent of the applicant pool for loans.

*Table III.2: Demographics of Loan Applicants vs. Total Population (2012)*

	Percent of Applicant Pool	Percent of Total Population	Variation
White	28.1%	11.0%	17.1%
Black	5.6%	11.4%	-5.8%
Hispanic	45.4%	71.8%	-26.4%
Asian	4.9%	3.3%	1.6%

Note: Percent of total population estimates are based on 2012 applicant data and compared to total population estimates from the 2010 Census.

Source: Bureau of the Census, 2010; www.lendingpatterns.com, 2014.

However, in addition to reviewing lending outcomes by race, income is an important factor. Lending outcomes should not vary significantly by race/ethnicity among applicants of the same income level. Table III.3 below summarizes lending outcomes by race/ethnicity and income in the City. The rate at which applications were withdrawn and incomplete was generally consistent across all races/ethnicities





and income levels in both 2007 and 2012, although Asian applicants across all income levels were more likely than all other racial/ethnic groups to have withdrawn or incomplete applications. White applicants generally had the highest approval rates in both 2007 and 2012. Blacks, meanwhile, had the lowest approval rates across all income categories in 2007; however, by 2012, approval rates for Blacks applicants were on par with the approval rates for White applicants. Hispanic and Asian applicants had slightly lower approval rates than Whites and Blacks and were also somewhat more likely to be denied loans in 2012.

*Table III.3: Lending Patterns by Race/Ethnicity (2007 and 2012)*

	Approved		Denied		Withdrawn/Incomplete	
	2007	2012	2007	2012	2007	2012
<b>White</b>						
Low (0-49% AMI)	44.2%	53.8%	35.1%	32.8%	20.8%	13.4%
Moderate (50-79% AMI)	49.4%	76.1%	33.9%	11.8%	16.8%	12.2%
Middle (80-119% AMI)	54.7%	73.8%	30.2%	12.9%	15.1%	13.3%
Upper (≥120% AMI)	56.5%	68.3%	26.4%	15.7%	17.1%	15.9%
<b>Black</b>						
Low (0-49% AMI)	20.0%	60.9%	73.3%	30.4%	6.7%	8.7%
Moderate (50-79% AMI)	28.4%	74.0%	58.1%	12.0%	13.5%	14.0%
Middle (80-119% AMI)	44.4%	67.2%	40.8%	17.2%	14.8%	15.5%
Upper (≥120% AMI)	45.5%	58.9%	41.2%	23.3%	13.3%	17.8%
<b>Hispanic</b>						
Low (0-49% AMI)	33.7%	57.2%	51.4%	27.6%	14.9%	15.2%
Moderate (50-79% AMI)	42.8%	64.6%	45.2%	20.2%	12.0%	15.2%
Middle (80-119% AMI)	51.4%	62.8%	35.0%	20.8%	13.6%	16.4%
Upper (≥120% AMI)	50.0%	64.2%	33.0%	18.2%	17.0%	17.6%
<b>Asian</b>						
Low (0-49% AMI)	0.0%	56.5%	66.7%	30.4%	33.3%	13.0%
Moderate (50-79% AMI)	36.4%	63.4%	45.5%	22.0%	18.2%	14.6%
Middle (80-119% AMI)	45.7%	61.2%	39.1%	28.6%	15.2%	10.2%
Upper (≥120% AMI)	55.4%	72.7%	26.4%	18.2%	18.3%	9.1%

Source: www.lendingpatterns.com, 2014.

While this analysis provides a more in-depth look at lending patterns, it does not conclusively explain any of the discrepancies observed. Aside from income, many other factors can contribute to the availability of financing, including credit history, the availability and amount of a down payment, and knowledge of the home buying process. HMDA data does not provide insight into these other factors.



## D. Lending Patterns by Census Tract Characteristics

### 1. Income Level

To identify potential geographic differences in mortgage lending activities, an analysis of the HMDA data was conducted by census tract. Based on the Census, HMDA defines the following income levels:<sup>4</sup>

- Low-Income Tract – Tract Median Income ≤ 49 percent AMI
- Moderate-Income Tract – Tract Median Income between 50 and 79 percent AMI
- Middle-Income Tract – Tract Median Income between 80 and 119 percent AMI
- Upper-Income Tract – Tract Median Income ≥ 120 percent AMI

Only a small proportion of the census tracts within the City of Perris were categorized as Low Income by HMDA in 2007 and 2012 (four percent and three percent, respectively). The majority of loan applications submitted by Perris residents were from the City’s middle income tracts. Table III.4 summarizes the loan outcomes of census tracts by income level in 2007 and 2012. In general, home loan approval rates increased and denial rates decreased as the income level of the census tract increased. Higher income households are more likely to qualify for and be approved for loans, so this trend is to be expected.

*Table III.4: Outcomes Based on Census Tract Income (2007 and 2012)*

Tract Income Level	Total Applicants		Approved		Denied		Other	
	#	%	#	%	#	%	#	%
2007								
Low	640	4.1%	298	46.6%	240	37.5%	102	15.9%
Moderate	4,549	28.9%	2,199	48.3%	1,592	35.0%	758	16.7%
Middle	10,529	67.0%	5,162	49.0%	3,412	32.4%	1,955	18.6%
Upper	0	--	0	--	0	--	0	--
Total	15,718	100.0%	7,659	48.7%	5,244	33.4%	2,815	17.9%
2012								
Low	138	3.1%	68	49.3%	44	31.9%	26	18.8%
Moderate	1,060	23.6%	617	58.2%	245	23.1%	198	18.7%
Middle	2,857	63.7%	1,857	65.0%	532	18.6%	468	16.4%
Upper	428	9.5%	288	67.3%	70	16.4%	70	16.4%
Total	4,483	100.0%	2,830	63.1%	891	19.9%	762	17.0%

Source: www.lendingpatterns.com, 2014.

### 2. Minority Population

HMDA also provides data on the minority population within each census tract. Much of Perris is comprised of census tracts where 80 percent to 100 percent of the residents are minorities. Table III.5 summarizes the loan outcomes of census tracts, by proportion of minority residents, during 2007 and 2012. Approval and denial rates were fairly similar across all census tracts. However, approval rates in 2012 were higher among all census tracts compared to 2007. In general, home loan approval rates increased and denial rates decreased as the minority population percentage within each census tract increased.

<sup>4</sup> These income definitions are different from those used by HUD to determine Low and Moderate Income Areas.



*Table III.5: Outcomes Based on Minority Population of Census Tract (2007 and 2012)*

Tract Income Level	Total Applicants		Approved		Denied		Other	
	#	%	#	%	#	%	#	%
2007								
0-19% Minority	0	--	0	--	0	--	0	--
20-39% Minority	4,554	29.0%	2,400	52.7%	1,382	30.3%	772	17.0%
40-59% Minority	1,651	10.5%	809	49.0%	531	32.2%	311	18.8%
60-79% Minority	7,806	49.7%	3,684	47.2%	2,669	34.2%	1,453	18.6%
80-100% Minority	1,707	10.9%	766	44.9%	662	38.8%	279	16.3%
Total	15,718	100.0%	7,659	48.7%	5,244	33.4%	2,815	17.9%
2012								
0-19% Minority	0	--	0	--	0	--	0	--
20-39% Minority	0	--	0	--	0	--	0	--
40-59% Minority	894	19.9%	602	67.3%	155	17.3%	137	15.3%
60-79% Minority	838	18.7%	542	64.7%	156	18.6%	140	16.7%
80-100% Minority	2,751	61.4%	1,686	61.3%	580	21.1%	485	17.6%
Total	4,483	100.0%	2,830	63.1%	891	19.9%	762	17.0%

Source: [www.lendingpatterns.com](http://www.lendingpatterns.com), 2014.

### E. Major Lenders

In 2012, the top ten mortgage lenders in the City of Perris received approximately 50 percent of all loan applications. Among these lenders, Wells Fargo, Bank of America, and JP Morgan Chase Bank received the most applications—about 23 percent of the total market share. Table III.6 summarizes the top lenders in the City as well as their underwriting outcomes in 2007 and 2012.

Overall, approval rates for all lenders in the City increased from 49 percent in 2007 to 63 percent in 2012. Most of the top lenders had approval rates comparable to the overall rate, with the exception of Citibank NA, which had a notably lower approval rate (33 percent) and Quicken Loans, which had a significantly higher approval rate (94 percent). While high approval rates do not necessarily indicate wrongdoing by a specific institution, they can be a sign of aggressive lending practices on the part of the lender. In particular, smaller, less prominent financial institutions with significantly high approval rates may be a concern.



*Table III.6: Top Lenders (2007 and 2012)*

	Overall Market Share		Approved		Denied		Withdrawn or Closed	
	2007	2012	2007	2012	2007	2012	2007	2012
Wells Fargo Bank	4.2%	13.5%	63.6%	55.5%	23.4%	24.4%	12.9%	20.2%
Bank of America	4.6%	6.0%	63.6%	62.1%	34.7%	22.3%	1.7%	15.7%
JP Morgan Chase Bank	--	5.5%	--	72.2%	--	25.8%	--	2.0%
First Mortgage Corporation	--	4.9%	--	69.2%	--	4.1%	--	26.6%
Mountain West Financial, Inc.	--	4.7%	--	73.2%	--	11.0%	--	15.7%
Citibank NA	--	3.9%	--	33.0%	--	6.4%	--	60.6%
Quicken Loans, Inc.	--	3.5%	--	94.2%	--	5.8%	--	0.0%
Pacific Union Financial, LLC	--	3.2%	--	60.6%	--	34.0%	--	5.3%
Provident Savings Bank	--	2.9%	--	78.0%	--	12.1%	--	9.9%
Ally Bank	--	2.0%	--	69.3%	--	14.8%	--	15.9%
All Lenders	100.0%	100.0%	48.7%	63.1%	33.4%	19.9%	17.9%	17.0%

Source: www.lendingpatterns.com, 2014.

Note: The table identifies the top ten lenders of 2012. Some of these lenders were not top lenders in 2007 and market share data is not available. Furthermore, not all top lenders from 2007 are identified above..

Under current banking regulations, lenders are required to hold a given interest rate for a borrower for a period of 60 days. Borrowers, however, are under no obligation to actually follow through on the loan during this time and can withdraw their application. In mortgage lending, fallout refers to a loan application that is withdrawn by the borrower before the loan is finalized. Typically for-profit lenders should have little fallout and none that varies by race, ethnicity or gender. Several top lenders in the City had higher than average rates of withdrawn or incomplete applications. A significant disparity in fallout could suggest screening, differential processing, HMDA Action misclassification and/or the potential of discouragement of minority applications.

Closed applications refer to applications that are closed by the lender due to incompleteness. In instances where a loan application is incomplete, lenders are required to send written notification to the applicant and request the missing information be turned over within a designated timeframe. If this notice is given and the applicant does not comply within the specified time, the lender can close the application for incompleteness. A high rate of incomplete loans can indicate a lack of financial literacy on the part of the borrower. Several studies have correlated financial literacy with a borrower's income level. Specifically, lower-income individuals were the least knowledgeable about finance.<sup>5</sup> Insufficient lender assistance during the application process can also lead to high levels of incomplete applications. The lack of lender assistance may be discriminatory in motive or outcome, however, HMDA data cannot be used to prove motive. In 2012, two institutions had significantly higher than average rates of withdrawn and incomplete applications—Citibank NA, and First Mortgage Corporation (61 percent and 27 percent, respectively, versus 17 percent overall).

Within the City, some financial institutions also appeared to be more popular among certain racial/ethnic groups (Table III.7). Hispanic applicants in the City, for example, were much more likely to favor smaller, less established financial institutions. In 2012, Hispanic applicants made up about 45 percent of the applicant pool for all lenders. However, Hispanics comprised the vast majority of the

<sup>5</sup> Collins, Michael. "Education Levels and Mortgage Application Outcomes: Evidence of Financial Literacy." University of Wisconsin-Madison, Department of Consumer Science, (2009).



applicant pool for Pacific Union Financial, Inc. (79 percent), Paramount Residential Mortgage (74 percent), Mountain West Financial, Inc. (70 percent), Provident Savings Bank (66 percent), and Wholesale Capital Corporation (63 percent).

While the correlation between minority applicants and smaller banks does not mean a violation of fair lending laws, it does raise concerns about the equality of access to mortgage financing. Smaller banks often have more flexibility in their selection process and applicants with less than stellar credit and flawed financial histories may be more successful in securing mortgage financing at these smaller institutions than at larger established banks. Large banks with a strong nationwide presence, however, do have several advantages. They are closely regulated by the federal government and have a wide array of resources available to borrowers. The tendency for certain smaller banks to attract non-White applicants may indicate that access to financing, especially at larger banks, is not equal for applicants of all races/ethnicities.

*Table III.7: Top Lenders by Race/Ethnicity of Applicant (2012)*

Hispanic	
Lender	% of Total Applicants
Pacific Union Financial, Inc.	78.7%
Paramount Residential Mortgage	74.3%
Mountain West Financial, Inc.	70.1%
Provident Savings Bank	65.9%
Wholesale Capital Corporation	62.7%
All Lenders	45.4%

Source: www.lendingpatterns.com, 2014.

### F. Subprime Lending

According to the Federal Reserve, “prime” mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. “Subprime” loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors such as limited income. By providing loans to those who do not meet the critical standards for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history, or non-traditional income sources, may be otherwise unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally offer interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In recent years, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating subprime loans directly. Though the subprime market usually follows the same guiding principles as the prime market, a number of specific risk factors are associated with this market. According to a joint HUD/Department of the Treasury report, subprime lending generally has the following characteristics:<sup>6</sup>

<sup>6</sup> U.S. Department of Housing and Urban Development. *Unequal Burden In Los Angeles: Income and Racial Disparities in Subprime Lending*. April 2000.



- **Higher Risk:** Lenders experience higher loan defaults and losses by subprime borrowers than by prime borrowers.
- **Lower Loan Amounts:** On average, loans in the subprime mortgage market are smaller than loans in the prime market.
- **Higher Costs to Originate:** Subprime loans may be more costly to originate than prime loans since they often require additional review of credit history, a higher rate of rejected or withdrawn applications and fixed costs such as appraisals, that represent a higher percentage of a smaller loan.
- **Faster Prepayments:** Subprime mortgages tend to be prepaid at a much faster rate than prime mortgages.
- **Higher Fees:** Subprime loans tend to have significantly higher fees due to the factors listed above.

Subprime lending can both impede and extend fair housing choice. On the one hand, subprime loans extend credit to borrowers who potentially could not otherwise finance housing. The increased access to credit by previously underserved consumers and communities contributed to record high levels of homeownership among minorities and lower-income groups. On the other hand, these loans left many lower income and minority borrowers exposed to default and foreclosure risk. Since foreclosures destabilize neighborhoods and subprime borrowers are often from lower-income and minority areas, mounting evidence suggests that classes protected by fair housing faced the brunt of the recent subprime and mortgage lending market collapse.<sup>7</sup>

While HMDA data does not classify loans as subprime, it does track the interest rate spread on loans. An interest rate spread refers to the difference between two related interest rates. For HMDA data, spread specifically refers to the difference between the annual percentage rate (APR) for a loan and the yield on a comparable-maturity Treasury security. In 2005, the Federal Reserve Board required lenders to report rate spreads for loans whose APR was above the Treasury benchmark. Loans with a reported spread are typically referred to as higher-priced or subprime loans.

*Table III.8: Reported Spread on Loans by Race/Ethnicity (2007-2012)*

	Frequency of Spread		Average Spread	
	2007	2012	2007	2012
White	16.1%	2.3%	4.33	2.21
Black	29.8%	4.8%	4.62	1.95
Hispanic	27.4%	4.5%	4.47	2.09
Asian	20.1%	2.4%	4.18	2.14
Total	23.9%	3.5%	4.45	2.12

Source: [www.lendingpatterns.com](http://www.lendingpatterns.com), 2014.

The frequency of loans with reported spread has decreased substantially since 2007. About 24 percent of loans in 2007 had a reported spread, but by 2012, less than four percent of loans reported a spread. While the incidence of subprime loans has decreased overall, Blacks and Hispanics continue to be most likely to receive subprime loans than other race/ethnic groups.

<sup>7</sup> Foreclosure Exposure: A Study of Racial and Income Disparities in Home Mortgage Lending in 172 American Cities. Association of Community Organizations for Reform Now. September 2007.



Since 2007, not only has there been a decline in the number of subprime loans issued, there has also been a decrease in the magnitude of spread reported on these loans. Generally, the higher the reported spread on a loan, the worse that loan is compared to a standard prime loan. In 2007, the average reported spread for a subprime loan was estimated at 4.4 points; by 2012, the average reported spread had dropped to just over two points.

## 1. Predatory Lending

With an active housing market, potential predatory lending practices by financial institutions may arise. Predatory lending involves abusive loan practices usually targeting minority applicants or those with less-than-perfect credit histories. The predatory practices typically include higher fees, hidden costs, and unnecessary insurance and larger repayments due in later years. One of the most common predatory lending practices is placing borrowers into higher interest rate loans than called for by their credit status. Although the borrowers may be eligible for a loan in the “prime” market, they are directed into more expensive and higher fee loans in the “subprime” market. In the other cases, fraudulent appraisal data is used to mislead homebuyers into purchasing over-valued homes, or misrepresented financial data is used to encourage homebuyers into assuming a larger loan than can be afforded. Both cases almost inevitably result in foreclosure.

In recent years, predatory lending has also penetrated the home improvement financing market. Seniors and minority homeowners are typically the targets of this type of lending. In general, home improvement financing is more difficult to obtain than home purchase financing. Many homeowners have a debt-to-income ratio that is too high to qualify for home improvement loans in the prime market and become targets of predatory lending in the subprime market. Seniors have been swindled into installing unnecessary devices or making unnecessary improvements that are bundled with unreasonable financing terms.

Predatory lending is a growing fair housing issue. Predatory lenders who discriminate get some scrutiny under the Fair Housing Act of 1968, which requires equal treatment in terms and conditions of housing opportunities and credit regardless of race, religion, color, national origin, family status, or disability. This applies to loan originators as well as the secondary market. The Equal Credit Opportunity Act of 1972 requires equal treatment in loan terms and availability of credit for all of the above categories, as well as age, sex, and marital status. Lenders that engage in predatory lending would violate these Acts if they target minority or elderly households to buy at higher prices and unequal loan products, treat loans for protected classes differently than those of comparably credit-worthy White applicants, or have policies or practices that have a disproportionate effect on the protected classes.

Data available to investigate the presence of predatory lending is extremely limited. At present, HMDA data are the most comprehensive data available for evaluating lending practices. However, as discussed before, HMDA data lack the financial details of the loan terms to conclude that any kind of predatory lending has actually occurred. There is an effort at the national level to push for increased reporting requirements in order to identify and curb predatory lending.

The State of California has enacted additional measures designed to stem the tide of predatory lending practices. A law (Senate Bill 537) signed by Governor Gray Davis provided a new funding mechanism for local district attorneys’ offices to establish special units to investigate and prosecute real estate fraud cases. The law enabled county governments to establish real estate fraud protection units. Furthermore, Governor Davis signed AB 489 in October 2001, a predatory lending reform bill. The law prevents a lender from basing the loan strictly on the borrower’s home equity as opposed to the ability to repay the loan. The law also outlaws some balloon payments and prevents refinancing unless it results in an identifiable benefit to the borrower.



Predatory lending and unsound investment practices, central to the current home foreclosure crisis, are resulting in a credit crunch that has spread well beyond the housing market, now impacting the cost of credit for local government borrowing and local property tax revenues. In response, the U.S. House of Representatives passed legislation H.R.3915 in 2007, which would prohibit certain predatory lending practices and make it easier for consumers to renegotiate predatory mortgage loans. The U.S. Senate introduced similar legislation in late 2007 (S.2454). The Mortgage Reform and Anti-Predatory Lending Act (H.R.1728) was passed in the House in May 2009 and amends the Truth in Lending Act to specify duty of care standards for originators of residential mortgages. The law also prescribed minimum standards for residential mortgage loans and directs the Secretary of Housing and Urban Development (HUD) to establish a grants program to provide legal assistance to low and moderate income homeowners and tenants and prohibits specified practices, including:

- Certain prepayment penalties;
- Single premium credit insurance;
- Mandatory arbitration (except reverse mortgages);
- Mortgage loan provisions that waive a statutory cause of action by the consumer; and
- Mortgages with negative amortization.<sup>8</sup>

In addition to anti-predatory lending laws, the Mortgage Forgiveness Debt Relief Act was enacted in 2007 and allows for the exclusion of income realized as a result of modification of the terms of a mortgage or foreclosure on a taxpayer's principal residence.

While subprime lending cannot in and of itself be described as "predatory," studies have shown a high incidence of predatory lending in the subprime market.<sup>9</sup> Unlike in the prime lending market, overly high approval rates in the subprime market is a potential cause for concern when the target clients are considered high risk. High approval rates may indicate aggressive lending practices. Table III.6 summarizes the approval rates of top lenders in Perris. Of these top lenders, Quicken Loans, Inc. had a significantly higher approval rate (over 94 percent) in comparison to the overall average rate for all lenders (63 percent). Provident Savings Bank and Mountain West Financial, Inc. also had noticeably high approval rates (78 percent and 73 percent, respectively).

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<sup>8</sup> In negative amortization, a borrower pays monthly mortgage payments that are lower than the required interest payments and include no principal payments. The shortage in monthly payments is added to the principle loan. Therefore, the longer the borrower holds that loan, the more they owe the lender despite making monthly payments.

<sup>9</sup> Stolen Wealth, Inequities in California's Subprime Mortgage Market. California Reinvestment Committee. November 2001.





## G. Purchased Loans

Secondary mortgage marketing is the term used for pricing, buying, selling, securitizing and trading residential mortgages. The secondary market is an informal process of different financial institutions buying and selling home mortgages. The secondary market exists to provide a venue for lending institutions to raise the capital required to make additional loans.

### 1. History

In the 1960s, as interest rates became unstable, housing starts declined and the nation faced capital shortages as many regions, including California, had more demand for mortgage credit than the lenders could fund. The need for new sources of capital promoted Congress to reorganize the Federal National Mortgage Association (FNMA) into two entities: a private corporation (today's FNMA) and a government agency, the Government National Mortgage Association (GNMA). In 1970, Congress chartered the Federal Home Loan Mortgage Corporation (FHLMC) to purchase conventional loans. Both FHLMC and FNMA have the same goals: to increase the liquidity of the mortgage market and make homeownership more widely available to the average citizen. The two organizations work to standardize the documentation, underwriting and financing of home loans nationwide. They purchased loans from originators, hold them and issue their own debt to replenish the cash. They are, essentially, very large, massive savings and loan organizations. These two organizations set the standards for the purchase of home loans by private lenders in the U.S.

### 2. Fair Housing Concerns

During the peak of the housing market, the practice of selling mortgage loans by originators (lenders that initially provided the loans to the borrowers) to other lenders and investors was common. Predatory lending was rampant, with lenders utilizing liberal underwriting criteria or falsified documents to push loan sales to people who could not afford the loans. The originating lenders were able to minimize their financial risk by immediately selling the loans to other lenders or investors on the secondary market.

Table III.9 shows the various loan types purchased in Perris, as well as the race/ethnicity of applicants, in 2012. For government-backed home purchase loans and refinance loans, Asian applicants were the most likely to have their loans purchased. White applicants were the most likely to have their conventional home loans purchased.

*Table III.9: Percent of Purchased Loans by Race (2012)*

Loan Type	White	Black	Asian	Hispanic
Government-Backed Purchase	13.0%	10.3%	27.0%	17.4%
Conventional Purchase	41.2%	39.3%	28.6%	36.8%
Refinance	8.0%	0.0%	50.0%	0.0%
Home Improvement	8.5%	7.5%	3.1%	9.7%

Source: [www.lendingpatterns.com](http://www.lendingpatterns.com), 2014.



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## H. Review of Lending Patterns by Specific Lender

Because the applicant profiles of some of the top lenders in Perris differ so significantly, this section looks at the underwriting outcomes of some of the major lenders in both jurisdictions.

### 1. Wells Fargo

Wells Fargo was the top lender in the City in 2012, capturing 14 percent of the market share in Perris. At 56 percent, the overall approval rate for this institution was slightly lower than the average for all lenders. However, Hispanic applicants had a noticeably lower approval rate (46 percent compared to 56 percent overall) than all other applicants. The denial rate for this lender was marginally higher than the average for all lenders (25 percent versus 20 percent overall). Fallout rates for this bank were also high (25 percent overall), particularly among Hispanic and Black applicants (28 percent and 27 percent, respectively).

### 2. Bank of America

Bank of America was the second most prolific lender in the City, behind Wells Fargo. During 2012, Bank of America captured approximately six percent of the market share in the City. The overall approval rate for this institution was 62 percent and similar to the average for all lenders. White applicants had the highest approval rate (76 percent) for this lender and lower than average denial rates (10 percent versus 23 percent overall). The reverse was true for Hispanic applicants, who had significantly lower approval rates (53 percent compared to 62 percent overall) and higher denial rates (30 percent versus 22 percent overall) with this lender. Fallout rates among this lender were moderate (17 percent) and highest for Black applicants (23 percent).

### 3. JP Morgan Chase Bank

JP Morgan Chase Bank was the third most prolific lender in the City, capturing nearly six percent of the market share in 2012. The overall approval rate for this institution (72 percent) was higher than the average for all lenders (63 percent). Approval rates were also slightly higher for White and Black applicants at this lending institution (75 percent and 78 percent, respectively) than the overall average. The denial rate for this lender (26 percent) was higher than the average for all lenders (20 percent) and highest for Hispanic applicants (28 percent).

### 4. Quicken Loans, Inc.

Quicken Loans, Inc. was also a top ten lender in the City in 2012. The approval rate for this lender (94 percent) was significantly higher than the average for all lenders (63 percent). Approval rates for this lender were generally high and did not vary by race/ethnicity of the applicant. The overall denial rate for this lender was also significantly lower than the average for all lenders (six percent versus 20 percent overall).

### 5. Provident Savings Bank

Provident Savings Bank was a top ten lender in the City overall and the third most prolific lender for Hispanic applicants in 2012. The approval rate for this lender (78 percent) was noticeably higher than the average for all lenders (63 percent). This lending institution also had a low overall denial rate compared to the average for all lenders (12 percent versus 20 percent overall).



Hispanic applicants represented nearly two-thirds of all the applicants for this institution (66 percent). The approval rate for Hispanic applicants (83 percent) was marginally higher than the overall average (78 percent). For White and Black applicants, though, approval rates were slightly lower (72 percent and 67 percent, respectively). Denial and fallout rates for this lender were low and generally comparable among all racial/ethnic groups.

## I. Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the home lender an additional amount. Figure III.1 illustrates the location of all properties within the City that were in the foreclosure process as of December 2013. As shown, foreclosures were distributed throughout the City and not concentrated in any specific neighborhood.

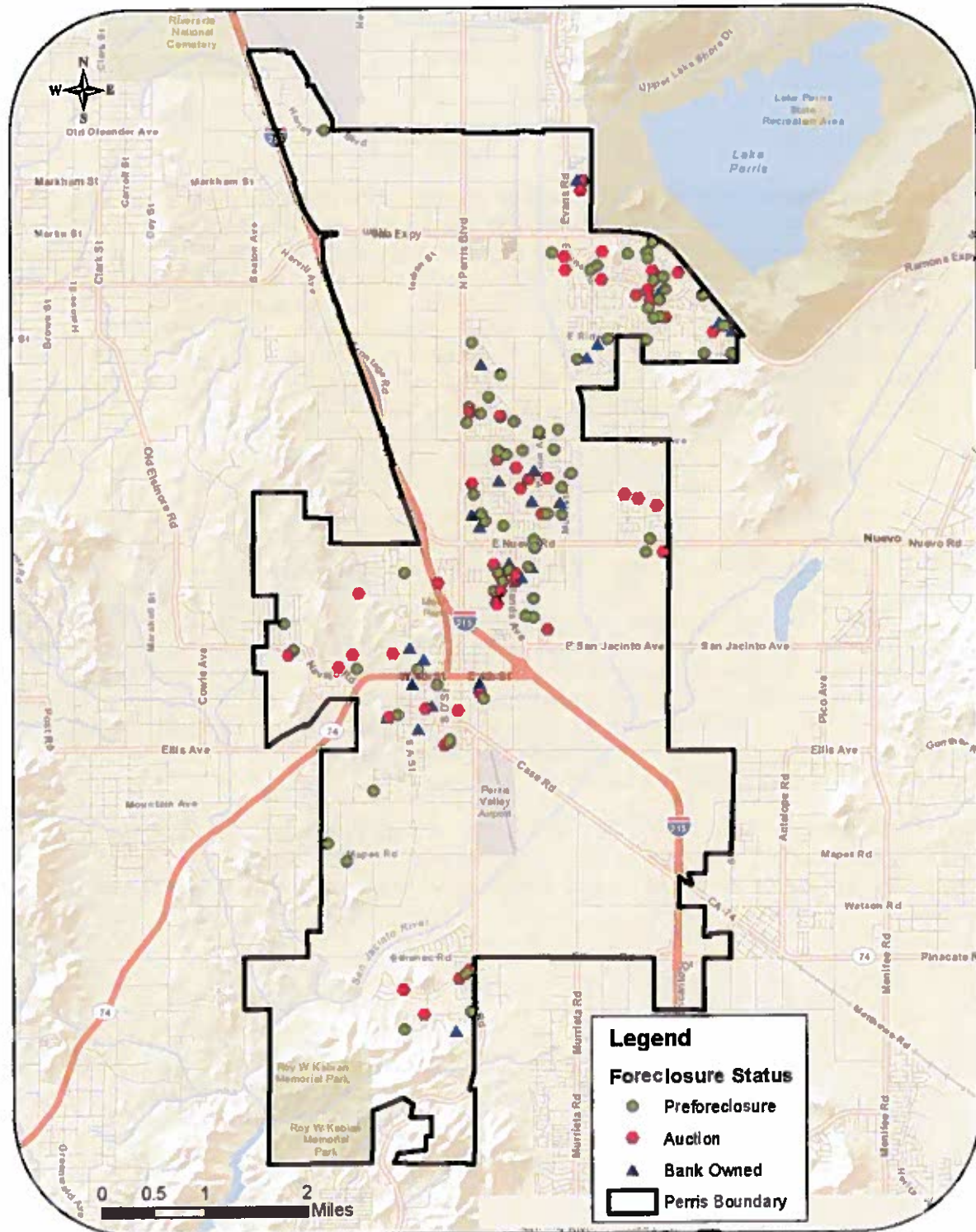
Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of December 2013, 73 properties in Perris were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 49 properties in Perris were in the auction stage of the foreclosure process.

Many properties, however, are unable to be sold at public auction. In the event of an unsuccessful sale at auction, a property becomes classified as Real Estate Owned (REO) and ownership of it reverts back to the mortgage company or lender. In December 2013, the City of Perris had a total of 25 bank-owned properties.



Figure III.1: Location of Foreclosures as of January 2013





## IV. Public Policies and Practices

Public policies established at the regional and local levels can affect housing development and therefore, may have an impact on the range and location of housing choices available to residents. Fair housing laws are designed to encourage an inclusive living environment and active community participation, and an assessment of public policies and practices enacted by jurisdictions within the City of Perris can help determine potential impediments to fair housing opportunity. This section presents an overview of government regulations, policies, and practices enacted by the City that may impact fair housing choice.

### A. Policies and Programs Affecting Housing Development

The General Plan of a jurisdiction establishes a vision for the community and provides long-range goals and policies to guide the development in achieving that vision. Two of the seven State-mandated General Plan elements – Housing and Land Use Elements – have a direct impact on the local housing market in terms of the amount and range of housing choice. The Zoning Ordinance, which implements the Land Use Element, is another important document that influences the amount and type of housing available in a community – the availability of housing choice. The Perris General Plan Housing Element and other elements, Zoning Code, Consolidated Plan, and other documents have been reviewed to evaluate the following potential impediments to fair housing choice and affordable housing development:

- Local zoning, building, occupancy, and health and safety codes
- Public policies and building approvals that add to the cost of housing development
- Moratoriums or growth management plans
- Residential development fees
- Administrative policies affecting housing activities or community development resources for areas of minority concentration, or policies that inhibit employment of minorities or individuals with disabilities
- Community representation on planning and zoning boards and commissions

#### 1. Housing Element Law and Compliance

As one of the State-mandated elements of the local General Plan, the Housing Element is the only element with specific statutory requirements and is subject to review by the State Department of Housing and Community Development (HCD) for compliance with State law. Housing Element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for and do not unduly constrain housing development. Specifically, the Housing Element must:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels in order to meet the community's housing goals;
- Assist in the development of adequate housing to meet the needs of low and moderate income households;
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;



- Conserve and improve the condition of the existing affordable housing stock; and
- Promote housing opportunities for all persons.

### Compliance Status

A Housing Element found by HCD to be in compliance with State law is presumed to have adequately addressed its policy constraints. According to HCD, the City of Perris adopted a Housing Element in August 2013 that was found to be in full compliance with State law for the 2014-2021 planning period.

## 2. General Plan Land Use Element

A number of factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. Minimum required densities in multi-family zones ensure that land zoned for multi-family use, the supply of which is often limited, will be developed as efficiently as possible for multi-family uses.

Higher-density housing also reduces land costs on a per-unit basis and thus facilitates the development of affordable housing. Restrictive zoning that requires unusually large lots and building size can substantially increase housing costs and impede housing production. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing. While housing affordability alone is not a fair housing issue, many low- and moderate-income households are disproportionately concentrated in groups protected under the fair housing laws, such as persons with disabilities and minorities. When the availability of affordable housing is limited, indirectly affecting the housing choices available to groups protected by fair housing laws, fair housing concerns may arise.

The Perris General Plan provides for nine residential land use designations and two zoning Overlays that allow residential land uses on land not zoned for residential use, including commercial zones. Table IV.1 summarizes the residential land use designations in the City.

While the City's various land use designations provide opportunities for a variety of housing types, none of the land use categories have established minimum densities. Given the limited availability of high density multi-family residential land in Perris, the absence of minimum densities may make it more difficult for the City to efficiently utilize this land. As part of the City's 2014-2021 Housing Element update, the City committed to establishing a minimum density of 30 units per acre on Sites A through L in the Housing Element as well as exclusively residential Urban Village district sites identified in Map 4 of Appendix A of the Housing Element (Action 2.11). The City also commits to developing an evaluation mechanism to track development on these sites to ensure the minimum density is reached or replacement sites be identified.

*Table IV.1: Residential Land Use Designations*

General Plan Land Use Category	Corresponding Zone Districts	Max. Densities	Typical Residential Types
R-20,000 Single-Family Residential, 20,000 sq. ft. lot	R-20,000 Single-Family Residential, 20,000 square foot minimum lots	Up to 2 units per acre	Comprised of low-density, single-family dwelling units in a semi-rural or agricultural setting. Other permitted uses include churches and schools. This designation allows for single-family residential dwellings.
R-10,000 Single-Family Residential, 10,000 sq. ft. lot	R-10,000 Single-Family Residential, 10,000 square foot minimum lots	Up to 4 units per acre	Comprised of low-density, single-family residential dwellings.
R-8,400 Single-Family Residential, 9,400 sq. ft. lot	R-8,400 Single-Family Residential, 8,400 square foot minimum lots	Up to 5 units per acre	Allows for low-density, single-family dwellings.
R-7,200 Single-Family Residential, 7,200 sq. ft. lot	R-7,200 Single-Family Residential, 7,200 square foot minimum lots	Up to 6 units per acre	Allows for low-density, single-family dwellings.
R-6,000 Single-Family Residential, 6,000 sq. ft. lot	R-6,000 Single-Family Residential, 6,000 square foot minimum lots	Up to 7 units per acre	Allows for low-density, single-family dwellings.
MFR-14 Multiple-Family Residential	MFR-14 Multiple-Family Residential, 6,000 square foot minimum	Up to 14 units per acre	Comprised of medium-density, multiple-family residential units.
MFR-22 Multiple-Family Residential	MFR-22 Multiple-Family Residential, 6,000 square foot minimum lots	Up to 22 units per acre	Includes high-density, multiple-family dwellings.

Source: City of Perris General Plan Land Use Element, Perris Zoning Ordinance, 2014.

### 3. Zoning Ordinance

Jurisdictions are required to evaluate their land use policies, zoning provisions, and development regulations, and make proactive efforts to mitigate any constraints identified.

#### Definition of Family

A community's Zoning Ordinance can potentially restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. For instance, a landlord may refuse to rent to a "nontraditional" family based on the zoning definition of a family. A landlord may also use the definition of a family as an excuse for refusing to rent to a household based on other hidden reasons, such as household size. Even if the code provides a broad definition, deciding what constitutes a "family" should be avoided by jurisdictions to prevent confusion or give the impression of restrictiveness.

California court cases<sup>10</sup> have ruled that a definition of "family" that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e. by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid.

<sup>10</sup> City of Santa Barbara v. Adamson (1980), City of Chula Vista v. Pagard (1981), among others.





Court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution. A Zoning Ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons. Furthermore, a zoning provision cannot regulate or enforce the number of persons constituting a family.

The Perris Zoning Ordinance defines a family as “an individual or two or more persons related by blood or marriage or a group of not more than six persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit.” This definition may constitute a potential violation of fair housing laws.

### Density Bonus

California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to provide at least:

- Ten percent of the units for households with incomes up to 80 percent AMI;
- Five percent of the units for households with incomes up to 50 percent AMI;
- Ten percent of the condominium units for households with incomes up to 120 percent AMI;
- A senior citizen housing development; or
- Qualified donations of land, condominium conversions, and child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent of units for households with incomes up to 50 percent AMI above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in units for households with incomes up to 80 percent AMI above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in units for households with incomes up to 120 percent AMI above the initial 10 percent threshold.

In addition to a density bonus, developers may also be eligible for one of the following concessions or incentives:

- Reductions in site development standards and modifications of zoning and architectural design requirements, including reduced setbacks and parking standards;
- Mixed used zoning that will reduce the cost of the housing, if the non-residential uses are compatible with the housing development and other development in the area; and
- Other regulatory incentives or concessions that result in “identifiable, financially sufficient, and actual cost reductions.”

Perris complies with the Density Bonus provisions required by State law (Chapter 4.3, Section 65915) for residential zones. The density bonus provisions apply to all housing developments consisting of five or more dwelling units. Developers also have a density bonus option with the Planned Development Overlay zone. This overlay zone grants a density bonus of up to 10 percent when the following criteria are met (as established by the overlay zone:





- The proposed density increase is compatible with surrounding land uses and will not adversely affect the public health, safety, welfare, comfort, or convenience.
- Suitable infrastructure either exists or will be concurrently constructed to serve the proposed project (i.e., streets, water, sanitary sewer, power, drainage facilities, etc.).
- The project is in close proximity to schools, shopping, and related residential support services.
- The project is well planned, exhibiting excellence in architectural, site and landscape design. The project creates a superior residential environment as evidenced by the provision of open space that is directly accessible to dwelling units.

**Parking Requirements**

Communities that require an especially high number of parking spaces per dwelling unit can negatively impact the feasibility of producing affordable housing or housing for special needs groups by reducing the achievable number of dwelling units per acre, increasing development costs, and thus restrict the range of housing types constructed in a community. Typically, the concern for high parking requirements is limited to multiple-family, affordable, or senior housing.

The City's parking requirements are typical for a city of its size, and do not constrain the development of housing (Table IV.2). Special parking standards have been established for the Downtown Specific Plan to accommodate mixed-use projects and foster shared parking concepts. The City will also consider establishing reduced parking standards for senior projects and projects with affordability components when located in close proximity to transportation routes and public services. The recently adopted Senior Housing Overlay zone (SHO) includes additional parking requirements and references the general parking requirements. Additional parking requirements include locating parking courts within 150 feet from the dwelling unit for which the parking space is provided. It also includes provisions that result in reduced parking standards, such as allowing a minimum of 1.15 parking spaces per dwelling unit.

*Table IV.2: Parking Requirements*

Residential Type	Required Parking Spaces	Comments
Single-Family	Rural Residential/Agricultural Zone: 2 spaces, one within a garage. Detached Residential, R-10,000 Zone: 2 garage spaces. Detached Residential, R-6,000 Zone: 2 garage spaces.	Each covered parking space in a garage or carport shall have a minimum dimension not less than 10 feet in width and 20 feet in length. Minimum size for a one-car garage shall be no less than 250 square feet.
Multiple-Family	Attached Residential, R-6,000, MFR-14, MFR-22 Zones: 2 spaces per unit, one within a garage; Apartments: One space per unit shall be within a carport or an enclosed garage. <ul style="list-style-type: none"> <li>▪ Studio Unit: 1 space/unit.</li> <li>▪ One Bedroom Unit: 1 space/unit.</li> <li>▪ Two Bedroom Unit: 1.5 spaces/unit.</li> <li>▪ Each additional bedroom: 0.25 spaces/unit up to 10 spaces, and 0.010 spaces/unit exceeding 10 spaces.</li> </ul>	Guest spaces shall be distributed throughout development. Each uncovered space shall have a minimum dimension of not less than 9 feet in width and 19 feet in length. No more than 15% of uncovered parking spaces for multi-family development may be compact parking stalls. Each compact parking stall shall have minimum dimension not less than 8 feet in width and 16 feet in length.

Source: City of Perris Zoning Ordinance, consulted in 2014.



Variety of Housing Opportunity

To ensure fair housing choice in a community, a Zoning Ordinance should provide for a range of housing types, including single-family, multiple-family, second dwelling units, mobile and manufactured homes, licensed residential care facilities, emergency shelters, supportive housing, transitional housing, single room occupancy (SRO) units, and farm employee housing. Table IV.3 and Table IV.4 identify zones in which various residential uses are permitted and conditionally permitted in Perris.

*Table IV.3: Housing Types Permitted by Zoning District*

Uses	R-20,000	R-10,000	R-8,400	R-7,200	R-6,000	MFR-14	MFR-22	R4	R5
Single-family detached	P	P	P	P	P	P	P		
Single-family attached					P	P	P		
Multi-family (2-4 units)						P	P		
Multi-family (5+ units)						P	P		
Residential Care (≤6 persons)	P	P	P	P	P	P	P		
Residential Care (>6 persons)	C	C	C	C	C	C	C		
Manufactured Homes	P	P	P	P	P	P	P		
Mobile Homes	C	C	C	C	C	C	C	P	P
Single Room Occupancy Housing	P	P	P	P	P	P	P		P
Transitional Housing	P	P	P	P	P	P	P	P	P
Supportive Housing	P	P	P	P	P	P	P	P	P
Second Units	P	P	P	P	P	P	P		P

P - Permitted use, C - Conditional use.  
Source: Perris Zoning Code, 2014.

*Table IV.4: Housing Types Permitted by Non-Residential Zone and Specific Plan Area*

Uses	CN	CC	GI	Green Valley	New Perris	Park-west	River Glen	Harvest Landing	Down-town
Single-family detached				P	P	P	P	P	P
Single-family attached				P	P	P	P	P	P
Multi-family (2-4 units)				P	P	P	P	P	P
Multi-family (5+ units)				P	P	P	P	P	P
Residential Care (≤6 persons)	C	C							
Residential Care (>6 persons)	C	C							
Single Room Occupancy Housing				P	P	P	P	P	P
Emergency Shelter			P						

P - Permitted use, C - Conditional use.  
Source: Perris Zoning Code, 2014.



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### Single- and Multi-Family Uses

Single- and multiple-family housing types include detached and attached single-family homes, duplexes or half-plexes, town homes, condominiums, and rental apartments. Zoning Ordinances should specify the zones in which each of these uses would be permitted. The City of Perris accommodates single- and multiple-family housing in most of its residential zones and specific plan areas.

### Second Units

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower income households and seniors. These units typically rent for less than apartments of comparable size.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second units are permitted. Second units cannot be prohibited in residential zones unless a local jurisdiction establishes that such action may limit housing opportunities in the region and finds that second units would adversely affect the public health, safety, and welfare in residential zones. The State's second unit law also requires use of a ministerial, rather than discretionary, process for reviewing and approving second units. A ministerial process is intended to reduce permit processing time frames and development costs because proposed second units that are in compliance with local zoning standards can be approved without a public hearing.

The City of Perris amended its second dwelling unit ordinance in 2010 in accordance with California Government Code § 65852.2 and continues to expedite the processing of second dwelling unit applications. Both attached and detached second dwelling units require a secondary residential unit permit prior to construction and is subject to review and approval by the Development Services Director. Both attached and detached second dwelling units must comply with all development standards for new single-family dwelling units along with the standards mentioned below. The following standards apply to attached second dwelling units:

- The total floor area shall not exceed 30 percent of the existing living area of the primary residence;
- The architecture must be consistent with the existing unit architecture and material;
- One enclosed garage, off-street parking space, with a minimum area of 250 square feet shall be provided in addition to that required for the primary unit;
- The second dwelling unit must be connected to a public sewer; and
- The character and appearance of the primary residence shall be maintained to appear as a single-family unit.

For detached second dwelling units the following standards apply:

- A detached unit may be attached to an accessory structure, such as a detached garage;
- The total floor area of the second unit shall not exceed 75 percent of the total square footage of the living area of the primary unit;
- Architecture of the new unit shall be consistent with the existing unit architecture and material;
- One enclosed garage, off street parking space, with a minimum area of 250 square feet shall be provided in addition to that required for the primary unit. The garage shall be attached to the second unit; and



- The second dwelling unit must be connected to a public sewer.

Constraints to the development of second dwelling units are minimal beyond the cost of building materials and the required secondary residential unit permit.

#### Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). A local jurisdiction's Zoning Ordinance should be compliant with this law.

Manufactured housing is permitted by right in all zones which permit single-family houses, pursuant to State law. Additionally, mobile homes are permitted in the R-4 and R-5 Districts. Mobile home parks are subject to a conditional use permit in all other residential zones.

#### Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116 of the California Welfare and Institutions Code) declares that mentally and physically disabled persons are entitled to live in normal residential surroundings and that the use of property for the care of six or fewer disabled persons is a residential use for zoning purposes. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes (commonly referred to as "group" homes) of six or fewer persons with disabilities than are required of the other permitted residential uses in the zone. The Lanterman Act covers only licensed residential care facilities.

Pursuant to State law, Perris permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. State-licensed residential care facilities providing care for 7 to 12 persons with special needs are subject to review and approval of a large residential care permit. Residential care centers providing care for 12 or more persons with special needs are subject to review and approval of a conditional use permit. The review and permitting of residential care facilities and care centers pertain to development standards such as parking, hours of operation, noise, traffic circulation, and security, which may affect the approval certainty of these care facilities and care centers. The provisions and extended review procedure associated with these projects requires a significant commitment in time and financing that may discourage the development of these residential care facilities and care centers.

#### Emergency Shelters

An emergency shelter provides housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code Section 50801[e]).

State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Government Code Section 65583[c][1]). Changes to State law in 2008 (SB 2), requires that local jurisdictions make provisions in the zoning code to permit emergency shelters by right and with a ministerial approval process in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish limited and objective standards to regulate the development of emergency shelters.



The City amended the Zoning Code in 2013 to allow emergency shelters as a permitted use in the General Industrial (GI) zone, particularly the GI land that is bounded by Malbert Road to the north and Mountain Avenue to the south; located at least 1,200 feet southerly of Ellis Avenue.

#### Transitional and Supportive Housing

State law (SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Transitional housing is defined as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code Section 50675.2[h]).

Supportive housing is defined as housing with no limit on length of stay that is occupied by a target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code 50675.14 [h]). Target population means persons, including persons with disabilities, and families who are 'homeless,' as that term is defined by Section 11302 of Title 42 of the United States Code, or who are 'homeless youth,' as that term is defined by paragraph (2) of subdivision (c) of Section 1139.3 of the Government Code.

Pursuant to SB 2, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City amended the Zoning Code in 2013 to allow transitional and supportive housing as a permitted use by right in all residential zones, with the exception of Airport Areas I and II as mapped at [www.rcaluc.org](http://www.rcaluc.org) and within Compatibility Zones A, B1, B2, and C of the Airport Influence Area of Perris Valley Airport.

#### Single Room Occupancy Housing (SRO)

AB 2634 amending the State Housing Element law also mandates that local jurisdictions address the provision of housing options for Extremely Low income households. SRO units are small, one-room units intended for occupancy by a single individual and are considered a suitable housing type to meet the needs of Extremely Low income individuals. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SRO units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities (protected classes under fair housing laws).

The City's Zoning Code was amended in 2013 to permit SROs in all residential zones as a permitted use by right, except within the Airport Area I as mapped at [www.rcaluc.org](http://www.rcaluc.org) and within Compatibility Zones A, B1, and B2 of the Airport Influence Area of Perris Valley Airport. Additionally, the ordinance revision includes a limit of 75 rooms per acre of land.



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## B. Building, Occupancy, Health and Safety Codes

### 1. Building Codes

Building codes, such as the California Building Standards Code<sup>11</sup>, are necessary to protect public health, safety, and welfare. However, local codes that require substantial improvements to a building might not be warranted and deter housing construction and/or neighborhood improvement.

The California Building Standards Code is published every three years by order of the California legislature. The Code applies to all jurisdictions in the State of California unless otherwise annotated. Adoption of the triennial compilation of Codes is not only a legal mandate, it also ensures the highest available level of safety for citizens and that all construction and maintenance of structures meets the highest standards of quality.

The City has adopted into its Codes and Ordinances the 2010 Uniform Building, Plumbing, Mechanical Fire and Electrical Codes (ICBO, NFPA), which establish construction standards for all residential buildings. Residential code enforcement in the City is performed proactively and on a complaint basis by the County of Riverside Code Enforcement Department, with four inspectors and support staff assigned to the City of Perris.

### 2. Occupancy Standards

Disputes over occupancy standards are typical tenant/landlord and fair housing issues. Families with children and large households are often discriminated in the housing market, particularly in the rental housing market, because landlords are reluctant or flatly refuse to rent to such households. Establishing a strict occupancy standard either by the local jurisdictions or by landlords on the rental agreements may be a violation of fair housing practices.

In general, no State or federal regulations govern occupancy standards. The State Department of Fair Employment and Housing (DFEH) uses the "two-plus-one" rule in considering the number of persons per housing unit – two persons per bedroom plus an additional person. Using this rule, a landlord cannot restrict occupancy to fewer than three persons for a one-bedroom unit or five persons for a two-bedroom unit, etc. Other issues such as lack of parking, gender of the children occupying one bedroom, should not be factors considered by the landlord when renting to a household. While DFEH also uses other factors, such as the age of the occupants and size of rooms, to consider the appropriate standard, the two-plus-one rule is generally followed. Other guidelines are also used as occupancy standards – the California Fire Code and the California Housing Code. The 2010 Fire Code allows one person per 200 square feet of building floor area.

The City of Perris has not established any occupancy standards; however, the Zoning Code's definition of family may limit the number of people who can occupy a housing unit.

## C. Affordable Housing Development

In general, many minority and special needs households are disproportionately affected by a lack of adequate and affordable housing in a region. While affordability issues are not directly fair housing issues, expanding access to housing choices for these groups cannot ignore the affordability factor.

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<sup>11</sup> California Building Code, adopted by the a Building Standards Commission, is actually a set of uniform building, electrical, mechanical, and other codes adopted by professional associations such as the International Conference of Building Officials, and amended to include California-specific requirements.



Insofar as rent-restricted or non-restricted low-cost housing is concentrated in certain geographic locations, access to housing by lower income and minority groups in other areas is limited and can therefore be an indirect impediment to fair housing choice. Furthermore, various permit processing and development impact fees charged by local government results in increased housing costs and can be a barrier to the development of affordable housing. These issues are examined in the subsections below.

### 1. Siting of Affordable Housing

As shown in Figure II.6 on page 47, most of the City's affordable housing developments are concentrated near the center of the City and within reach of multiple transit routes and bus stops.

### 2. Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, jurisdictions rely upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. The City's Planning Division Deposit-based Development Fee Schedule is outlined in Table IV.5. City fees are comparable to other local jurisdictions and are not considered to be a major constraint to the development of affordable or market rate housing. Additional fees, such as development impact fees for public facilities and services, drainage, water and sewer, and environmental fees are also presented.

*Table IV.5: Planning and Development Fees*

Application	Fee
Administrative Determinations	\$300.00 + \$8.45 DPF
Annexation/Pre-Zoning	\$1,825.00 + \$1,500.00 EA + \$8.45 DPF
Conditional Use Permit	\$4,500.00 + \$1,500.00 EA + \$8.45 DPF + \$85/hr for Engineering Review
Large Residential Care Facility	\$75.00 + \$8.45 (DPF)
Density Bonus Program	\$4,500.00 + \$8.45 (DPF)
Development Agreement	\$15,000.00 + \$8.45 DPF
Development Plan Review	Minor Residential: \$100.00 + \$8.45 (DPF)
Environmental Impact Report	\$15,000.00 + \$8.45 DPF
Initial Study	\$1,500.00 + \$8.45 DPF
Mitigated Negative Declaration	\$6,000.00 + \$8.45 DPF
Mitigation Monitoring Program	\$5,000.00 + \$8.45 DPF
General Plan Amendment	\$5,000.00 + \$1,500.00 (EA) + \$8.45 (DPF)
Design Guideline Review	\$375.00 + \$8.45 (DPF)
Lot Line Adjustment	\$600.00 + 8.45 (DPF)
Planned Development Overlay	\$4,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
Second Unit Permit	\$800.00 + \$8.45 (DPF)
Specific Plan	\$10,000.00 + \$1,500.00 (EA) + \$8.45 (DPF)
Tentative Parcel Map	\$4,500.00 + \$8.45 DPF + \$1,100.00 + \$15.00 per lot
Final Parcel Map	\$1,200.00 + \$8.45 (DPF)
Tentative Tract Map	\$5,500.00 + \$1,500.00 (EA) + \$8.45 (DPF) + \$1,100.00 + \$15.00 per lot



*Table IV.5: Planning and Development Fees*

Application	Fee
Final Tract Map	\$1,500.00 + \$8.45 (DPF)
Variance	\$3,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
Zone Change	\$4,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
Zone Text Amendment	\$4,500.00 + \$1,500.00 (EA) + \$8.45 (DPF)
<i>Development Impact Fees</i>	
Perris Valley Master Drainage Plan Fee	\$8,875.00 per acre
Kangaroo Rat Preservation Fee	\$500.00 per acre \$500.00 per single-family unit
Multiple Species Habitat Conservation Program	
Less than 8.0 dwelling units per acre	\$1,938.00 per dwelling unit
Between 8.1 and 14.0 dwelling units per acre	\$1,241.00 per dwelling unit
Greater than 14.1 dwelling units per acre	\$1,008.00 per dwelling unit
Transportation Uniform Mitigation Fee	
Single-Family Residential	\$8,873.00 per single-family residential unit
Multi-Family Residential	\$6,231.00 per multi-family residential unit
Public Safety Facilities (Police and Fire)	
Single-Family	\$421.00
Multi-Family	\$381.00
Community Amenities	
Single-Family	\$1,120.00
Multi-Family	\$1,014.00
Government Facilities	
Single-Family	\$576.00
Multi-Family	\$522.00
Park Facilities	
Single-Family	\$7,500.00
Multi-Family	\$6,793.00
Transportation Facilities	
Single-Family	\$4,025.00
Multi-Family	\$2,817.00
Administration	
Single-Family	\$28.00
Multi-Family	\$24.00

Source: City of Perris, 2014.

Jurisdictions charge a variety of impact fees to offset the cost of providing infrastructure and public facilities that are required to serve new development. California's high residential development fees contribute to its high housing costs and prices. The City charges a limited number of impact fees to ensure that services and infrastructure are in place to serve the planned developments. Although impact fees and requirements for offsite improvements add to the cost of housing, these fees and requirements are necessary to maintain the quality of life within a community.

#### D. Other Land Use Policies, Programs, and Controls

Land use policies, programs, and controls can impede or facilitate housing development and can have implications for fair housing choice in a community. Inclusionary housing policies can facilitate new affordable housing projects, while growth management programs and Article 34 of the California Constitution can impede new affordable housing development.





## 1. Article 34

Article 34 of the State Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any “low rent housing project” within that jurisdiction. In other words, for any projects where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval known as “Article 34 Authority” to authorize that number of units. The City of Perris does not have Article 34 Authority.

In the past, Article 34 may have prevented certain projects from being built. In practice, most public agencies have learned how to structure projects to avoid triggering Article 34, such as limiting public assistance to 49 percent of the units in the project. Furthermore, the State legislature has enacted Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code to clarify ambiguities relating to the scope of the applicability of Article 34 which now exist.

## 2. Growth Management Programs

Growth management programs facilitate well-planned development and ensure that the necessary services and facilities for residents are provided. However, a growth management program may act as a constraint if it prevents a jurisdiction from addressing its housing needs, which could indirectly impede fair housing choice. These programs range from general policies that require the expansion of public facilities and services concurrent with new development, to policies that establish urban growth boundaries (the outermost extent of anticipated urban development), to numerical limitations on the number of dwelling units that may be permitted annually.

The City of Perris does not have a growth management ordinance or policies that restrict the number of dwelling units that may be constructed within a given period of time. State housing law mandates a jurisdiction facilitate the development of a variety of housing to meet the jurisdiction’s fair share of regional housing needs. Any growth management measure that would compromise a jurisdiction’s ability to meet its regional housing needs may have an exclusionary effect of limiting housing choices and opportunities of regional residents, or concentrating such opportunities in other areas of the region.

## 3. Inclusionary Housing

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a community. The policy is most effective in areas experiencing rapid growth and a strong demand for housing.

Inclusionary programs can be voluntary or mandatory. Voluntary programs typically require developers to negotiate with public officials but do not specifically mandate the provision of affordable units. Mandatory programs are usually codified in the Zoning Ordinance, and developers are required to enter into a development agreement specifying the required number of affordable housing units or payment of applicable in-lieu fees prior to obtaining a building permit.

The City of Perris does not have an inclusionary housing program in place.



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## E. Policies Causing Displacement or Affect Housing Choice of Minorities and Persons with Disabilities

Local government policies could result in displacement or affect representation of minorities or the disabled. Policy areas that could have these effects include reasonable accommodation procedures, occupancy standards, and redevelopment.

### 1. Reasonable Accommodation

Under State and federal law, local governments are required to “reasonably accommodate” housing for persons with disabilities when exercising planning and zoning powers. Jurisdictions must grant variances and zoning changes if necessary to make new construction or rehabilitation of housing for persons with disabilities feasible, but are not required to fundamentally alter their Zoning Ordinance.

Although most local governments are aware of State and Federal requirements to allow reasonable accommodations, if specific policies or procedures are not adopted by a jurisdiction or a jurisdiction requires a public hearing or discretionary decision, residents with disabilities residents may be unintentionally displaced or discriminated against. The City amended its Zoning Code in 2013 to formally adopt reasonable accommodation procedures.

A jurisdiction’s definition of a disabled person can be considered an impediment to fair housing if it is not consistent with the definition of disability provided under the Fair Housing Act. The Act defines disabled person as “those individuals with mental or physical impairments that substantially limit one or more major life activities.” The City’s Reasonable Accommodation Ordinance defines disability consistent with the FHA.

### 2. Displacement and Relocation Requirements

Whenever public funds are involved and causing the displacement or relocation of residents, the City ensures the adherence of applicable relocation requirements, including the Uniformed Relocation Act requirements if federal funds (such as CDBG) are used.

Until recently, redevelopment activity facilitated by policies and programs implemented by city/county redevelopment agencies could have impacted protected classes either through direct displacement or by limiting housing options in redevelopment project areas. However, the State of California dissolved redevelopment agencies effective February 1, 2012. Prior to dissolution, the City had been using redevelopment funds as a tool to remove blighted conditions, provide economic opportunities, create housing for lower- and moderate-income residents, renovate or replace deteriorated or dilapidated structures, develop vacant infill and under-used properties, and provide public infrastructure and other improvements to support private investment in deteriorated areas. The City adhered to all displacement and relocation requirements of redevelopment law.

## F. Local Housing Authorities

The Housing Authority of the County of Riverside (HACR) administers the Housing Choice Voucher Program for the City of Perris. HACR owns and operates public housing in the City, including the development at 124 Midway Street in the City of Perris. The availability and use of Housing Choice Vouchers and public housing units must also adhere to fair housing laws.



For Housing Choice Vouchers, the Housing Act mandates that not less than 75 percent of new admissions must have incomes at or below 30 percent of the Area Median Income (AMI). The remaining balance of 25 percent may have incomes up to 80 percent of the AMI. For public housing, the Housing Act mandates that not less than 40 percent of new admissions must have incomes at or below 30 percent of the AMI. The balance of 60 percent of new admissions may have incomes up to 80 percent of the AMI. Since HACR also operates a Housing Choice Voucher program, admissions of households at or below 30 percent AMI to the voucher program during a HACR fiscal year that exceed the 75 percent minimum target requirement for the voucher program can be credited against the HACR's basic targeting requirement in the public housing program for the same fiscal year, subject to specific certain requirements.

Section 16(a)(3)(B) of the United States Housing Act mandates that public housing authorities adopt an admissions policy that promotes the de-concentration of poverty in public housing. HUD emphasizes that the goal of de-concentration is to foster the development of mixed-income communities within public housing. In mixed-income settings, lower income residents are provided with working-family role models and greater access to employment and information networks. This goal is accomplished through income-targeting and de-concentration policies. HACR has adopted an admissions policy that promotes the de-concentration of poverty in public housing.

The following local preferences are applied to Housing Choice Voucher applicants on the waiting list:

- **Riverside County Residency Preference:** If you live or work in Riverside County, including homeless, you are considered to be a resident (verification must be provided)
- **Rent-Burdened or Homeless:** If you are paying at least 30% of your gross monthly income toward rent in a form that is verifiable (i.e. cancelled checks, money order receipts etc.)
- **Working Families with Minor or Dependent Children or Elderly Families or Disabled Families:** To be considered a 'Working family with minor or dependent children' for the purpose of meeting the waiting list preference the head of household or spouse/co-head is employed and is working at least 32 hours per week at California minimum wage or higher for the last 60 days, or receiving Unemployment, State Disability or Workman's Compensation. To be considered an 'Elderly family' for the purpose of meeting the waiting list preference the head of household or spouse/co-head must be 62 years of age or older. To be considered a 'Disabled family' for the purpose of meeting the waiting list preference the head of household or spouse/co-head must meet HUD's definition of disability.

For project-based voucher (PBV) assistance (i.e. public housing), HACR has a preference for households who resided in the community prior to conversion to PBV, and continue to reside in the community, who are currently eligible for participation in the PBV program.

## G. Community Participation

Adequate community involvement and representation are important to overcoming and identifying impediments to fair housing or other factors that may restrict access to housing. Decisions regarding housing development in the City are typically made by the City Council, Planning Commission, and Public Safety Commission. The role of each of these bodies is discussed below.

### 1. City Council

City residents elect the City Council to guide the policy affairs of the community. The City Council must provide an environment that stimulates participation in the governing processes and must conduct the



affairs of the City openly and responsively. The Council consists of five members elected at-large from the City to serve four-year terms. The City holds municipal elections in November every two years on even-numbered years. The City Council appoints the City Manager, City Attorney, and City Commission members. The City Council meets the second and last Tuesdays of each month in the City Hall Council Chambers.

## 2. Planning Commission

The Perris Planning Commission plays important advisory, regulatory, and procedural roles in land use decisions for the City of Perris. The Commission is responsible for the review of issues related to community growth and development, and approval of land development requests such as Development Plan Reviews, Conditional Use Permits, and Major Modifications. The Commission administers land use regulations and provides the City Council with recommendations on matters relating to the implementation of the City General Plan, zoning, subdivision and municipal policies. The Commission consists of seven individuals appointed by the City Council. The Commission meets the first and third Wednesday of each month in the City Hall Council Chambers.

## 3. Public Safety Commission

The Public Safety Commission plays important advisory, regulatory, and procedural roles in matters of public safety throughout the community. The Commission is responsible for the review of issues related to public safety as it pertains to the community growth, development and existing infrastructure challenges. The Commission is responsible for hearing and investigating public safety issues related to community preservation, police, fire, roads, and infrastructure and provides the City Council with recommendations on matters relating to the implementation of suggested mitigating measures. The Commission consists of seven members appointed by the City Council. Meetings are held on the second Wednesday of each month in the City Hall Council Chambers.

## 4. Sensitivity Training and Multi-Lingual Capabilities

An important strategy for expanding housing choices for all residents is to ensure that residents' concerns are heard. Community participation can be limited or enhanced by actions or inaction by a public agency. A broader range of residents may feel more comfortable approaching an agency with concerns or suggestions if that agency offers sensitivity or diversity training to its staff members that typically interface with the public. In addition, if there is a mismatch between the linguistic capabilities of staff members and the native languages of local residents, non-English speaking residents may be unintentionally excluded from the decision making process. Another factor that may affect community participation is the inadequacy of an agency or public facility to accommodate residents with various disabilities. All of the City's public and community facilities meet ADA standards and requirements and are accessible to all persons with disabilities.

While providing fair housing education for the public and housing professionals is critical, ensuring City staff understand fair housing laws and are sensitive to discrimination issues is equally important. The City of Perris sponsors annual sensitivity training for staff members who interface with the public to fulfill the AB 1825 requirement. Sensitivity training is a form of education that attempts to make a person more aware of oneself and others. Such training often incorporates principles of non-discrimination and cultural diversity, harassment, and discrimination and retaliation prevention training. The City also has designated bi-lingual employees with capabilities to serve Spanish speaking residents.



## V. Fair Housing Practices

This chapter provides an overview of the institutional structure of the housing industry with regard to fair housing practices. In addition, this chapter discusses the fair housing services available to residents in the City of Perris, as well as the nature and extent of fair housing complaints received by the fair housing provider. Typically, fair housing services encompass the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information. Tenant/landlord counseling services are usually offered by fair housing service providers but are not considered fair housing services.

### A. Fair Housing Practices in the Homeownership Market

Part of the American dream involves owning a home in the neighborhood of one's choice. Homeownership is believed to enhance one's sense of well-being, is a primary way to accumulate wealth, and is believed to strengthen neighborhoods, because residents with a greater stake in their community will be more active in decisions affecting the future of their community. Not all Americans, however, have always enjoyed equal access to homeownership due to credit market distortions, "redlining," steering, and predatory lending practices.

On December 5, 1996, HUD and the National Association of REALTORS® (NAR) entered into a Fair Housing Partnership. Article VII of the HUD/NAR Fair Housing Partnership Resolution provides that HUD and NAR develop a Model Affirmative Fair Housing Marketing Plan for use by members of the NAR to satisfy HUD's Affirmative Fair Housing Marketing regulations. Yet there is still much room for discrimination in the housing market. This section analyzes potential impediments to fair housing in the home ownership sector.

#### 1. The Homeownership Process

The following discussions describe the process of homebuying and likely situations when a person/household may encounter housing discrimination. However, much of this process occurs in the private housing market over which local jurisdictions have little control or authority to regulate. The recourse lies in the ability of the contracted fair housing service providers in monitoring these activities, identifying the perpetrators, and taking appropriate reconciliation or legal actions.

##### Advertising

The first thing a potential buyer is likely to do when they consider buying a home is search advertisements either in magazines, newspapers, or the Internet to get a feel for what the market offers. Advertisements cannot include discriminatory references such as the use of words describing:

- Current or potential residents;
- Neighbors or the neighborhood in racial or ethnic terms;
- Adults preferred;
- Perfect for empty nesters;
- Conveniently located by a Catholic Church; or
- Ideal for married couples without kids.

In a survey of online listings for homes available for purchase in Perris during January 2014, only a small percentage of advertisements included potentially discriminatory language. Of a total of 150 listings surveyed, 22 listings included references to something other than the physical description of the available



home and amenities and services included (Table V.1). All of the questionable advertisements targeted families and specifically families with children, through the identification of school districts and nearby schools in their ads, as well as references to household size and child-friendly features, such as play areas for kids and family parks.

*Table V.1: Potential Discrimination in Listings of For-Sale Homes*

Discrimination Type	Number of Listings	Potentially Discriminatory Language*
No Discriminatory Language	128	n/a
Household Size/ Family Related	20	<p>Close to family parks, schools</p> <p>Great location, with no rear neighbors and a view of the community park (excellent for children).</p> <p>Home is located near shopping centers, schools</p> <p>Located just minutes from local schools</p> <p>Most convenient location walking distance to schools</p> <p>NICE AREA NEAR THE ELEMENTARY SCHOOL</p> <p>Play area for kids.</p> <p>Shopping and schools nearby this community has everything the growing family will be looking for like parks, pool, and community center as well as an Elementary school within the community.</p> <p>The property is close to schools</p> <p>This home is ideal for a large family.</p> <p>This home is close to the elementary and middle school.</p> <p>walking distance from Perris High School</p> <p>Will make an excellent home for your family for many years to come.</p>

Note:

\*Examples are direct quotes from the listings (including punctuation and emphasis).

Source: www.realtor.com, accessed January, 2014.

Advertising has become a sensitive area in real estate. In some instances advertisements published in non-English languages may make those who speak English uncomfortable, yet when ads are only placed in English they place non-English speaking residents at a disadvantage. While real estate advertising can be published in other languages, by law an English version of the ad must also be published, and monitoring this requirement is difficult, if not impossible.

Even if an agent does not intend to discriminate in an ad, it would still be considered a violation to suggest to a reader whether or not a particular group is preferred. Recent litigation has also set precedence for violations in advertisements that hold publishers, newspapers, Multiple Listing Services, real estate agents, and brokers accountable for discriminatory ads.

Lending

Initially, buyers must find a lender that will qualify them for a loan. This part of the process entails an application, credit check, ability to repay, amount eligible for, choosing the type and terms of the loan, etc. Applicants are requested to provide a lot of sensitive information including their gender, ethnicity, income level, age, and familial status. Most of this information is used for reporting purposes required of lenders by the Community Reinvestment Act (CRA) and the Home Mortgage Disclosure Act (HMDA). However, analysis of lending data over the last decade has led many to conclude that lower income households and minorities have been targeted for predatory lending.

Lending discrimination can occur during advertising/outreach, pre-application inquiries, loan approval/denial and terms/conditions, and loan administration. Further areas of potential discrimination



include: differences in the level of encouragement, financial assistance, types of loans recommended, amount of down payment required, and level of customer service provided.

### Appraisals

Banks order appraisal reports to determine whether or not a property is worth the amount of the loan they will be giving. Generally speaking, appraisals are based on the comparable sales of properties within the neighborhood of the property being appraised. Other factors are taken into consideration, such as the age of the structure, any improvements made, location, general economic influences, etc. However, during the mortgage lending and refinancing frenzy prior to 2008, there have been reports of inflated home values in order to entice refinancing.

### Real Estate Agents

Real estate professionals may act as agents of discrimination. Some unintentionally, or possibly intentionally, may steer a potential buyer to particular neighborhoods by encouraging the buyer to look into certain areas; others may choose not to show the buyer all choices available. Agents may also discriminate by who they agree to represent, who they turn away, and the comments they make about their clients.

The California Association of REALTORS® (CAR) has included language on many standard forms disclosing fair housing laws to those involved. Many REALTOR® Associations also host fair housing trainings/seminars to educate members on the provisions and liabilities of fair housing laws, and the Equal Opportunity Housing Symbol is also printed on all CAR forms as a reminder.

### Covenants, Conditions, and Restrictions (CC&Rs)

Covenants, Conditions, and Restrictions (CC&Rs), are restrictive promises that involve voluntary agreements, which run with the land they are associated with and are listed in a recorded Declaration of Restrictions. The Statute of Frauds (Civil Code Section 1624) requires them to be in writing, because they involve real property. They must also be recorded in the County where the property is located in order to bind future owners. Owners of parcels may agree amongst themselves as to the restrictions on use, but in order to be enforceable they must be reasonable.

The California Department of Real Estate reviews CC&Rs for all subdivisions of five or more lots, or condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law. The review must be completed and approved before the Department of Real Estate will issue a final subdivision public report. This report is required before a real estate broker or anyone can sell the units, and each prospective buyer must be issued a copy of the report. If the CC&Rs are not approved, the Department of Real Estate will issue a "deficiency notice", requiring the CC&Rs be revised. CC&Rs are void if they are unlawful, impossible to perform or are in restraint on alienation (a clause that prohibits someone from selling or transferring his/her property). However, older subdivisions and condominium/townhome developments may contain illegal clauses which are enforced by the homeowners associations.

### Homeowners Insurance Industry

Insurance is the cornerstone of credit. Without insurance, banks and other financial institutions lend less. Fewer loans leads to fewer new homes constructed and more existing homeowners will forgo



repairs leaving buildings to deteriorate faster.<sup>12</sup> Many traditional industry underwriting practices which may have some legitimate business purpose also adversely affect lower income and minority households and neighborhoods. For example, if a company excludes older homes from coverage, lower income and minority households who can only afford to buy in older neighborhoods may be disproportionately affected. Another example includes private mortgage insurance (PMI). PMI obtained by applicants from Community Reinvestment Act (CRA) protected neighborhoods is known to reduce lender risk. Redlining of lower income and minority neighborhoods can occur if otherwise qualified applicants are denied or encouraged to obtain PMI.<sup>13</sup> Underwriting guidelines are not public information; however, consumers have begun to seek access to these underwriting guidelines to learn if certain companies have discriminatory policies.

The California Fair Access to Insurance Requirements (FAIR) Plan was created by the Legislature in 1968 after the brush fires and riots of the 1960s made it difficult for some people to purchase fire insurance due to hazards beyond their control. The FAIR Plan is designed to make property insurance more readily available to people who have difficulty obtaining it from private insurers because their property is considered 'high risk.'

The California Organized Investment Network (COIN) is a collaboration of the California Department of Insurance, the insurance industry, community economic development organizations, and community advocates. This collaboration was formed in 1996 at the request of the insurance industry as an alternative to state legislation that would have required insurance companies to invest in underserved communities, similar to the federal Community Reinvestment Act (CRA) that applies to the banking industry. COIN is a voluntary program that facilitates insurance industry investments, which provide profitable returns to investors, and economic and social benefits to underserved communities.

### Credit and FICO Scores

Credit history is one of the most important factors in obtaining a home purchase loan. Credit scores determine loan approval, interest rates associated with the loan, as well as the type of loan an applicant will be given. Applicants with high credit scores are generally given conventional loans, while lower and moderate range scores revert to FHA or other government-backed loans. Applicants with lower scores also receive higher interest rates on the loans as a result of being perceived as a higher risk to the lender, and may even be required to pay points depending on the type of lending institution used.

Fair Isaac and Company (FICO), which is the company used by the Experian (formerly TRW) credit bureau to calculate credit scores, has set the standard for the scoring of credit history. Trans-Union and Equifax are two other credit bureaus that also provide credit scores, though they are typically used to a lesser degree. In short, points are awarded or deducted based on certain items such as how long one has had credit cards, whether one makes payments on time, if credit balances are near maximum, etc. Typically, the scores range from the 300s to around 850, with higher scores demonstrating lower risk. Lower credit scores require a more thorough review than higher scores and mortgage lenders will often not even consider a score below 600.

FICO scores became more heavily relied on by lenders when studies conducted show that borrowers with scores above 680 almost always make payments on time, while borrowers with scores below 600 seemed fairly certain to develop problems. Some of the factors that affect a FICO score are:

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<sup>12</sup> National Advisory Panel on Insurance in Riot Affected Areas, 1968.

<sup>13</sup> "Borrower and Neighborhood Racial Characteristics and Financial Institution Financial Application Screening"; Mester, Loretta J; *Journal of Real Estate Finance and Economics*; 9 241-243; 1994





- Delinquencies
- New accounts (opened within the last twelve months)
- Length of credit history (a longer history of established credit is better than a short history)
- Balances on revolving credit accounts
- Public records, such as tax liens, judgments, or bankruptcies
- Credit card balances
- Number of inquiries
- Number and types of revolving accounts

However, the current mortgage lending crunch resulted (in part) from lenders providing mortgage financing to borrowers who were not credit worthy or steering borrowers who could have qualified for lower cost loans to the subprime market.

## 2. National Association of REALTORS® (NAR)

The National Association of REALTORS® (NAR) has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people. The term REALTOR® identifies a licensed professional in real estate who is a member of the NAR; however, not all licensed real estate brokers and salespersons are members of the NAR.

### Code of Ethics

Article 10 of the NAR Code of Ethics provides that "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. REALTORS® shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing. A REALTOR® who suspects discrimination is instructed to call the local Board of REALTORS®. Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Additionally, Standard of Practice Article 10-1 states that "REALTORS® shall not volunteer information regarding the racial, religious or ethnic composition of any neighborhood and shall not engage in any activity which may result in panic selling. REALTORS® shall not print, display or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status, or national origin."

### Diversity Certification

NAR has created a diversity certification, "At Home with Diversity: One America" to be granted to licensed real estate professionals who meet eligibility requirements and complete the NAR "At Home with Diversity" course. The certification will signal to customers that the real estate professional has been trained on working with diversity in today's real estate markets. The coursework provides valuable business planning tools to assist real estate professionals in reaching out and marketing to a diverse



housing market. The NAR course focuses on diversity awareness, building cross-cultural skills, and developing a business diversity plan.

### 3. California Department of Real Estate (DRE)

The California Department of Real Estate (DRE) is the licensing authority for real estate brokers and salespersons. As noted earlier, not all licensed brokers and salespersons are members of the National or California Association of REALTORS®.

The DRE has adopted education requirements that include courses in ethics and in fair housing. To renew a real estate license, each licensee is required to complete 45 hours of continuing education, including three hours in each of the four mandated areas: Agency, Ethics, Trust Fund, and Fair Housing. The fair housing course contains information that will enable an agent to identify and avoid discriminatory practices when providing real estate services to clients.

The law requires, as part of the 45 hours of continuing education, completion of five mandatory three-hour courses in Agency, Ethics, Trust Fund Handling and Fair Housing and Risk Management. These licensees will also be required to complete a minimum of 18 additional hours of courses related to consumer protection. The remaining hours required to fulfill the 45 hours of continuing education may be related to either consumer service or consumer protection, at the option of the licensee.

### 4. California Association of REALTORS® (CAR)

The California Association of Realtors (CAR) is a trade association of realtors statewide. As members of organized real estate, realtors also subscribe to a strict code of ethics as noted above. CAR has recently created the position of Equal Opportunity/Cultural Diversity Coordinator. CAR holds three meetings per year for its general membership, and the meetings typically include sessions on fair housing issues. Current outreach efforts in the Southern California area are directed to underserved communities and state-licensed brokers and sales persons who are not members of the CAR.

#### REALTOR® Associations Serving the City of Perris

REALTOR® Associations are generally the first line of contact for real estate agents who need continuing education courses, legal forms, career development, and other daily work necessities. The frequency and availability of courses varies amongst these associations, and local association membership is generally determined by the location of the broker for which an agent works. Complaints involving agents or brokers may be filed with these associations.

Monitoring of services by these associations is difficult as detailed statistics of the education/services the agencies provide or statistical information pertaining to the members is rarely available. The Inland Valleys Association of REALTORS® (IVAR) serves the City of Perris. Currently, IVAR uses California Regional Multiple Listing Service, Inc.

Complaints against members are handled by the associations as follows. First, all complaints must be in writing. Once a complaint is received, a grievance committee reviews the complaint to decide if it warrants further investigation. If further investigation is necessary, a professional standards hearing with all parties involved takes place. If the member is found guilty of a violation, the member may be expelled from the association, and the California Department of Real Estate is notified.



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## B. Fair Housing Practices in the Rental Housing Market

### 1. Rental Process

#### Advertising

Perris, like most parts of California, has an active rental housing market. Many rental properties do not require published advertising to fill vacant units. Often, vacancy is announced either via word of mouth of existing tenants or a for-rent sign outside the property. Unless one happens to drive by the neighborhood or have friends or families currently residing at the property, one may not have access to information regarding vacancy. Furthermore, this practice tends to intensify segregation of neighborhoods and properties that already have a high concentration of a racial/ethnic group. When advertising is done, no checks-and-balances mechanism exists to ensure English advertising is provided.

A moderate number of rental listings in Perris contain potentially discriminatory language, such as encouraging or discouraging family living, or discouraging persons with disabilities by emphasizing a no-pet policy without clarifications that service/companion animals are allowed. Like with ad listings for for-sale homes, rental advertisements cannot include discriminatory references. Of a total of 150 rental listings surveyed in January 2014, 33 advertisements were found to contain potentially discriminatory language (Table V.2). The majority of the problematic language that was identified involved references to household size or children (22 ads).

Under California's fair housing law, source of income is a protected class. It is, therefore, considered unlawful to prefer, limit, or discriminate against a specific income source for a potential homebuyer. Section 8 is not included as a part of this protected class, however, and rental advertisements that specifically state Section 8 vouchers are not accepted are considered legal.

Rental advertisements with references to pets were not very common in Perris. Persons with disabilities are one of the protected classes under fair housing law, and apartments must allow "service animals" and "companion animals," under certain conditions. Service animals are animals that are individually trained to perform tasks for people with disabilities such as guiding people who are blind, alerting people who are deaf, pulling wheelchairs, alerting and protecting a person who is having a seizure, or performing other special tasks. Service animals are working animals, not pets. Companion animals, also referred to as assistive or therapeutic animals, can assist individuals with disabilities in their daily living and as with service animals, help disabled persons overcome the limitations of their disabilities and the barriers in their environment.

Persons with disabilities have the right to ask their housing provider to make a reasonable accommodation in a "no pets" policy in order to allow for the use of a companion or service animal. However, in the case of rental ads that specifically state "no pets," some disabled persons may not be aware of their right to ask for an exception to this rule. Because of this, a person with a disability may see themselves as limited in their housing options and a "no pets" policy could, therefore, be interpreted as potentially discriminatory. Of the rental listings surveyed, five ads included language to specifically ban pets.



As with real estate advertising, advertisements for rental units can be published in other languages. However, by law an English version of the ad must also be published. The survey of rental listings found a total of six ads that were made available only in Spanish, without a corresponding ad or any text in English.

*Table V.2: Potential Discrimination in Listings of Homes for Rent*

Discrimination Type	Number of Listings	Potentially Discriminatory Language*
No Discriminatory Language	110	n/a
Disability Related	5	No pets. NO SMOKING PETS OR DRUGS No Pet Policy
Household Size/ Family Related	22	* GOOD FOR LARGE FAMILY 8 PLAYGROUNDS THROUGHOUT THE COMMUNITY!! Backyard has a patio, and is great for children! Close to schools desirable cul-de-sac location in quiet family neighborhood greatly located close to schools lots of space for entertaining and kids to play home located in the city of perris, near schools In addition Sky View Elementary, Perris High School and Patriot Park are all nearby. NEAR ELEMENTARY,MIDDLE AND HIGH SCHOOL Remodeled, big yard, and waiting for new family!!! This property is close to/nearby Perris high school. You will enjoy the close proximity of Morgan Park and Mary Ranch Elementary.
Spanish Only Ads	6	n/a

Note:

\*Examples are direct quotes from the listings (including punctuation and emphasis).

Source: www.craigslist.com, accessed January, 2014.

### Responding to Ads

Differential treatment of those responding to advertisements is a growing fair housing concern. In a 2011 study conducted nationally, comprehensive audit-style experiments via email correspondence were used to test for racial discrimination in the rental housing market. This study was particularly unique because it tested for two variables—discrimination based on race *and* social class. By responding to online rental listings using names associated with a particular racial/ethnic group and varying message content grammatically to indicate differing levels of education and/or income (i.e. social class), researchers found that, overall, Blacks continued to experience statistically significant levels of discrimination in the rental housing market. This discrimination was even more pronounced when the housing inquiry was made to look like it originated from a Black individual of a lower social class.<sup>14</sup> The Los Angeles area was one of the metropolitan regions included in this particular study, which found that the Los Angeles and Boston areas exhibited some of the highest levels of discrimination in the country. While the City of Perris is located in Riverside County, it is likely general trends in the metropolitan Los Angeles area are also present in Riverside County.

<sup>14</sup> Do Landlords Discriminate in the Rental Housing Market? Evidence from an Internet Field Experiment in U.S. cities. Andrew Hanson and Zackary Hawley. May 2011.



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### Viewing the Unit

Viewing the unit is the most obvious place where the potential renters may encounter discrimination because landlords or managers may discriminate based on race or disability, or judge on appearance whether a potential renter is reliable or may violate any of the rules.

In a follow up to the study discussed above, researchers developed an experiment to test for subtle discrimination. Subtle discrimination is defined as unequal treatment between groups that occurs but is difficult to quantify, and may not always be identifiable through common measures such as price differences. Researchers found that, in general, landlords replied faster and with longer messages to inquiries made from white names. The study also found that landlords were more likely to use descriptive language, extend invitations to view a unit, invite further correspondence, use polite language, and make a formal greeting when replying to e-mail inquiries from a white home seeker.<sup>15</sup>

### Credit/Income Check

Landlords may ask potential renters to provide credit references, lists of previous addresses and landlords, and employment history/salary. The criteria for tenant selection, if any, are typically not known to those seeking to rent. Many landlords often use credit history as an excuse when trying to exclude certain groups. Legislation provides for applicants to receive a copy of the report used to evaluate applications.

The study on subtle discrimination mentioned earlier found no statistically significant evidence of discrimination in using language related to fees, asking for employment or rental history, or requesting background information.

### The Lease

Most apartments are rented under either a lease agreement or a month-to-month rental agreement. A lease is favorable from a tenant's point of view for two reasons: the tenant is assured the right to live there for a specific period of time and the tenant has an established rent during that period. Most other provisions of a lease protect the landlord. Information written in a lease or rental agreement includes the rental rate, required deposit, length of occupancy, apartment rules, and termination requirements.

Typically, the lease or rental agreement is a standard form completed for all units within the same building. However, the enforcement of the rules contained in the lease or agreement may not be standard for all tenants. A landlord may choose to strictly enforce the rules for certain tenants based on arbitrary factors, such as race, presence of children, or disability. In recent years, complaints regarding tenant harassment through strict enforcement of lease agreements as a means of evicting tenants have increased significantly.

Lease-related language barriers can impede fair housing choice if landlords and tenants do not speak the same language. In California, applicants and tenants have the right to negotiate lease terms primarily in Spanish, Chinese, Tagalog, Vietnamese or Korean. If a language barrier exists, the landlord must give the tenant a written translation of the proposed lease or rental agreement in the language used in the negotiation before the tenant signs it.<sup>16</sup> This rule applies to lease terms of one month or longer and whether the negotiations are oral or in writing. Also, the landlord must provide the translation whether

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<sup>15</sup> Subtle Discrimination in the Rental Housing Market: Evidence from E-mail Correspondence with Landlords. Andrew Hanson, Zackary Hawley, and Aryn Taylor. September 2011.

<sup>16</sup> California Civil Code Section 1632(b)



or not the tenant requests it. The translation must include every term and condition in the lease or rental agreement. A translation is not required if the tenant provides his or her own adult interpreter.

### Security Deposit

A security deposit is typically required. To deter “less-than-desirable” tenants, a landlord may ask for a security deposit higher than for others. Tenants may also face discriminatory treatment when vacating the units. The landlord may choose to return a smaller portion of the security deposit to some tenants, claiming excessive wear and tear. A landlord may also require that persons with disabilities pay an additional pet rent for their service animals, a monthly surcharge for pets, or a deposit, which is also a discriminatory act.

### During the Tenancy

During tenancy, the most common forms of discrimination a tenant may face are based on familial status, race, national origin, sex, or disability. Usually this type of discrimination appears in the form of varying enforcement of rules, overly strict rules for children, excessive occupancy standards, refusal to make a reasonable accommodation for handicapped access, refusal to make necessary repairs, eviction notices, illegal entry, rent increases, or harassment. These actions may be used as a way to force undesirable tenants to move on their own without the landlord having to make an eviction.

## 2. Apartment Association of California

The California Apartment Association (CAA) is the country's largest statewide trade association for rental property owners and managers. The CAA was incorporated in 1941 to serve rental property owners and managers throughout California. CAA represents rental housing owners and professionals who manage more than 1.5 million rental units. Under the umbrella agency, various apartment associations cover specific geographic areas.

The California Apartment Association has developed the California Certified Residential Manager (CCRM) program to provide a comprehensive series of courses geared towards improving the approach, attitude and professional skills of on-site property managers and other interested individuals. The CCRM program consists of 31.5 hours of training that includes fair housing and ethics along with the following nine course topics:

- Preparing the Property for Market
- Professional Leasing Skills and the Application Process
- The Move-in Process, Rent Collection and Notices
- Resident Issues and Ending the Tenancy
- Professional Skills for Supervisors
- Maintenance Management: Maintaining a Property
- Liability and Risk Management: Protecting the Investment
- Fair Housing: It's the Law
- Ethics in Property Management

In order to be certified one must successfully score 75 percent or higher on the comprehensive CCRM final exam.

The CAA supports the intent of all local, State, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual



orientation, or national origin. Members of the CAA agree to abide by the provisions of their Code for Equal Housing Opportunity.

### 3. The National Association of Residential Property Managers (NARPM)

The National Association of Residential Property Managers promotes a high standard of property management business ethics, professionalism and fair housing practices within the residential property management field. NARPM is an association of real estate professionals who are experienced in managing single-family and small residential properties. Members of the association adhere to a strict Code of Ethics to meet the needs of the community, which include the following duties:

- Protect the public from fraud, misrepresentation, and unethical practices of property managers.
- Adhere to the Federal Fair Housing statutes.
- Protect the fiduciary relationship of the client.
- Treat all tenants professionally and ethically.
- Manage the property in accordance with the safety and habitability standards of the community.
- Hold all funds received in compliance with state law with full disclosure to the client.

In addition to promoting high standards of business ethics, professionalism and fair housing practices, the Association also certifies its members in the standards and practices of the residential property management industry and promotes continuing professional education.

NARPM offers three designations to qualified property managers and property management firms:

- Residential Management Professional, RMP®
- Master Property Manager, MPM®
- Certified Residential Management Company, CRMC®

Various educational courses are offered as part of attaining these designations including the following fair housing and landlord/tenant law courses:

- Ethnicity (required for all members every four years)
- Habitability Standards and Maintenance
- Marketing
- Tenancy
- ADA Fair Housing
- Lead-Based Paint Law

### 4. Western Manufactured Housing Communities Association (WMA)

Western Manufactured Housing Communities Association (WMA) is a nonprofit organization created in 1945 for the exclusive purpose of promoting and protecting the interests of owners, operators and developers of manufactured home communities in California. WMA assists its members in the operations of successful manufactured home communities in today's complex business and regulatory environment. WMA has over 1,700 member parks located in all 58 counties of California.

WMA offers an award winning manager accreditation program as well as numerous continuing education opportunities. The Manufactured Home Community Manager (MCM) program is a manager accreditation program that provides information on effective community operations. WMA's industry experts give managers intensive training on law affecting the industry, maintenance standards, HCD



inspections, discrimination, mediation, disaster planning, and a full range of other vital subjects. In addition, WMA offers the following services:

- Toll-free hotline for day-to-day management advice
- Resident Screening Program
- Group Workers' Compensation Program
- Legal Advice
- Industry Referrals
- Manager Referral Service
- Educational seminars on a variety of key topics

## C. Fair Housing Services

In general, fair housing services include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations as well as mediating disputes between tenants and landlords. This section reviews the fair housing services available in the City of Perris, the nature and extent of fair housing complaints, and results of fair housing testing/audits.

### 1. Fair Housing Council of Riverside County, Inc.

Perris contracts the Fair Housing Council of Riverside County (FHCRC) to provide fair housing services in the City. FHCRC is a nonprofit agency whose mission is to actively support and promote fair housing through education and advocacy. FHCRC provides the following fair housing related services to Riverside County residents:

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

The FHCRC did not have a specific CDBG contract with the City of Perris until Fiscal-Year (FY) 2009-2010. Thus, fair housing activities in the City of Perris leading up to FY 2009-2010 were recorded under the County of Riverside and not available from the FHCRC. The following client data provided by the FHCRC details activities from FY 2009-2010 through FY 2012-2013.

#### Overall Clients Served

Between FY 2009-10 and FY 2012-13, FHCRC provided fair housing services to a total of 2,037 clients from Perris. The number of Perris residents served has fluctuated over time, but in general, the number of FHCRC clients has increased over the years. During FY 2012-13, FHCRC served 554 clients, an increase of approximately 32 percent from the previous year.





*Table V.3: Clients Served (2009-2013)*

	2009-10	2010-11	2011-12	2012-2013	Total
Perris	258	765	554	730	2,307

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.

Clients Served by Race and Ethnicity

Between 2009 and 2013, Blacks represented 35 percent of FHCRC's clients while Whites comprised 20 percent of total clients. Approximately 42 percent of FHCRC's clients identified themselves as ethnically Hispanic. Often Hispanic persons identify with their ethnicity (e.g., Mexican, Puerto Rican) but generally do not identify with their race.

The racial/ethnic distribution of FHCRC's clients is not consistent with the City's overall demographics. According to the 2010 Census, Hispanics made up about 72 percent of the population, whereas Blacks and Whites each represented approximately 11 percent of the City's residents. FHCRC client data indicates that Blacks may be disproportionately impacted by housing discrimination.

*Table V.4: Clients Served by Race/Ethnicity (2009-2013)*

	2009-10	2010-11	2011-12	2012-13	Total	Percent
American Indian or Alaskan	0	0	0	3	3	0.1%
Asian	3	0	8	1	12	0.5%
Black	111	238	212	240	801	34.7%
Black and Hispanic	0	4	12	0	16	0.7%
Black and White	0	5	0	0	5	0.2%
Hispanic	85	352	202	328	967	41.9%
Other	0	10	0	15	25	1.1%
Other and Latino	0	0	8	4	12	0.5%
Other Multi Race Non-Hispanic	0	0	1	5	6	0.3%
Pacific Islander	0	0	0	1	1	<1.0%
Unknown (Other Multi Race/Non-Hispanic)	0	0	4	0	4	0.2%
White	59	156	107	133	455	19.7%
Total	258	765	554	730	2,307	100.0%

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.

*Table V.5: Clients Served by Ethnicity (2009-2013)*

	2009-10	2010-11	2011-12	2012-13	Total	Percent
Hispanic	85	356	222	332	995	43.1%
Not Hispanic	173	409	332	398	1,312	56.9%
Total	258	765	554	730	2,307	100.0%

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.

Clients Served by Income

As with most jurisdictions, statistics reported for the City of Perris indicate that lower income persons, regardless of race, are the most heavily impacted by fair housing issues. Between FY 2009-10 and FY 2012-13, 89 percent of those served by the FHCRC were lower income, with most clients falling in the very low income category (53 percent).

*Table V.6: Clients Served by Income Level (2009-2013)*

	2009-10	2010-11	2011-12	2012-13	Total	Percent
Very Low	64	450	322	375	1,211	52.5%
Low	163	271	157	247	838	36.3%
Moderate	29	38	59	62	188	8.1%
Above Moderate	2	6	16	46	70	3.0%
<b>Total</b>	<b>258</b>	<b>765</b>	<b>554</b>	<b>730</b>	<b>2,307</b>	<b>100.0%</b>

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.

Clients Served by Other Characteristics

Between FY 2009-10 and FY 2012-13, female-headed households (12 percent), persons with disabilities (five percent), and seniors (two percent) comprised approximately one-fifth of FHCRC's clients.

*Table V.7: Clients Served by Household Characteristics (2009-2013)*

	2009-10	2010-11	2011-12	2012-13	Total	Percent of Total Clients
Female Headed Households	28	102	79	67	276	12.0%
Persons with Disabilities	16	39	29	22	106	4.6%
Seniors	3	26	10	11	50	2.2%
<b>Total Clients</b>	<b>47</b>	<b>167</b>	<b>118</b>	<b>100</b>	<b>432</b>	<b>--</b>

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.

Note: Each client can represent several household characteristics. For example, a senior may also be a female-headed household and a person with disabilities.

Housing Discrimination Complaints

Between FY 2009-10 and FY 2012-13, the FHCRC handled 63 cases of housing discrimination. Most cases were related to disability (32 percent), but a significant number also involved race (16 percent), national origin (11 percent), and familial status (ten percent).



*Table V.8: Discrimination Cases by Protected Classification (2009-2013)*

	2009-10	2010-11	2011-12	2012-13	Total	Percent
Age	0	0	1	1	2	3.2%
Arbitrary	1	2	3	0	6	9.5%
Color	0	0	3	0	3	4.8%
Disability	5	7	6	2	20	31.7%
Family	1	2	0	3	6	9.5%
Marital Status	0	2	0	2	4	6.3%
National Origin	0	2	1	4	7	11.1%
Race	4	2	2	2	10	15.9%
Sex/Gender	0	1	2	0	3	4.8%
Source of Income	0	1	1	0	2	3.2%
<b>Total</b>	<b>11</b>	<b>19</b>	<b>19</b>	<b>14</b>	<b>63</b>	<b>100.0%</b>

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.

As shown in Table V.9, many of the 63 discrimination cases handled by the FHCRC between 2009 and 2013 were resolved through counseling (46 percent). A significant number of these cases were also settled through education (30 percent). A total of 12 cases were sent to HUD/DFEH and conciliation accounted for the remaining three cases. Table V.10 provides a detailed summary of selected fair housing cases.

*Table V.9: Actions (2009-2013)*

	2009-10	2010-11	2011-12	2012-13	Total	Percent
Conciliation	1	1	0	1	3	4.8%
Counseled	2	5	13	9	29	46.0%
Educated	5	6	4	4	19	30.2%
HUD/DFEH	3	7	2	0	12	19.0%
<b>Total</b>	<b>11</b>	<b>19</b>	<b>19</b>	<b>14</b>	<b>63</b>	<b>100.0%</b>

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.



*Table V.10: Selected Case Summaries*

Case Summary	Factors of Allegation, Finding, and Disposition
<p><b>Complainant:</b> African-American female, with disabilities</p> <p><b>Allegation:</b> Disability discrimination</p> <p><b>Housing Practice:</b> Reasonable accommodation request</p>	<p>She claims she is getting the run a round at the complex she applied to rent at. Complainant says she applied and was told she would need a co-signer. She says she is on Section 8 and should not require a co-signer since the majority of the rent is paid through Section 8. She says she feels she is being treated this way because she uses an electric wheelchair and the complex does not really want to rent to her. She was informed of her options to request a reasonable accommodation and a reasonable accommodation packet was mailed her. She was educated on her rights and options to file a complaint with HUD, DFEH, hiring a private attorney or conciliation. Complainant said she would submit the reasonable accommodation request first and may call back for further assistance.</p>
<p><b>Complainant:</b> African-American, single, female</p> <p><b>Allegation:</b> Race discrimination</p> <p><b>Housing Practice:</b> Notices</p>	<p>She says the new manager, all staff and the majority of the apartment complex are Hispanic and she feels she is being picked on because of her race. Complainant says she has received multiple notices for alleged violations but other residents are not treated this way. She fears the manager is trying to get her evicted. She was educated on her rights and options to file a complaint with HUD, DFEH, hiring a private attorney or conciliation. She opted not to file for fear of retaliation. She said she will file once she has found a place and is ready to move.</p>
<p><b>Complainant:</b> African-American, female mother to son with a disability</p> <p><b>Allegation:</b> Physical disability discrimination</p> <p><b>Housing Practice:</b> Reasonable accommodation request</p>	<p>Her son has become disabled since moving into the resident and now requires the use of a wheelchair. She stated that the landlord agreed to move them into a downstairs apartment but would not allow her to make modifications for her sons' wheelchair. The Complainant requested FHCRC contact her landlord to conciliate. The landlord was contacted and educated on reasonable accommodation and modification for persons with disabilities. The Landlord agreed to allow for the modifications at the residents expense. Complainant was informed on her rights and advised of her options to file a complaint with HUD, DFEH, conciliation or hiring a private attorney. Complainant was educated on her rights to request a reasonable accommodation, as well as State and Federal Fair Housing laws. Complainant requested forms to file with DFEH and forms were mailed to her.</p>
<p><b>Complainant:</b> African-American, female</p> <p><b>Allegation:</b> Race discrimination</p> <p><b>Housing Practice:</b> Eviction</p>	<p>She claims that the new manager is targeting all the African-American families forcing them to move out and renting only to Hispanic families. Complainant said a group of African-American residents reported this to the corporate office, but she feels that nothing is being done. FHCRC made contact with the manager as well as the corporate office to discuss the allegations. Both management and the corporate office were educated on fair housing laws. The corporate office said that they would investigate the allegations and take action as they saw fit. The complainant was educated on State and Federal Fair Housing laws. She was also advised of her options to file a complaint with HUD, DFEH, to seek conciliation or hire a private attorney. The complainant requested a form to file with DFEH, and forms were mailed to her as requested.</p>
<p><b>Complainant:</b> African-American, male, with disabilities</p> <p><b>Allegation:</b> Physical disability discrimination</p> <p><b>Housing Practice:</b> Eviction</p>	<p>The complainant stated that he lives in a tax credit complex and he feels that the manager is harassing him. He stated that he was given a 3-day notice to perform or quit for not turning all his paperwork for recertification. He stated that he did submit all of the required documents but the manager claims she did not receive them. The complainant stated that the manager has also made inappropriate remarks to him about his spending habits. The complainant stated that he suffers from seizures and feels the manager is trying to make him move out so she can rent the unit to her sister-in-law.</p>



*Table V.10: Selected Case Summaries*

Case Summary	Factors of Allegation, Finding, and Disposition
	<p>The complainant requested that FHCRC contact the manager. FHCRC contacted the manager to discuss the complaint. The manager stated that she gave the client 90 days to submit his paperwork. She stated that he refused to submit bank statements, therefore he is in breach of his contract. The manager stated that all other allegations are not true. Both complainant and manager were educated on the tenants' and landlords' rights and responsibilities. The complainant was educated on his rights and options to file a complaint with DFEH, HUD or to hire a private attorney. The complainant decided he would file at a later date. He stated that he would like to see the outcome of the letter he submitted to the corporate office. The complainant requested the forms to file his complaint with DFEH and the forms were sent to him as requested.</p>
<p><b>Complainant:</b> Caucasian, female <b>Allegation:</b> Familial status and race discrimination <b>Housing Practice:</b> Notice</p>	<p>She stated that the Home Owners Association (HOA) where she resides served her with a notice regarding her 16-year-old son loitering outside of their home. She feels that her family is being targeted because they are the only household with teens on the block; she also feels that it could be because her son is White and his friends are Black. Complainant states she wrote a letter to management, in response to the notice, but has not yet received a response. Complainant was educated on her rights and options to file a complaint with DFEH, HUD, to hire a private attorney or to seek conciliation. The complainant decided she might file a complaint at a later date but would first like to see the outcome of her letter to management.</p>
<p><b>Complainant:</b> Hispanic, female <b>Allegation:</b> Familial status discrimination <b>Housing Practice:</b> Notice</p>	<p>She stated that the manager has placed very strict rules for her children under the age of 18 years old. Complainant said manager told her that her teen-age sons are not allowed outside on the property without shirts. Complainant also said that her sons cannot have visitors; complainant would like to know if she has any rights. FHCRC counseled the complainant in landlord/tenant rights and responsibilities. FHCRC contacted the manager to discuss the allegations. The manager indicated that there is where more people living in the mobile home than what the complainant put on the application. The manager also indicated that the kids have visitors who look like delinquents and she does not want them on the property. The manager said the reason she does not want the boys walking around outside without a shirt is because she does not want her daughter exposed too that. The manager wants them to move out; she actually rented out the mobile home in error. FHCRC counseled the manager in landlord/tenant rights and responsibilities. Manager was educated in discrimination based on familial status and harassment. Manager was instructed on how to give proper notice to end tenancy. FHCRC informed both manager and complainant's rights and option to file a complaint with HUD, DFEH, conciliation, or hire a private attorney. Complainant requested a form to be filed with DFEH and the forms were mailed to her. Complainant chose not to respond at this time.</p>

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.



## Tenant Landlord Counseling

A number of Perris residents contacted the FHCRC for assistance with landlord/tenant issues and complaints. Concerns regarding tenant/landlord issues ranged from eviction to substandard conditions and questions on how to get repairs made. From 2009 to 2013, the most common issue the FHCRC encountered was clients seeking assistance with repairs (30 percent). Questions concerning eviction, notices, lease terms, notices, and other issues were also very common (Table V.11).

*Table V.11: Summary of Housing Issues (2009-2013)*

	2009-10	2010-11	2011-12	2012-13	Total	Percent
Repairs	77	160	201	227	665	29.6%
Other	22	166	74	95	357	15.9%
Eviction	95	130	33	73	331	14.8%
Notice	14	135	70	91	310	13.8%
Lease Terms	23	35	65	62	185	8.2%
Deposits	7	72	13	60	152	6.8%
Habitability	0	6	17	22	45	2.0%
Mold	2	15	15	1	33	1.5%
Section 8	3	4	15	12	34	1.5%
Mobile Home	0	12	0	19	31	1.4%
Rental Assistance Referrals	0	3	4	24	31	1.4%
Entering	2	2	3	18	25	1.1%
Rent Increase	0	4	16	5	25	1.1%
Late	0	0	0	1	1	<1.0%
Occupancy	2	2	0	4	8	0.4%
Homeless Assistance	0	0	4	2	6	0.3%
Lead	0	0	5	0	5	0.2%
<b>Total</b>	<b>238</b>	<b>672</b>	<b>519</b>	<b>638</b>	<b>2,244</b>	<b>100.0%</b>

Source: Fair Housing Council of Riverside County (FHCRC) Annual Reports, 2009-2013.

## Education and Outreach Efforts

Education is one of the most important components of providing fair housing services. It is also believed to be one of the most important tools in ensuring that fair housing opportunities are provided, by giving citizens the knowledge to understand their rights and responsibilities, to recognize discrimination, locate resources if they need to file a complaint or need general assistance, and much more. The following briefly looks at some of the educational outreach efforts provided by the FHCRC.

Outreach efforts provided by the FHCRC in Perris include:

- Conducted Fair Housing and Landlord Tenant outreach, distributed literature, and gave presentations at various locations in the City, including: the Perris Family Resource Center, Public Share-a-thon Resource Fair, Perris Harvest Festival/Safe & Healthy Life Styles Event, Mead Valley Health and Safety Fair, Day of the Child, WIC Event held by Riverside County DPSS, Training Occupational Development Education Community Center (TODECC), and City Council meetings.



- First-Time Homebuyer workshops were held in both English and Spanish held up to two times a month at various locations, including the City's library.
- Hosted and participated in a free Foreclosure Prevention Counseling workshop held in collaboration with the Riverside County Library Systems in the City of Perris.
- Operated a booth monthly at the Perris Farmer's Market in downtown Perris to distribute information about the Lead Hazard Control Program and also conducted inspections.
- Attended training held by Community Action Partnership in City of Perris.

## 2. California Department of Fair Employment and Housing (DFEH)

The mission of the Department of Fair Employment and Housing (DFEH) is to protect Californians from employment, housing and public accommodation discrimination, and hate violence. To achieve this mission, DFEH keeps track of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations and hate violence.

Investigations begin with the intake of a complaint. Complainants are first interviewed to collect facts about possible discrimination. Interviews are normally conducted by telephone. If the complaint is accepted for investigation, the DFEH drafts a formal complaint that is signed by the complainant and served. If jurisdictional under federal law, the complaint is also filed with the United States Department of Housing and Urban Development (HUD). As a substantially equivalent agency, DFEH's findings are usually accepted by HUD. The recipient of the complaint (usually a landlord, seller, property manager, seller, or agent) is required to answer and has the opportunity to negotiate resolution with the complainant. If the case is not resolved voluntarily, the DFEH conducts a formal investigation.

If the investigative findings do not show a violation of the law, DFEH will close the case. If investigative findings show a violation of law, the DFEH schedules a formal conciliation conference. During the conciliation conference, the DFEH presents information supporting its belief that there has been a violation and explores options to resolve the complaint. If formal conciliation fails, the DFEH Housing Administrator may recommend litigation. If litigation is required, the case may be heard before the Fair Employment and Housing Commission (FEHC) or in civil court. Potential remedies for cases settled by the FEHC include out-of-pocket losses, injunctive relief, access to the housing previously denied, additional damages for emotional distress, and civil penalties up to \$10,000 for the first violation. Court remedies are identical to FEHC remedies with one exception; instead of civil penalties, a court may award unlimited punitive damages.

Since 2007, a total of six fair housing complaints in Perris have been filed with DFEH. Two of these complaints involved race/color, two cases concerned physical disabilities, one involved gender, and one involved national origin/ancestry. Of the six complaints, the majority of the alleged acts of discrimination were for eviction, followed by unequal terms, harassment, and denial of a request for a reasonable modification/accommodation. Only one of the six cases achieved successful conciliation, while four were found to have no probable cause and subsequently closed. One case currently remains open.



Table V.12: Cases Filed With DFEH (2007-2012)

	2007	2008	2009	2010	2011	2012	Total
<b>Bases</b>							
Sex-Gender	0	0	0	0	0	1	1
Race/Color	1	0	0	1	0	0	2
National Origin/Ancstry - Other	1	0	0	0	0	0	1
Physical Disability - Other	0	1	0	1	0	0	2
<b>Total</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>6</b>
<b>Acts<sup>1</sup></b>							
Refusal to Rent	1	0	0	0	0	0	1
Eviction	0	1	0	1	1	0	3
Unequal Terms	2	0	0	0	0	0	2
Harassment	1	0	0	0	0	1	2
Denied Reasonable Modification/Accommodation	0	1	0	0	1	0	2
<b>Total</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>10</b>
<b>Closing Category</b>							
Successful Conciliation	1	0	0	0	0	0	1
No Probable Cause to Prove a Violation of the Statute	1	1	0	1	1	0	4
Open	0	0	0	0	0	1	1
<b>Total</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>6</b>

Source: California Department of Fair Employment and Housing, 2014.

Note:

1. Each case can involve multiple acts of discrimination. Therefore the number of acts often exceeds the number of cases.

### 3. U.S. Department of Housing and Urban Development

The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints for jurisdictions, including the City of Perris. According to the HUD website, any person who feels their housing rights have been violated may submit a complaint to HUD via phone, mail or the Internet. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. HUD refers complaints to the California DEFH, which has 30 days to address the complaint. As a substantially equivalent agency, DFEH's findings are usually accepted by HUD. Thereafter, HUD tracks the complaint and its issues and outcomes as a "dually filed" complaint.

From 2007 to 2012, five fair housing cases in Perris were recorded by HUD. Cases involving discrimination based on race were the most common (Table V.13). Two cases concerning disability and one concerning familial status were also reported. The number of discrimination cases recorded annually has fluctuated between 2007 and 2012, with no reported cases in both 2009 and 2012.

Five of the fair housing cases filed between 2007 and 2012 were closed, according to HUD. Most of these cases (three cases) were found to have no probable cause and subsequently closed. An additional two cases were closed after successful conciliation or resolution (Table V.14).





**Table V.13: Basis for Discrimination of Cases filed with HUD (2007-2012)**

Year	Race	Disability	Familial Status	Total
2007	1	0	0	1
2008	0	1	0	1
2009	0	0	0	0
2010	1	0	0	1
2011	1	1	1	2
2012	0	0	0	0
<b>Total</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>5</b>

Source: Department of Housing and Urban Development (HUD), 2014.

**Table V.14: Disposition of Fair Housing Cases Filed with HUD (2007-2012)**

Closing Category	Admin Closure	Conciliated or Resolved	No Cause	Cause	Referred and Closed by DOJ	Withdrawn Without Resolution	Compensation for Conciliation or Resolution	Total
2007	0	1	0	0	0	0	--	1
2008	0	0	1	0	0	0	--	1
2009	0	0	0	0	0	0	--	0
2010	0	0	1	0	0	0	--	1
2011	0	1	1	0	0	0	--	2
2012	0	0	0	0	0	0	--	0
<b>Total</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>5</b>

Source: Department of Housing and Urban Development (HUD), 2014.

### D. Hate Crimes

Hate crimes are crimes committed because of a bias against race, religion, disability, ethnicity, or sexual orientation. In an attempt to determine the scope and nature of hate crimes, the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting Program collects statistics on these incidents.

To a certain degree, hate crimes are an indicator of the environmental context of discrimination. These crimes should be reported to the Police or Sheriff's department. On the other hand, a hate incident is an action or behavior that is motivated by hate but is protected by the First Amendment right to freedom of expression. Examples of hate incidents can include name calling, epithets, distribution of hate material in public places, and the display of offensive hate-motivated material on one's property. The freedom guaranteed by the U.S. Constitution, such as the freedom of speech, allows hateful rhetoric as long as it does not interfere with the civil rights of others. Only when these incidents escalate can they be considered an actual crime.

Statistics compiled by the Federal Bureau of Investigation (FBI) show that a total of five hate crimes were committed in Perris over a five-year period (2007-2012). Almost all of the hate crimes committed in the City were based on race (Table V.15). In Riverside County as a whole, race based hate crimes were also the most prevalent.

Overall, the incidence of reported hate crimes in the City between 2007 and 2012 was less than one per 1,000 people (or 0.07 per 1,000 persons). Statistically, the likelihood of hate crimes was lower in the City



than in the County, which had an incidence rate of 0.18 per 1,000 persons between 2007 and 2012. It should be noted, however, that these statistics may also reflect a higher incidence of reporting crime in certain communities.

*Table V.15: Hate Crimes (2007-2012)*

Basis of Complaints	Race	Religion	Sexual Orientation	Ethnicity	Disability	Total
Perris						
2007	2	0	0	0	0	2
2008	0	0	0	0	0	0
2009	0	0	0	0	0	0
2010	2	0	0	0	0	2
2011	0	0	1	0	0	1
2012	0	0	0	0	0	0
Total	4	0	1	0	0	5
Riverside County						
2007	46	14	15	12	0	87
2008	34	17	17	13	0	81
2009	27	12	8	6	0	53
2010	25	12	22	14	0	73
2011	33	10	14	11	1	69
2012	14	11	13	3	0	41
Total	179	76	89	59	1	404

Source: U.S. Department of Justice Federal Bureau of Investigation, 2007-2012.

## E. NIMBYism

Many people agree that a variety of housing should be available for people with special needs, such as homeless shelters, affordable housing, and group homes for people with disabilities. However, whether or not these types of housing should be located within their own community is another matter. The following discussion on Not-in-My-Back-Yard sentiment (NIMBYism) is not specific to the City of Perris and the discussion is included below simply to provide context for the analysis of SB 1721 and SB 2 that concludes this chapter.

NIMBYism can serve as the most significant constraint to the development of affordable or even market-rate multi-family housing. NIMBYism describes opposition by residents and public officials alike to additional or different kinds of housing units in their neighborhoods and communities. The NIMBY syndrome often is widespread, deeply ingrained, easily translatable into political actions, and intentionally exclusionary and growth inhibiting. NIMBY sentiment can reflect concerns about property values, service levels, community ambience, the environment, or public health and safety. It can also reflect racial or ethnic prejudice masquerading under the guise of a legitimate concern. NIMBYism can manifest itself as opposition to specific types of housing, as general opposition to changes in the community, or as opposition to any and all development.

Community opposition to high-density housing, affordable housing, and housing for persons with special needs (disabilities and homeless) is directly linked to the lack of such housing options for residents in



need. In particular, community opposition is typically strongest against high-density affordable housing and group homes for persons with mental disabilities.

Community residents who are especially concerned about the influx of members of racial and ethnic minority groups sometimes justify their objections on the basis of supposedly objective impacts like lowered property values and increased service costs. Racial and ethnic prejudice often is one root of NIMBYism, although NIMBY concerns still exist where racial or ethnic differences are not involved. The California legislature has passed various Anti-NIMBYism housing bills to prevent communities from rejecting affordable housing projects, including:

- **SB 1721:** The bill stipulates that a local agency shall not disapprove an affordable housing development project, including agricultural worker housing, or condition approval, including through the use of design review standards, in a manner that renders the project infeasible for development for the use of very low, low or moderate income households.
- **SB 2:** Expands the Housing Accountability Act, to prohibit localities from denying a proposal to build an emergency shelter, transitional housing or supportive housing if it is needed and otherwise consistent with the locality's zoning and development standards.



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## VI. Progress Since Last AI

The 2009 AI identified a number of fair housing issues in Perris and outlined actions the City would take to mitigate or eliminate these barriers. This chapter reviews the accomplishments the City has made in carrying out these actions.

### A. Major Issues and Recommendations

#### I. Issue One: Lending Patterns

Lending patterns countywide in 2007 indicate a slightly lower home mortgage approval rate for persons who classify themselves as Black or Hispanic than for Whites or Asians. However, the lower loan approval rates could be due to significant factors considered in the loan application review process, such as credit score, employment history, or debt-to-income ratio. Subsequently, as the nation entered the "credit crunch of 2007-2009", subprime lending patterns have come under investigation. Subprime loans are usually classified as those where the borrower has deficient credit history (i.e., a FICO score below 640), and other factors. Minority homeowners appear to be overrepresented in the subprime lending market nationwide and subprime loans appear to have higher foreclosure rates than non-subprime loans. Riverside County, including the City of Perris, has experienced high foreclosure rates due partially to subprime lending patterns and partially to the national economic crisis that has resulted in a significant drop in property values and therefore, the value of home equity.

#### Recommendation:

**Action 1:** In conjunction with the Fair Housing Council of Riverside County (FHCRC), provide workshops for owners of distressed properties to help prevent foreclosures and foreclosure scams.

**Accomplishments:** The City hosted a free Foreclosure Prevention Workshop in 2010 in conjunction with the FHCRC. The workshop included a panel discussion and presentations by numerous public and elected officials, foreclosure counseling, and assistance with various other housing issues. Approximately 150 individuals attended this event. Another Foreclosure Prevention Workshop hosted by the FHCRC and in collaboration with the Riverside County Library Systems was held in the City in 2012. A total of 6 individuals attended this event, however, City staff did not attend. The City also hosted a free Home Ownership Housing Expo and Homebuyer Workshop in February of 2014 in conjunction with the FHCRC. The workshop and expo addressed a range of housing issues, including foreclosure prevention, and allowed residents the opportunity to have discussion with industry experts. A total of 108 people attended the eight-hour Homebuyer Workshop. On top of that 98 people attended the Expo (along with those from the workshop).

The City will continue to provide lower income housing opportunities through incentives and assistance. The City approved the Foreclosure Homeownership Program in December 2008, to acquire, rehabilitate and sell foreclosed properties to low-income households utilizing redevelopment set-aside funds. The program entails a partnership with private developers, local real estate agents, mortgage home lenders, and nonprofit agencies to facilitate homebuyer workshops. In 2011, five foreclosed properties were purchased and sold through the program.

In total, through the Foreclosure Homeownership Program, 26 homes were acquired, rehabilitated and sold to low-income households.



**Action 2:** In conjunction with the Fair Housing Council of Riverside County (FHCRC), provide homebuyer workshops that target minority or lower income households.

**Accomplishments:** Since 2009, outreach efforts provided by the HRC in Perris include First-Time Homebuyer Workshops held at various locations in the City, including the Perris Library. Since 2009 a total of 1,236 individuals have attended Homebuyer Workshops in Perris. The City of Perris has provided locations for the workshops on a monthly basis, which has allowed the FHCRC to provide quality education at no charge to participants. During these sessions, residents are provided counseling, literature is distributed, and other general information and services are provided. The City also hosted a free Home Ownership Housing Expo and Homebuyer Workshop in February of 2014 in conjunction with the FHCRC. The workshop and expo addressed a range of home buying topics and allowed residents the opportunity to discuss their home buying issues with industry experts. A total of 108 people attended the eight-hour Homebuyer Workshop. On top of that 98 people attended the Expo (along with those from the workshop).

**Action 3:** Participate in the County's Neighborhood Stabilization Program (NSP) that funds four activities:

- Acquisition, rehabilitation, and resale to first time homebuyers;
- Acquisition, rehabilitation, and rental to very low income persons;
- Enhanced First Time Homebuyer Program; and
- Acquisition and rehabilitation of foreclosed, vacant multi-family properties, and new construction of multifamily rental project.

**Accomplishments:** In March 2011, the City of Perris was awarded \$1,342,449 in NSP3 funds to acquire and/or redevelop foreclosed properties in Perris. From 2011 to 2014 the city's NSP3 program was involved in the construction of 4 new homes all of which were made available to very low income households. One of these units was made affordable to a very low-income household and the other three units were made affordable to low-income households. The City also provided first-time homebuyer down payment assistance through the city's NSP3 allocation.

The Economic Development Agency of the County of Riverside (EDA) provided purchase price assistance for foreclosed homes and home repair to 15 first-time homebuyer LMMI households under the Neighborhood Stabilization Homeownership Program (NSHP) totaling over \$793,000 during Fiscal-Year 2012 to 2013. One of these households was a low-income household from Perris. In addition, three single-family housing units were constructed in Perris using NSP funds during this time period. One of these units was made affordable to a very low-income household and the other two units were made affordable to low-income households.

Since 2009 the City of Perris provided 272 LMMI households with First Time Homebuyer Program assistance.

## 2. Issue Two: Housing Discrimination and Complaints

Although the number of complaints is small, data for the City of Perris from the Fair Housing Council of Riverside County (FHCRC) 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.



**Recommendation:**

**Action 4:** Continue to endorse the efforts of the Fair Housing Council of Riverside County (FHCRC) by supporting their goals and objectives for term of the 2009-2014 Consolidated Plan:

- 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; and
- Represent the City at salient program outreach meetings.

**Accomplishments:** The City continues to contract with the FHCRC to provide fair housing services for residents. Since 2009, the FHCRC has responded to a total of 2,244 calls for assistance with a landlord and tenant dispute. The FHCRC has also responded to a total of 63 calls for assistance with housing discrimination issues. Other outreach activities conducted in Perris by the FHCRC include:

- First-Time Homebuyer workshops conducted in both English and Spanish
- Foreclosure Prevention Counseling workshops
- Fair Housing and Fair Lending workshops
- Literature distribution at all workshops and other events including the Perris Farmer's Market and Council Meetings.
- 2014 Housing Expo

**Action 5:** Support the efforts of the County of Riverside to provide information and counseling to new recipients of government rental subsidies, which will assist renters in dealing with reluctant landlords and finding suitable housing and to rental property owners, apartment managers and apartment owners associations, with an emphasis on the potential benefits afforded under the Section 8 Program.

**Accomplishments:** Part of the Housing Authority of the County of Riverside's (HARVICO) objectives in issuing new vouchers is to provide families selected to participate with the tools to help them be successful in obtaining an acceptable unit, and to give them sufficient knowledge to derive maximum benefit from the program and to comply with program requirements. In order to assist families who claim discrimination, HARVICO provides participant families with the HUD Discrimination Complaint form and offers to assist in the completion of the form as well as directing the family to report suspected discrimination to the FHCRC.

### **3. Issue Three: Furthering Access to Housing and Services**

Fair housing opportunity includes the provision of a range of types and prices of housing as well as the fair treatment of people in the sale, rental, and occupancy of housing and receipt of community services. Recognizing these objectives, the City's Housing Element is designed to ensure a mix and balance of housing types and costs to meet the needs of all segments of the Perris community. The City's Consolidated Plan provides further guidance on the provision of needed services to extremely-low, low- and moderate-income families and the City's Redevelopment Implementation Plan focuses on the removal of blighting influences, the rehabilitation of existing housing, and the provision of new housing and homeownership opportunities. The City's zoning ordinance ensures the mechanism for implementing the policies established by the Housing Element and other policy documents.



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**Recommendation:**

**Action 6:** Continue to implement the housing and economic development policies established in the City's General Plan, Housing Element, Consolidated Plan, and Redevelopment Implementation Plan.

- Through the City's affordable housing programs, provide homebuyer education, credit counseling and fair housing counseling to first time homebuyers, homeowners, and other participants of the programs, particularly persons of very low and low income.
- In conjunction with the provisions of the Housing Element, establish reasonable accommodation procedures such as modifications to processes, materials, and procedures to enable an individual with a disability to fully participate in activities that will provide them equal housing opportunities.

**Accomplishments:** Since 2009, outreach efforts provided by the HRC in Perris include First-Time Homebuyer Workshops held at various locations in the City, including the Perris Library. Since 2009 a total of 1,236 individuals have attended Homebuyer Workshops in Perris. The City of Perris has provided locations for the workshops on a monthly basis, which has allowed the FHCRC to provide quality education at no charge to participants. During these sessions, residents are provided counseling, literature is distributed, and other general information and services are provided. The City also hosted a free Home Ownership Housing Expo and Homebuyer Workshop in February of 2014 in conjunction with the FHCRC. The workshop and expo addressed a range of home buying topics and allowed residents the opportunity to discuss their home buying issues with industry experts. A total of 108 people attended the eight-hour Homebuyer Workshop. On top of that 98 people attended the Expo (along with those from the workshop).

The City will continue to provide lower income housing opportunities through incentives and assistance. The City approved the Foreclosure Homeownership Program in December 2008, to acquire, rehabilitate and sell foreclosed properties to low-income households utilizing redevelopment set-aside funds. The program entails a partnership with private developers, local real estate agents, mortgage home lenders, and nonprofit agencies to facilitate homebuyer workshops. In 2011, five foreclosed properties were purchased and sold through the program.

The City also amended its Zoning Code in 2013 to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City will continue to provide information regarding the City's reasonable accommodation ordinance and make information on the program widely available to residents.

**Action 7:** Update the City's zoning ordinance to reflect consistency with the General Plan. Continue to work with the state Department of Housing and Community Development to ensure Housing Element compliance.

**Accomplishments:** Since the last General Plan Update, on December 13, 2011, City Council approved the Downtown Specific Plan Update, certification of the Final EIR and General Plan Amendment. The purpose of the update was to accommodate the changing dynamics of an evolving community, growth trends, and the future operation of the Metrolink Station Perris Valley Line located in downtown Perris. The updated plan provides a framework of tools to implement the community's vision of Downtown Perris.



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Additionally, the City has implemented a Sustainable Community section into the Conservation Element of the General Plan. This section will address building techniques and methods to facilitate and preserve sustainable development in the City. In addition, Building and Safety Division issued 5 permits to homeowners for the installation of solar panels on the roofs of their homes. The 2010 California Green Building Codes were adopted by the City of Perris on January 1, 2011.

In 2009, the City Council approved Ordinance number 1264 to provide density bonuses to projects that meet the requirements for density bonus in accordance with the City of Perris Zoning Ordinance, chapter 19.57. The City will continue to implement the density bonus ordinance to encourage the development of affordable housing. In addition, the City also amended the Zoning Code to accommodate transitional housing, supportive housing, and emergency shelters, as promised in the City's 2008-2014 Housing Element.





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## VII. Fair Housing Action Plan

This chapter builds upon the analysis in the previous chapters, summarizes conclusions, and outlines the City's commitment to actions for addressing impediments to fair housing for the upcoming 2014-2019 planning period.

### A. Ongoing Impediments

#### 1. Lending Patterns

While HMDA data cannot be used to prove discrimination in motive or outcome, it highlights irregularities that may warrant close monitoring. With regard to lending patterns in Perris, the following irregularities were identified:

- Two institutions had significantly higher than average rates of withdrawn and incomplete applications—Citibank NA, and First Mortgage Corporation (61 percent and 27 percent, respectively, versus 17 percent overall).
- Some financial institutions also appeared to be more popular among certain racial/ethnic groups (Table III.7). Hispanic applicants were much more likely to favor smaller, less established financial institutions. In 2012, Hispanic applicants made up about 45 percent of the applicant pool for all lenders but comprised the vast majority of the applicant pool for Pacific Union Financial, Inc. (79 percent), Paramount Residential Mortgage (74 percent), Mountain West Financial, Inc. (70 percent), Provident Savings Bank (66 percent), and Wholesale Capital Corporation (63 percent).
- The frequency of loans with reported spread has decreased substantially since 2007. About 24 percent of loans in 2007 had a reported spread, but by 2012, less than four percent of loans reported a spread. While the incidence of subprime loans has decreased overall, Blacks and Hispanics continue to be most likely to receive subprime loans than other race/ethnic groups.
- Of the top lenders, Quicken Loans, Inc. had a significantly higher approval rate (over 94 percent) in comparison to the overall average rate for all lenders (63 percent). Provident Savings Bank and Mountain West Financial, Inc. also had noticeably high approval rates (78 percent and 73 percent, respectively).
- For government-backed home purchase loans and refinance loans, Asian applicants were the most likely to have their loans purchased. White applicants were the most likely to have their conventional home loans purchased.

#### Recommendation:

**Action 1:** In conjunction with the Fair Housing Council of Riverside County (FHCRC), provide workshops for on financial literacy. (Annually)

**Action 2:** In conjunction with the Fair Housing Council of Riverside County (FHCRC), provide homebuyer workshops that target minority or lower income households. (Annually)

**Action 3:** Partner with lenders to provide outreach and education on financial literacy. (Ongoing)



## 2. Housing Discrimination and Hate Crimes

Based on fair housing records, housing discrimination persists in the community, especially relating to racial discrimination. Specifically:

- According to the 2010 Census, Hispanics made up about 72 percent of the population, whereas Blacks and Whites each represented approximately 11 percent of the City's residents. FHCRC client data indicates that Blacks may be disproportionately impacted by housing discrimination.
- Between FY 2009-10 and FY 2012-13, the FHCRC handled 63 cases of housing discrimination. Most cases were related to disability (32 percent), but a significant number also involved race (16 percent), national origin (11 percent), and familial status (ten percent).
- Four of the five hate crimes reported in Perris between 2007 and 2012 were race-based.

### Recommendation:

**Action 4:** Continue to endorse the efforts of the Fair Housing Council of Riverside County (FHCRC) by supporting their goals and objectives for term of the 2015-2019 Consolidated Plan:

- 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; and
- Represent the City at salient program outreach meetings.

**Action 5:** Support the efforts of the Housing Authority of the County of Riverside to provide information and counseling to new recipients of government rental subsidies, which will assist renters in dealing with reluctant landlords and finding suitable housing and to rental property owners, apartment managers and apartment owners associations, with an emphasis on the potential benefits afforded under the Section 8 Program. (Ongoing)

## 3. Furthering Access to Housing and Services

Fair housing opportunity includes the provision of a range of types and prices of housing as well as the fair treatment of people in the sale, rental, and occupancy of housing and receipt of community services. Recognizing these objectives, the City's Housing Element is designed to ensure a mix and balance of housing types and costs to meet the needs of all segments of the Perris community. The City's Consolidated Plan provides further guidance on the provision of needed services to extremely-low, low- and moderate-income families.

### Recommendation:

**Action 6:** Continue to implement the housing and economic development policies established in the City's General Plan, Housing Element and Consolidated Plan. (Ongoing)



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## B. New Impediments Identified

### 1. Limited English Proficiency

Approximately 43 percent of Perris residents speaking Spanish at home speak English “less than very well,” and 53 percent of City residents speaking Asian languages at home speak English “less than very well.” Limited English proficiency may limit a person’s participation in the local government’s decision-making process relating to housing matters.

**Action 7:** Conduct an assessment of Limited English Proficiency to determine the extent of need for translation services at civic activities. (By the end of 2015)

### 2. Zoning Ordinance

Court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution. The Perris Zoning Ordinance defines a family as “an individual or two or more persons related by blood or marriage or a group of not more than six persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit.” This definition may constitute a potential violation of fair housing laws.

**Action 8:** Amend the Zoning Ordinance to either remove or provide an inclusive definition of family. (By the end of 2015)

### 3. Discriminatory Language in Real Estate Advertising

A review of advertisements for rental units and homes for sale was conducted as part of this AI preparation. A large number of listings for rental units and for-sale homes include potentially discriminatory language, such as encouraging or discouraging family living, or potentially discouraging persons with disabilities by emphasizing a no-pet policy without clarifications that service/companion animals are allowed. Several ads also were in Spanish only, violating the requirement to provide the same ad in English.

**Action 9:** Contract with the Fair Housing Council of Riverside County to monitor the advertising of for-sale and for-rent units. (Ongoing)

**Action 10:** Publicize fair housing rights and responsibilities on City website, newsletter, or other publications as a way of outreaching to landlords new to the rental business. (Ongoing)

**Action 11:** Outreach to the advertising departments of newspapers to encourage participation in fair housing workshops. (Ongoing)



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## VIII. Signature Page

I, \_\_\_\_\_, hereby certify that this Analysis of Impediments to Fair Housing Choice for the City of Perris represents the City's conclusions about impediments to fair housing choice, as well as actions necessary to address any identified impediments.

\_\_\_\_\_  
City Manager  
City of Perris

\_\_\_\_\_  
Date



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## Appendix A: Summary of Public Outreach

### A. Public Participation

This AI Report has been developed to provide an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals, and service providers. To assure the report responds to community needs, development of the AI includes a community outreach program consisting of a public workshop, stakeholder meeting, and a meeting of the City Council.

#### 1. Public Meetings

Perris residents and public and private agencies either directly or indirectly involved with fair housing issues in Perris were invited to attend a public meeting. A public meeting was held on November 21, 2013 at City Hall. The meeting provided the opportunity for the Perris community to gain awareness of fair housing laws, and for resident and service agencies to share fair housing issues and concerns. A second meeting for stakeholders was also held on January 22, 2014 at City Hall. This meeting was held specifically for housing professionals and service providers and gave them an opportunity to provide input on existing housing programs and assist in the development of new strategies to deal with any potential fair housing issues.

#### Community Workshop

A total of 21 residents attended the Community Workshop held on November 21, 2013 and provided the following input:



## CONSOLIDATED PLAN & FAIR HOUSING COMMUNITY WORKSHOP

### COMMUNITY INPUT 11/21/2013

#### COMMUNITY FACILITIES

1. Improvements to Perris Library
2. Urgent Care Services
3. DMV and more State services
4. Trade/Technical Schools
5. Convention Center

#### INFRASTRUCTURE

1. Transportation
  - a) Fixed bus route to Big League Dreams & Aquatic Center
  - b) Improvement of Bus Shelters/covered bus shelters/ better signage for route info
2. More Retail Centers
3. Bike Lanes
4. Restrooms at Paragon Park

#### SPECIAL NEEDS SERVICES

1. Substance Abuse Program
2. Mental Health programs

#### NEIGHBORHOOD SERVICES

1. Street lights
2. Code Enforcement
3. Beautification Programs

#### HOUSING

1. Foreclosure Assistance/Prevention
2. Homebuyer Assistance
3. Special needs housing (specific for ADA, seniors, large families, etc)
4. Homeless youth support

#### COMMUNITY SERVICES

1. Veterans Services
2. Arts Program
3. Summer program with school districts
4. City clean up renovation
5. Employment Assistance/Training
6. Mentoring for youth

#### BUSINESS AND JOBS

1. Entrepreneur Services/program
  - a) Job training
  - b) Youth job training
2. New business assistance

#### OTHER

1. Leveraging resources with School Districts and colleges for economic development



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## Stakeholder Workshop

A total of six agencies attended the Stakeholder Meeting held on January 22, 2014 and provided the following input on fair housing issues in Perris:



## **CONSOLIDATED PLAN & FAIR HOUSING STAKEHOLDER WORKSHOP**

### **STAKEHOLDER INPUT 1/22/2014**

#### **A.I. PRESENTATION FEEDBACK**

1. Homes/Neighborhoods have squatters and un-kept homes
2. Hard to find places to live
3. Too many overcrowded homes
4. Contracts not understood by clients (modifications/refi's, etc)
5. FTHB housing stock being bought by developers
6. Need more affordable housing apartments
7. Need affordable housing stock
8. Need to bring back Down Payment Assistance through the City
9. Need transitional housing
10. There are Tenant/Landlord issues (ex: little to no time to find home after landlord has been foreclosed on)
11. Discrimination in regards to race, immigration, kids, being on Section 8
12. Need Veterans housing in the City
13. Identify housing stock for Veterans in different neighborhoods
14. Need Veterans Services
15. Need Mental Health Care prevention
16. Need tutoring for youth
17. Need Job Training/Mentoring
18. Social Entrepreneurship/Enterprising
19. Need Apprenticeship Training
20. Need bike paths/transportation



Mailing List

To ensure that the fair housing concerns of low and moderate income and special needs residents were addressed, a copy of the public meeting notice was mailed to agencies and organizations that serve the low and moderate income and special needs community. The following agencies and organizations were contacted:

*Table A.1: Consultation Matrix*

Agencies By Required Consultation Categories	Company Address	Responsible Staff
<b>Developers</b>		
Bridge Housing	2202 30th St. San Diego, CA 92104	Cynthia A. Parker, President & CEO
Habitat for Humanity	2180 Iowa Avenue Riverside, CA 92507	Karin Roberts, Executive Director
Jamboree Housing Corporation	17701 Cowan Ave., Suite 200 Irvine, CA 92614	Laura Archuleta, President
MBK Homes Southern California	4 Park Plaza, Suite 1000 Irvine, CA 92614	
National CORE	9421 Haven Ave. Rancho Cucamonga, CA 91730	Steve PonTell, President & CEO
Olson Company	3010 Old Ranch Pkwy Seal Beach, CA 90740	Scott Laurie, President & CEO
Riverside Housing Development Corporation	4250 Brockton Avenue Riverside, CA 92501	Bruce Kulpa, Executive Director
TELACU Development	414 West 4th Street, Suite L Santa Ana, CA 92701	Alex G. Hernandez, Senior Vice President
<b>Fair Housing Services</b>		
Fair Housing Council of Riverside County	3933 Mission Inn Ave. Riverside, CA 92501	Rose Mayes
<b>Government</b>		
Riverside County	4080 Lemon st. Riverside Ca. 92501	
Southern California Fair	18700 Lake Perris Dr. Perris Ca. 92571	Lyndal Graff
Assembly member, 61st District California State Assembly District of Jose Medina	1223 University Ave. Riverside Ca, 92507	Jose Medina
5th District County of Riverside Supervisor	137 S. Perris Blvd. #137C Perris Ca. 92570	Marion Ashley
Congressman Mark Takano, 41st District	3403 10th St. #610 Riverside Ca. 92501	Mark Takano
Mt. San Jacinto Community College	1499 N. State St. San Jacinto, Ca 92583	Kathy Donnell
Senator Richard D. Roth, 31st District	3737 Main St. #104 Riverside Ca. 92501	
Val Verde School District	975 W. Morgan St. Perris Ca. 92571	Juan Lopaz
Community Association of Perris	P.O.Box 1659 Perris Ca. 92572	Yolonda Williams
<b>Housing Services</b>		
Housing Authority of Riverside County	5555 Arlington Ave. Riverside Ca. 92504	





*Table A.1: Consultation Matrix*

Agencies By Required Consultation Categories	Company Address	Responsible Staff
<b>Homeless/Chronically Homeless Services</b>		
Path of Life King Hall Shelter	23701 Meyer Dr. March Air Reserve Base Ca. 92518	Damion O'Farrel
Department of Public Social Services Homeless Program	4060 County Circle Drive Riverside, CA 92503	Elizabeth Calanche
<b>Lead-Based Paint</b>		
Riverside County Health Department	4065 County Cir. Dr. Riverside Ca. 92503	
<b>Lenders</b>		
Wells Fargo Home Mortgage	36393 Riverside Plaza Drive, Suite 510 Riverside, CA 92506	
Wells Fargo Home Mortgage	1280 Corona Pointe Ct, Suite 120 Corona, CA 92879	
Bank of America	181 E 4th St Perris, CA 92570	
Bank of America	Interstate 215 and Ethanac Road 3150 Case Road, Bldg. G Perris, CA 92570	
Chase	26750 Mccall Blvd Sun City, CA 92586	Kristie Tollefson, Mortgage Banker
Chase	26220 Iris Ave Moreno Valley, CA 92555	Sergio Salgado, Mortgage Banker
Chase	31575 Canyon Estates Lake Elsinore, CA 92530	Christine A. Fadgen, Mortgage Banker
First Mortgage Corporation	3585 Main Street, Suite #206 Riverside, CA 92501	
First Mortgage Corporation	13800 Heacock St., #C-234 Moreno Valley, CA 92553	
Mountain West Financial, Inc.	1209 Nevada St, Suite 200 Redlands, CA 92374	
Citibank	27190 Sun City Blvd Sun City, CA 92586	
Citibank	3580 Tyler St Riverside, CA 92503	
Pacific Union Financial, LLC	1981 N. Broadway Suite 420 Walnut Creek, CA 94596	
Provident Savings Bank	5225 Canyon Crest Dr Riverside, CA 92507	
Provident Savings Bank	3756 Central Avenue Riverside, CA 92506	
Provident Savings Bank	6529 Riverside Ave. #160 Riverside, CA 92506	
<b>Metro. Planning Agencies</b>		
WRCOG	4080 Lemon st. 3rd Floor Ms 1032 Riverside Ca. 92501	
<b>Perris Residents</b>		
All Residents		
<b>PHA Plan (Section 8)</b>		
Riverside County Housing Authority	5555 Arlington Ave.	



*Table A.1: Consultation Matrix*

Agencies By Required Consultation Categories	Company Address	Responsible Staff
	Riverside Ca. 92504	
<b>Social/Health Services</b>		
WIC	308 E. San Jacinto Ave. Perris Ca. 92570	
Riverside County Public Health	4065 County Cir Dr. Riverside Ca. 92503	
Recovery Center	236 E. 3rd St. B Perris Ca 92570	
Oasis Youth Center	351 Wilkerson Ave. Sut. F Perris Ca. 92570	
Riverside County Office on Aging	6296 River Crest Dr. Riverside Ca. 92507	
Todec Legal Center	234 S. D st. Perris Ca 92570	Luz Ayala
Rotary Club of Perris	P.O.Box 186 Perris, Ca. 92572	James McElvain
United Way of the Inland Empire	25109 Jefferson Ave. #225-A Murrieta, Ca. 92562	Kimberly Pennington
Perris Valley Youth Association Sports	P.O.Box 478 Perris, Ca. 92572	Andre Mitchell
Restoring Hope Community Service Inc.	22985 Mountain Ave. Perris Ca. 92571	Arlene Jackson
Perris Valley Historical Museum	P.O.Box 343 Perris Ca. 92572	Katie Keyes
Perris Valley Woman's Club	30412 Miranda Dr. Menifee Ca. 92584	Bobbies Jessup
I Southwest Veterans Business Resource	227 North D st. Perris Ca. 92570	Albert Renteria
American Cancer Society	6355 Riverside Ave. Riverside Ca. 92506	Megan Klett
Soroptimist International	303 Monument Parkway Perris Ca. 92570	Olivia Barnes
Big League Dreams	2155 Trumble Rd. Perris Ca 92570	Adrian Williams
Lake Perris SRA	17801 Lake Perris Dr. Perris Ca. 92571	K Gray
Family Service Association	21091 Rider St. Perris Ca. 92570	Dom Betro
Orange Empire Railway Museum	2201 S. A st. Perris Ca. 92570	Donna Zanin
Perris Elementary School District	143 E. 1st Street Perris Ca. 92570	Vincent Ponce
Perris Union High School District	155 East 4th Street Perris CA,92570	Jonathan L. Greenberg, Superintendent
Riverside County Sherrif Department	137 N. Perris Bl. Sut. A Perris Ca. 92570	Mike Judge
The Perris Progress	277 E. 4th Street Sut. F Perris Ca. 92570	Lisa Lendennie
The Concerned Family	18865 Clarke Street Perris, Ca. 92570	
Torres Martinez Tribal TANF	641 N. State Street,	Benjamin Hale



*Table A.1: Consultation Matrix*

Agencies By Required Consultation Categories	Company Address	Responsible Staff
	San Jacinto, CA 92583	
Oak Grove Center	24275 Jefferson Ave. Murrieta, CA 92562	Ashley Carlisle
Veterans of Foreign Wars Post 888	623 S. 'D' Street, Perris, CA 92570	Tim Moore
Perris Valley Filipino American Association Inc.	82 Coliseum St. Perris, CA 92571	Mario Nazareno
Boys & Girls Club of Perris	3040 Saffron Ct. Perris, CA 92571	Jackie Ramos
Academic Advantage	24785 Chippendale Street Moreno Valley, CA 92553	Abram Saldana
Free Indeed Christian Fellowship	430 S. 'D' Street Perris, CA 92270	
Perris Valley Chamber of Commerce	227 N. 'D' Street Perris, CA 92570	
Perris Valley Family Resource Center	371 Wilkerson Ave. Perris Ca. 92570	Sherrill Schoof
Inland Regional Center	1500 Iowa Avenue, Suite 100 Riverside, CA 92507	Carol Fitzgibbons, Director
Perris Family Care Center	308 E. San Jacinto Ave. Perris CA 92570	Courtney Vasquez, RN, Assistant Nurse Manager
The Arc of Riverside County	8138 Mar Vista Court Riverside, CA 92504	Jim Stream, Executive Director
Alternatives to Domestic Violence	P.O. Box 910 Riverside, CA 92502	Eliza Daniely-Woolfolk, Chief Executive Officer
Community Action Partnership of Riverside County	2038 Iowa Avenue, Suite B-102 Riverside, CA 92507	Maria Y. Juarez, CCAP, Executive Director
Inland Counties Legal Services	1040 Iowa Avenue Suite 109 Riverside, CA 92507	
Foothill AIDS Project	3576 Arlington Ave, #206 Riverside, CA 92506	
Inland AIDS Project	6700 Indiana Ave, Suite 220 Riverside, CA 92506	
Lutheran Social Services	Genesis - 085 3772 Taft Street Riverside, CA 92503	Helen Ross , Area Director
Catholic Charities - Moreno Valley Regional Office	23623 Sunnymead Blvd, Suite E Moreno Valley, CA 92553	
<b>State (Non-Housing)</b>		
Riverside Dept of Public Social Services	371 Wilkerson Ave. Suite L, Perris, CA 92570	
Riverside Transit Agency	1825 3rd Riverside Ca. 92507	Jim Kneepkens
Riverside County Superintendent of schools	3939 13th st. Riverside Ca. 92501	Kenneth Young
Riverside County Supervisor, 5th District	137 S. Perris Blvd. #137C Perris, CA 92570	Marion Ashley
Eastern Municipal Water District	2270 Trumble rd. Perris Ca. 92570	Donna Jacomet
Riverside County Economic Development Agency	1325 Spruce st. #110 Riverside Ca. 92507	Laura Harris



*Table A.1: Consultation Matrix*

Agencies By Required Consultation Categories	Company Address	Responsible Staff
<b>Realtors/Associations</b>		
Inland Valley Association of Realtors	3690 Elizabeth St, Riverside, CA 92506	Mark Dowling, Chief Executive Officer
Apartment Association of Riverside County	7121 Magnolia Ave. Riverside, CA 92504	
Apartment Association Greater Inland Empire	8250 White Oak Avenue, Suite 100 Rancho Cucamonga, CA 91730	Tim Johnson, Executive Director
John Denver Realty	414 E. Fourth St. Perris, CA 92570	John Denver, Owner/Broker
RE/MAX Results	23580 Sunnymead Blvd Moreno Valley CA 92553	
RE/MAX Diamond Realty	26900 Newport Rd Ste 120 Menifee CA 92584	
RE/MAX Horizon	6670 Alessando Blvd Ste H Riverside CA 92506	
RE/MAX All Stars	6809 Indiana Ave Ste 101 Riverside CA 92506	
CENTURY 21 Now Realty	161 North McKinley Street, Suite #120 Corona, CA 92879	
CENTURY 21 Preferred	25050 Madison Avenue, Ste. 101 Murrieta, CA 92562	Bill Bachelor, President
CENTURY 21 Award	30589 Temecula Parkway Temecula, CA 92592	
Coldwell Banker Armstrong Properties	6809 Brockton Avenue Riverside, CA 92506	Teri Armstrong-Hardke, Broker/Owner
Coldwell Banker Associated Brokers Realty	31620 Railroad Canyon Road Canyon Lake, CA	
Coldwell Banker Associated Brokers Realty	28120 Bradley Road Sun City, CA 92586	
Coldwell Banker Kivett-Tecters Associates	610 E. Florida Ave., Suite A Hemet, CA 92543	
Dream Big Real Estate	7893 Mission Grove Parkway, Suite A Riverside, CA 92508	
TEA Real Estate	420 E. 4th St. #18-A Perris, CA 92570	Emily Garcia, Broker
Castaneda Real Estate	425 W Rider St, Suite #A-7 Perris, CA 92571	Fil Castaneda
Prudential California Realty	12125 Day Street, #E-301 Moreno Valley, CA, 92557	Sandy Johnson, Sales Manager
Prudential California Realty - Regional Office	6349 Riverside Avenue Riverside, CA, 92506	James Monks, Manager



Stakeholder Questionnaire

In the event that they were unable to attend, all contacted agencies and organizations who were invited to participate at the Stakeholders Meeting on January 22, 2014 were also sent the following questionnaire to fill out and return to the City:



**City of Perris Housing Authority**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**Stakeholder Consultation Questionnaire**

Please complete the following questionnaire regarding public services to Perris residents. Attach additional sheets of paper if more space is required for your answers. Once complete, please return by **January 30, 2014** to Sara Cortés de Pavón, RDA Project Coordinator at 135 N. "D" Street, Perris, CA 92570. If you prefer a fillable form to be emailed to you, please send your request to [scortes-depavon@cityofperris.org](mailto:scortes-depavon@cityofperris.org).

Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
Services: \_\_\_\_\_

- 1. What do you feel are the prevalent homeless needs in Perris (i.e. - emergency shelter/housing, shelter operations, transitional housing, permanent supportive housing, homeless prevention, and homeless outreach services)?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 2. Which category of homeless persons do you feel is the most underserved (chronic homeless, veterans, families with children, youth)?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570**



### City of Perris Housing Authority

#### COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

3. Are you aware of homeless facilities and services available in Perris?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. What do you see as the priority non-homeless special needs (i.e. -- domestic violence, substance abuse, disabled services, and mental health)?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. What do you feel are the priority non-housing community development needs (i.e. -- community facilities/centers, infrastructure improvements, graffiti removal, code enforcement, senior services, youth services, business assistance, jobs)?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570



# City of Perris Housing Authority

## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

6. What do you see as the prevalent housing needs in Perris (i.e. – housing rehabilitation, homebuyer assistance, and rental assistance)?

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7. What are your anticipated outcomes of the consultation?

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8. What suggestions do you have for improved coordination?

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135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570



Outreach Material and Sign-In Sheets

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**PUBLIC ANNOUNCEMENT**

**THE CITY OF PERRIS SEEKS INPUT ON IDENTIFYING COMMUNITY HOUSING AND DEVELOPMENT NEEDS FOR FEDERAL HOUSING AND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS (CDBG)**

**YOU ARE INVITED TO A WORKSHOP ON:**  
**November 21, 2013**  
**6:00 pm**  
**City of Perris Council Chambers**  
**101 N. D Street, Perris**

The City of Perris is preparing a five-year strategy to address the City's housing, community development, and fair housing needs. The strategy is an eligibility requirement for CDBG and other federal funding that may be available from the U. S. Department of Housing and Urban Development (HUD). The City invites all residents to attend the workshop to express opinions on the City's community development needs and the prioritization of programs to address them. Spanish language interpretation will be available at the workshop. For more information contact the Housing Authority at 951-943-5003.

**PUBLIC ANNOUNCEMENT THE CITY OF PERRIS SEEKS INPUT ON IDENTIFYING COMMUNITY HOUSING AND DEVELOPMENT NEEDS FOR FEDERAL HOUSING AND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS (CDBG) YOU ARE INVITED TO A WORKSHOP ON: November 21, 2013 6:00 pm City of Perris Council Chambers 101 N. D Street, Perris** The City of Perris is preparing a five-year strategy to address the City's housing, Community development, and fair housing needs. The strategy is an eligibility requirement for CDBG and Other federal funding that may be available from the U. S. Department of Housing and Urban Development (HUD). The City invites all residents to attend the workshop to express opinions on the City's Community development needs and the prioritization of programs to address them. Spanish language interpretation will be available at the workshop. For more information contact the Housing Authority at 951-943-5003.

*Advertisement run on November 10 2013*





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(2015.5 C.C.P.)  
STATE OF CALIFORNIA  
County of Riverside

### THE PERRIS PROGRESS and The Perris City News

Est. 1981  
1307-C W. 6<sup>th</sup> Street #139  
Corona, CA 92882  
E-Mail: [tom@perrisprogress.com](mailto:tom@perrisprogress.com)

Mall: P.O. Box 128, Perris, CA 92572  
(T) 951-657-1810 (F) 951-940-1832

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Perris Progress, a newspaper of general circulation, printed and published weekly in the City of Perris, County of Riverside and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of June 27, 1982, Case Number 20493; that the notice of which the attached is a printed copy first to type and smaller than newspaper, has been printed in each regular and extra issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Published:

MARCH 14

&

in the year: 2014

I certify (declare) under penalty of perjury that the foregoing is true and correct:

By: *[Signature]*  
Authorized Representative

This: 14 Day of: MARCH

In the year: 2014

CITY OF PERRIS  
PERRIS CITY COUNCIL  
COMBINED NOTICE OF TWO PUBLIC HEARINGS AND 30-DAY PUBLIC COMMENT PERIOD FOR THE DRAFT 2014-2019 CONSOLIDATED PLAN AND FY 2014-2015 ANNUAL ACTION PLAN  
NOTICE IS HEREBY GIVEN that the City Council of the City of Perris will hold TWO (2) PUBLIC HEARINGS and ACCEPT PUBLIC COMMENT/COMMUNITY INPUT on the following item:

ITEM:  
The CITY OF PERRIS HAS PREPARED THE DRAFT 2014-2019 CONSOLIDATED PLAN and the FY 2014-2015 ANNUAL ACTION PLAN as required by the U.S. Department of Housing and Urban Development (HUD). Copies of the Draft Plans will be available to the PUBLIC FOR REVIEW and COMMENT BEGINNING MARCH 14, 2014 THROUGH MAY 8, 2014.

The City Council will hold a PUBLIC HEARING ON APRIL 8, 2014, for the purpose of receiving preliminary community input on community development and housing needs and establish priorities for the Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan. A second public hearing will be held by the City Council on MAY 8, 2014, to consider adoption of the Final 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan.

BACKGROUND: The FY 2014-2015 Annual Action Plan outlines the methods by which the City intends to implement goals and objectives established within the Five-Year Consolidated Plan through utilization of Federal Community Development Block Grant (CDBG) funds and other available resources. The proposed FY 2014-2015 Annual Action Plan will be the first plan under the 2014-2019 Consolidated Plan. The City anticipates receiving approximately \$13,300 in Federal Entitlement CDBG Grants. Approximately 20% of the funds will be set aside for Planning & Administration; 15% for public services; and 65% for other eligible activities.

APPLICANT: CITY OF PERRIS

APRIL 8, 2014 PROPOSAL:  
1) Review the Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan, and staff funding recommendations, and receive public comment.  
2) Direct the City Manager through the CDBG Staff to review preliminary funding recommendations for the FY 2014-2015 Annual Action Plan as necessary.

MAY 8, 2014 PROPOSAL:  
1) Review, receive public comment and Approve the 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan;  
2) Adopt Resolution No. XXX approving the 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan.  
3) Direct the City Manager through the CDBG Staff to submit the 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan, and to amend as needed.

LOCATION: CITY WIDE ENVIRONMENTAL DETERMINATION: The project is exempt from the National Environmental Quality Act pursuant to 24 CFR Part 58.24(n), and Statutorily Exempt from the California Environmental Quality Act per Section 15262, and required environmental notices have been prepared.

PUBLIC COMMENT PERIOD: The Draft 2014-2019 Consolidated Plan and the FY 2014-2015 Annual Action Plan is available for review beginning March 14, 2014 through May 8, 2014, at the City of Perris Housing Authority. PUBLIC COMMENTS may be made before the PUBLIC HEARING, during the PUBLIC HEARING or by May 8, 2014.

Written comments should be addressed to Sara Cortes de Paven, 126 North "D" Street, Perris, CA 92578. Phone comments can be made at (951) 943-8983 x234.

PUBLIC HEARINGS: The CITY OF PERRIS CITY COUNCIL is scheduled to consider the proposal at TWO SEPARATE MEETINGS: TUESDAY, APRIL 8, 2014 AT 6:00 PM; AND TUESDAY, MAY 8, 2014 AT 6:00PM.

ANY PERSON AFFECTED OR CONCERNED by this proposal may submit written comments to the Office of the City Clerk before the City Council hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The CITY COUNCIL, AT THE HEARING or during deliberations, could recommend approval of an alternative proposal for the above, including any changes to the proposal. The City Council Chambers are accessible to the disabled. If persons need assistance with translation or with alternate format for handicap accessibility, they may request reasonable accommodations at least three (3) working days in advance of the meeting by contacting Sara Cortes de Paven at (951) 943-8983 x234.

ANY PERSON CHALLENGING THIS PROJECT IN COURT, may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the City Council prior to the PUBLIC HEARING.

CITY COUNCIL  
PUBLIC HEARING DATES  
CITY COUNCIL CHAMBERS  
101 NORTH "D" STREET  
PERRIS, CA 92578  
DATES: APRIL 8, 2014 & MAY 8, 2014

6 TIME: 6:00 P.M. - 6:00 P.M.  
PROJECT CONTACT: SARA CORTES DE PAVEN, CDBG Coordinator  
Phone: (951) 943-8983 x234  
If unable to interpret per favor  
Hearings at (951) 943-8983

PERRIS PROGRESS  
"The Official Legal-Notice  
Publication for the City of Perris,  
3-Lake Judicial Dist., Riverside  
Co., CA"  
PP114-11-B JOB # 14-017  
MARCH 14, 2014



THIS SPACE RESERVED FOR CLERK / RECORDING STAMP

### Proof of Publication

(2015.5 C.C.P.)  
STATE OF CALIFORNIA  
County of Riverside

### THE PERRIS PROGRESS and The Perris City News

Est. 1901  
1307-C W. 6<sup>th</sup> Street #139  
Corona, CA 92882  
E-Mail: [CoronaWeekly@aol.com](mailto:CoronaWeekly@aol.com)

Mail: P.O. Box 128, Perris, CA 92572  
(T) 951-657-1810 (F) 951-940-1832

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Perris Progress, a newspaper of general circulation, printed and published weekly in the City of Perris, County of Riverside and which newspaper has been designated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of June 27, 1983, Case Number 84943; that the copies of which the annexed is a printed copy (not in type not smaller than ten-point), has been printed in each regular and make issue of said newspaper and not in any supplement thereof on the following date, to-wit:

Published:

April 11

&

in the year: 2014

I certify (declare) under penalty of perjury that the foregoing is true and correct:

RSI [Signature]  
Authorial Representative

This: 11 Day of: April

in the year: 2014

CITY OF PERRIS  
PUBLIC COMMENT PERIOD  
The City of Perris has prepared the 2014-2018 Consolidated Plan and the FY 2014-2015 Annual Action Plan as required by the Department of Housing and Urban Development (HUD).  
A PUBLIC COMMENT PERIOD will be held by the City of Perris on May 12, 2014, from 10:00 AM to 12:00 PM at the City of Perris, 1307-C W. 6th Street, Perris, CA 92572.  
The FY 2014-2015 Annual Action Plan outlines the projects to which the City of Perris is committing its resources for the next five years. The City of Perris is committed to providing a high quality of life for its residents and to ensuring that the City's resources are used in the most effective and efficient manner possible. The City of Perris is committed to providing a high quality of life for its residents and to ensuring that the City's resources are used in the most effective and efficient manner possible.  
MAY 12, 2014 PROCEEDINGS  
1. REVIEW, RECEIVE PUBLIC COMMENT AND APPROVE THE 2014-2018 CONSOLIDATED PLAN AND THE FY 2014-2015 ANNUAL ACTION PLAN.  
2. ADOPT RESOLUTION NO. 2014-0001 APPROVING THE 2014-2018 CONSOLIDATED PLAN AND THE FY 2014-2015 ANNUAL ACTION PLAN.  
3. CONSIDER THE CITY MANAGER'S REPORT TO THE CITY COUNCIL REGARDING THE 2014-2018 CONSOLIDATED PLAN AND THE FY 2014-2015 ANNUAL ACTION PLAN AND TO AMEND AS NECESSARY.  
CITY COUNCIL  
ENVIRONMENTAL DETERMINATION  
The project is located on the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) jurisdiction.  
CITY COUNCIL  
APRIL 11, 2014

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CITY COUNCIL  
ENVIRONMENTAL DETERMINATION  
The project is located on the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) jurisdiction.  
CITY COUNCIL  
APRIL 11, 2014



**CITY COUNCIL AGENDA SUBMITTAL**  
**May 13, 2014**

**SUBJECT:** Adoption of the 2014-2019 Consolidated Plan and FY 2014-15 Annual Action Plan for the Community Development Block Grant (CDBG) Program

**REQUESTED ACTION:**

That the City Council, after hearing all public comments, discussion and any amendments, adopt the attached resolution establishing:

1. Funding awards for the Fiscal Year (FY) 2014-15 CDBG Program
2. Adding the funding awards to the Annual Action Plan
3. Adoption of the 2014-2019 Consolidated Plan
4. Receive and File the Analysis of Impediments to Fair Housing Choice

**CONTACT:** Darren Madkin, Deputy City Manager DM

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**BACKGROUND/DISCUSSION:**

The City of Perris currently receives Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The primary purpose of CDBG funds is to benefit persons who earn less than 80% of the area median income (AMI) or reside in an eligible area.

As part of the process to receive entitlement funds, the City is required to have a Consolidated Plan and an Annual Action Plan. The purpose of the Consolidated Plan is to identify community development and housing needs and outline goals and objectives to meet those needs. The Annual Action Plan is the yearly document that details what activities the City will undertake and the amount of funding to be expended on the activities during the current CDBG fiscal year. The City Council adopted its initial Five-Year Consolidated Plan (2009-2014) on May 12, 2009, and its first Annual Action Plan (FY 2009-2010) on August 12, 2009. The second Annual Action Plan (FY 2010-2011) was adopted by City Council on July 13, 2010. The third Annual Action Plan (FY 2011-2012) was adopted on May 10, 2011. The fourth Annual Action Plan (FY 2012-2013) was adopted on May 8, 2012. The City is in the final year (fifth) of its current Consolidated Plan (FY 2013-2014 Annual Action Plan), which will expire on June 30<sup>th</sup> 2014.

**Development of the FY 2014-2019 Consolidated Plan and its Relationship to the 2014-15 Annual Action Plan**

The Five-Year Consolidated Plan is a comprehensive analysis of housing and community development needs, including the strategy to address those needs, and an action plan to implement programs that meet those needs. This single document consolidates the planning, application, and reporting requirements of several programs overseen by HUD. The Annual Action Plan focuses primarily on the actions that will be funded in the upcoming year. The Plan



comments received during this period may be included in the Annual Action Plan. The draft Consolidated Plan and the Action Plan was available for public review beginning March 14, 2014 through May 6, 2014 at the Housing Authority public counter. This public hearing is the second and last of two meetings required to approve the Consolidated Plan and the Annual Action Plan for submission.

#### **Analysis to Impediments to Fair Housing Choice (AI)**

In addition to HUD's requirement of a Consolidated Plan to receive entitlement fund, HUD also mandates that Federal program affirmatively further fair housing. Thus, HUD recommends that the AI be updated every 3 to 5 years.

The Analysis of Impediments is an extension of the Consolidated Plan. It provides documentation of existing, perceived and potential Fair Housing concerns and specific action strategies designed to mitigate or eliminate obstacles to housing choice for residents in the City of Perris. The AI Study is a strategic planning and policy development resource for local decision-makers, staff, service providers, the private sector, and community leaders.

The Analysis of Impediments is an integral component of the Fair Housing planning process and consists of a review of both public and private barriers to housing choice and involves a comprehensive inventory and assessment of the conditions, practices, laws and policies that impact housing choice within a jurisdiction. The Analysis of Impediments and any accompanying Supplemental HMDA Data will assist in Fair Housing planning in the city.

Therefore, an AI was developed in conjunction with the Consolidated Plan.

#### **Citizen Participation**

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

The public was informed of the development of the 2014-2019 Consolidated Plan and Action Plan, through various community outreach efforts. Information booths were set up during City sponsored events such as The Christmas Tree Lighting Ceremony, Christmas Parade, and Veterans Day Parade. In addition information booths were set up outside local grocery stores on two separate occasions. A presentation to the Perris City Council was conducted on November 12, 2013 regarding the 2014-2019 Consolidated Plan and Action Plan, including the various efforts in place to solicit input and feedback from the general public and businesses. The City published a notice inviting the public to attend a Community Needs Meeting held on November 21, 2013 where attendees were encouraged to provide input on community needs issues and assess the priority of those needs. The notice ran in The Press Enterprise as well as the Spanish based La Prensa newspapers for two weekends prior to the meeting date. Additional input was requested at a stakeholder focus group meeting held on January 22, 2014 where 117 government,



non-profit, private, and state agencies were invited to attend to provide input. The City made available a community needs survey at all City buildings and posted the survey to the City's website.

A Community Needs Assessment was made available to the public at all City buildings and online at the City's website in an effort to broaden citizen participation and gather input on community needs.

**Primary Purpose for Allocating CDBG Funds**

The primary purposes of CDBG funds are to: 1) provide decent housing; 2) provide a suitable living environment; and, 3) expand economic opportunities, principally for low-to-moderate income persons. In accordance with the CDBG national objectives, an activity must meet one of three objectives: 1) serve low-moderate income persons; 2) aid in the elimination of slum and blight; or 3) address recent, urgent health or welfare needs (e.g., natural disaster). An activity may be eligible because it either benefits an area (activity serves a census tract which has 51% or more low-moderate income persons) or a limited clientele (persons and families with low-to-moderate income).

**Annual Fund Amounts**

In conformance with the strategy outlined by the Five Year Consolidated Plan, proposed allocations for the 2014-2015 Annual Action Plan are as follows:

**2014-2015 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

Estimated 2014/2015 CDBG Grant:	\$861,889
Estimated Carry-over/Unallocated Funds:	\$0
<b>Total Estimated Funding:</b>	<b>\$861,889</b>
<b><u>CDBG Allowable Distribution of Funds</u></b>	
Public Services (15% of new grant):	\$129,283
Planning/Administration (20% of new grant):	\$172,377
Non-Public Services (Other Eligible Activities):	\$560,229
Estimated Carry-over/Unallocated Funds:	\$0
<b>Total Estimated Funding:</b>	<b>\$861,889</b>

**Request For Proposals (RFPs) Submittals**

This year, the City received eleven applications for CDBG funds, excluding Administration. Of the eleven applications, one was deemed ineligible. There was one late response to the City's Request for Proposals. A list of the agencies that submitted applications is on file in the Community Services Department, Housing Authority.



**2014-2015 Funding Summary**

Funding amounts, as submitted by staff, are based on priorities as established by: prior year funding, survey data and stakeholder input. Final funding amounts are as follows:

<b>Administration</b>	
<b>CDBG Administration</b>	<b>\$172,377</b>
<b>Public Service Allocations</b>	
Path of Life Ministries: Homeless Outreach Program	\$30,000
Riverside County Regional Park: Swim Program	\$30,000
Riverside Fair Housing Council: Fair Housing Program	\$26,000
Perris Valley Youth Association: Mentoring Program	\$36,000
Neighborhood Housing Services of the Inland Empire	\$7,283
<b>TOTAL PUBLIC SERVICE ALLOCATIONS</b>	<b>\$129,283</b>
<b>Non-Public Service Allocations</b>	
Perris Housing Dept: Senior Home Repair Program	\$220,068
Perris Community Svcs Dept: Senior Center Renovation Phase II	\$224,161
Perris Community Svcs Dept: Paragon Park Skate Park Improvements	\$96,000
<b>TOTAL NON-PUBLIC SERVICE ALLOCATIONS</b>	<b>\$560,229</b>
<b>TOTAL ESTIMATED CDBG ALLOCATIONS</b>	<b>\$861,889</b>

**PUBLIC NOTICE:** Notice was published on March 14, 2014, in the Perris Progress Newspaper (consistent with the City's Citizen Participation Plan) regarding the Action Plan Development and planned Council Meetings to provide citizens with an opportunity to comment on the Draft Annual Action Plan prior to adoption of the plan.

**BUDGET (or FISCAL) IMPACT:** The fiscal impact to the FY 2014-2015 City Operating Budget is an increase in revenue of \$861,889.

Prepared by: Sara Cortes de Pavon, Redevelopment Project Coordinator

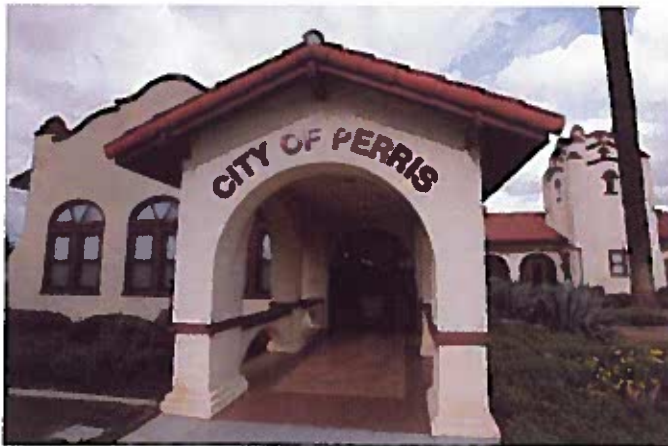
Reviewed by: Asst. City Manager *RC*

Attachments: 1. Resolution

Consent:  
Public Hearing: X  
Business Item



## Stakeholder Meeting



**Come join fellow Housing Professionals, Private and Non-Profit Service Providers to share your community concerns. Your input will help us continue with effective programs already in place in the community and to develop new strategies to address them!**



### Where:

**City Hall  
City Council Chambers  
101 North "D" Street  
Perris, CA 92570**

### When:

**Wednesday  
January 22, 2014  
10:00 AM**

To RSVP or for more information, contact:  
Sara Cortés de Pavón  
(951) 943-5003 ext. 254  
[scortes-depavon@cityofperris.org](mailto:scortes-depavon@cityofperris.org)

▶ The City of Perris will provide reasonable accommodations toward the inclusion of all participants. Please contact Sara Cortés de Pavón at (951) 943-5003 ext. 254. Ample time is required to determine the needs of each request.







MEETING SIGN-IN SHEET			
<b>Project:</b>	2014-2019 Con Plan Community Workshop		<b>Meeting Date:</b> November 21, 2013
<b>Facilitator:</b>	Beverly Johnson, Sara Cortes de Pavon, and Darren Madrin		<b>Place/Room:</b> City Council Chambers

Name	Address	Phone	E-Mail
Azta Fakoorbajest	CITY of Perris	(949) 456-3200	afb.group@yahoo.com
Brittany Burch	Y.A.C	(951) 322-0138	BrittanyBurch32@yahoo.com
Jeremy Guillermo	Y.A.C	(951) 318-2845	JeremyGuillermo@yahoo.com
Gabriella Bulacan	Y.A.C	(51) 992-7091	gabbulacan@gmail.com
Indi Rockett	YAC	(310) 497-5477	bratzindia@gmail.com
Virnieca Brown-John	PEST	951-238-9879	Vgrejar@aol.com
Bill Burch	Perris		
Shaera Ahmed	Y.A.C	951 479 2985	shaera-ahmed@hotmail.com
DAVID RABB	<del>YAC</del>	951 801-0786	dsrabb@olemail.snovaldy
Joshi Cantana	YAC	(951) 511-8427	jcantana2037@gmail.com
Karla Cruz	87 E. Jarvis St/333	(951) 956-7534	karlaesh25@aol.com
Princess Delacruz	Perris, YAC	(951) 750-0000	maedelacruz10@gmail.com
Martin Medina	YAC	(951) 898-0741	martin-med@me.com
* Jesus Cruz	87 E. J. Jarvis St.	(951) 956-2534	
* Jose Rina	482 Orca Av.	951) 3550044	
Maxime Terralva	482 Orca Ave Perris	951 3550044	communityassocofperris@gmail.com
* Jobada Williams	CAP	(951) 842-8588	
* Gilbert Williams	CAP	(951) 842-8588	
Louis Armamento	250 Wilkinson Ave	(951) 943-7982	larmandogmail.





Name	Address	Phone	Email
Pavira Brown	2185 W College	951 453 7776	sbrown088@Gmail.co
MARGIS S	4428 Candalaria Way, Perris	951-210-3546	margin880@gmail.co





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## 2. Community Needs Survey

The City of Perris developed a survey to learn about community needs and to also gauge the perception of fair housing needs and concerns of residents. The survey was offered online in both English and Spanish on SurveyMonkey and paper copies were also available at the City's gym, senior center and Development Services Counter. The survey remained open until January 31, 2014.



### FAIR HOUSING

Fair housing is a right protected by Federal and State laws. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical conditions, familial status, marital status, age, ancestry, sexual orientation, source of income, or any other arbitrary reason.

We want to hear about your experience with fair housing issues and concerns. Please fill out the following survey. Thank you!

1. Have you personally ever experienced discrimination in housing?  
 YES     NO
  
2. Who do you believe discriminated against you?  
 a landlord/property manager     a real estate agent  
 a mortgage lender     a city/county staff person
  
3. Where did the act of discrimination occur?  
 an apartment complex     a condo/townhome development  
 a single-family neighborhood     a public or subsidized housing project  
 a mobilehome park     when applying for city/county programs
  
4. On what basis do you believe you were discriminated against? (check all that apply)  
 Race     Color     Religion  
 National Origin     Ancestry     Gender  
 Marital Status     Sexual Orientation     Age  
 Family Status     Source of Income     Disability/Medical Conditions  
(e.g. single-parent with children, family with children or expecting a child)    (e.g. welfare, unemployment insurance)    (either you or someone close to you)  
 Other (please explain): \_\_\_\_\_ )
  
5. How were you discriminated against?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
6. Have you ever been denied "reasonable accommodation" (flexibility) in rules, policies, or practices to accommodate your disability?  
 YES     NO  
If YES, what was your request?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
7. If you believe you have been discriminated against, have you reported the incident?





### VIVIENDA JUSTA

La igualdad de oportunidades en la vivienda es un derecho protegido por leyes federales y estatales. Cada residente tiene la oportunidad de desarrollar una vida mejor en la casa o el apartamento que prefiera, sin importar su raza, color, religión, sexo, origen nacional, discapacidad o condición médica, estado familiar, estado civil, edad, ascendencia, orientación sexual, fuente de ingresos, o cualquier otra razón arbitraria.

Queremos saber acerca de su experiencia en temas de equidad de vivienda y preocupaciones. Por favor, llene el siguiente cuestionario. ¡Gracias!

1. ¿Alguna vez ha sido usted víctima de la discriminación en la vivienda?  
 SI  NO
  
2. ¿Quién cree que discriminó contra usted?  
 Un gerente propietario  Un agente de bienes raíces  
 Un prestamista de hipoteca  Una persona de la ciudad o el condado
  
3. ¿En dónde ocurrió el acto de discriminación?  
 Complejo de apartamentos  Complejo de condominios  
 Vecindario de casas unifamiliares  Vivienda pública o subsidiada  
 Remolque o parque de casas móviles  Cuando aplique para programas de la ciudad/condado
  
4. ¿En base a qué cree que fue discriminado (marque todo lo que corresponda)?  
 Raza  Color  Religión  
 Origen Nacional  Ascendencia  Género  
 Estado Civil  Orientación Sexual  Edad  
 Situación Familiar  Fuente de Ingresos  Discapacidad  
*(Por ejemplo, familias monoparentales con hijos, familia con niños o esperando un hijo)* *(Por ejemplo, welfare, el seguro de desempleo)* *(Ya sea usted o alguien cercano a usted)*  
 Otro (indique los detalles: \_\_\_\_\_)
  
5. ¿Cómo fue discriminado?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
6. ¿Alguna vez se le ha negado "ajustes razonables" (flexibilidad) de las normas, políticas, o prácticas para adaptarse a su discapacidad?  
 SI  NO  
 Si respondió SI, ¿cuál fue su petición?  
 \_\_\_\_\_  
 \_\_\_\_\_



7. Si usted cree que ha sido discriminado, ¿ha reportado el incidente?

\_\_\_ SI \_\_\_ NO

Si respondió NO - ¿Porqué? \_\_\_ No sé a dónde denunciar \_\_\_ Miedo a represalias \_\_\_ No creo que hará una diferencia \_\_\_ Demasiada molestia

Si respondió SI, ¿cómo informo sobre el incidente?

8. ¿Algún crimen de odio ha sido cometido en su comunidad?

\_\_\_ SI \_\_\_ No \_\_\_ No Sé

Si respondió SI, ¿cuál fue la base (marque todo lo que corresponda)?

\_\_\_ Raza \_\_\_ Color \_\_\_ Religión
\_\_\_ Origen Nacional \_\_\_ Ascendencia \_\_\_ Género
\_\_\_ Estado Civil \_\_\_ Orientación Sexual \_\_\_ Edad
\_\_\_ Situación familiar \_\_\_ Fuente de Ingresos \_\_\_ Discapacidad
\_\_\_ Otro (indique los detalles): \_\_\_\_\_

(Preguntas 9-10 son opcionales, sin embargo, su respuesta nos permitirá servir mejor a la comunidad. Su respuesta individual será confidencial.)

9. Categoría Étnica (seleccione una)

\_\_\_ Hispano o Latino \_\_\_ No Hispano o Latino

10. ¿Cuál es su raza? (seleccione una o más respuestas)

\_\_\_ Indio Americano o Nativo de Alaska \_\_\_ Asiático \_\_\_ Negro/ Afroamericano
\_\_\_ Hawaianos Nativos o Islas del Pacífico \_\_\_ Blanco \_\_\_ Otro



### CITY OF PERRIS COMMUNITY NEEDS SURVEY

*Dedicated to improving the quality of life for our community*

The City of Perris is conducting a community needs survey in your neighborhood to gather information on the types of services and improvements that may be needed. Please tell us what you feel is important in your neighborhood by rating the need for each item.

Please fill in completely like this ● not like this ∅

	Priority					Priority			
	High	Medium	Low	No Priority		High	Medium	Low	No Priority
<b>COMMUNITY FACILITIES</b>					<b>COMMUNITY SERVICES</b>				
Senior centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Senior services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Youth services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health care facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Child care services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Anti-crime programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>INFRASTRUCTURE</b>					Health service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water/Sewer improvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Mental health services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street/Alley improvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Youth employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>BUSINESS AND JOBS</b>				
Sidewalk improvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Start-up business assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>SPECIAL NEEDS SERVICES</b>					Small business loans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centers/Services for people with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Job creation and retention	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessibility improvements (ADA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Employment training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Domestic violence services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Business mentoring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Substance abuse services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>How often are the following statements true?</b>				
<b>NEIGHBORHOOD SERVICES</b>					My family enjoys being outdoors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Graffiti removal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	My family feels safe outdoors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Code enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	There are safe places to walk and bike	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clean up abandoned lots and buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	We use recreational facilities in our neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>HOUSING</b>					<b>Which category do you consider a high priority for the city's CDBG funding over the next five years? (check one)</b>				
Rehabilitation of owner-occupied units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Community Facilities	<input type="radio"/>			
Rehabilitation of rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Infrastructure	<input type="radio"/>			
Homeownership assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Special Needs Services	<input type="radio"/>			
Affordable rental housing development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Neighborhood Services	<input type="radio"/>			
Housing for individuals with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Housing	<input type="radio"/>			
Senior Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Community Services	<input type="radio"/>			
Family Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Business & Jobs	<input type="radio"/>			
Fair housing services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Lead-based paint test/abatement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Energy efficiency improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Rental assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Historic preservation of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					

Thank you for your participation in the Community Needs Survey. Please mail the completed survey to us by Thursday, January 30, 2014. If you have any questions, please contact Mrs. Sara Cortés de Pavón at 951-943-5003.





### CIUDAD DE PERRIS ENCUESTA DE NECESIDADES DE LA COMUNIDAD

*Dedicados a mejorar la calidad de vida de nuestra comunidad*

La ciudad de Perris está llevando a cabo una encuesta de necesidades de la comunidad en su vecindario para coleccionar información sobre los tipos de servicios y las mejoramientos que se necesiten. Por favor, díganos lo que piensa que es importante en su vecindario por valoración de la necesidad de cada elemento.

Por favor rellene completamente de esta manera  no de esta manera

	Prioridad					Prioridad			
	Alta	Media	Baja	No tiene prioridad		Alta	Media	Baja	No tiene prioridad
<b>INSTALACIONES COMUNITARIAS</b>					<b>SERVICIOS PARA LA COMUNIDAD</b>				
Centros de ancianos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Servicios para la tercera edad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centros para la juventud	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Actividades para la juventud	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centros de salud	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Servicios de guarderías	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centros comunitarios	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Programas contra el crimen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
					Servicios para la salud	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>INFRAESTRUCTURAS</b>					Servicios para la salud mental	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mejoras de agua y alcantarillado	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Empleo para la jóvenes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mejoras en las calles y callejones	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Mejoramiento del alumbrado de las calles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>NEGOCIOS Y EMPLEOS</b>				
Remodelación banquetas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Asistencia para empezar negocio	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
					Préstamos para negocio pequeño	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>SERVICIOS PARA LOS DISCAPACIDADOS</b>					Creación y retención de trabajo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centros/servicios para los discapacitados	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entrenamiento de empleo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mejoramiento de accesibilidad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Asesoramiento de negocios	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Servicios de violencia domestica	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Servicios del abuso de sustancias	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>¿Qué tan a menudo con los siguientes observaciones ciertas?</b>				
					MI familia disfruta pasear por nuestro vecindario	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>SERVICIOS A VECINDARIOS</b>					MI familia se siente segura en nuestro vecindario	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Eliminación de graffiti	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Hay lugares seguros para caminar y andar en bicicleta	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aumentar la coacción de código residenciales	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Usamos las instalaciones recreativas en nuestro vecindario	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ulimpeza de terrenos e edificios abandonados	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
					<b>¿Qué categoría se considera de alta prioridad para los fondos DEBG de la ciudad en los próximos cinco años? (marque una)</b>				
<b>VIVIENDAS</b>					Instalaciones Comunitarias	<input type="radio"/>			
Rehabilitación de unidades ocupadas por el propietario	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Infraestructura	<input type="radio"/>			
Rehabilitación de viviendas para alquilar	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Servicios para Los Discapacitados	<input type="radio"/>			
Asistencia para primeros compradores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Servicios a Vecindarios	<input type="radio"/>			
Desarrollo de casas razonables para alquilar	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Viviendas	<input type="radio"/>			
Viviendas para los discapacitados	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Servicios Para la Comunidad	<input type="radio"/>			
Viviendas de la tercera edad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Negocios y Empleos	<input type="radio"/>			
Viviendas familiares	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Servicios de Vivienda Justa	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Prueba de pintura con plomo y disminución	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Asistencia con la conservación de energía	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Ayuda para el alquiler de vivienda	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
Preservación de Hogares Históricas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					

Gracias por su participación en la encuesta sobre las necesidades de la comunidad. Por favor envíe por correo la encuesta completada a más tarde el Jueves, 30 de Enero 2014. Si usted tiene alguna pregunta, por favor póngase en contacto con Sara. Sara Cortés de Pavón at 951-943-5003.



Contact Joe Vargo, Perris Public Information Officer  
Phone 951-956-2120  
[jvargo@cityofperris.org](mailto:jvargo@cityofperris.org)

## Survey Reaches Out to Determine Community Needs

Tell us what you need.

That's the message Perris officials want to get out to the community as the City conducts a critical survey to address challenges—from infrastructure needs to job training to home-foreclosure prevention—over the next five years.

"This is the chance for the community to let us know what they see as their most pressing needs," said Deputy City Manager Darren Madkin. Madkin said the City is urging residents to complete the needs assessment by Jan 30. English and Spanish-language versions of the survey may be found on the City's website, [www.cityofperris.org](http://www.cityofperris.org) by clicking on the following links:

<https://www.surveymonkey.com/s/cityofperris-espanol> or  
<https://www.surveymonkey.com/s/cityofperris>.

Paper copies can be picked up at the City's gym, senior center and Development Services Counter.

Madkin said federal mandates require that once every five years, cities that receive Community Development Block Grants submit a comprehensive plan to address their specific problems, concerns and needs.

Perris officials have distributed copies of the needs survey at several community events and held a meeting at City Hall with residents on Nov. 21.

Those outreach efforts have identified several areas residents say should be addressed—including improvements to the Perris library, construction of a convention center, more retail services and bicycle lanes, additional street lights, veterans services and support for homeless youth.

Other areas of concern reflect those of communities nationwide: improved job training and youth job training, assistance to attract more businesses, foreclosure assistance/prevention, special needs housing for seniors, large families and the mobility impaired, arts and substance abuse programs and community-beautification programs.

Once the surveys are collected and analyzed, City staff will present the findings to the Perris City Council.

Mayor Daryl Busch said it is critical for residents to complete the surveys so City officials can best address community needs.

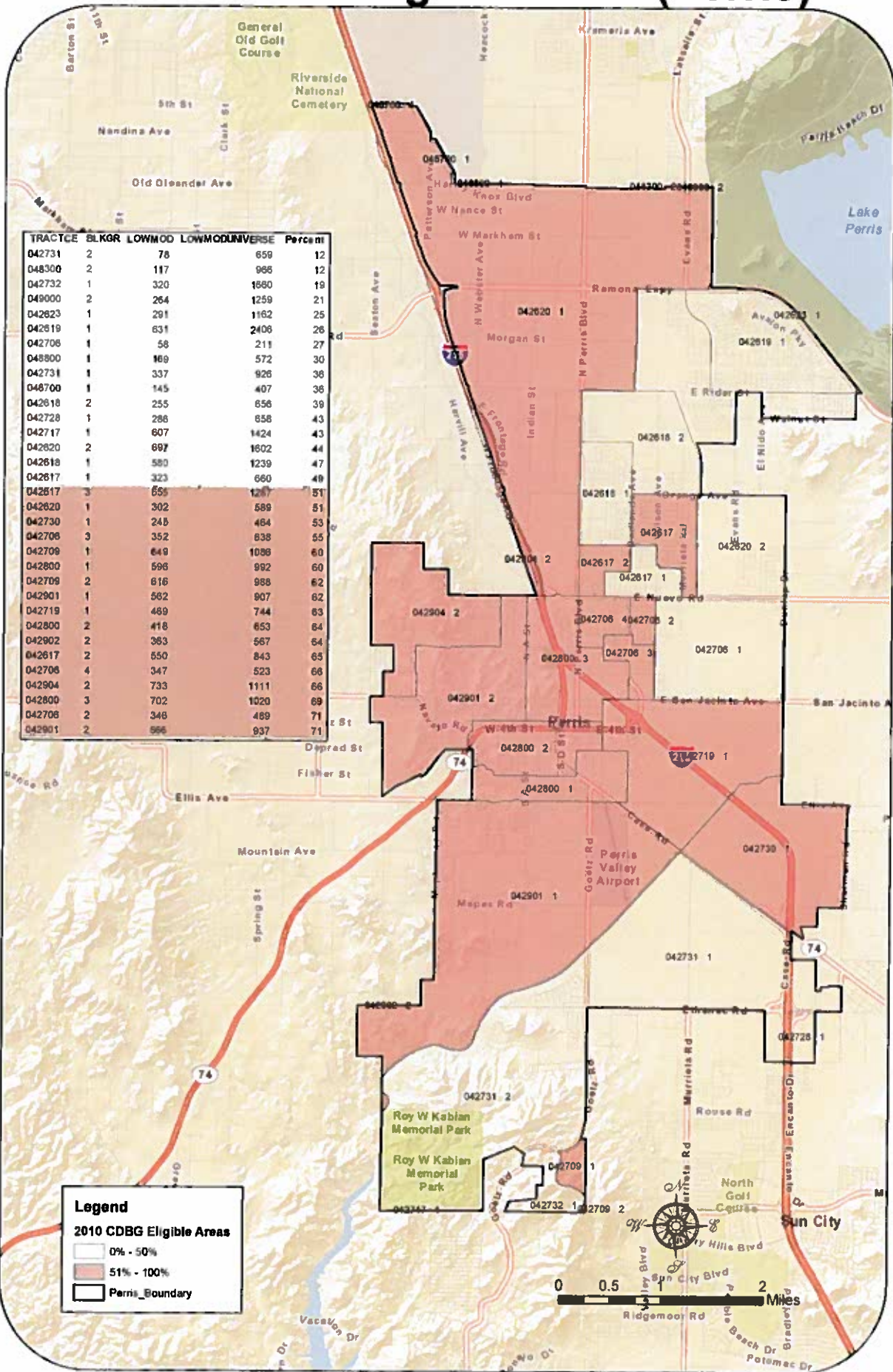
"It's very important both from an informational and planning perspective," he said. "This is an opportunity to help us identify the most urgent City needs and provide us a plan to address them."



Perris City employees conduct a meeting of residents to discuss the ongoing community-needs survey being conducted in the community.

**Appendix H: CDBG-Eligible Areas Map**

# 2010 CDBG Eligible Areas (Perris)



TRACT	BLKGR	LOWMOD	LOWMODINVERSE	Percent
042731	2	76	659	12
048300	2	117	966	12
042732	1	320	1680	19
049000	2	264	1259	21
042623	1	291	1162	25
042619	1	631	2406	26
042706	1	58	211	27
048800	1	169	572	30
042731	1	337	926	36
048700	1	145	407	36
042618	2	255	656	39
042728	1	286	656	43
042717	1	607	1424	43
042620	2	697	1602	44
042618	1	580	1239	47
042617	1	323	660	49
042617	3	656	1267	51
042620	1	302	589	51
042730	1	245	464	53
042706	3	352	638	55
042706	1	649	1086	60
042800	1	596	992	60
042706	2	616	968	62
042901	1	582	907	62
042719	1	469	744	63
042800	2	418	653	64
042902	2	363	567	64
042617	2	550	843	65
042706	4	347	523	66
042904	2	733	1111	66
042800	3	702	1020	69
042706	2	346	469	71
042901	2	596	937	71

**Legend**

2010 CDBG Eligible Areas

- 0% - 50%
- 51% - 100%
- Perris\_Boundary

0 0.5 2 Miles



**Appendix I: Listing of Proposed Projects for 2014-2015**



<b>Project Name:</b> CDBG Program Administration		
<b>Description:</b>	<b>IDIS Project #:</b> <input type="text"/> <b>UOG Code:</b> <input type="text"/> <b>UOG Code</b>	
Oversight and management of the CDBG Entitlement program.		
<b>Location:</b> 135 N. "D" St. Perris, CA 92570	<b>Priority Need Category</b> <b>Select one:</b> <input type="text" value="Planning/Administration"/>	
<b>Expected Completion Date:</b> 6/30/2016	<b>Explanation:</b> Management and Oversight of the CDBG Program	
<b>6/30/2016 Category</b> <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>	
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. <input type="text"/> 2. <input type="text"/> 3. <input type="text"/>	
<b>Project-level Accomplishments</b>	Accompl. Type: <input type="text"/> <b>Proposed</b>	Accompl. Type: <input type="text"/> <b>Proposed</b>
	<input type="text"/> <b>Underway</b>	<input type="text"/> <b>Underway</b>
	<input type="text"/> <b>Complete</b>	<input type="text"/> <b>Complete</b>
	Accompl. Type: <input type="text"/> <b>Proposed</b>	Accompl. Type: <input type="text"/> <b>Proposed</b>
	<input type="text"/> <b>Underway</b>	<input type="text"/> <b>Underway</b>
	<input type="text"/> <b>Complete</b>	<input type="text"/> <b>Complete</b>
	Accompl. Type: <input type="text"/> <b>Proposed</b>	Accompl. Type: <input type="text"/> <b>Proposed</b>
	<input type="text"/> <b>Underway</b>	<input type="text"/> <b>Underway</b>
	<input type="text"/> <b>Complete</b>	<input type="text"/> <b>Complete</b>
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
N/A	N/A	
<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>	
<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>	
<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>	
<b>Program Year 1</b>	<b>CDBG</b> <input type="text"/> <b>Proposed Amt.</b> \$172,377	<b>Fund Source:</b> <input type="text"/> <b>Proposed Amt.</b>
	<input type="text"/> <b>Actual Amount</b>	<input type="text"/> <b>Actual Amount</b>
	<b>Fund Source:</b> <input type="text"/> <b>Proposed Amt.</b>	<input type="text"/> <b>Proposed Amt.</b>
	<input type="text"/> <b>Actual Amount</b>	<input type="text"/> <b>Actual Amount</b>
	<b>Accompl. Type:</b> <input type="text"/> <b>Proposed Units</b>	<b>Accompl. Type:</b> <input type="text"/> <b>Proposed Units</b>
	<input type="text"/> <b>Actual Units</b>	<input type="text"/> <b>Actual Units</b>
	<b>Accompl. Type:</b> <input type="text"/> <b>Proposed Units</b>	<b>Accompl. Type:</b> <input type="text"/> <b>Proposed Units</b>
	<input type="text"/> <b>Actual Units</b>	<input type="text"/> <b>Actual Units</b>

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Other: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		



<b>Project Name:</b> Homeless Outreach																																														
<b>Description:</b> Homeless Services.	<b>IDIS Project #:</b> <b>UOG Code:</b> UOG Code																																													
<b>Location:</b>	<b>Priority Need Category</b> Select one: Homeless/HIV/AIDS																																													
<b>Expected Completion Date:</b> 6/30/2015	<b>Explanation:</b> Provide case management services for homeless individuals and referrals to supportive agencies for services through Path of Life mobile unit. Assistance will include emergency sheltering through providing agencies.																																													
<b>Outcome Categories</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b> 1. Improve the services for low/mod income persons 2. Increase the number of homeless persons moving into permanent housing 3.																																													
<b>Project-level Accomplishments</b>	<table border="1"> <tr> <td>01 People</td> <td>Proposed</td> <td>30</td> <td>Accmpl. Type:</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td>Complete</td> </tr> <tr> <td>Accmpl. Type:</td> <td>Proposed</td> <td></td> <td>Accmpl. Type:</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td>Complete</td> </tr> <tr> <td>Accmpl. Type:</td> <td>Proposed</td> <td></td> <td>Accmpl. Type:</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td>Complete</td> </tr> </table>	01 People	Proposed	30	Accmpl. Type:	Proposed		Underway			Underway		Complete			Complete	Accmpl. Type:	Proposed		Accmpl. Type:	Proposed		Underway			Underway		Complete			Complete	Accmpl. Type:	Proposed		Accmpl. Type:	Proposed		Underway			Underway		Complete			Complete
01 People	Proposed	30	Accmpl. Type:	Proposed																																										
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	Underway			Underway																																										
	Complete			Complete																																										
<b>Proposed Outcome</b>	<b>Performance Measure</b>																																													
30 homeless individuals referred/sheltered	people																																													
05 Public Services (General) 570.201(e)	Matrix Codes																																													
Matrix Codes	Matrix Codes																																													
Matrix Codes	Matrix Codes																																													
<b>Program Year 1</b>	<table border="1"> <tr> <td>CDBG</td> <td>Proposed Amt.</td> <td>\$30,000</td> <td>Fund Source:</td> <td>Proposed Amt.</td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> </tr> <tr> <td>Fund Source:</td> <td>Proposed Amt.</td> <td></td> <td>Fund Source:</td> <td>Proposed Amt.</td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> </tr> <tr> <td>01 People</td> <td>Proposed Units</td> <td>30</td> <td>Accmpl. Type:</td> <td>Proposed Units</td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> </tr> <tr> <td>Accmpl. Type:</td> <td>Proposed Units</td> <td></td> <td>Accmpl. Type:</td> <td>Proposed Units</td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> </tr> </table>	CDBG	Proposed Amt.	\$30,000	Fund Source:	Proposed Amt.		Actual Amount			Actual Amount	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		Actual Amount			Actual Amount	01 People	Proposed Units	30	Accmpl. Type:	Proposed Units		Actual Units			Actual Units	Accmpl. Type:	Proposed Units		Accmpl. Type:	Proposed Units		Actual Units			Actual Units					
CDBG	Proposed Amt.	\$30,000	Fund Source:	Proposed Amt.																																										
	Actual Amount			Actual Amount																																										
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.																																										
	Actual Amount			Actual Amount																																										
01 People	Proposed Units	30	Accmpl. Type:	Proposed Units																																										
	Actual Units			Actual Units																																										
Accmpl. Type:	Proposed Units		Accmpl. Type:	Proposed Units																																										
	Actual Units			Actual Units																																										

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 3</b>	CDBG ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		

<b>Project Name:</b> Mission S.A.F.E.				
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> <b>UOG Code</b>			
Project Name: Mission S.A.F.E. - The program provides swim lessons to youth of low-income households.				
<b>Location:</b> 2165 Trumble Road Perris, CA 92571	<b>Priority Need Category</b>  <b>Select one:</b> Public Services ▼			
<b>Expected Completion Date:</b> 6/30/2015	<b>Explanation:</b> Public Service to Low-income persons			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>			
<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve the services for low/mod income persons ▼ 2. ▼ 3. ▼			
<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b> 500	Accompl. Type: ▼	<b>Proposed</b>
		<b>Underway</b>		<b>Underway</b>
		<b>Complete</b>		<b>Complete</b>
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>
		<b>Underway</b>		<b>Underway</b>
		<b>Complete</b>		<b>Complete</b>
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>
		<b>Underway</b>		<b>Underway</b>
		<b>Complete</b>		<b>Complete</b>
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
Avail/Access to Public Service	People			
05 Public Services (General) 570.201(e) ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> \$30,000	Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>		<b>Actual Amount</b>
	Fund Source: ▼	<b>Proposed Amt.</b>	Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>		<b>Actual Amount</b>
	01 People ▼	<b>Proposed Units</b> 500	Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>		<b>Actual Units</b>
	Accompl. Type: ▼	<b>Proposed Units</b>	Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>		<b>Actual Units</b>

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 2</b>	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 3</b>	CDBG ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 3</b>	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 4</b>	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 5</b>	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	

<b>Project Name:</b> Fair Housing Counseling						
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> <b>UOG Code</b>					
To provide administration, monitoring and technical assistance on Fair Housing Services, including: counseling, mediation, litigation and Fair Housing Services.						
<b>Location:</b>	<b>Priority Need Category</b>					
Enter location, address, zip codes, census tracts, or other elements that will help to identify the location of the project.	<table border="1" style="width:100%;"> <tr> <td style="width:30%;"><b>Select one:</b></td> <td>Public Services ▼</td> </tr> </table>	<b>Select one:</b>	Public Services ▼			
<b>Select one:</b>	Public Services ▼					
<b>Expected Completion Date:</b>	<b>Explanation:</b>					
6/30/2015	Fair Housing Public Services					
<b>6/30/2015 Category</b>						
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>					
<b>Outcome Categories</b>	1. Increase range of housing options & related services for persons w/ special needs ▼					
<input checked="" type="checkbox"/> Availability/Accessibility	2. ▼					
<input type="checkbox"/> Affordability	3. ▼					
<input type="checkbox"/> Sustainability						
<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b> 500		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>				
Availability/Accessibility for the purpose of providing decent housing	Persons					
05J Fair Housing Activities (if CDBG, then subject to 570.201(e) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$26,000		Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>				<b>Actual Amount</b>
	Fund Source: ▼	<b>Proposed Amt.</b>			Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>				<b>Actual Amount</b>
	01 People ▼	<b>Proposed Units</b>	500		Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>				<b>Actual Units</b>
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>				<b>Actual Units</b>

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 2</b>	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 3</b>	CDBG ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 3</b>	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 4</b>	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 5</b>	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	

<b>Project Name:</b> Youth Mentoring Program				
<b>Description:</b>	<b>IDIS Project #:</b> <input type="text"/> <b>UOG Code:</b> <input type="text"/> <b>UOG Code</b>			
Provide financial assistance for Football and Boxing classes.				
<b>Location:</b>	<b>Priority Need Category</b>			
3110 Indian Ave. Perris, CA 92571	<b>Select one:</b> <input type="text" value="Public Services"/>			
<b>Expected Completion Date:</b>	<b>Explanation:</b>			
6/30/2015 Category				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>			
<b>Outcome Categories</b>	1. <input type="text" value="improve the services for low/mod income persons"/>			
<input checked="" type="checkbox"/> Availability/Accessibility	2. <input type="text"/>			
<input type="checkbox"/> Affordability	3. <input type="text"/>			
<input type="checkbox"/> Sustainability				
<b>Project-level Accomplishments</b>	01 People <input type="text"/> <b>Proposed</b> 100	Accompl. Type: <input type="text"/>	<b>Proposed</b>	
	<b>Underway</b>		<b>Underway</b>	
	<b>Complete</b>		<b>Complete</b>	
	Accompl. Type: <input type="text"/>	<b>Proposed</b>	Accompl. Type: <input type="text"/>	<b>Proposed</b>
	<b>Underway</b>	<b>Underway</b>		
	<b>Complete</b>	<b>Complete</b>		
	Accompl. Type: <input type="text"/>	<b>Proposed</b>	Accompl. Type: <input type="text"/>	<b>Proposed</b>
	<b>Underway</b>	<b>Underway</b>		
	<b>Complete</b>	<b>Complete</b>		
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
05D Youth Services 570.201(e) <input type="text"/>		Matrix Codes <input type="text"/>		
Matrix Codes <input type="text"/>		Matrix Codes <input type="text"/>		
Matrix Codes <input type="text"/>		Matrix Codes <input type="text"/>		
<b>Program Year 1</b>	CDBG <input type="text"/>	<b>Proposed Amt.</b> \$36,000	Fund Source: <input type="text"/>	<b>Proposed Amt.</b>
		<b>Actual Amount</b>		<b>Actual Amount</b>
	Fund Source: <input type="text"/>	<b>Proposed Amt.</b>	Fund Source: <input type="text"/>	<b>Proposed Amt.</b>
		<b>Actual Amount</b>		<b>Actual Amount</b>
	01 People <input type="text"/>	<b>Proposed Units</b> 100	Accompl. Type: <input type="text"/>	<b>Proposed Units</b>
		<b>Actual Units</b>		<b>Actual Units</b>
	Accompl. Type: <input type="text"/>	<b>Proposed Units</b>	Accompl. Type: <input type="text"/>	<b>Proposed Units</b>
		<b>Actual Units</b>		<b>Actual Units</b>



<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 2</b>	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 3</b>	CD8G ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 3</b>	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 4</b>	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
<b>Program Year 5</b>	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	



<b>Project Name:</b> Homebuyer Education & Financial Literacy					
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> <b>UOG Code</b>				
Provide Homebuyer Education Workshops and Financial Literacy classes to low-mod income individuals.					
<b>Location:</b> 100 N. "D" St. Perris, CA 92570	<b>Priority Need Category</b> <b>Select one:</b> Public Services				
<b>Expected Completion Date:</b> 6/30/2015	<b>Explanation:</b>				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>				
<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve the services for low/mod income persons				
	2.				
	3.				
<b>Project-level Accomplishments</b>	01 People	Proposed	100	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>			
Avail/Access to Public Service	People				
05 Public Services (General) 570.201(e)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$7,283	Fund Source:	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	Fund Source:	<b>Proposed Amt.</b>		Fund Source:	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	01 People	<b>Proposed Units</b>	100	Accompl. Type:	<b>Proposed Units</b>
		<b>Actual Units</b>			<b>Actual Units</b>
	Accompl. Type:	<b>Proposed Units</b>		Accompl. Type:	<b>Proposed Units</b>
		<b>Actual Units</b>			<b>Actual Units</b>

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	CDBG ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Senior Home Repair Program					
<b>Description:</b>	<b>IDIS Project #:</b> <input type="text"/> <b>UOG Code:</b> <input type="text"/>				
This program provides grants of up to \$7,000 to eligible seniors to repair and remedy health and safety deficiencies in their owner-occupied homes.					
<b>Location:</b>	<b>Priority Need Category</b>				
Enter location, address, zip codes, census tracks, or other elements that will help to identify the location of the project.	<b>Select one:</b> Owner Occupied Housing ▼				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>					
6/30/2015					
<b>6/30/2015 Category</b>					
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
<b>Outcome Categories</b>	<b>Specific Objectives</b>				
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1. Improve the quality of owner housing ▼				
	2. ▼				
	3. ▼				
<b>Project-level Accomplishments</b>	10 Housing Units ▼	Proposed	30	Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>			
Improve quality of senior housing	Housing units				
14A Rehab; Single-Unit Residential 570.202 ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼				
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$220,068	Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	10 Housing Units ▼	<b>Proposed Units</b>	30	Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>			<b>Actual Units</b>
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>			<b>Actual Units</b>

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 5</b>	CDBG ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
10 Housing Units ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		

<b>Project Name:</b> Senior Center Improvements Pahse II							
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> UOG Code						
Conitued renovation of the Perris Senior Center to provide for easier mobility access.							
<b>Location:</b>	<b>Priority Need Category</b>						
100 North D Street Perris, CA 92570	<b>Select one:</b> Public Facilities ▼						
<b>Explanation:</b>							
<b>Expected Completion Date:</b>							
6/30/2014							
<b>6/30/2014 Category</b>							
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
<b>Outcome Categories</b>	<b>Specific Objectives</b>						
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve quality / increase quantity of neighborhood facilities for low-income persons ▼ 2. ▼ 3. ▼						
<b>Project-level Accomplishments</b>	11 Public Facilities ▼	<b>Proposed</b>	1		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>			Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>			Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>					
ensuring existing facilities at the senior center are accessible.	people						
03E Neighborhood Facilities 570.201(c) ▼		Matrix Codes ▼					
Matrix Codes ▼		Matrix Codes ▼					
Matrix Codes ▼		Matrix Codes ▼					
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$244,161		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>				<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>			Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>				<b>Actual Amount</b>	
	11 Public Facilitie: ▼	<b>Proposed Units</b>		1	Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 3</b>	CDBG ▼	<b>Proposed Amt.</b>		Fund Source ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type ▼	<b>Proposed Units</b>		Accompl. Type ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		

<b>Project Name:</b> Paragon Skate Park Improvements					
<b>Description:</b> Park Improvement Project	<b>IDIS Project #:</b> <b>UOG Code:</b> UOG Code				
<b>Location:</b> 264 Spectacular Blvd Perris, CA 92571	<b>Priority Need Category</b>  <b>Select one:</b> Public Facilities				
<b>Expected Completion Date:</b> 6/30/2015	<b>Explanation:</b> Improvements to the skate ramps				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>				
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1. Improve quality / increase quantity of public improvements for lower income persons 2. 3.				
<b>Project-level Accomplishments</b>	01 People	Proposed	68,386	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>			
03F Parks, Recreational Facilities 570.201(c)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
<b>Program Year 1</b>	CDBG	Proposed Amt.	\$96,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	68,386	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units



<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 3</b>	CDBG ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		