



# Second Program Year Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

## Narrative Responses

### ACTION PLAN

Annual Action Plan includes the [SF 424](#) and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

#### **Executive Summary 91.220(b)**

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

This is the second year of the City's five (5) year 2009-2014 Consolidated Plan. This is also the second year the City has been an entitlement jurisdiction. The City receives federal funds from the U.S Department of Housing and Urban Development (HUD) designated to assist in the development of viable communities by supporting projects that provide decent housing, sustain suitable living environments, and expand economic opportunities primarily for low- and moderate-income persons. The City is required to adopt an Annual Action Plan for the use of these funds which serves as the means to meet the application and submission requirements for three (3) entitlement formula programs: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnership (HOME). The City does not receive HOME, ESG, or HOPWA funding from HUD.

This Annual Action Plan outlines the activities that will be undertaken during the program year beginning July 1, 2010 and ending June 30, 2011. Program and activities described in this Action Plan are intended to primarily benefit low-income and moderate-income residents of the City of Perris, neighborhoods with high concentrations of low-income and moderate-income residents, and the City as a whole.

This plan is the product of public outreach, consistence with the City of Perris 2009-2014 Five Year Consolidated Plan. Public participation has included public hearings and consultation with agencies, groups, and organizations involved in the development of affordable housing, and providing suitable living environment for low to moderate income residents, and/or provisions of services to children, elderly persons, persons with disabilities and homeless persons. This plan has been made available for public review and comment for a 30 day period beginning June 16, 2010. The plan was advertised in the local newspaper and the plan is available for review on the City's website [www.cityofperris.org](http://www.cityofperris.org), City's Redevelopment and Economic Development Department, and City Clerk's Office.

The activities and accomplishment goals outlined in the Action Plan are based on the FY 2010-2011 available funds as outlined below:

**Table I-1 Program Funds Available**

	<b>CDBG</b>
FY 2010-2011 Entitlement	\$698,423
Estimated 2010-2011 Program Income	\$0
Unexpended Prior Year Funds	\$206,862
<b>Estimated Total Funds Available</b>	<b>\$905,285</b>

Limits on Program Administration expenses have been calculated as follows:

**Table I-2- Program Administration Caps**

	<b>CDBG</b>
FY 2010-2011 Entitlement	\$698,423
Estimated 2010-2011 Program Income	\$0
Administrative Cap Allowance	20%
<b>Administrative Cap</b>	<b>139,684</b>

Limits on Public Service activity expenditures have been calculated as follows:

**Table I-3 CDBG Public Service Activity Cap**

	<b>CDBG</b>
FY 2010-2011 Entitlement	\$698,423
Estimated 2010-2011 Program Income	\$0
Public Service Cap Allowance	15%
<b>Administrative Cap</b>	<b>\$104,763</b>

General Program funds have been calculated as follows:

**Table I-4 CDBG General Program Funds**

	<b>CDBG</b>
FY 2010-2011 Entitlement	\$698,423
Administrative Cap	\$139,684
Public Service Cap	\$104,763
<b>Remaining CDBG General Program Funds</b>	<b>\$453,976</b>

The following table outlines the City's planned expenditures in compliance with regulatory requirements for FY 2010-2011 program year:

**Table I-5 Proposed Budget vs. Regulatory Limits**

<b>Requirement</b>	<b>Required</b>	<b>Planned</b>
CDBG Administration Cap	\$139,684	\$139,684
CDBG Public Service Cap	\$104,763	\$79,000

The summary of objectives and outcomes for FY 2010-2011 are as follows:

**SL-1: Availability/Accessibility of Suitable Living Environment**

***SL-1.1 Improve the services for low/moderate income persons***

- Fair Housing Tenant-Landlord Program
- Senior Case Management Program
- Aquatics Program

***SL-1.2 Improve quality/increase quantity of public improvements for low/moderate income persons***

- Infrastructure
- Handicap Access
- Commercial Façade Program

**SL-3: Sustainability of Suitable Living Environment**

***SL-3.1 Prevent and arrest the decline of the physical conditions of neighborhoods and communities***

- Graffiti Removal Program
- Code Enforcement

**DH-1: Availability/Accessibility of Decent Housing**

***DH-1.1 Improve the quality of owner housing***

- Senior Home Repair Program

**DH-2: Affordability of Decent Housing**

***DH-2.1 Increase access to affordable owner housing***

- Homebuyer Assistance Program
- Foreclosure Homeownership Program
- Green Light Savings Program
- Substantial Rehabilitation Program

**DH-3: Sustainability of Decent Housing**

***DH-3.1 Improve the quality of owner housing***

- Residential Beautification Program

As mentioned, this is the City's second year as an entitlement jurisdiction therefore, the City will be evaluating its past performance based on its goals and objectives come September 2010 when the Consolidated Annual Performance and Evaluation Report (CAPER) is due for the FY 2009-2010 program year.

## **Citizen Participation 91.220(b)**

### ***2. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.***

As required by the Department of Housing and Urban Development (HUD) Rules and Regulations, the City complies with Regulation 24 CFR 91.105, Citizen Participation Plan for local governments. The City has adopted a Citizen's Participation Plan that sets forth the policies and procedures for citizen participation. A complete copy of the Citizen Participation Plan can be found at the City's Redevelopment and Economic Development Department.

The City's Citizen Participation Plan regulations require that a public hearing be held to allow citizens and public service agencies an opportunity to express their views concerning the use of funds. Said hearing was held before the Perris City Council to allow citizens an opportunity to comment on the proposed use of CDBG funds and to consider and approve the City's FY 2010-2011 Action Plan. The public hearing was held on July 13, 2010, where the City Council approved the Plan.

In compliance with the City's Citizen Participation Plan and regulation 24 CFR 92.105, a Public Notice was published to solicit comments from interested citizens and to consider and approve the City's FY 2010-2011 Action Plan. The public hearing comment ran from July 16, 2010.

Additionally, information that applies to the Plan and the City's work in general is available. Requests for access to specific information must be made in advance and coordinated with CDBG Program Staff. CDBG Program Staff will also be available to persons or interested parties who require technical assistance in understanding the Annual Action Plan, including the CDBG application process.

### ***3. Provide a summary of citizen comments or views on the plan.***

Based on the comment period which ran June 16, 2010 through July 16, 2010, no public comments were received.

### ***4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.***

Based on the comment period which ran June 16, 2010 through July 16, 2010, no public comments were accepted.

## **Resources 91.220(c) (1) and (c) (2)**

### ***5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.***

During the FY 2010-2011, the City expects the following resources to be available to meet the housing and community development needs identified in the Plan:

**Public/Private Resources**

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activity</b>
<b>Federal Resources: approximately \$905,285</b>		
Community Development Block Grant	Grants awarded to the City on a formula basis for housing and community development activities	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Construction</li> <li>• Economic Development</li> <li>• Code Enforcement</li> <li>• Public Services</li> <li>• Fair Housing</li> </ul>
CDBG- Carry over Funds		
<b>State Resources: \$0</b>		
<b>Local Resources: approximately \$</b>		
Redevelopment Set-Aside Funds	Funds received from property taxes generated by the Agency's redevelopment project areas. 20% of the funds are set aside for the creation and preservation of affordable housing	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Down Payment Assistance</li> <li>• Economic Development</li> <li>• Construction</li> <li>• Acquisition</li> </ul>
<b>Program Income: \$0</b>		
<b>Total Funding FY 2010-2011: approximately \$19,805,285</b>		

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.

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 who may apply them to any rental complex who will accept them in the County; however, a fairly large number of vouchers are accepted in the City of Perris.

In recognition of the need to identify and obtain federal state and local resources, the City has included a strategy in its five year consolidation plan to research and analyze various anti-poverty and affordable housing programs for which the City may be eligible to determine the appropriateness for its Housing and Economic Strategy.

**6. Explain how federal funds will leverage resources from private and non-federal public sources.**

The City Federal Funds will be leveraged with the City’s General Funds and Redevelopment Set Aside Funds. Non-Federal funds budgeted for FY 2010-2011 include the following:

Source of Funds	Amount	Planned Use
RDA Set Aside Funds – Low-Mod Housing	\$1.45 Million	Homeowner Rehabilitation
RDA Set Aside Funds	\$4.5 Million	Homeownership
RDA Set Aside Funds	\$12.8 Million	Low-Mod Apartment Construction
RDA Set Aside Funds	\$150,000	Commercial Façade Improvement

**Annual Objectives 91.220(c)(3)**

*\*If not using the CPMP Tool: Complete and submit Table 3A.*

*\*If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

**7. Provide a summary of specific objectives that will be addressed during the program year.**

Refer to the Summary of Specific Annual Objectives worksheet in the appendix.

The goals, strategies, and objectives of the City’s FY 2010-2011 CDBG Program are outlined below:

**HOUSING GOALS**

- **Strategy 1: Provide Assistance to Enable Homeownership**
  - Homebuyer Assistance Program
    - Down payment and closing cost assistance
    - One hundred (100) loans at \$25,000
    - Redevelopment Set-Aside Funds
  - Foreclosure Homeownership Program
    - Down payment and closing cost assistance
    - Twenty (20) loans at \$25,000
    - Redevelopment Set-Aside Funds
  
- **Strategy 2: Rehabilitate & Preserve Ownership Housing**
  - Homebuyer Assistance Program
    - Down payment and closing cost assistance
    - Twenty-five (25) loans at \$25,000
    - Redevelopment Set-Aside Funds
  - Senior Home Repair Program

- Single lifetime grant for minor home repairs
- Fifty (50) grants at \$5,000
- Redevelopment Set-Aside Funds
- Residential Beautification Program
  - Grants for exterior home improvements
  - Fifty (50) grants at \$7,500
  - Redevelopment Set-Aside Funds
- Green Light for Saving Program
  - Grants for interior water and energy conservation home improvements
  - Twenty-five (25) grants at \$5,000
  - Redevelopment Set-Aside Funds
- Substantial Rehabilitation Program
  - Loan for extensive home improvements
  - Twenty-five (25) loans up to \$50,000
  - Redevelopment Set-Aside Funds
- **Strategy 3: Expand Affordable Housing Through New Construction**
  - Perris Station Project & Mercado Apartments Project
    - Senior and low/moderate income apartments (84 units & 60 units)
    - Private/Public Partnership
    - Pre-construction Assistance
    - \$12.8 Million
    - Redevelopment Set-Aside Funds
- **Strategy 4 : Reduce Expose to Lead-Based Paint Hazard**
  - County designated, administered and funded
- **Strategy 5 : Affirmatively Further Fair Housing**
  - Contract with Fair Housing Council of Riverside County
    - Investigate allegations of housing discrimination, mediate landlord-tenant complaints, give education and training classes, and provide advocacy services.
    - Process 500 calls, cases, classes, or other services
    - \$25,000
    - Community Development Block Grant Funds

#### ELIMINATION OF HOMELESSNESS GOALS

- **Strategy 6 : Continuum of Care Homeless Assistance**
  - County designated, administered and funded
- **Strategy 7 : Perris Homeless Task Force**
  - Provide a forum for discussing and resolving the issues of homelessness in a manner that acknowledges the complexity of the issue.

#### PUBLIC SERVICE GOALS

- **Strategy 8 : Provide community and supportive services for the elderly and youth special needs populations**
  - Senior Case Management Program
    - Support services and referrals for seniors
    - Counsel, refer, or provide direct services to 6,000 seniors.
    - \$14,000
    - Community Development Block Grant Funds
  - Teen Youth Center

- Positive alternatives for youth and teens
- Recreation, sports, and mentoring programs for 900 low/moderate income teens and youth
- \$206,862
- Community Development Block Grant Funds
  
- **Strategy 9 : Provide Graffiti Removal Services in the Target Area**
  - Remove 250 graffiti sites to reduce crime and eliminate signs of deterioration
    - \$25,000
    - Community Development Block Grant Funds

#### COMMUNITY DEVELOPMENT GOALS

- **Strategy 10: Improve Infrastructure and Community Facilities in CDBG Target Area**
  - Infrastructure Improvements
  - Pedestrian areas and Handicap Access on "D" Street
  - Community Facilities
    - Replace and upgrade park equipment and furniture at Copper Creek Park, South "D" Street Park, and other parks located in the Target Area.
  - \$243,468
  - FUNDED
  
- **Strategy 11 : Provide Code Enforcement Services in Target Area**
  - Proactive code enforcement activities focusing on building code violations and housing issues
  - Process 1,400 code violation cases
  - \$210,506
  - Community Development Block Grant Funds
  
- **Strategy 12 : Facilitate Economic Development in Target Area**
  - Commercial Façade Program
    - Intended to encourage private sector investment and commitment to the revitalization of Downtown.
    - Five (5) grants and loans up to \$30,000 for the exterior rehabilitation of building facades within the Downtown Promenade Area
    - \$150,000
    - Redevelopment Funds

#### ANTI-POVERTY AND EXPANDED AFFORDABLE HOUSING GOALS

- **Strategy 13 : Evaluate Salient Affordable Housing and Anti-Poverty Programs, Projects, and Financing Offered by Federal, State, and County Sources**
  - Research and analyze the various anti-poverty and affordable housing programs for which the City is eligible to determine the appropriateness for its Housing and Community Development Strategy

#### **Description of Activities 91.220(d) and (e)**

*\*If not using the CPMP Tool: Complete and submit Table 3C*

*\*If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

**8. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.**

*Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).*

Refer to the Projects Worksheet in the appendix.

The following table lists the activities and programs that will be supported using CDBG and Redevelopment Set-Aside Funds for FY 2010-2011 program year:

**Table I-6 Proposed FY 2010-2011 CDBG & RDA Activities**

<b>Program Activity</b>	<b>2010-2011 Budget</b>
<b>CDBG Administration</b>	
CDBG Program Administration	\$114,684
<b>Sub-Total</b>	<b>\$114,684</b>
<b>CDBG Public Service Cap Activities</b>	
Senior Case Management Program	\$14,000
Aquatics Program	\$40,000
Graffiti Removal Program	\$25,000
Fair Housing Services	\$25,000
<b>Sub-Total</b>	<b>\$104,000</b>
<b>CDBG General Program Funds</b>	
Code Enforcement	\$210,506
Infrastructure	\$193,468
Senior Center Renovation	\$206,862
Handicap Access	\$50,000
<b>Sub-Total</b>	<b>\$660,836</b>
<b>RDA Activities</b>	
Homebuyers Assistance Program	\$2.5 Million
Substantial Rehabilitation Program	\$750,000
Senior Home Repair Program	\$250,000
Residential Beautification Program	\$250,000
Green Light Savings Program	\$200,000
Foreclosure Homeownership Program	\$2 Million
Perris Station Apartments	\$6 Million
Mercado Apartments	\$6.8 Million
Commercial Façade Program	\$150,000
<b>Sub-Total</b>	<b>\$18.9 Million</b>

<b>Program/ Activity</b>	<b>Description</b>	<b>National Objective</b>	<b>Objective/ Outcome</b>	<b>CDBG</b>	<b>RDA Set Aside</b>
Homebuyer Assistance Program (HAP)	The Homebuyer Assistance Program (HAP) is designed to provide qualified families with down payment & closing cost assistance necessary to secure financing towards the purchase of an existing or newly constructed home. HAP offered deferred payment up to \$25,000.	Low/Mod Housing	DH Affordability	\$0	\$2.5M
Foreclosed Homeownership Program (FHP)	The Foreclosure Homeownership Program (FHP) is designed to enable the RDA to purchase foreclosed homes, renovate, and sell to low and moderate income families.	Low/Mod Housing	DH Affordability	\$0	\$2M
Substantial Rehabilitation Program (SRP)	The Substantial Rehabilitation Program (SRP) is designed to assist eligible homeowners to correct existing code violations and improve property conditions. SRP is a deferred loan of up to \$50,000 offered at a 2% simple interest rate.	Low/Mod Clientele	DH Affordability	\$0	\$750,000
Residential Beautification Program	The Residential Beautification Program offers grant funds up to \$7,500 for exterior home improvements. The purpose is to preserve housing and the quality of older neighborhoods with façade improvements that improve the community's image and promote City pride.	Low/Mod Clientele	DH Sustainability	\$0	\$250,000
Senior Home Repair Program	The Senior Home Repair Program offers a single lifetime grant of \$5,000 per household for minor home repairs. The Program is intended to correct building code violations and promote weatherization and safety practices.	Low/Mod Clientele	DH Avail/Access	\$0	\$250,000
Green Light Savings Program	The Green Light Savings Program offers grant funds up to \$5,000 to eligible homeowners for the purchase and installation of eligible water and energy efficient products.	Low/Mod Clientele	DH Affordability	\$0	\$200,000
Perris Station Project & Mercado Apartment	The Perris Station Project & Mercado Apartment Project is aimed at creating 84 units & 60 units, respectively,	Low/Mod Clientele	N/A	\$0	\$12.8 M

Project	Senior and low/moderate apartments.				
Fair Housing Tenant-Landlord Program	The Fair Housing Tenant-Landlord Program is designed to provide advocacy, investigation, education and mediation services to further fair housing to Perris residents.	Low/Mod Clientele	SL Avail/Access	\$0	\$25,000
Senior Case Management Program	The purpose of the Senior Case Management Program is to provide support services and referrals for seniors.	Low/Mod Clientele	SL Avail/Access	\$0	\$14,000
Community Facilities	The Teen Youth Center Program will provide positive alternatives for youth & teens that are low/mod income through recreation, sports and mentoring programs.	Low/Mod Clientele	SL Avail/Access	\$206,862	\$0
Graffiti Removal Services	The Graffiti Removal Services program is designed to remove 250 graffiti sites within the Target Area in an effort to reduce crime and eliminate signs of deterioration.	Low/Mod Area	SL Sustainability	\$0	\$25,000
Handicap Access	Provide pedestrian areas and handicap accessibility on "D" Street in the downtown area.	Low/Mod Clientele	SL Avail/Access	\$50,000	\$0
Infrastructure	Public area enhancements.	Low/Mod Clientele	SL Avail/Access	\$193,468	\$0
Commercial Façade Program	The Commercial Façade Program is intended to encourage private sector investment and commitment to the revitalization of Downtown. Grants and loan up to \$30,000 for the exterior rehabilitation of building facades within the downtown Promenade Area will be awarded.	Low/Mod Area	SL Avail/Access	\$0	\$150,000

## **Geographic Distribution/Allocation Priorities 91.220(d) and (f)**

**9. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

During FY 2010-2011, the City's housing and community development 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 six (6), out of the nine (9), census tracts in the City. The Target Area incorporates Census Tracts 426.03, 427.19, 428, 429.01, 429.04 as shown in the map of the CDBG Target Area in the appendix. The Target Area is characterized by high concentrations of low and moderate 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.

**10. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.**

Projects and programs are prioritized in the Target Area because it is characterized by high concentrations of low and moderate income families, high employment, and deferred home maintenance and, therefore, have the greatest need for services.

The City proposes to utilize its funding for FY 2010-2011 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 and moderate income individuals and families throughout the City including those in the special needs categories such as elderly persons.

The current economic climate with rising unemployment, falling home values and high number of foreclosures is challenging for the City. However, the declining home prices have enabled more moderate income renters to afford to buy homes under conventional financing. The City has assisted over one hundred families become first time homeowners through the City's Homebuyer Assistance Program and Foreclosure Homeownership Program using Redevelopment Set-Aside Funds. The City will continue to communicate with and support nonprofit agencies, improve the City's infrastructure, anti-crime activities, and housing activities to meet the needs of underserved persons of the community. The primary obstacle to meeting the needs to low and moderate income persons is the availability of funds. Reductions in aid to the City and the local budget have hindered the City from being able to cover the funding gap.

## **Annual Affordable Housing Goals 91.220(g)**

**\*If not using the CPMP Tool:** Complete and submit Table 3B Annual Housing Completion Goals.

**\*If using the CPMP Tool:** Complete and submit the Table 3B Annual Housing Completion Goals.

***11. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.***

Refer to Table 3B in the Appendix.

The City provides a variety of housing programs to residents which include rehabilitation and homeownership assistance; however those programs are funded through Redevelopment Set-Aside funds. Public Housing assistance and homeless assistance is administered at the County level.

### **Public Housing 91.220(h)**

***12. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.***

Public housing is the jurisdictional responsibility of the Housing Authority of Riverside County. There are 477 public housing units in Riverside County including a 40-unit complex located within the City of Perris at 102-142 Midway Street in the Target Area. The County will continue to administer the public housing program and manage the only public housing complex in the City.

***13. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.***

Not applicable

### **Homeless and Special Needs 91.220(i)**

***14. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.***

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

The Riverside County Homeless Programs Units 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, 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. The City will continue to participate in the County's ten year plan (2007-2017) to end homelessness:

- Homeless Prevention
- Discharge Planning
- Street Outreach
- Shelter Beds
- Transitional housing
- Permanent Support Housing
- Permanent Affordable Housing
- Homeless Management Information System
- Mainstream Resources
- Housing Trust fund
- Inclusionary Housing Practices

***15. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).***

The City Homeless Task Force will provide a forum for discussing and suggesting solutions to the issues of homelessness in a manner that acknowledges the complexity of the problem. Additionally, the Perris Family Resource Center offers a variety of services that aid residents who meet the criteria in accordance with 91.215(e) such as rental housing and shelter.

***16. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.***

The City aims to assist families to remain in their present housing and resolve financial problems before being homeless. Local non-profit and faith based organizations provide food, clothing, infant supplies, utility assistance and other essential services to extremely low, low and moderate income families and individuals so that rent monies will not be used for other immediate family needs. The Perris Resource Family Center is an example of such. The Perris Resource Family Center offers basic needs, shelter, utility assistance, child care, health, and rental housing assistance.

The Riverside County Housing Authority provides Section 8 rental assistance on behalf of low income tenants and can be applied to any rental complex who accepts them in the County, which includes the city of Perris.

**Barriers to Affordable Housing 91.220(j)**

***17. Describe the actions that will take place during the next year to remove 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
  
- Other Governmental Constraints
  - Multiple Species Habitat Conservation Program
  - March Joint Powers Authority General Plan
  
- Non-Governmental Constraints
  - Environmental hazards and issues
  - Infrastructure constraints
  - Land prices
  - Construction costs
  - Financing

Additionally, 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

### **Other Actions 91.220(k)**

***18. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).***

- Obstacles

The current economic climate with rising unemployment, falling home values and high number of foreclosures is challenging for the City. However, the declining home prices have enabled more moderate income renters to afford to buy homes under conventional financing. The City has assisted over one hundred families become first time homeowners through the City's Homebuyer Assistance Program and Foreclosure Homeownership Program using Redevelopment Set-Aside Funds. The City will continue to communicate with and support nonprofit agencies, improve the City's infrastructure, anti-crime activities, and housing activities to meet the needs of underserved persons of the community. The primary obstacle to meeting the needs to low and moderate income persons is the availability of funds. Reductions in aid to the City and the local budget have hindered the City from being able to cover the funding gap.

- Affordable Housing

During FY 2010-2011 the City of Perris will continue to foster and maintain the provision of affordable housing for its residents. Through the City's Homebuyer Assistance Program and Foreclosure Homeownership Program, the City will assist low to moderate income families through homeownership. Through the Residential Beautification Program, Senior Home Repair Program, Substantial Residential Program, and Green Lights Saving Program, the City will foster and maintain affordable housing through repair programs designed to assist low to moderate income homeowners by providing grants and loans for rehabilitation. In addition to the rehabilitation programs, the City will continue to work in partnership with developers in providing affordable housing to low and moderate income individuals and families, including the City's senior population.

City staff will continue to examine policies, ordinances, resolutions, and procedures, as they are introduced, to identify and correct any potential constraints which may inhibit the City's ability to foster, implement, and maintain affordable housing assistance.

- Lead-Based Paint

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:

- 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.

- Antipoverty

Currently the City's Anti-Poverty programs are administered by the County of Riverside. Due to its size and resources, the County is able to take advantage of economies to scale to deliver the services in the most cost effective manner. However, it may be appropriate for the City to participate in or administer specific programs or projects that would expand its anti-poverty and affordable housing goals. Therefore, in FY 2010-2011, the City will identify federal, state, and county programs, projects, and financing tools that may further the City's housing and community goals. The City will also analyze the identified programs, projects, and financing tools to determine the benefit to City goals and objectives.

- Institutional Structure

The Economic Development Department of the City of Perris is responsible for administering the CDBG Entitlement grant. The department has staff that is specifically responsible for the administration, implementation, and the monitoring of programs funded with CDBG funds. In conjunction with other City departments, staff will continue to identify the community's greatest needs and allocate resources accordingly.

The City of Perris has a five-member City Council. The City Council holds public hearings, sets policies and priorities, adopts the City's budget and allocates the City's entitlement funding. The City Manager is responsible for the implementation of Council approved policies, resolutions, and budgets. Other City departments directly include Public Works Department, Community Services Department, Developmental Services Department and City Manager's Office.

CDBG staff has developed positive working relations with nonprofit organizations that provide services to residents, and has been able to encourage partnerships. The City will continue to work with Riverside County agencies such as the Department of Public Social Services to continue to meet the needs of the City's special needs populations. The City encourages local nonprofit social service and health organizations to apply for grants from private sources, and provides information and letters of support whenever possible and appropriate.

The City will seek new partners for economic development activities. As the economy improves the City will look for ways to partner with the business community to expand jobs for low-income and moderate-income workers.

The City is committed to improving its compliance for all allocation and expenditure requirements in advance of compliance deadlines in order to ensure that information is entered into IDIS reporting system on a regular basis. To ensure the City's compliance, CDBG Staff will monitor sub recipients and verify that the goods or services funded have been provided and that program requirements have been met. Sub recipients are required to submit reports showing activities conducted and accomplishments. Reports are reviewed to determine if the program is being carried out in a timely manner and is meeting the goals and objectives established. The City's purpose in monitoring its sub recipients is to maximize grant performance and to provide the greatest amount of services to the residents of the City of Perris.

The City will continue to improve internal processes regarding allocation and administration of all programs by identifying structural gaps and enhancing protocols to allow for greater accuracy in reporting and monitoring. CDBG staff will utilize Memorandums of Understanding (MOU) between city departments responsible for administering CDBG funded programs, thus establishing greater communication, coordination and accountability.

- Managing the Process

This is the second year that the City of Perris will be implementing its CDBG Program as an entitlement jurisdiction. The initial five year consolidated plan established a simple framework upon which a more extensive and comprehensive structure could be developed in future years. It focused on the same types of activities and projects that comprised the City's CDBG Program under the County of Riverside. The City relied upon the various public agencies, non-profit organizations, and for-profit organizations that contributed to the provision of affordable housing. Therefore, the effectiveness of the programs and services offered to the community is due in large part to the communication among these various organizations. Non-profit organizations play a vital role in ensuring the adequate delivery of public and social services. The City is committed to promoting collaboration and partnerships among the agencies and organizations that receive CDBG funds and among all agencies and organizations that serve low-income to moderate-income individuals, families and neighborhoods in order to address the national objectives and local goals.

The City will continue to support and participate in public participation processes that encourage and assist community development. The City will continue to work with local nonprofits, residents, government agencies, and other community organizations to ensure that the needs and concerns of the community are addressed. The following are organizations and their roles as they pertain to the housing and community service delivery system in the City of Perris:

1. Economic Development Department: serves as the lead agency in coordinating preparation of the Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance Evaluation Report (CAPER). The Department administers the CDBG Program, ensures satisfactory product and service delivery by all grantees, and commits to meeting all HUD CDBG program regulations.
2. Public Works Department: responsible for maintaining the City's infrastructure including streets, traffic signals, circulation, sewers, storm drains, and waterlines. The Department also maintains public facilities and manages the CDBG funded Graffiti Removal Program.
3. Community Services Department: oversees five divisions: Leisure Services, Media Services, Recreational Services, Senior Services, and Sports Programming.
4. Development Services Department: includes the Divisions of Planning, Building, and Code Compliance. The Department performs all functions of the permitting process and the issuance of business licenses.
5. City Manager's Office: responsible for the day-to-day operations of the City, including financial commitments and program staffing.
6. Housing Authority: administers the Section 8 Rental Assistance Program, manages public housing, and provides emergency housing services.
7. Department of Public Social Services (DPSS): the DPSS administers the homeless programs for the County and maintains an effective county-wide Continuum of Care. The Continuum of Care is the regions plan to organize and deliver supportive social services, including housing options, which meet the specific needs of homeless individuals and families. Ultimately, the goal of the Continuum is to move homeless people toward stable housing and maximum self-sufficiency. DPSS also administers the Anti-Poverty programs for the County and participating jurisdictions.

8. Department of Health: administers the county-wide HIV/AIDS Program and Childhood Lead Poisoning Prevention Program. The City of Perris depends on the Department to protect the health of its residents.
9. Economic Development Agency (EDA): administers the County's CDBG Program. EDA received Neighborhood Stabilization Funds (NSP) to ease foreclosure programs in the County.
10. Non-Profit Organizations: Non-profits provide a network of resources that address a wide variety of housing and community development needs and to provide feedback to the City. The organizations also offer a valuable link between the sub-populations in need of assistance and City Hall.
11. For Profit Businesses: Private sector businesses and companies that assist in implementing the Annual Action Plan include lending institutions, developers, and contractors that will work with the City on the delivery of its affordable housing programs through the Redevelopment Agency.

***19. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.***

The City of Perris supports efforts that address its transportation barriers. Building better transportation linkages between Perris and its neighboring cities would support the potential for accessing jobs and public services for its low-moderate income residents. Plans have been made to construct apartment complexes for low-moderate income individuals near the rapid transit system. The new transportation center is multi-modal inclusive of local bus and Amtrak service. Metro Link service will begin in 2012. The transportation center is within walking distance to a variety of public and neighborhood services such as: City Hall, Senior Center, and downtown Perris.

## PROGRAM SPECIFIC REQUIREMENTS

### **CDBG 91.220(I) (1)**

1. ***Identify program income expected to be received during the program year, including:***
  - ***amount expected to be generated by and deposited to revolving loan funds;***
  - ***total amount expected to be received from each new float-funded activity included in this plan; and***
  - ***amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.***

The City does not expect any Program Income for FY 2010-2011.

2. ***Program income received in the preceding program year that has not been included in a statement or plan.***

No program income was received in the previous program year.

3. ***Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.***

The City does not have Section 108 loans.

**4. *Surplus funds from any urban renewal settlement for community development and housing activities.***

The city does not have any urban renewal settlement areas.

**5. *Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.***

Not applicable

**6. *Income from float-funded activities.***

Not applicable

**7. *Urgent need activities, only if the jurisdiction certifies.***

Not applicable

**8. *Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.***

The City of Perris has budgeted to use 100% of the \$698,423 CDBG funds on projects/programs that benefit low and moderate income individuals. Additionally, the unexpended CDBG funds from FY 2009-2010 totaling \$206,862 will also be used to benefit low to moderate income individuals.

**HOME 91.220(I) (1)**

**1. *Describe other forms of investment. (See Section 92.205)***

***If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.***

The City does not receive HOME funds.

**2. *If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).***

The City does not receive HOME funds.

**3. *Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).***

The City does not receive HOME funds.

**4. *HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of a HOME funds for tenant based rental assistance program.***

The City does not receive HOME funds.

***If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.***

***5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.***

The City does not receive HOME funds.

***6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.***

The City does not receive HOME funds.

***7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.***

The City does not receive HOME funds.

***8. If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).***

The City does not receive HOME funds

### **HOPWA 91.220(I)(3)**

***1. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.***

The City does not receive HOPWA funds.

## **OTHER NARRATIVES AND ATTACHMENTS**

***Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.***

None

**APPENDICES**

- A. Map
- B. SF 242, Certification
- C. Proof of Publications
- D. HUD Required Tables

# MAP

# **SF 242 & CERTIFICATION**

# **PROOF OF PUBLICATIONS**

# HUD REQUIRED TABLES