



CITY OF PERRIS

FY2024 – FY2028 CONSOLIDATED PLAN

(July 1, 2024 – June 30, 2029)

AND

FY2024 - FY2025 ANNUAL ACTION PLAN

(July 1, 2024 – June 30, 2025)

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

City of Perris
Economic Development and Housing Department
101 N D Street
Perris, CA 92570

Adopted by City Council on June 11, 2024

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Perris's FY 2024 – FY 2028 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. Ensure **decent housing**;
2. Create and maintain **a suitable living environment**; and
3. 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

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan outlines the priority needs and local objectives identified through data analysis and public consultation efforts. These objectives will be addressed annually using funds received for the FY 2024-2025 program year under the Community Development Block Grant (CDBG) and General Funds. The primary purpose of CDBG funds is to benefit persons who earn up to 80% of the area median income (AMI) or reside in an eligible area. Eligible low to moderate-income areas were determined by the 2020 Census and updated per the FY 2021 ACS 5-year Low-and-Moderate Income Summary Data. Eligible activities include, but are not limited to, public service activities, infrastructure improvements, park improvements, code enforcement, and housing improvement programs. Activities carried out in conjunction with the Plan shall meet one of the following objectives:

- Expand and Improve Services for Homeless and Low Income Households
- Expand and Improve Quality of Youth Services
- Housing Opportunities for Low/Moderate income households
- Increase Diversity and Vitality of Neighborhoods
- Expand and Improve Quality of Public Improvements

3. Evaluation of past performance

The City continues to carry out its programs as identified in its approved Consolidated Plan (2019- 2024). 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. Annually, public meetings are held, along with other outreach activities, to assist the city in choosing goals or projects that would best meet community needs. Below is a summary of activities reported in the City’s 2022-2023 Consolidated Annual Performance Report (CAPER):

Activity	Goal	Assisted	Percentage
Fair Housing Council of Riverside County	1,500	1,107	74%
Boys & Girls Club of Menifee Valley	55	34	62%

Family Service Association	110	129	117%
Life Lifters International	10	36	360%
Voices for Children	6	6	100%
Love 4 Life Association	50	45	90%
Housing Rehabilitation and Capital Improvement Projects			
Habitat for Humanity	Completed nine (9) properties through the senior home repair program for qualified homeowners 62 years of age and older. And one (1) property under the minor home repair program. Improvements included termite repairs, exterior home painting, replacement of HVAC system, and installation of new smoke/carbon monoxide detectors. Agency was affected with SHPO review approval delays from the State.		
GEAR II Bike Lane Expansion Project	The GEAR II Bike Lane Expansion Project was completed in September 2022 and provided 9,515 low-moderate income residents with access to bike lanes within their neighborhoods in the downtown area		
CDBG-CV			
Rental/Mortgage Assistance	Provided rental & mortgage assistance for up to six (6) months to 9 low-to-moderate income households.		
Utility Assistance	Provided gas, water, electrical utility assistance for up to three (3) months to 7 low-to-moderate income households.		
Homeless Services	Provided hotel vouchers for up to ninety (90) days for sixty (60) homeless individuals.		

4. Summary of citizen participation process and consultation process

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

Citizens and stakeholders were invited to provide input into development of the Plans, through one or more of the following mechanisms: community meetings/stakeholder focus groups, community needs

survey, public comment period and public hearing process. Community-Based Service Providers provided input through a Request for Proposals (RFP) process with high priority funding requests.

On September 20, 2023, a Community Needs Survey was made available to Perris residents to solicit community input. In addition to advertising and linking the survey on the City of Perris website, the city used its Facebook, X, and Instagram social media accounts to promote the survey. A total of 457 survey responses were received. As part of the consolidated planning process, the City of Perris consulted with a wide variety of organizations to gain understanding of housing and community development needs. The survey results indicated high needs in the areas noted below:

Type of Community Need	High Need Ranking by Number of Surveys
Street Lighting, Road Improvements	287
Neighborhood/City Clean Ups	274
Healthcare Facilities (Hospitals, Medical Offices, etc.)	271
Education (GED, Trader Certifications, College Bound Prep, Life Skills)	263
Mental Health Services	261
Sidewalk, Bicycle Lanes, ADA Improvements (Ramps, Rails, etc.)	260
Parks & Recreation Centers	259
Youth Employments and Life Skills Services	257
Water System, Water Quality, Sewer System Improvements	255
Crime Prevention & Awareness Education	255

Additionally, 14 stakeholder organizations working on a wide variety of topics were consulted to better understand the housing and community development needs in the city from a practitioners' perspective.

5. Summary of public comments

Comments received at public meetings and workshops included advocacy for more youth enrichment programs, concern about lack of information around available resources, and a call to address the housing affordability crisis and homelessness. Commenters suggested that more support is needed for youth recreation activities and that the city should do more to promote existing resources for all programs benefiting residents through its social media and other outlets. With respect to housing affordability, comments included that there are few affordable units available in the city and accessing them is difficult. A streamlined rental database was suggested as a way to address these hurdles. With respect to homelessness, residents noted that

there is no shelter in the city limits and that wait lists are long at regional shelters. More services are also needed for those experiencing homelessness.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were rejected.

7. Summary

The city collected a range of perspectives through its varied approach to community outreach that included public meetings, an online survey, one-on-one interviews with stakeholders, and publication of the draft plan. The combined feedback was used to develop the priority needs and goals outlined in the Strategic Plan section of this Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PERRIS	
CDBG Administrator	PERRIS	Public Services Department Perris Housing Authority
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

As part of the consolidated planning process, the City of Perris must consult with a wide variety of organizations to gain understanding of housing and community development needs. Through the Community Needs Workshop, Community Stakeholder Workshop, City Council Hearing, Public Hearings and 14 stakeholder consultations, a wide variety of organizations were consulted with to better understand the housing and community development needs in the city. Invitations for consultations were sent to identified key stakeholders. Additional input on the development of the plan was gathered from a city-wide survey that generated 457 responses. Comments on the draft Consolidated Plan were obtained at a public hearing and through the 30-day public comment period. The final Consolidated Plan reflects comments obtained through these efforts, along with analyses of local, state, and national data and local plans and reports.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

In order to perform outreach to various agencies and organizations, the City compiled an outreach list consisting of various agencies, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies;
- Economic development and employment organizations; and
- Community and neighborhood groups.

The complete outreach list is included in Table 2. The agencies on the list were mailed a notice of the City’s Consolidated Plan process and invitations to the Stakeholder Workshop and Community Needs Workshop.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The outreach list includes homeless service agencies in the Riverside County Continuum of Care. The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless were invited to attend the Stakeholder Workshop and Community Needs Workshop. They were also invited to participate in a focused stakeholder interview to give feedback on community needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Not applicable. The City's HUD allocation for entitlement grants currently does not include ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
2	Housing Authority County of Riverside	Housing PHA Services - Housing	Housing Needs Assessment Public Housing Needs	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
3	Fair Housing Council of Riverside County	Housing Services - Housing Service - Fair Housing	Housing Needs Assessment	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
4	Path of Life Ministries			Agency was sent an invitation to

				complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
5	Riverside County Sheriff's Department Homeless Outreach Team	Services-Homeless	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
6	City Net	Services-Homeless	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.

			Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	
7	Riverside County Continuum of Care (CoC)	Services-Homeless	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
8	Riverside Transit Agency	Other government - Local	Other (Transportation)	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and

				invited to participate in a stakeholder interview.
9	Habitat for Humanity Inland Valley	Housing Services - Housing	Housing Needs Assessment	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
10	National CORE	Housing Services - Housing	Housing Needs Assessment	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
11	Inland Valley Association of Realtors	Housing	Housing Market Analysis	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
12	Apartment Association of Riverside County	Housing	Housing Market Analysis	Agency was sent an invitation to complete the Community Needs

				Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
13	Riverside County Health Department	Other government – Local Services - Health	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
14	The Arc of Riverside County	Services-Persons with Disabilities	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
15	Community Action Partnership of Riverside County	Services-Children Other	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.

16	Alternatives to Domestic Violence	Services-Children Services-Victims of Domestic Violence Child Welfare Agency	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
17	Telecare Corporation Mental Health Urgent Care - Perris	Health Agency Child Welfare Agency	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
18	FSA Family Service Association	Services-Elderly Persons	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
19	Foothill AIDS Project	Services-Persons with HIV/AIDS	Non-Homeless Special Needs Non-housing Community	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop

			Development Strategy	and Stakeholder Workshop, and invited to participate in a stakeholder interview.
20	Inland AIDS Project	Services-Persons with HIV/AIDS	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
21	Catholic Charities – Moreno Valley Regional Office	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
22	Riverside County Office on Aging	Services-Elderly Persons Services-Persons with Disabilities	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.

23	Riverside County Veterans Services	Services-Homeless Services-Health	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
24	Torres Martinez Tribal TANF	Services-Children Services-Elderly Persons Services-Persons with Disabilities Child Welfare Agency	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
25	Oak Grove Center	Services-Children	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
26	Perris Valley Filipino American Association	Civic Leaders	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder

				Workshop, and invited to participate in a stakeholder interview.
27	Youth and Family Wellness Center of Perris	Services-Children Services-Health Child Welfare Agency	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
28	Perris Valley Chamber of Commerce	Civic Leaders	Housing Market Analysis Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
29	Riverside County Black Chamber of Commerce	Civic Leaders	Housing Market Analysis Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
30	City of Perris Economic Development & Housing	Other Government - Local	Housing Market Analysis	Agency was sent an invitation to complete the

			Non-housing Community Development Strategy	Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
31	Perris Hispanic Chamber of Commerce	Civic Leaders	Housing Market Analysis Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
32	City of Perris Community Services	Other Government - Local	Non-homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
33	City of Perris Parks & Recreation	Other Government - Local	Non-homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a

				stakeholder interview.
34	City of Perris IT Department	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
35	City of Perris Development Services	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
36	City of Perris Code Enforcement	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
37	City of Perris Engineering Department	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate

				in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
38	City of Perris Public Works Department	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
39	Women Achieving Success	Other	Non-homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Perris attempted to engage as many stakeholders as possible for input into the plan through stakeholder consultations or community meetings/public input meetings.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Perris 3-Year Strategic Plan	City of Perris	The City works to coordinate planning to best leverage

		resources. Both the Consolidated Plan strategies and the City's three year strategic plan include goals for infrastructure and facility upgrades.
City of Perris Housing Element	City of Perris	The City's Housing Element addresses similar topics to those included in this plan, including homelessness, housing affordability, access to fair housing, and homeownership opportunities. Many of these actions are overlapping or complementary to the actions contemplated in this plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Narrative (optional):

The City also consulted with the County Department of Public Health for the extent of lead-based paint hazards in the City. Also, integral to developing the Consolidated Plan is coordination with the Western Riverside Council of Governments, the Riverside County Continuum of Care, the Riverside County Housing Authority and the State Department of Housing and Community Development regarding other funding sources for planning purposes.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City utilized a variety of citizen participation tools throughout the process to allow input on the planning process. This included a survey, stakeholder interviews, community meetings, and public input sessions. The comments received from these various forums were integrated into the development of the Plan in selecting priority needs and establishing goals.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Non targeted/broad community	The City of Perris 2024-2025 CDBG Community Needs Survey asked respondents various questions about the housing and community and economic development needs throughout the city. A total of 457 responses were received.	Outcomes of the survey results are presented throughout this document.	All comments were accepted	
2	Public Meetings	Non targeted/broad community	A Community Needs Workshop was held on November 30, 2023, and December 14, 2023. A Stakeholder Workshop was held		All comments were accepted	

			on November 30, 2023, and December 14, 2023. These focus groups covered affordable housing, facilities and infrastructure, community services, and general resident perspectives.			
3	Public Comment Period	Non targeted/broad community	A public comment period on the draft Consolidated Plan was held from May 10, 2024, through June 11, 2024.		All comments were accepted	
4	Interviews	Targeted stakeholders were interviewed to collect expertise on housing and community development topics.	14 stakeholder organizations were interviewed to collect expertise on housing and community development topics.	Input from stakeholder interviews are presented throughout this document.	All comments were accepted	

Table 4 – Citizen Participation Outreach

Survey Results:

Results from the City of Perris 2024-2025 CDBG Community Needs Survey highlighted the priority need of more affordable housing. Out of the 457 survey responses received, 249 respondents were Perris residents, 80 were homeowners, 64 were renters, and 16 were not Perris residents. The majority of participants (139) live in downtown Perris. Comments from the survey included noting the high need for affordable housing, shelters and supportive services for the homeless. Infrastructure needs included installing more sidewalks in areas lacking sidewalks, general road improvements, and the City library's renovation. Renovating the library was also a priority discussed by many stakeholders in targeted interviews.

The survey also highlighted the desire for more programs, including after-school extracurricular programs, rehabilitation and re-entry programs for those exiting incarceration, student transportation programs, youth and family programs, and mental health programs. The desire for the creation of more businesses (ie. Restaurants, grocery stores, shopping centers) and therefore, jobs in a wider variety of industries were also noted.

The chart below illustrates the ranking of high priority community needs from the survey:

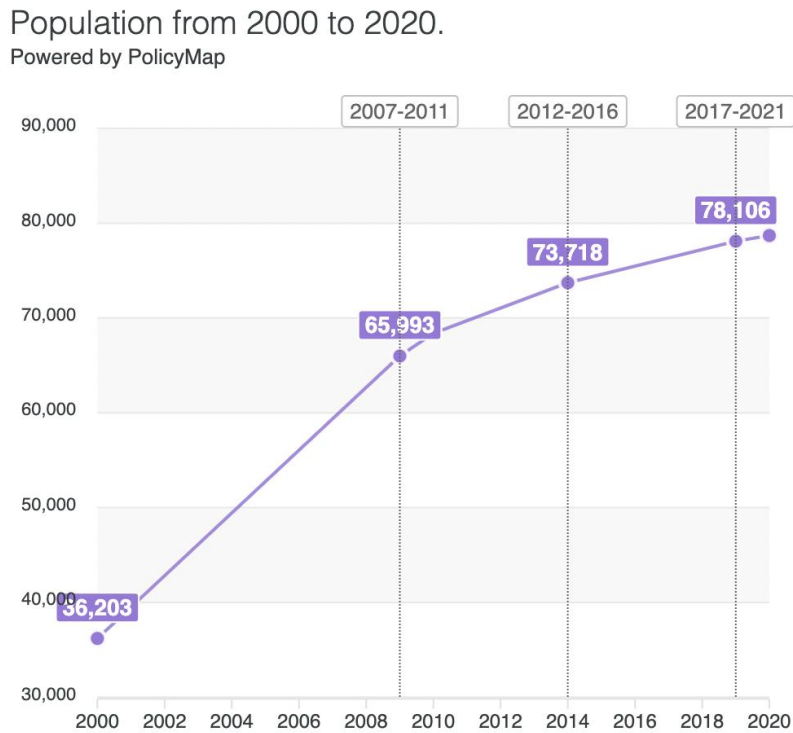
Type of Community Need	High Need Ranking (# of Surveys)
Street Lighting, Road Improvements	287
Neighborhood/City Clean Ups	274
Healthcare Facilities (Hospitals, Medical Offices, etc.)	271
Education (GED, Trader Certifications, College Bound Prep, Life Skills)	263
Mental Health Services	261
Sidewalk, Bicycle Lanes, ADA Improvements (Ramps, Rails, etc.)	260
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Youth Employments and Life Skills Services	257
Water System, Water Quality, Sewer System Improvements	255
Crime Prevention & Awareness Education	255

Needs Assessment

NA-05 Overview

Needs Assessment Overview

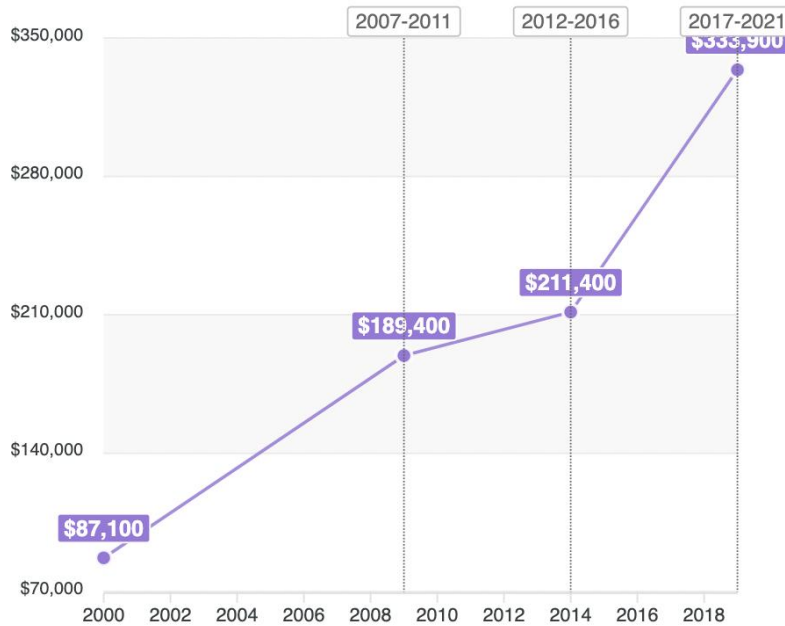
Perris is a rapidly growing city, with large increases in population and shortages in affordable housing over the past decade. 2017-2021 ACS population estimates revealed an 6% growth from the 2012-2016 estimate:



Similar ACS estimates for median home value reveal a 57% increase in median home value from the 2012-2016 estimate to the 2017-2021 estimate:

Median Home Value from 2000 to 2017-2021.

Powered by PolicyMap



The Needs Assessment provides an overview of the impacts of this growth on housing availability, affordability, and quality. It includes the following sections:

- **Housing Needs Assessment:** data on population, income level, number and type of households, and housing problems. For the purpose of this section, housing problems are defined as:
 - Lack of complete kitchen facilities.
 - Lack of complete plumbing facilities.
 - Cost burden: the allocation of more than 30% of gross household income toward housing costs. For renters, housing costs include rent paid by the tenant plus utilities; for owners, housing costs include mortgage payment, taxes, insurance, and utilities. This section includes data on severe cost burden, as well, which is paying more than 50% of gross household income on housing costs.
 - Overcrowding: more than one person per room, not including bathrooms, porches, foyers, halls, or half-room.

HUD default data for this section are from the 2000 Census (Base Year); 2013-2017 American Community Survey (ACS); and the 2013-2017 CHAS (Comprehensive Housing Affordability Strategy). Where available, data is updated or supplemented with 2017-2020 ACS data and 2016-2019 CHAS data. All data encompasses The City of Perris, with references to the broader area of Riverside County where applicable.

- **Disproportionately Greater Need:** when the members of a racial or ethnic group at a given income level experiences housing problems (as defined above) at a greater rate (10% or more) than the income level for the County as a whole. HUD default data for this section is from the 2013-2017 CHAS (Comprehensive Housing Affordability Strategy). Where available, data is updated or supplemented with 2017-2020 ACS data and 2016-2019 CHAS data.

- **Public Housing:** information on the number and type of public housing units and the characteristics of residents is presented. For the purpose of this section, “public housing” includes traditional public housing units subsidized by annual contribution contracts (ACC) and former public housing units that have been converted to “affordable housing” under the Rental Assistance Demonstration (RAD) program. Data on voucher programs is provided, as well.

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Needs Assessment Overview (continued)

- **Homeless Needs Assessment:** the nature and extent of homelessness in Perris using data from the Homeless Management Information System (HMIS) and the 2023 Point-In-Time Count (PITC).
- **Non-Homeless Special Needs Assessment:** housing needs for persons who are not homeless but require supportive services are presented. These populations include the elderly, frail elderly, persons with disabilities, and persons with alcohol or other drug addictions. HUD default data is not provided; data used to assess these needs is appropriately cited. HOPWA data is based on CDC HIV Surveillance Data and the HOPWA CAPER and HOPWA Beneficiary Verification Worksheet.
- **Non-Housing Community Development Needs:** non-housing community development needs (i.e., public facilities, public improvements, and public services) is based on input from consultations/community input and local plans and reports as HUD default data is not provided.

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Maps Used in the Needs Assessment

To provide the most current representation of needs in Perris, where available, GIS Maps are used to support the data tables. All maps are based on 2017-2021 ACS data.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The population of the City of Perris had grown to 77,710 by 2017 – a 7% increase from 2009. According to table III.1, the population of residents aged 45-54 had the highest rate of growth out of all the age ranges between 2017-2022, with a 2.7% increase. The total populations of those in age groups 55-64 and 65-74 both had increases (2.1% and 1.9% respectively) and the total populations of age groups 5-14 and 85 and older both saw slight increases (0.7% and 0.4% respectively). The remaining age groups all saw a decline in both total number and total percentage of the population. The population of 5 years and younger saw the most dramatic decrease in total population with a 4.4% decline. As the younger population continues to age, there will be a need for more affordable housing options for families in the city. As the older population age groups continue to grow, there will be a need for additional affordable housing options for seniors.

Between 2017-2022, the City of Perris’ racial compositions had the biggest shift in residents who identified as Black or African American and those who identified as two or more races. As shown in Table II.2, Black residents rose from 5.8% of the city’s population in 2017 to 15.1% of the city’s population – a 9.3% increase. Those who identified as two or more races saw a 14% increase between 2017 and 2022. Comparatively, the population of White residents saw a decrease of 1.3% of the total population by 2022. The Hispanic population saw a decrease of 11.7%, but still accounted for 72.6% of the city’s total population by 2022.

The total number of households saw a 7% increase between 2009 and 2017 – there were 17,470 households by 2017. Households with incomes at or below 80% AMI comprise of around 49% of the total household number – there were 2,120 households between 0-30% AMI (12%), 2,490 households between >30-50% AMI (14%), and 3,885 households between >50-80% AMI (22%). The median income in Perris increased by 36% between 2009 and 2017 – the median income in 2017 was \$49,325 and rose to \$66,926 by 2017. Census data estimates that 12.09% of the city’s population between 2017-2021 was living below the poverty level – this is reflected by the data showing that housing cost burden is the biggest housing problem. This data may suggest that there are not enough affordable housing options to allow LMI individuals to live in Perris.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	72,545	77,710	7%
Households	16,295	17,470	7%
Median Income	\$49,325.00	\$66,926.00	36%

Table 5 - Housing Needs Assessment Demographics

Data Source:	2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)
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**Table II.1
Population Change By Age
Perris, CA
2017-2022 ACS Data**

Age	2017 ACS 1-year estimates		2022 ACS 5-Year Estimates		Change in Percentage 2017-2022
	Population	% of Total	Population	% of Total	
Under 5	8,180	10.5%	4,928	6.1%	-4.4%
5-14	13,987	17.9%	14,912	18.6%	0.7%
15-24	13,943	17.9%	13,596	16.9%	-1.0%
25-34	13,245	17.0%	12,638	15.7%	-1.3%
35-44	10,083	13.0%	9,706	12.1%	-0.9%
45-54	8,769	11.2%	11,150	13.9%	2.7%
55-64	4,882	6.3%	6,735	8.4%	2.1%
65-74	3,066	3.9%	4,637	5.8%	1.9%
75-84	1,511	1.9%	1,369	1.7%	-0.2%
85 or older	229	0.3%	587	0.7%	0.4%
TOTAL	77,895	100%	80,250	100%	

**Table II.2
Population by Race and Ethnicity
Perris, CA**

Race	2017 ACS 1-year estimates		2022 ACS 1-year estimates		Change in Percentage 2017-2022
	Population	% of Total	Population	% of Total	
White	24,549	31.5%	24,249	30.2%	-1.3%
Black or African American	4,490	5.8%	12,124	15.1%	9.3%
American Indian and Alaska Native	NA	NA	1,956	2.4%	NA
Asian	2,098	2.7%	1,607	2.0%	-0.7%
Native Hawaiian and Other Pacific Islander	NA	NA	NA	NA	NA
Other	48,179	61.9%	53,114	66.2%	4.3%
Two or More Races	2,025	2.6%	13,306	16.6%	14.0%
Total	77,895	100.0%	80,258	100.0%	
Non-Hispanic	12,213	15.7%	22,010	27.4%	11.70%
Hispanic	65,682	84.3%	58,248	72.6%	-11.7%

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,120	2,490	3,885	2,590	6,385
Small Family Households	920	1,445	1,885	1,545	3,085
Large Family Households	390	705	1,300	565	2,445
Household contains at least one person 62-74 years of age	475	335	750	415	1,380
Household contains at least one person age 75 or older	175	180	305	170	415
Households with one or more children 6 years old or younger	545	1,085	1,524	750	2,020

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

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

	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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	100	20	0	260	20	0	20	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	135	210	55	60	460	10	85	155	70	320
Overcrowded - With 1.01-1.5 people per room	155	190	195	200	740	40	120	355	150	665

(and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)	495	505	240	0	1,240	490	540	320	30	1,380
Housing cost burden greater than 30% of income (and none of the above problems)	30	135	600	450	1,215	25	160	675	365	1,225
Zero/negative Income (and none of the above problems)	150	0	0	0	150	140	0	0	0	140

Table 7 – Housing Problems Table

Data Source: 2013-2017 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	925	1,005	510	260	2,700	560	745	855	245	2,405
Having none of four housing problems	385	195	830	725	2,135	250	540	1,690	1,355	3,835
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2013-2017 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
NUMBER OF HOUSEHOLDS								
Small Related	425	645	455	1,525	255	365	805	1,425
Large Related	275	250	230	755	120	215	170	505
Elderly	90	60	55	205	190	100	129	419
Other	165	85	205	455	20	85	25	130
Total need by income	955	1,040	945	2,940	585	765	1,129	2,479

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 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
NUMBER OF HOUSEHOLDS								
Small Related	0	0	370	370	240	290	0	530
Large Related	0	0	135	135	120	130	35	285
Elderly	80	50	0	130	180	70	45	295
Other	0	150	85	235	20	0	0	20
Total need by income	80	200	590	870	560	490	80	1,130

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 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
NUMBER OF HOUSEHOLDS										
Single family households	300	430	245	230	1,205	70	105	335	125	635
Multiple, unrelated family households	15	70	10	30	125	0	95	180	95	370

Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	315	500	255	260	1,330	70	200	515	220	1,005

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

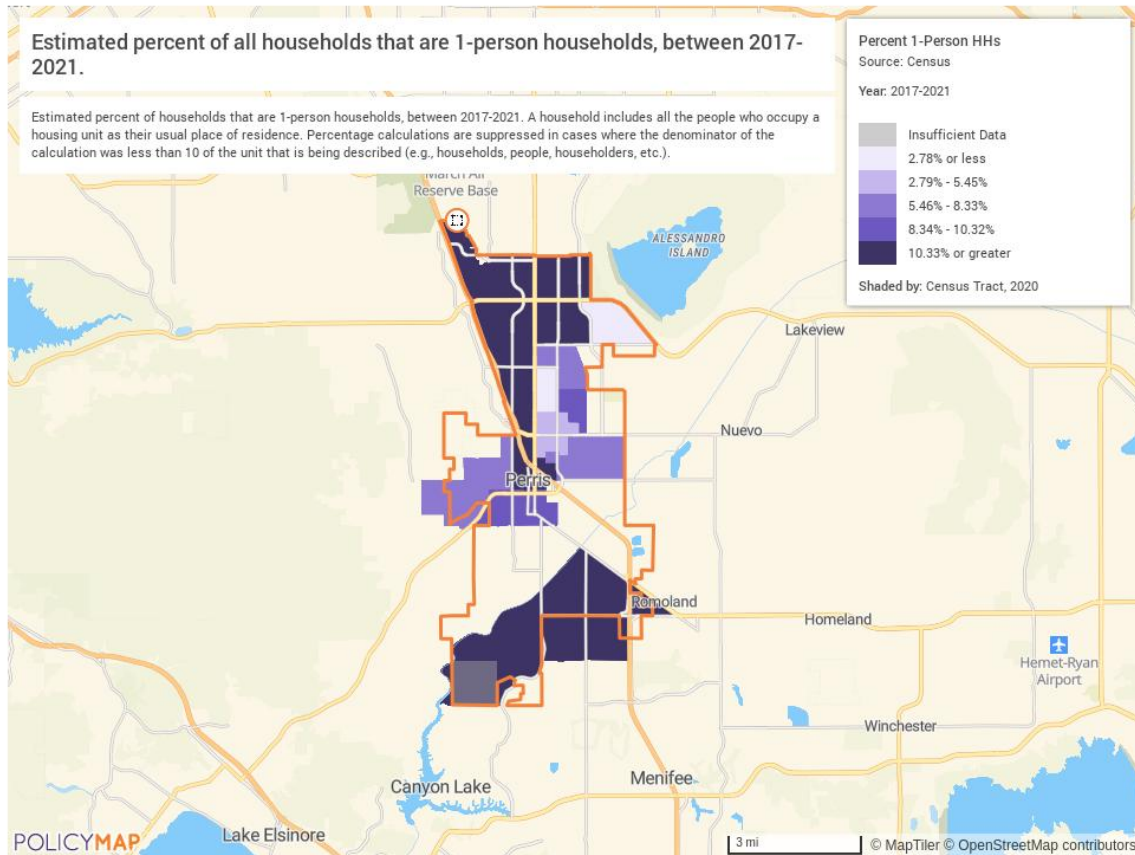
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	NA*	NA*	NA*	NA*	NA*	NA*	NA*	NA*

Table 12 – Crowding Information – 2/2

**NA= Not available. This data set was not provided through HUD's e-Complanning Suite and an alternative data source was not found.*

Describe the number and type of single person households in need of housing assistance.

It is estimated that there were 1,423 single person households between 2017 to 2021 – this was 7.83% of total households in the city of Perris. Map II.1 shows that higher populations of single-person households are in both the northern and southern areas of Perris.



Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities

2022 ACS data shows that 32.5% of the city’s population aged 65-74 years and 35% of those aged 75 years or older are living with a disability. Ambulatory disabilities are the highest disability types for both age ranges. Independent living difficulties (because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping) are also noted as a high disability types – especially for those aged 75 or older. There is a need for more housing assistance for those living with disabilities, especially the elderly population. The State’s Department of Developmental Services reported that approximately 910 Perris residents with developmental disabilities sought services at the Inland Regional Center in San Bernardino in the first nine months of 2018. Most of these individuals

resided in a private home with their parent or guardian (817 persons) and 474 of the individuals with disabilities were under the age of 18.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

There are currently 2 domestic violence and abuse shelters located in Riverside County, however, there are no shelters located in the city of Perris.

What are the most common housing problems?

Housing cost burden is the most common housing problem in the city of Perris. A housing unit is considered cost-burdened when between 30 and 50 percent of its income goes toward housing costs, and severely cost-burdened when housing costs consume more than 50 percent of a household's income as shown in Tables 8 and 9 above. Table 7 shows that 1,225 households are cost-burdened, and 1,380 households are severely cost burdened. Crowding is also an issue in the city of Perris, especially for single family renter households with an income between 0-50% AMI. Table 11 shows that out of the 1,330 total renter households experiencing overcrowding, 730 (55%) of them are single family households with incomes between 0-50% AMI.

Are any populations/household types more affected than others by these problems?

Renter and owner households between 0-50% AMI are most affected by cost-burdening. Table 9 shows that out of the 5,419 combined owner and renter households that were cost-burdened, 3,345 were in income categories between 0-50% AMI (62%). Table 10 shows that out of the 2,000 combined owner and renter households that were severely cost-burdened, 1,330 were in income categories between 0-50% AMI (67%). Small family households were more likely to be cost-burdened than other household types. Small family renter households are disproportionately impacted by overcrowding. Table 11 illustrates that out of the total 1,330 renter households experiencing overcrowding, 1,205 (91%) are small family households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income, cost-burdened residents are most at risk of becoming unsheltered. According to Table 8, between 2013-2017 there were 1,485 households at or below 30% AMI and 1,860 households between 31-50% AM with one or more housing problems. As residents must move further away from the city, they are removed from the convenience and location of health services, schools, employment, and other amenities. Household incomes in Perris tend to be lower than Riverside County as a whole. According to 2018-2022 Census data, the estimated median income in Perris was \$78,352 compared to \$84,505 in the County.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Households at risk of becoming homeless include extremely low income households with a severe cost burden (spending 50 percent or more of their income on housing). According to CHAS data, 795 extremely low income renter-households and 550 extremely low income owner-households in Perris had a severe cost burden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment, health issues, or other unexpected expenses. Unemployment and underemployment have been among the primary reasons for families losing their homes. Cost burden is by far the most common housing problem and threatens housing stability.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater housing need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% points or more) than the income level as a whole. The following tables analyze housing problems experienced by different racial and ethnic groups across income ranges.

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	1,455	220	175
White	85	10	80
Black / African American	270	15	0
Asian	60	50	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	975	145	70

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 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

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	1,860	360	0
White	285	40	0
Black / African American	220	50	0
Asian	34	35	0

American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,310	240	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 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%

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	3,130	715	0
White	330	115	0
Black / African American	385	25	0
Asian	75	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,305	505	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 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%

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	925	890	0
White	180	90	0
Black / African American	115	60	0
Asian	40	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Hispanic	580	725	0
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Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 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%

Discussion

Approximately 78.6% of households with 0-30% AMI experience one or more housing problems. 70% of households in this income category that experience one or more housing problems are Hispanic. It is important to note that 95% of all Black / African American households in this income group disproportionately experience a housing problem (s). 49% of all White households and 46% of Asian households in this income group experience a housing problem(s). Hispanic households are disproportionately impacted by housing problems in all income categories.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section reviews data analyzed to assess those populations experiencing severe housing problems and resulting disproportionate greater need as compared to the city generally.

0%-30% of Area Median Income

Severe 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	1,335	335	175
White	85	10	80
Black / African American	255	30	0
Asian	60	50	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	875	250	70

Table 1 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 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

Severe 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	1,595	625	0
White	230	95	0
Black / African American	195	70	0
Asian	34	35	0
American Indian, Alaska Native	0	0	0

Pacific Islander	0	0	0
Hispanic	1,125	420	0

Table 2 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 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%

50%-80% of Area Median Income

Severe 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	1,660	2,185	0
White	145	300	0
Black / African American	125	285	0
Asian	50	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,315	1,495	0

Table 3 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 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%

80%-100% of Area Median Income

Severe 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	280	1,535	0
White	15	260	0
Black / African American	40	130	0
Asian	0	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	215	1,090	0

Table 4 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 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%

Discussion

Approximately 72% of households with incomes 0-30% AMI experience a severe housing problem. Of White households in this income group, the percent experiencing a housing problem is lower than (49%) the city as a whole, while the rate of Black/African American is disproportionately higher (89%).

Hispanic and Latino households represent a majority of all households in the 0-30% AMI population (1,195 of 1,895 households in Perris identify as Hispanic or Latino); thus, the rate of severe housing problem occurrence for Hispanic and Latino households is similar to the jurisdiction as a whole (73%). The rate of Asian households earning less than 30% AMI with a housing problem is lower than the city average (46% for Asian households). These proportions are similar to those reported in the City's 2019-2024 Consolidated Plan.

In looking at households with incomes 30-50% AMI, the rate of households in Perris experiencing a housing problem remains identical (72% of all households earning between 30-50% AMI). No racial or ethnic group experienced in this income group experienced housing problems at a rate that is over ten percentage points higher than the jurisdiction total.

The rate of households with a severe housing problem typically decreases as incomes increase. 43% of households earning 50-80% AMI experienced one or more severe housing problems, while only 16% of households earning 80-100% AMI experienced one or more housing problems.

However, racial disparities remain for moderate-income households. 5% of White households earning 80-100% AMI experienced one or more housing problems, whereas 24% of Black/African-American households and 16% of Hispanic and Latino households did. While only Black/African-American households meet the definition of disproportionate need, the disparity between White households and Hispanic and Latino households is worth noting for households in the 80-100% AMI group.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section reviews data analyzed to assess those populations experiencing housing cost burdens and resulting disproportionate greater need as compared to the city generally.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,925	3,760	3,725	170
White	1,295	625	445	80
Black / African American	755	525	585	0
Asian	410	85	150	20
American Indian, Alaska Native	4	4	0	0
Pacific Islander	0	0	0	0
Hispanic	6,340	2,505	2,455	70

Table 5 – Greater Need: Housing Cost Burdens AMI

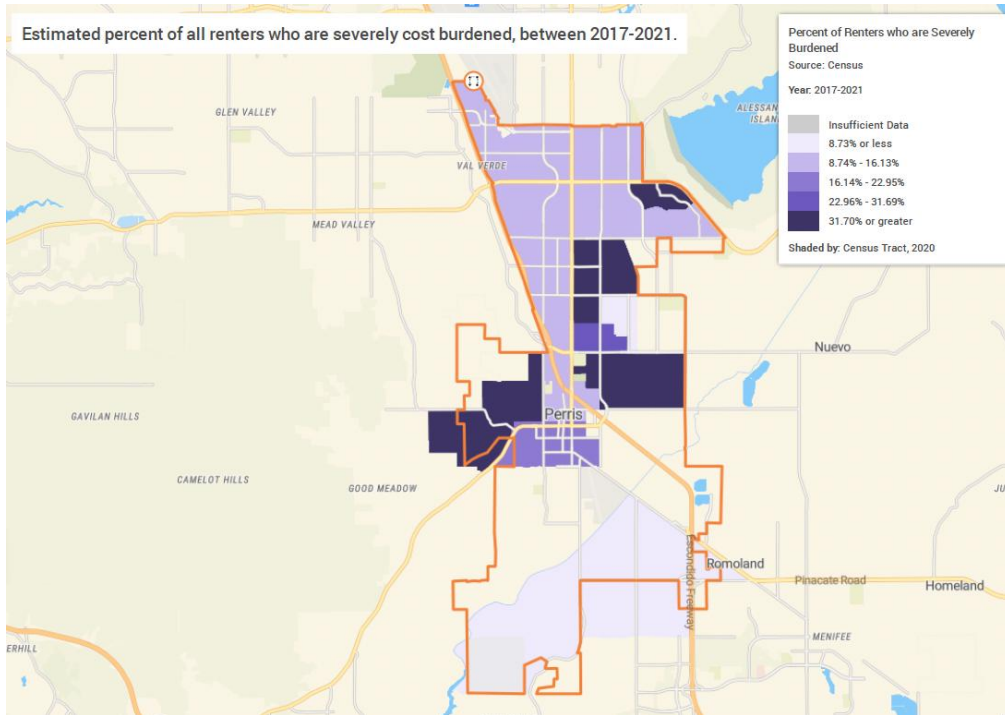
Data Source: 2013-2017 CHAS

Discussion:

In the city as a whole, 45% of households experience cost burden or severe cost burden. Examining racial groups, the White population has a rate of 43% facing cost burden, with 18% experiencing severe cost burden. Black/African American residents face higher rates of cost burden, with a rate of 59%, and 31% experiencing severe cost burden. This rate is disproportionately higher than the population average. Asian households exhibit rates of cost burden below the city average (35%).

Hispanic and Latino households face cost burden at a 43% rate, though a higher proportion (22%) of households face severe cost burden than all other racial and ethnic groups but for Black/African American households.

The map below depicts the overlap between census tracts in which 20% or more households face severe cost burden (dark blue) and census tracts in which the Hispanic and Latino population exceeds 70% (via diagonal shading):



NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Per the data and discussion above, Black/African American households earning less than 30% AMI experience housing problems at a rate that is disproportionately greater than the income group as a whole.

With respect to cost burden, Black and African American residents were also found to face cost burden at a disproportionately higher rate than other races and ethnicities. Hispanic and Latino households make up a majority of all households earning less than 30% AMI in Perris, and over 6,000 Hispanic and Latino households in this income group experience cost burden.

If they have needs not identified above, what are those needs?

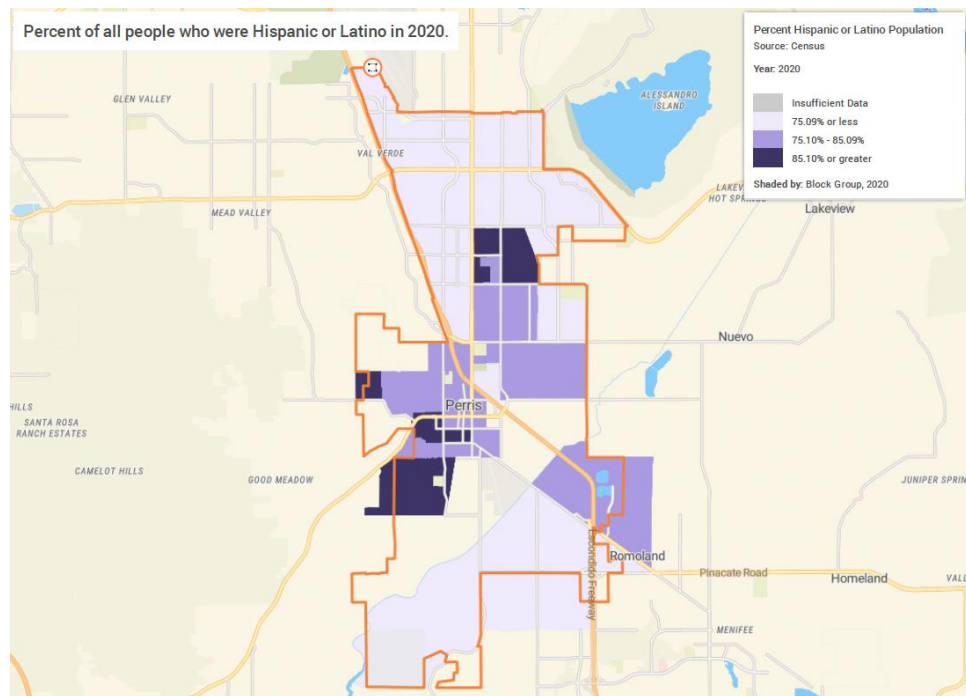
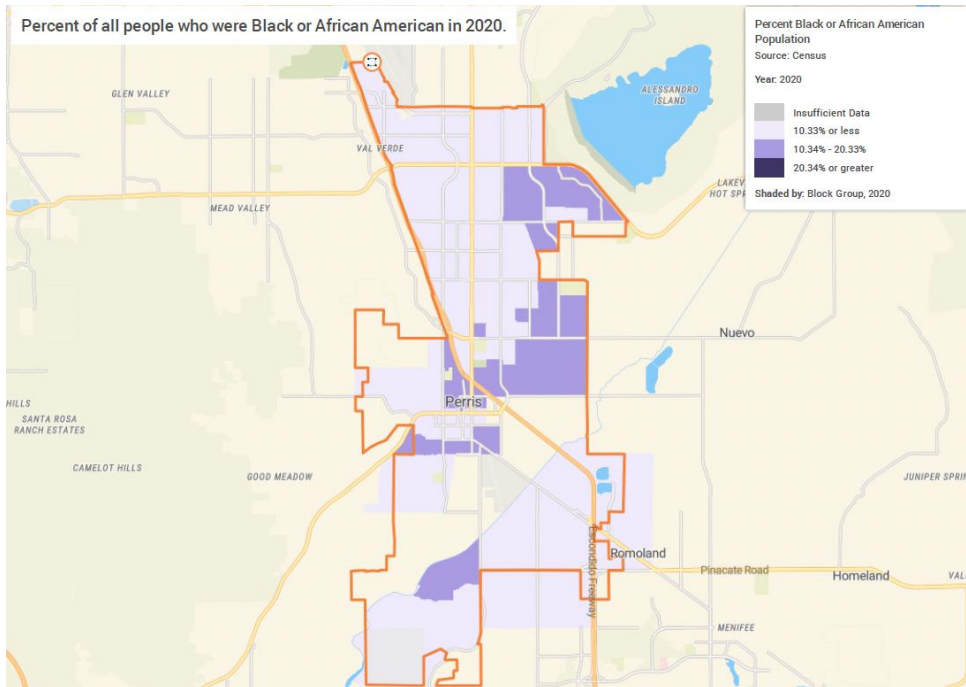
Cost-burdened residents typically are in need of the following types of subsidy, services, and development:

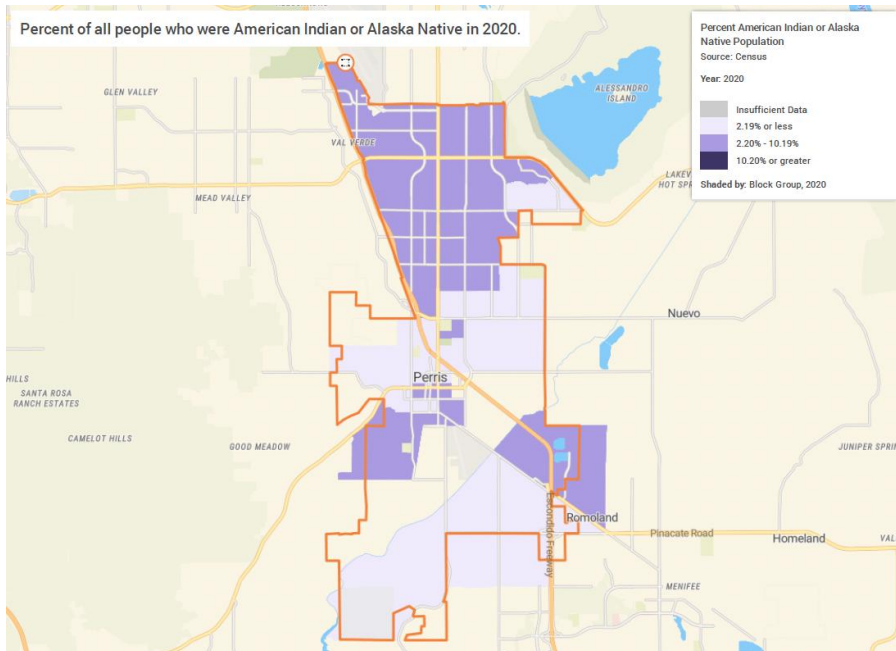
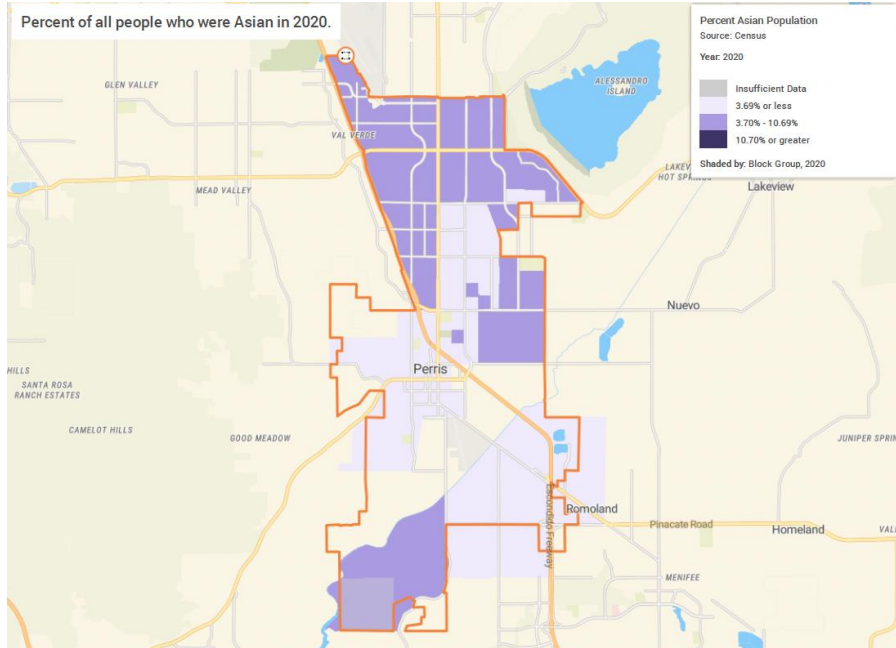
- A need for additional rental subsidies
- Housing opportunities for vulnerable populations
- New construction (a shortage of rental units)
- Rental unit rehabilitation
- Additional emergency shelter for those experiencing homelessness

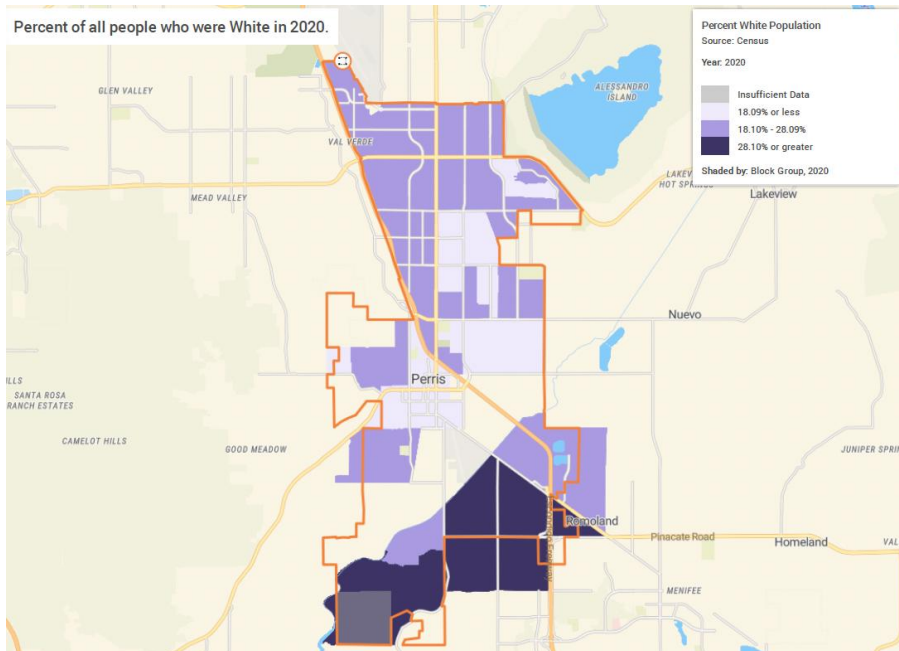
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The maps below depict census tracts in which a racial or ethnic group meets the definition of concentration in Perris (via dark purple shading). As is referenced above, Black and African American residents in Perris face cost burden at a disproportionately higher rate than other races or ethnicities. Black and African American residents are not found to also to be concentrated in any specific block groups, though several block groups near downtown and in the northeast portion of the city contain higher-than-average proportions of Black and African American residents.

The only other racial or ethnic group that meets the definition of concentration (10 percentage points above the population average) in a particular census block is the Hispanic and Latino population and the White population. The second map below depicts the specific census blocks in which 85% or more residents identify as Hispanic or Latino (per 2020 census estimates). In the final map, census block groups in which concentrated populations of White residents (the southern portions of the city) are shaded:







NA-35 Public Housing – 91.205(b)

Introduction

As of October 2016, the Housing Authority of Riverside County (HACR) no longer operates a Public Housing Program and the former public housing units were converted to Project Based Voucher units through HUD’s Rental Assistance Demonstration (RAD) Program. However, the HACR maintains a waiting list for both the Housing Choice Voucher Tenant Based and Project Based Program. There are approximately 143,000 registrants on the Tenant Based Waiting List and over 200,000 registrations on 32 Project Based Waiting Lists. It is important to note that 1 registrant may have registered on all 32 Project Based Waiting Lists.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	395	395	0	0	0	0

Table 2 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0		10,805	0	0	0
Average length of stay	0	0	0	0	2	0	0	0
Average Household size	0	0	0	0	1	0	0	0
# Homeless at admission	0	0	0	0	1	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	9	0	0	0
# of Disabled Families	0	0	0	0	26	0	0	0
# of Families requesting accessibility features	0	0	0	0	36	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 3 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	66	318	5,469	26	5,195	79	144	15
Black/African American	0	10	126	2,967	8	2,867	55	29	3
Asian	0	1	9	209	2	203	0	2	1
American Indian/Alaska Native	0	0	2	80	0	76	1	3	0
Pacific Islander	0	2	1	23	0	23	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 4 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	29	250	2,318	7	2,220	13	74	1
Not Hispanic	0	50	206	6,430	29	6,144	122	104	18

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

Table 5 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HACR meets the needs of public housing in the City of Perris. Countywide, there are approximately 143,000 registrants on the Tenant Based Waiting List and over 200,000 registrations on 32 Project Based Waiting Lists.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As of December 31, 2023, 395 households in Perris were receiving Housing Choice Vouchers. Among these households, 34 percent included members with disabilities, 28 percent were elderly households; 2 percent were veterans.

How do these needs compare to the housing needs of the population at large

Housing needs in the City generally reflect the housing needs countywide.

Discussion

See Discussion above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Perris participates in the Annual Riverside County Point in Time (PIT) Homeless Count and Survey, with the most recent report being released in June 2023. According to the Riverside County Homeless Point-in-Time Count and Survey Report, there were 90 unsheltered and 24 sheltered homeless persons in Perris at the time of the count. This represents about a 53% increase in unsheltered individuals from the 2022 PIT count and the highest number reported over the last four counts. No specific estimates are available for the number of persons entering and exiting homelessness; a general 25 percent estimate is used.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	30
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	89	114	28	0	30
Chronically Homeless Individuals	0	32	0	0	0	30
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	6	0	0	0	30
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 6 - Homeless Needs Assessment

Data Source Comments: Riverside County Homeless Count and Survey Report (2023)

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Riverside County PIT Count provides information on the characteristics of subpopulations within the County. The following characteristics describe the 90 unsheltered homeless persons who were interviewed during the count (one person can have multiple distinctions):

- 34 percent were chronically homeless;
- 2 percent were family with children;
- 7 percent were veterans;
- 13 percent were youth (24 or younger);
- 33 percent were identified substance abuse challenges;
- 20 percent suffered from PTSD;
- 35 percent had serious mental health issues;
- 20 percent had a physical disability;
- 16 percent had a developmental disability;
- 20 percent had a brain injury; and
- 9 percent were current victims of domestic violence.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	59
Black or African American	0	21
Asian	0	0
American Indian or Alaska Native	0	3
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	50
Not Hispanic	0	40

Data Source

Comments:

Riverside County Homeless Count and Survey Report (2023)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2023 PIT Count, there was one unsheltered homeless family with children in the City. The PIT Count identified 6 homeless veterans as unsheltered.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As documented by the 2023 PIT Count, the following characteristics describe the nature and extent of the unsheltered homeless by racial and ethnic group in Perris:

The majority of unsheltered homeless in the City were White (66 percent). Black or African American individuals comprised the next largest racial group of unsheltered homeless (23 percent, which is an increase from 17% in 2022). The rest of the unsheltered population was American Indian or Alaska Native (3 percent) and Multiple Races (8 percent). No one in the count identified as Native Hawaiian or Asian.

The majority of persons unsheltered in the City self-identified themselves as Hispanic or Latino (56 percent), and 44% identified as non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2023 PIT Count, there are 90 unsheltered homeless in Perris and 24 sheltered homeless in the City.

Discussion:

See discussions above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and public housing residents. The following paragraphs generally summarize the nature and extent of housing and supportive service needs of special needs groups. Many people with special needs also have low incomes. For some people, supportive housing – housing with supportive services – is needed as they are unable to undertake the activities of daily living (ADL) without assistance. Supportive housing is defined as living units that provide a range of services needed for the resident to achieve personal goals. Various subpopulations with special needs require supportive housing. The needs of these subpopulations are described below.

Describe the characteristics of special needs populations in your community:

Seniors: According to 2018-2022 Census Data, a little of 7 percent of the city’s population was aged 65 or older. 79.29 percent of householders aged 65 or older owned their home, while 20.71 percent rented their home. Seniors are considered a special needs group because of their typically limited incomes, mobility limitations, and need for health care and other supportive services. With such a high percentage of seniors in the city owning their home, there is a high need for support with home rehabilitation and upkeep that some seniors are unable to manage on their own.

Persons with Disabilities: According to the 2018-2022 Census data, nearly 9 percent of the city’s population was living with one or more disabilities. 2022 ACS data shows that 32.5% of the city’s population aged 65-74 years and 35% of those aged 75 years or older are living with a disability. Ambulatory disabilities are the highest disability types for both age ranges. Independent living difficulties (because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping) are also noted as a high disability type – especially for those aged 75 or older. There is a need for more housing assistance for those living with disabilities, especially the elderly population.

Large Households: Large households are those with five or more members. According to 2022 ACS data, over 10.5 percent of the households in Perris were large households. Nearly 15 percent of all family households were large households. Large households may experience overcrowding or cost burden issues due to lack of affordable housing. Almost 10 percent of renter households in the city were severely overcrowded (housing units with more than 1.5 occupants per room) between 2018-2022, according to Census data.

Single-Parent Households: Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. 2018-2022 Census data estimates that slightly more than nine percent of households in Perris were headed by single-parents – nearly 8 percent of those households were single female-headed households.

Persons with Drug/Alcohol Addictions: The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health. In 2016, the national survey estimated that 10.6 percent of the population aged 12 or older were classified with substance dependence or abuse in the past month.

What are the housing and supportive service needs of these populations and how are these needs determined?

Discussions with service providers during the Consolidated Plan process indicated that there is a need for additional supportive services in the City. Overall, the City is in need of housing and supportive services to cater to the senior population, youth, as well as the homeless families. Some of these services include affordable housing, health/medical care, counseling, employment, case management, transportation, youth services and activities, and emergency shelter services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the County of Riverside Department of Public Health Epidemiology and Program Evaluation report of HIV/AIDS in 2017, there are currently 8,984 people reported living with HIV/AIDS in Riverside County, 2,046 of those people in West Riverside County. Perris is considered to be West Riverside County, which is documented to have experienced increases in new HIV diagnoses since 2002. Of those diagnosed between 2016 and 2017, 63 percent are White. Between 2015 and 2017, 21 percent of all new HIV cases in Riverside County were in people 50 years of age or older. During this same time period, 28 percent of new HIV cases were in people 25 years of age or younger.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

The City does not received HOME funding directly but has submitted an application for 2022-2023 HOME funding through the State for the following programs and amounts:

- HOME Tenant-Based Rental Assistance Program; Requested Amount \$250,000.00
- HOME First-Time Homebuyer Program; Requested Amount \$250,000.00

Tentatively, 2022-2023 NOFA awards should be announced Spring 2024 and an e-mail with the Standard Agreements should be sent by late June or early July 2024 for the City Manager's signature.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Perris has a range of public facility needs. Specifically:

- Parks and recreation facilities;
- Public facilities such as libraries, senior and youth centers; and
- Other public facilities that serve special needs populations.

How were these needs determined?

These needs were determined through a combination of public input (primarily through the Housing and Community Development Needs Survey), comments received at the Community and Stakeholder Meetings, and staff assessments.

Describe the jurisdiction’s need for Public Improvements:

Similar to public facilities, many public improvements (such as streets, drainage, water/sewer infrastructure) are aging and require upgrading to meet the increased needs in the community. Improvement needed include, but are not limited to, the following:

- Street and sidewalk improvements;
- Water and sewer infrastructure and services; and
- Drainage improvements.

The City continues to prioritize accessibility needs for residents by including projects that improve and upgrade streets, sidewalks, and curb ramps.

How were these needs determined?

These needs were determined through a combination of public input (primarily through the Housing and Community Development Needs Survey), comments received at the Community and Stakeholder Meetings, and staff assessments.

Describe the jurisdiction’s need for Public Services:

Given the City’s diverse population and concentration of lower and moderate income population, the City has different needs for services. Service needs in the City include, but are not limited to, the following:

- Youth services;
- Childcare services and recreational activities;
- Homeless and homeless prevention services;

- Emergency services;
- Fair housing services;
- Senior services, including case management and advocacy;
- Services for special needs groups (veterans, disabled, mentally ill);
- Employment services;
- Business support; and
- Coordination of services.

How were these needs determined?

These needs were determined through a combination of public input (primarily through the Housing and Community Development Needs Survey), comments received at the Community and Stakeholder Meetings, and staff assessments.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Perris has just over 18,000 housing units according to the 2013-2017 ACS 5 Year Estimates. Single-family detached/attached units continued to account for the majority of homes in the community. With approximately 62% percent of the households being owner-households, a significant portion of the single-family homes in the City were being used as rentals. Overall, the City's housing stock is relatively young. Only about 18 percent of the units were built prior to 1979.

Perris is a suburban community with easy access to broadband services throughout the City, including the Low and Moderate Income areas. The City is served by providers such as AT&T U-Verse, Frontier, Spectrum, Mediacom, Viasat, and DISH Network. Most affordable housing developments in California require multiple layers of funding sources, such as Low Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the City have access to broadband services.

In 2016, Perris adopted its Climate Action Plan to address the reduction of harmful greenhouse gas emissions, pursuant to California laws (SB 375 and others), enhancing the suitability of the living environment.

The Perris Comprehensive Plan 2030 includes the Safety Element, which evaluates all risks of natural and man-made hazards throughout the City, including low and moderate income neighborhoods, and establishes goals, policies, and implementing actions to mitigate the risks of natural and man-made hazards.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Using data from the 2013-2017 ACS 5 Year Estimates, the following table lists all residential properties in the City of Perris. Most units (80%) are one-unit, detached structures. Of multi-unit structures, roughly 41% are large, 5–19-unit structures. 6% of all properties were mobile homes.

Roughly 38% of units in Perris are renter-occupied. Most owner-occupied structures (89%) have 3 or more bedrooms. In comparison, 57% of renter-occupied structures have 3 or more bedrooms. For owner-occupied units, 9% have 2 bedrooms and 1% have no bedrooms. For renter-occupied units, 27% have 2 bedrooms, 11% have 1 bedroom, and the remaining 5% have no bedrooms.

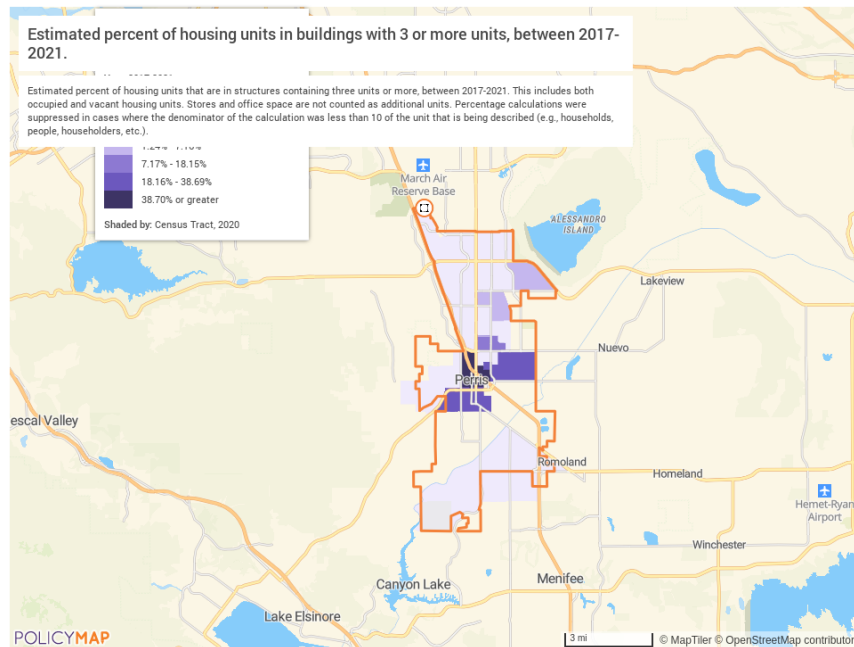
The maps below show the locations of multi-family (3 or more unit) developments in Riverside County based on 2021 5-Year ACS data.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,560	80%
1-unit, attached structure	270	1%
2-4 units	665	4%
5-19 units	905	5%
20 or more units	660	4%
Mobile Home, boat, RV, van, etc	1,180	6%
Total	18,240	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	145	1%	305	5%
1 bedroom	45	0%	675	11%
2 bedrooms	1,020	9%	1,625	27%
3 or more bedrooms	10,155	89%	3,500	57%
Total	11,365	99%	6,105	100%

Table 32 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

With the dissolution of redevelopment agencies in California, the City’s ability to provide affordable housing has been seriously compromised. The City’s CDBG allocation is limited and is primarily used for public improvements and public services, however, this consolidated plan anticipates Direct Financial Assistance to Homebuyers as well. Through the Housing Authority or the County of Riverside, 395 Perris residents receive assistance through the project based voucher program.

The City of Perris includes nine Low Income Housing Tax Credit Properties targeted to households with incomes at 60% AMI. Together these eight properties have a total of 570 affordable rental units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Meadowview Apartment Complex in the City is subsidized through the California Housing Finance Agency and HUD Section 8. This 76-unit complex is owned and managed by a private company and their Section 8 contract has been recently renewed and will expire in 2031. Additionally, the 15 year use restriction expired on the Perris Park and Vintage Wood LIHTC projects in 2015 and the 30 year use restriction on the Perris I LIHTC project expired in 2017. The remaining LIHTC properties have 15 and 30 year use restrictions expiring as noted in the chart below.

LIHTC Property	Affordable Units	Year 15	Year 30
Perris 1	4	2002	2017
Perris Park	79	2015	2030
Vintage Woods	70	2015	2030
Meadowview II	87	2025	2040
Meadowview I	75	2026	2041
Mercado	59	2027	2042
Perris Station	83	2028	2043
Perris Family	74	2030	2045
Verano	39	2030	2045

Does the availability of housing units meet the needs of the population?

The City has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of up to 8-10 years.

Describe the need for specific types of housing:

The City continues to have extensive needs for affordable housing for lower income households in general. However, seniors, disabled, the homeless, and those at imminent risk of becoming homeless have limited housing options in the city, and those options have dwindled in recent years due to rising rent prices. Transitional and supportive housing are needed to help the formerly homeless and at-risk households re-establish independent living in mainstream society. Affordable senior housing is needed to allow residents to age in place.

In addition, overcrowding continues to be an issue for the City. According to the 2013-2017 American Community Survey, 12 percent of Perris households lived in overcrowded conditions. However, the Census documentation of overcrowding may under-represent actual conditions in the City. The City often has cases with persons living in unauthorized rooms/units, such as garages, sheds, and room conversions.

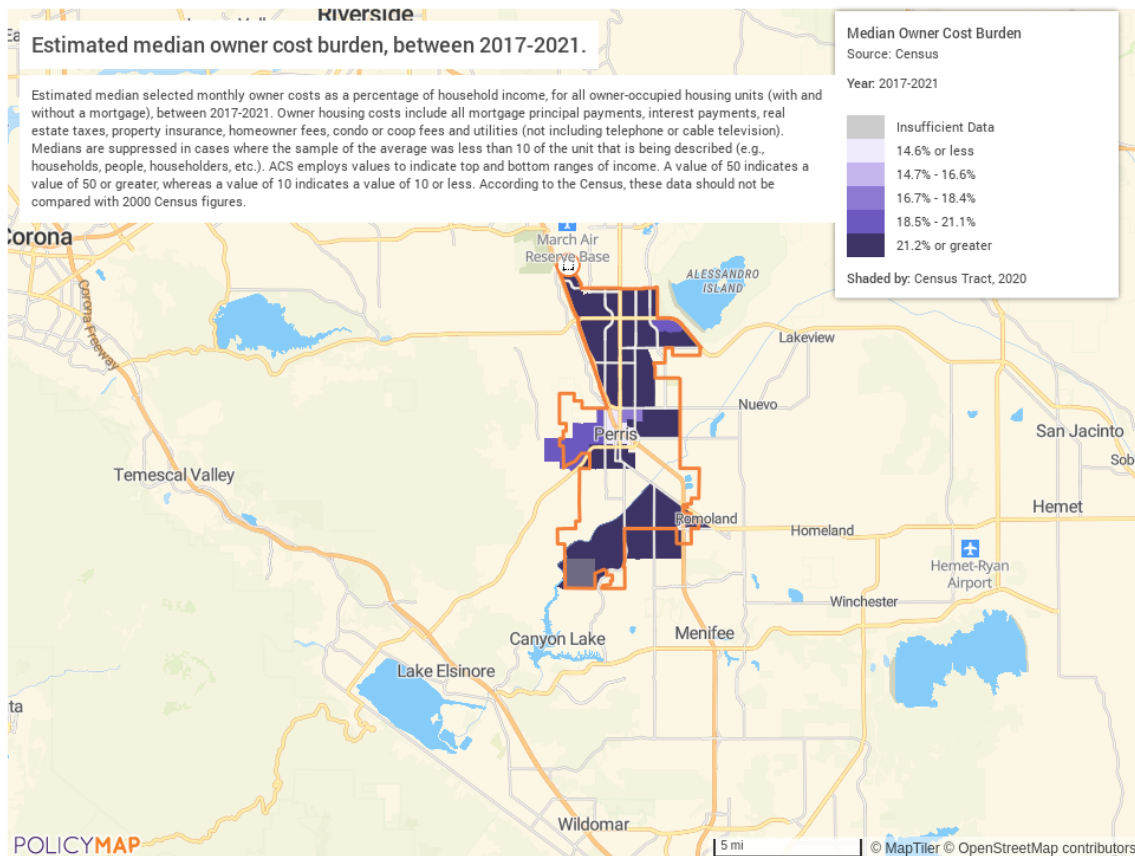
Affordable housing for large households is also needed in Perris. According to the 2014-2018 American Community Survey, the average household size is about 4.2 people. Because of the larger household size, it is necessary to make sure that there is housing that can accommodate more people living in one household while still being affordable to them.

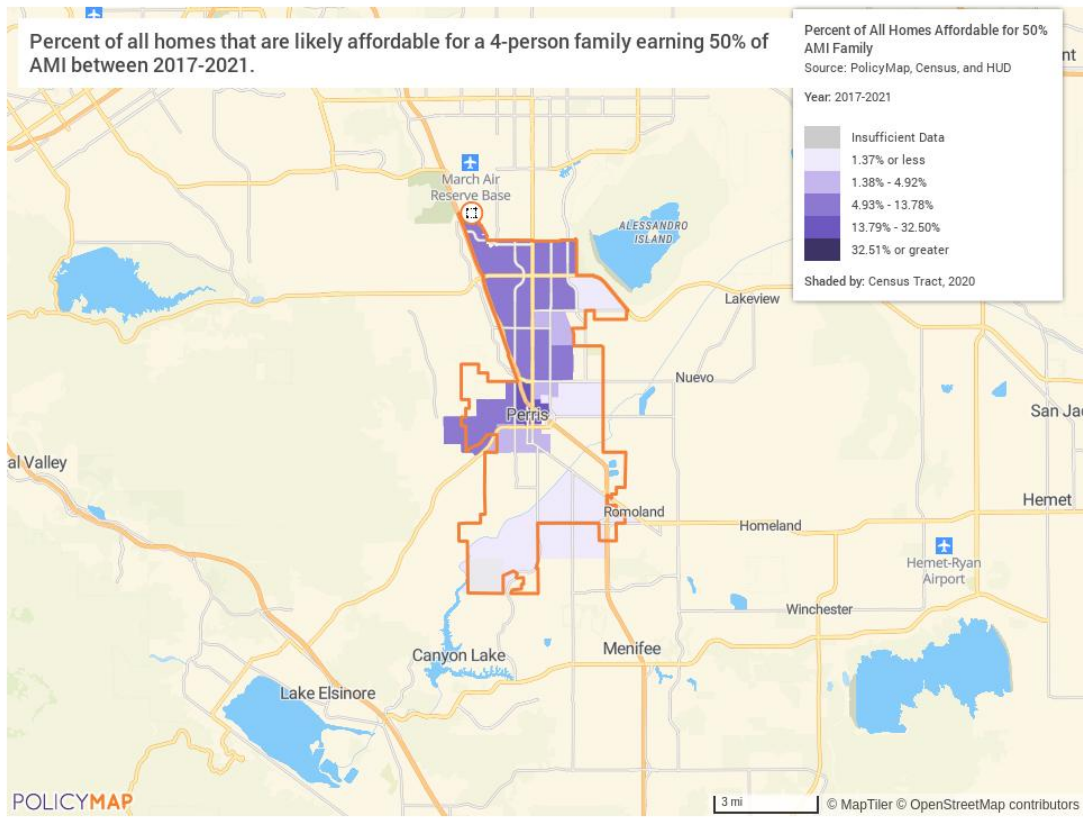
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The median home value in the city of Perris saw a 73% increase between 2009-2017. The homeowner cost burden shown in the map below reflects the increased cost of housing. Homeowner cost burden is high throughout many areas of the city. Additionally, the map showing the percentage of all homes that are likely affordable for a 4-person family earning 50% of AMI shows that in any given area of Perris, less than 12% of 50% AMI families are likely able to afford housing.

The average contract rent has also significantly increased in the city of Perris. There was a 17% increase in the median contract rent prices between 2009 and 2017 – this number has only continued to increase. 2021 5-year census data indicates that the median contract rent was \$1,465. The map on rental prices illustrates the median gross rental prices – in some areas of the City, especially in the southern region, rental prices are upwards of \$1,600. The amount of affordable units available to residents in Perris, especially those earning 0-50% AMI, does not meet the demand.





Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	178,900	309,500	73%
Median Contract Rent	1,071	1,248	17%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	570	9.3%
\$500-999	1,280	21.0%
\$1,000-1,499	2,235	36.6%
\$1,500-1,999	1,735	28.4%
\$2,000 or more	284	4.7%
Total	6,104	100.0%

Table 34 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	245	No Data
50% HAMFI	630	220
80% HAMFI	3,010	1,610
100% HAMFI	No Data	3,879
Total	3,885	5,709

Table 35 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,517	\$1,611	\$2,010	\$2,702	\$3,304
High HOME Rent	\$1,148	\$1,231	\$1,478	\$1,699	\$1,876
Low HOME Rent	\$897	\$961	\$1,152	\$1,332	\$1,486

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents, 2024

Is there sufficient housing for households at all income levels?

Table 6 shows that there were 2,120 total households earning less than 30% AMI in the city and Table 35 shows that there were only 245 available affordable housing units for those at that income level. Most households at that income level were small family households, followed by elderly households. There were 2,490 total households earning 31- 50% AMI in the city, with only 850 affordable units available (for combined renter and owner households). The demand of affordable housing units, especially for those with incomes between 0-50% AMI, does not meet the demand. This especially affects small family households and elderly households.

How is affordability of housing likely to change considering changes to home values and/or rents?

2021 5-year census data suggests that the median home value in Perris is \$333,900 – this is an increase from the median value estimated in the 2016 5-year census data at \$211,400. With housing costs and home values continuing to rise, affordable rental prices will likely continue to become harder to find – especially for LMI individuals. Wait lists for affordable housing units are already extremely long (about 8-10 years) and are unlikely to see improvement.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

2021 5-year census data indicates that the median contract rent was \$1,465. According to Table 34, about 30% of households in the City pay less than \$1,000 in monthly rent.

The Fair Market Rents and High and Low HOME Rents for efficiency, 1-bedroom, 2-bedroom, and 3-bedroom units are shown below:

	Efficiency	One Bedroom	Two Bedroom	Three Bedroom
Low HOME Rent	\$816	\$874	\$1048	\$1211
High HOME Rent	\$1040	\$1116	\$1341	\$1540
Fair Market Rent	\$1281	\$1398	\$1751	\$2376

It's important to consider the income levels of the target population and the overall housing market conditions when developing a strategy for producing or preserving affordable housing. This might involve exploring alternative funding sources, such as tax credits or grants, to support the development or preservation of affordable housing units at lower rent levels.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The “selected” conditions of housing presented in the table below are defined as (1) lacking complete plumbing facilities; (2) lacking complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%.

Based on this definition, more than half of all renter-occupied households (54 percent) in the City have at least one selected condition. A lower proportion of owner-occupied households in the City (39 percent) have at least one selected condition. 14 percent of all renter-occupied households have two selected conditions, and only 28% of renter-occupied households have no selected conditions.

Definitions

In Perris, substandard housing conditions typically include the following: Structural hazards; poor construction; inadequate maintenance; faulty wiring; plumbing; fire hazards; and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,395	39%	3,270	54%
With two selected Conditions	250	2%	875	14%
With three selected Conditions	45	0%	220	4%
With four selected Conditions	0	0%	15	0%
No selected Conditions	6,675	59%	1,725	28%
Total	11,365	100%	6,105	100%

Table 37 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,055	53%	1,990	33%
1980-1999	4,225	37%	2,795	46%
1950-1979	980	9%	1,165	19%
Before 1950	110	1%	155	3%
Total	11,370	100%	6,105	101%

Table 38 – Year Unit Built

Data Source: 2013-2017 CHAS

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	1,090	10%	1,320	22%
Housing Units build before 1980 with children present	5,300	47%	3,580	59%

Table 39 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 40 - Vacant Units

Need for Owner and Rental Rehabilitation

According to ACS data, in 2017-2021 68.2% of occupied housing units were owner-occupied, compared to 31.8% being renter-occupied. Deteriorating housing can depress neighboring property values, discourage reinvestment and eventually impact the quality of life in a neighborhood. Table 38 illustrates that about 14% of the City’s housing stock was constructed prior to 1980 (Table 38). Approximately 10% of owner-occupied housing and 22% of renter-occupied housing in the City was built before 1980 (Table 38).

Seniors or those on a fixed or limited income oftentimes cannot afford to maintain their home or to make necessary safety accommodations. As costs of materials for new builds continue to rise, rehabilitation assistance for low-income families and those on fixed incomes such as seniors and those with disabilities will be an important tool in allowing them to maintain their housing and lessen the risks of homelessness.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing units built prior to 1980 may contain lead-based paint in portions of the home (window and door frames, walls, ceilings, etc.) or throughout the entire home. Housing units built before 1980 have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. According to Table 39, there are 2,410 housing units in the City of Perris that were built prior to 1980 and are therefore at-risk of lead-based paint hazards. There are 8,880 housing units built before 1980 with children present. These

risks increase as the housing units age and if the rehabilitation needs are not met. Testing for lead-based paint and the repair, if needed, is another added cost for home rehabilitation.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the County of Riverside (HACR) serves many jurisdictions in the County, including Perris. No public housing projects are located in Perris.

As of October 2016, the HACR no longer operates a Public Housing Program and the former public housing units were converted to Project Based Voucher units through HUD’s Rental Assistance Demonstration (RAD) Program. As of December 31, 2023, 395 households in Perris were receiving Housing Choice Vouchers. Among these households, 34 percent included members with disabilities, 28 percent were elderly households; 2 percent were veterans.

Also, while the City does not received HOME funding directly it has submitted an application for 2022-2023 HOME funding through the State for the following programs and amounts:

- HOME Tenant-Based Rental Assistance Program; Requested Amount \$250,000.00
- HOME First-Time Homebuyer Program; Requested Amount \$250,000.00

Tentatively, 2022-2023 NOFA awards should be announced Spring 2024 and an e-mail with the Standard Agreements should be sent by late June or early July 2024 for the City Manager’s signature.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	395	395	0	0	0	0
# of accessible units			0						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 7 – Total Number of Units by Program Type

Data Source: Housing Authority of Riverside County

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

As of October 2016, the HACR no longer operates a Public Housing Program and the former public housing units were converted to Project Based Voucher units through HUD’s Rental Assistance Demonstration (RAD) Program.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 8 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There is no public housing in the City of Perris.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable. No public housing located in Perris.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Perris participates in the Annual Riverside County Point in Time (PIT) Homeless Count and Survey, with the most recent report being released in May 2023. According to the Riverside County Homeless Point-in-Time Count and Survey Report, there were 90 unsheltered and 24 sheltered homeless persons in Perris at the time of the count. This represents a 53% increase in unsheltered individuals from the 2022 PIT count

Many of the housing and services resources available for persons experiencing homelessness are governed by regulations that result in categorical eligibility criteria such as when the resources are available only to veterans or to persons with serious and persistent mental illness. These categorical restrictions are typically beyond the control of local public or private agencies responsible for implementation. While this targeting of specific population categories does enable service specialization, the targeting also limits the number of potentially eligible persons and vulnerable populations to receive the services they need.

There are no emergency shelters in the City of Perris. However, 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. The City has cooperative relationships with various organizations to provide homeless services that include the Fair Housing Council of Riverside County, the County of Riverside Department of Public Social Services Homeless Program Unit, the Continuum of Care for Riverside County (CoC), and Community Connect.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	515	40	192	490	0
Households with Only Adults	950	N/A	100	1229	0
Chronically Homeless Households	N/A	N/A	0	719	0
Veterans	52	N/A	40	1065	0
Unaccompanied Youth	24	N/A	25	51	0

Table 9 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Health Services: The Riverside University Health System-Public Health, a department through the County of Riverside, offers a wide range of services and programs to promote wellness, self-sufficiency and a better quality of life for individuals and families living in Riverside County.

True Care provides a variety of health services to under insured and non-insured individuals.

Mental Health Services: The Riverside University Health System-Behavioral Health, a department through the County of Riverside, offers a wide variety of treatment, rehabilitation and recovery services to help people who are experiencing persistent and severe mental illness or an addiction health crisis. All services provided can help meet the many unique needs of the clients that they serve.

City of Perris residents are also served by Telecare, which delivers urgent care behavioral health services.

Employment Services: The Riverside County Workforce Development Center (WDC) assists businesses and individuals with a variety of employment and job training services. For businesses, they offer services to help the owners save money and time hiring and training employees. For job seekers, they provide education, job training, and employment programs and services to prepare the job seeker for employment.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services and facilities throughout Riverside County help meet the needs of the homeless persons in Perris.

Services and Facilities:

- **City Net:** Provides services to end street-level homelessness through the coordination of community efforts & activities. City Net is the City's contracted homelessness services provider.
- **Operation Safehouse:** Provides emergency shelter, intervention and outreach services to youth ages 11 to 17 years in the City of Riverside.
- **Young Adult Transitional Living Program:** Provides continuing education assistance, individualized therapy, financial education, employment assistance and access to medical and dental healthcare for young adults aged 18 to 22 years in the City of Riverside.
- **Path of Life Ministries:** Provides shelters, housing, behavioral health, employment assistance, childcare and other supportive services across Riverside County along with an emergency cold weather shelter run December through April.

- **Path of Life Family Shelter:** Provides families with beds to sleep in at night with a daily intake at four p.m. in the City of Riverside.
- **Hacienda Christian Life Campus:** Provides transitional living for men in the City of Perris.
- **The Sheepfold:** Provides transitional living for mothers with children who have been victims of domestic violence and to help them with learning about laws, shelters, counseling, and financial assistance.
- **Lutheran Social Services:** Provides emergency services such as food, clothing, motel vouchers, rental assistance, and school packs as well as program resources for health, housing, seniors, and immigrants in the City of Riverside.
- **U.S. VETS:** Provides intake for veterans in need of housing, employment, or family services located at March Air Reserve Base in the City of Moreno Valley.
- **Jefferson Transitional Programs:** Provides three transitional programs in the Cities of Perris, Riverside and Temecula.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

A variety of services and facilities targeting persons with special needs are available in Perris.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Seniors: Low income is usually a main factor affecting many seniors regarding their ability to access services. With limited incomes, seniors face the challenges of high costs for housing and health care. Many seniors also have mobility issues and therefore require supportive services such as transportation and delivered meals. Seniors also may be residing in older housing units that require rehabilitation and improvements, including ADA improvements.

Person with Disabilities: Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Persons with disabilities need supportive services, transportation services, and health care services to help them gain independent living and self-sufficiency.

Persons with Alcohol/Drug Addiction: Sober living homes provide a safe, supportive place to live while recovering from alcohol and drug addiction. A stable home and drug-free living environment is important for recovery.

Persons with HIV/AIDS: Stable, affordable housing offers the best opportunity for a person living with HIV/AIDS to access drug therapies and treatments as well as other supportive services that will enhance the quality of life for themselves and their families. It has been estimated that as many as half of all people living with HIV/AIDS will need housing assistance at some point in their illness.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in Perris include:

- **Adult Residential Facilities:** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide their own daily needs. Adults may be physically handicapped, developmentally disabled, and or mentally disabled.
- **Residential Care Facilities for the Elderly:** Facilities that provide care, supervision and assistance with activities, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The State Department of Social Services (DSS), Community Care Licensing Division, regulates these facilities. According to DSS licensing data, there are 13 adult residential facilities and 11 residential care facilities for the elderly in Perris. The adult residential facilities have the capacity to serve 248 persons and the residential care facilities for the elderly can serve 134 persons. City residents also have access to other licensed care facilities such as group homes; however for the privacy of the clients that they serve, locations within the City are not known.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Given the limited CDBG funding, the City proposes focusing CDBG public service funds on improving supportive human services for low and moderate income persons in the following areas: Health and Mental Health, Homeless, Senior, Disabled, and Youth. In addition, CDBG funds will be used to make ADA improvements citywide.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Given the limited CDBG funding, the City proposes focusing CDBG public service funds on improving supportive human services for low and moderate income persons in the following areas: Health and Mental Health, Homeless, Senior, Disabled, and Youth. In addition, CDBG funds will be used to make ADA improvements citywide.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of Redevelopment in the State of California. Without redevelopment, the City lacks a steady source of funding to operate affordable housing programs. The City suspended its First-Time Homebuyer Assistance and Owner-Occupied Housing Rehabilitation Loan programs due to lack of funding.

Environmental Protection: State Law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects. Costs resulting from the environmental review process are also added to the cost of housing. Furthermore, opponents often use the CEQA process to block or delay housing development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family rehabilitation project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance. These requirements often restrict participation by small, minority contractors.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and have a negative effect on the production of affordable housing.

Permit and Processing Procedures: The processing time required to obtain approval for development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Public Opposition to Affordable Housing: Not-In-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities. Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing but ultimately with a proposed project being denied during the public hearing process due to public opposition.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The unemployment rate in Perris in May 2024 is at 7% compared 6% in 2023. This is lower than the long term average of 11.17%. Table 46 reports on unemployment in the City based on 2013-2017 ACS data.

In general, the City is housing-rich, with more workers than jobs available in the community. Furthermore, certain sectors may have mismatches between jobs available and number of workers, potentially resulting in high unemployment in those sectors and/or long commutes for some workers. In Perris, the largest mismatches were found in the Manufacturing and Professional/Scientific/Management Services sectors. In contrast, there were more Transportation and Warehousing jobs in Perris than residents employed in those fields. Unemployment rates also vary by age groups, and the highest rate of unemployment was among young adults aged 16 to 24 at 35 percent (Table 46).

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	405	0	1	0	-1
Arts, Entertainment, Accommodations	2,975	1,512	11	10	-1
Construction	2,879	1,766	11	12	1
Education and Health Care Services	4,234	2,181	16	14	-1
Finance, Insurance, and Real Estate	979	268	4	2	-2
Information	355	35	1	0	-1
Manufacturing	2,823	865	10	6	-5
Other Services	702	198	3	1	-1
Professional, Scientific, Management Services	1,375	202	5	1	-4
Public Administration	0	0	0	0	0
Retail Trade	3,371	2,781	12	18	6

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	3,140	4,095	12	27	15
Wholesale Trade	1,483	449	5	3	-3
Total	24,721	14,352	--	--	--

Table 10 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,764
Civilian Employed Population 16 years and over	33,345
Unemployment Rate	6.75
Unemployment Rate for Ages 16-24	17.74
Unemployment Rate for Ages 25-65	3.75

Table 11 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People Median Income
Management, business and financial	3,370
Farming, fisheries and forestry occupations	1,560
Service	3,880
Sales and office	7,430
Construction, extraction, maintenance and repair	4,550
Production, transportation and material moving	3,695

Table 12 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,647	40%
30-59 Minutes	12,712	40%
60 or More Minutes	6,199	20%
Total	31,558	100%

Table 13 - Travel Time

Data Source: 2013-2017 ACS

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	7,596	802	4,101
High school graduate (includes equivalency)	8,371	794	2,422
Some college or Associate's degree	7,308	707	2,296
Bachelor's degree or higher	2,409	248	623

Table 14 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	0	689	1,223	3,281	3,107
9th to 12th grade, no diploma	932	597	1,552	1,670	446
High school graduate, GED, or alternative	3,815	4,117	2,961	7,327	1,173
Some college, no degree	3,280	4,957	2,529	1,982	990
Associate's degree	673	976	286	1,157	301
Bachelor's degree	468	608	927	951	266
Graduate or professional degree	0	0	228	268	310

Table 15 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,931
High school graduate (includes equivalency)	35,525
Some college or Associate's degree	35,654
Bachelor's degree	44,643
Graduate or professional degree	53,693

Table 16 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

Within the City of Perris, the major employment sectors are Transportation and Warehousing; Retail Trade; Education and Health Care Services; and Construction. These four sectors represent 74 percent of the employment opportunities available in the City.

Describe the workforce and infrastructure needs of the business community:

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 (21,449) and the number of job (12,839) in the labor force, which represents a 40 percent gap, not accounting for mismatches.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

With the creation of the Perris Community Economic Development Corporation (CEDC), the City is dedicated to the elimination of blight and enhancement of the economic base of the City through marketing, job training, revitalizing existing properties, and the attraction and retention of businesses. Through the CEDC, development projects are prioritized in order to provide job development and community improvements.

The City of Perris is currently planning a downtown skills training and job placement center that will be funded through a federal grant, the CEDC, and the City. The project is an investment in workforce development and will help support the skilled workers that local businesses are in need of.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As the majority of the employment opportunities are in the Transportation and Warehousing sector, the education levels of those in the labor force appear to meet the qualifications for those jobs available. The majority of the civilian employed population (91 percent) has less than a bachelor's degree (Table 49). As the City works to develop and diversify its employment base, more skilled workers would be needed.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Perris is in the final stages of construction on the Perris Downtown Skills Training and Job Placement Center facility, with completion anticipated in summer of 2024. The City is partnering with Mount San Jacinto College and Riverside Community College District for operation of the facility. The community colleges will provide hands-on skills training, lecture-based instruction, as well as training for career preparedness and job placement services. The facility will serve as a regional hub which will house the full workforce pipeline, from discovery of skills, to skills training, to employment with local employers. Upon construction completion, the City Economic Development Division's role will entail assistance on the front and back end of the pipeline, specifically programming to provide ease of access to the training for minority groups and underserved populations and engaging local employers for employment opportunities, which will support the City's Consolidated Plan goals.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes, see discussions below.

The City of Perris Comprehensive Economic Development Strategy is a five-year plan intended to help create new jobs and foster stable and diversified economies in order to improve living conditions and create economic resilience in each Perris community. The Economic Development goals are as follows:

Eliminate the Blight: Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions in the CEDS Project area.

- Improve Project Area traffic circulation;
- Improve public facilities, e.g. water lines and sewer lines;
- Provide for the construction of water supply systems; and
- Provide storm drain facilities.

Stimulate Economic Growth: Provide a mechanism for ensuring the long-term viability of the Central Business District. Encourage private sector investment in the redevelopment of the Project Area. Provide for a procedural and financial mechanism by which the agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the Perris community.

Promote Compatible Development: Remove economic impediments to land assembly and in-fill development in areas which are not properly subdivided for development.

Preserve Historic Structures: Promote the preservation of historic structures in the core of the City and facilitate the expansion of the City’s tax base through the preservation and improvement of historic areas.

Provide Housing for All Families: Provide for new housing as required to satisfy the needs of the various age, income, and ethnic groups in the City, maximizing the opportunity for individual choice. Protect the health and general welfare of low and moderate-income persons by increasing and improving the community’s supply of housing affordable to these persons.

Discussion

See discussions above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems impact lower and moderate income households disproportionately compared to middle and upper income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems.

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. A map in Appendix B identifies the low and moderate income areas, which are concentrated in the center of the City surrounding Perris Boulevard and Interstate 215.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration area is defined as a Census Tract whose proportion of a non-White population is at least 20 percentage points higher than countywide average, according to HUD's Rental Assistance Determination (RAD) Minority Concentration Analysis Tool. A map in Appendix B illustrates the location of these census tracts. The majority of the census tracts in the City that have a minority concentration are also census tracts that are in low and moderate income areas.

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

All of the affordable housing units in the City are located within the census tracts that have a minority concentration and are in low and moderate income areas.

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, grocery stores, drug stores and community health centers/hospitals. The public transportation in these neighborhoods has also been recently updated with new infrastructure to provide local and regional residents with access to the Metrolink and bus stops in the community. CDBG funds under this Consolidated Plan will also be used to install bike paths.

Are there other strategic opportunities in any of these areas?

The City will continue to collaborate with the agencies and surrounding communities in Riverside County to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to information provided by the Federal Communications Commission, the City has 10 internet service providers that provide full coverage to the City. However, the 2018-2022 Census Population Estimates report that 91.4 % of households have an internet subscription. While connections may be physically available in all areas, it does not guarantee that broadband connections are accessible by all residents. Stakeholders consulted about access to broadband have emphasized that digital inclusion needs to be a focus to ensure that low-moderate income households have the means to connect to the internet and all residents have the technical skills to best use the technology. Other challenges may include language barriers, lack of access for people with disabilities, and lack of technical support.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the FCC data available on its website, the City has 10 broadband providers. Stakeholders have opined that competition is always helpful for pricing, but that generally adequate competition exists. Rather than competition, there is a need for collaboration between internet service providers, the government, and nonprofits to ensure that the basic needs for broadband connection are met for all residents – from coverage to cost to skills. The City of Perris Broadband Project aims to create and pave the path for future smart city initiatives and enhances a community’s economic development potential by providing the Perris residents with options for broadband products and services. The City of Perris is working on expanding and creating a Broadband/WIFI expansion throughout the City of Perris parks.

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The City’s hazard mitigation plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources and identifies mitigation shortcomings, provides future mitigation planning, and maintains existing plans. The recent plan has found that the City has the same hazards as much of Riverside County, such as earthquakes, flooding, and fires. However, it has a unique hazard that other cities in the area don't have – the Lake Perris Dam. The dam, if damaged, could cause a great deal of destruction to the city and its structures. Furthermore, the lake is a popular recreation spot for locals and tourists, so any damage to the dam could also lead to injuries. Additionally, the city is located in an area that is prone to earthquakes, which could cause the dam to suffer further damage. Furthermore, the dam also serves as a source of water for the city, so any damage to it could cause water shortages. In addition, the 215 highway and the BNSF railroad that runs through the middle of the city also create potential transportation related hazards and incidents. With the expected completion of the Mid County Parkway, a 16-mile transportation corridor, Perris becomes more susceptible to transport-related dangers. All these unique hazards make the City of Perris a particularly dangerous place to live. The chart below assesses the risk of each hazard:

HAZARD	SEVERITY	PROBABILITY	SIGNIFICANCE
Fire	4	4	Extreme
Flood	4	3	Extreme
Earthquake	4	3	Extreme
Extreme Weather - Heat	3	3	High
Dam Failure	4	1	High
Drought	3	3	High
Transportation Failure	4	1	High

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Generally, more vulnerable and LMI populations are at greater risk of being impacted by natural disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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	Priority Need Addressed	Outcome Indicator
Expand and Improve Services for Low Income Households	Support Public Service Delivery	<ul style="list-style-type: none"> • Public service activities other than Low/Moderate income housing benefit
Expand and Improve Quality of Youth Services	Support Public Service Delivery	<ul style="list-style-type: none"> • Public service activities other than Low/Moderate income housing benefit
Housing Opportunities for Low/Moderate income households	<ul style="list-style-type: none"> • Education • Direct Financial Assistance to Homebuyers 	<ul style="list-style-type: none"> • Direct Financial Assistance to Homebuyers • Public service activities other than Low/Moderate income housing benefit
Increase Diversity and Vitality of Neighborhoods	<ul style="list-style-type: none"> • Education • Enforcement 	<ul style="list-style-type: none"> • Public service activities for Low/Moderate income housing benefit • Other (Enforcement)
Expand and Improve Quality of Public Improvements	Public Improvements and Facilities	<ul style="list-style-type: none"> • Public facility or infrastructure activities other than Low-Moderate income housing benefit

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	CDBG-eligible Areas
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Housing
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this 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

Table 17 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Projects will be done throughout the City. Eligibility of projects or activities will be based on either low and moderate income qualifying area or income qualification of the household.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Direct Financial Assistance to Homebuyers
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Other
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Housing Opportunities for Homeless and Low/Moderate Income Households
	Description	The City will work with Habitat for Humanity to provide up to 50% of downpayment costs for qualified low-moderate income homebuyers as well as reasonable closing costs and principal write down. The City will also provide funding for home repair and enhancement for low-moderate income homeowners to preserve housing resources.
	Basis for Relative Priority	The 2021 5-year census data suggests that the median home value in Perris is \$333,900 – this is an increase from the median value estimated in the 2016 5-year census data at \$211,400. With housing costs and home values continuing to rise, affordable sales prices will likely continue to become harder to find – especially for LMI individuals.
2	Priority Need Name	Education
	Priority Level	Low

	Population	Extremely Low Low Large Families Families with Children Unaccompanied Youth
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Increase Diversity and Vitality of Neighborhoods Housing Opportunities for Homeless and Low/Moderate Income households Expand and Improve Quality of Youth Services
	Description	Funding will be provided to a qualified fair housing service provider to provide fair housing and tenant/landlord services, including outreach and education, counseling, investigations, and dispute resolutions. Housing Counseling will also be provided.
	Basis for Relative Priority	Community outreach indicated a need for more education, particularly around housing rights.
3	Priority Need Name	Support Public Service Delivery
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Expand and Improve Services for Low Income Households Expand and Improve Quality of Youth Services
	Description	Funding will be used to provide a range of community and supportive services
	Basis for Relative Priority	Low and moderate income households and persons with special needs have difficulty accessing services that could help them improve their living standards, increase their employability and earning power, and help transition them to independent living, among other objectives.
4	Priority Need Name	Public Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Expand and Improve Quality of Public Improvements
	Description	Funding will be used to provide improvements to public infrastructure.
	Basis for Relative Priority	Low and moderate income neighborhoods have a range of improvement needs, including aging and inadequate infrastructure and facilities.

5	Priority Need Name	Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Increase Diversity and Vitality of Neighborhoods
	Description	The City will fund initiatives that support fair housing choice through code enforcement to ensure safe and decent living environments and through fair housing services that educate and protect the community with respect to fair housing rights.
	Basis for Relative Priority	Low and moderate income neighborhoods have a range of needs related to enforcement that if addressed would improve quality of life for residents.
6	Priority Need Name	Home Modifications to Preserve Resources
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Other
Geographic Areas Affected	CDBG-eligible Areas
Associated Goals	Housing Opportunities for Low/Moderate income households
Description	The City will work with Perris Housing’s Home Repair Program, GRID Alternatives solar electric program, and Habitat for Humanity’s Mobile Home Repair program.
Basis for Relative Priority	Assisting low-moderate income residents with home modifications preserves affordable housing resources in a market that makes accessing affordable alternative housing options challenging.

Table 18 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Perris does not plan on using CDBG funds for TBRA
TBRA for Non-Homeless Special Needs	The City of Perris does not plan on using CDBG funds for TBRA for non-homeless special needs groups.
New Unit Production	As funding permits, CDBG funds may be used to leverage other funding sources for new construction of affordable housing.
Rehabilitation	As funding permits, the City will reactivate the suspended Residential Rehabilitation and Senior Repair programs.
Acquisition, including preservation	As funding permits, CDBG funds may be used to leverage other funding sources for the acquisition and/or rehabilitation of affordable housing.

Table 19 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources are based on the FY2024-2025 Allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$886,118	0	463,631	\$1,349,749	\$3,544,472	Five-year estimate is based on an annual allocation of \$886,118

Table 20 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City and HUD share an interest in leveraging resources to the maximum extent feasible in order to deliver high-quality, creative and efficient housing programs, neighborhood improvement programs, supportive services and economic development programs. The city will continue to pursue opportunities to obtain additional funding which can help leverage internal resources with other federal, Community Development Block Grant (CDBG), and local funding sources.

The following represents descriptions of the Federal and State resources available during FY 2024- 2025:

Community Development Block Grant (CDBG)- CDBG funds are awarded to cities on a formula basis to develop viable urban communities by providing descent housing, a suitable living environment, and expanded economic opportunities to low-moderate income persons.

American Rescue Plan Act (ARPA)- ARPA funds were awarded to assist the city respond to the COVID-19 public health emergency or its negative economic impacts. Approved uses of ARPA funds include public health, revenue loss recovery, water/sewer and broadband infrastructure. Within those approved uses, the City of Perris' awarded funds are being used for public services, administrative costs, economic development programs, infrastructure projects, and enhancement of public facilities.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF PERRIS	Government	Non-homeless special needs neighborhood improvements public facilities	Jurisdiction

Table 21 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The most significant gap in the City’s system of delivering services is the lack of funding, particularly for affordable housing. Over the next five years, the City will explore additional funding mechanisms for affordable housing development, as well as funding for housing programs that have been suspended due to diminished funding.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics		X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		

Employment and Employment Training	X	X	
Healthcare	X		X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
	X		

Table 22 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Services provided to stabilize qualifying households in housing may include the following through our partnering agencies:

- Linkage to County, State and non-governmental mental health, medical, dental, substance abuse, entitlement income and benefits.
- Assistance in understanding and completing applications for local assistance programs.
- Credit counseling and repair and budget management instruction.
- Outreach and case management.
- Moving costs - truck rental, moving company fee, temporary storage fees
- Rental application fees (common)
- Security Deposits (up to 1 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).
- 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.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The following are gaps in service delivery system:

- There is no shelter/housing for the homeless in Perris.
- Inadequate funding for housing programs and affordable housing development.

- Additional funding is needed to provide supportive programs for the homeless, seniors, youth, and families in need.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Through the Consolidated Plan priority setting process, the City aligned programs and services that are complementary and work together on a uniform vision for the benefit of Perris residents. Programs and activities funded with CDBG funds reflect goals and objectives that are set forth in some of the City's major guiding documents such as: 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.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand and Improve Services for Homeless and Low Income Households	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-eligible Areas	Support Public Service Delivery	CDBG: \$519,702	Public service activities other than Low/Moderate Income Housing Benefit:590 Persons Assisted
2	Expand and Improve Quality of Youth Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-eligible Areas	Support Public Service Delivery	CDBG: \$426,792	Public service activities other than Low/Moderate Income Housing Benefit:1110 Persons Assisted
3	Housing Opportunities for Low/Moderate income households	2024	2028	Affordable Housing	CDBG-eligible Areas	Direct Financial Assistance to Homebuyers Education Homeownership Modifications to Preserve Resources	CDBG: \$2,314,832	Homeowner Housing Rehabilitated:100 Housing Unit
4	Increase Diversity and Vitality of Neighborhoods	2024	2028	Non-Housing Community Development	CDBG-eligible Areas	Enforcement Education	CDBG: \$314,832	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Expand and Improve Quality of Public Improvements	2024	2028	Non-Housing Community Development	CDBG-eligible Areas	Public Improvements	CDBG: \$1,318,063	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted

Table 23 – Goals Summary

Goal Descriptions

1	Goal Name	Expand and Improve Services for Homeless and Low Income Households
	Goal Description	To support services for homeless, low-moderate income, and vulnerable populations that improve quality of life.
2	Goal Name	Expand and Improve Quality of Youth Services
	Goal Description	To support services focused on youth and child wellness, which may include mentorship, athletics, tutoring, and court support for foster children
3	Goal Name	Housing Opportunities for Low/Moderate income households
	Goal Description	To provide decent and affordable housing through a variety of activities, including housing counseling services, housing rehabilitation assistance, and direct financial assistance to homebuyers

4	Goal Name	Increase Diversity and Vitality of Neighborhoods
	Goal Description	Support counseling services that promote housing rights and obligations, which may include support for anti-discrimination and landlord/tenant counseling, education, training and technical assistance (T&TA), and enforcement.
5	Goal Name	Expand and Improve Quality of Public Improvements
	Goal Description	To enhance the suitability of the living environment through improvements to public infrastructures and facilities and supportive services for low and moderate income persons and those with special needs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City will not be able to provide affordable housing as defined by HOME 91.315(b)(2) due to lack of financial resources and staff. However, the City will refer individuals seeking Section 8 assistance to the Housing Authority of the County of Riverside.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. No public housing units are located in Perris.

Activities to Increase Resident Involvements

Not applicable. No public housing units are located in Perris.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of Redevelopment in the State of California. Without redevelopment, the City lacks a steady source of funding to operate affordable housing programs. The City suspended its First-Time Homebuyer Assistance and Owner-Occupied Housing Rehabilitation Loan programs due to lack of funding.

Environmental Protection: State Law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects. Costs resulting from the environmental review process are also added to the cost of housing. Furthermore, opponents often use the CEQA process to block or delay housing development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family rehabilitation project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance. These requirements often restrict participation by small, minority contractors.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and have a negative effect on the production of affordable housing.

Permit and Processing Procedures: The processing time required to obtain approval for development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Public Opposition to Affordable Housing: Not-In-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities. Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing but ultimately with a proposed project being denied during the public hearing process due to public opposition.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As set forth in the Housing Element, the City is committed to the following actions to facilitate the development and improvement of affordable housing:

- Expedite and prioritize development processing time of applications for new construction or rehabilitation of affordable housing for low and moderate income households and seniors.
- Prioritize available funding and incentives for housing for extremely low income households.
- Accommodate housing for extremely low and special needs households through zoning provisions for transitional and supportive housing, and single-room occupancy housing.

The City will also 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 five-year Consolidated Plan.

SP-60 Homelessness Strategy – 91.215(d)

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

Outreach and assessment is provided through several churches. However, the City is a participant in Riverside County's Continuum of Care for the Homeless. The Riverside County Department of Public Social Services Homeless Programs Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care. The Continuum of Care is the region's plan on organizing, delivering supportive social services, 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 and non-homeless with special needs. The following 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:

- Lutheran Social Services - Outreach & Assessment, Essential Services, Permanent Supportive Housing, Comprehensive Case Management, Homeless Prevention Rental Assistance
- U.S. Veterans Initiative - Outreach & Assessment, Transitional Housing
- Riverside County Department of Public Social Services (DPSS) - Emergency Food and Shelter Program

Other local non-profit and 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 Perris Valley Family Resource Center also 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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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.

Outreach and education is the first step in promoting awareness regarding the hazards of lead poisoning. Followup actions such as referral to LBP abatement services would help reduce or eliminate the hazards.

1. Educate the public about the dangers of lead based paint through:
 - Creation and distribution of health education materials; and
 - Health education presentations.

1. Assist property owners and families in eliminating sources of lead from their homes through:
 - Lead hazard control services and incentives;
 - Required testing on homes built prior to 1978; and
 - Visits to homes identified as potential health risks to determine source of lead and to educate parents on how to eliminate it.

1. Childhood Lead Poisoning Prevention Program:
 - Provide medical testing of children for lead poisoning on a sliding fee scale based on family income; and
 - 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 LBP are an important issue in Perris. Approximately 15 percent of owner-occupied housing and 24 percent of renter-occupied housing in the City was built prior to 1980 and may potentially contain LBP. 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?

The above actions are integrated into housing policies and procedures for the Federal and State-funded programs, as well as the City's Code Enforcement program.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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

- Lack of education
- Lack of marketable job skills
- General unemployment
- Low wages
- Lack of affordable child care
- Substance abuse
- Lack of reliable transportation
- High housing costs

Currently the City's anti-poverty programs are offered through 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:

- Integrate existing public services and housing activities to streamline assistance for extremely low and low income households; and
- 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)
- Continue efforts to assist those at risk of homelessness and those experiencing homelessness through extending coordination with City Net and collaboration with the active homelessness task force, which meets every other month and is open to the public to provide comment. The City also works collaboratively with the sheriff's office and internally between code enforcement, animal control, parks and recreation, housing, and public works.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Anti-Poverty goals are taken into account when coordinating or more specifically funding affordable housing programs for extremely low and low income households. The City's Housing Element contains specific incentives to facilitate affordable housing development for extremely low income households.

SP-80 Monitoring – 91.230

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

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: using timeliness as a scoring criteria, 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 2 CFR Part 200. 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. Recently, the City has instituted a review at the end of the second quarter to assess whether subrecipients have expended at least half of their allocations. In the event that spending is not timely, the City will reallocate amounts to ensure funds are spent.

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.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources are based on the FY2024-2025 Allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$886,118	0	463,631	\$1,349,749	\$3,544,472	Five-year estimate is based on an annual allocation of \$886,118

Table 24 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In addition to CDBG funds, 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 describes the non-federal funds used by the City for housing and community development.

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.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

See discussions above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand and Improve Services for Homeless and Low Income Households	2024	2025	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-eligible Areas	Support Public Service Delivery	CDBG: \$85,704.60	Public service activities other than Low/Moderate Income Housing Benefit:129 Persons Assisted
2	Expand and Improve Quality of Youth Services	2024	2025	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-eligible Areas	Support Public Service Delivery	CDBG: \$47,212.40	Public service activities other than Low/Moderate Income Housing Benefit: 53 Persons Assisted
3	Housing Opportunities for Low/Moderate income households	2024	2025	Affordable Housing	CDBG-eligible Areas	Direct Financial Assistance to Homebuyers Homeownership Modifications to Preserve Resources	CDBG: \$363,543.50	Homeowner Housing Rehabilitated: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Diversity and Vitality of Neighborhoods	2024	2025	Non-Housing Community Development	CDBG-eligible Areas	Enforcement Education	CDBG: \$34,701.00	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
5	Expand and Improve Quality of Public Improvements	2024	2025	Non-Housing Community Development	CDBG-eligible Areas	Public Improvements	CDBG: \$212,434.50	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted

Table 25 – Goals Summary

Goal Descriptions

1	Goal Name	Expand and Improve Services for Homeless and Low Income Households
	Goal Description	To support services for homeless, low-moderate income, and vulnerable populations that improve quality of life.
2	Goal Name	Expand and Improve Quality of Youth Services
	Goal Description	To support services focused on youth and child wellness, which may include mentorship, athletics, tutoring, and court support for foster children

3	Goal Name	Housing Opportunities for Low/Moderate income households
	Goal Description	To provide decent and affordable housing through a variety of activities, including housing counseling services, housing rehabilitation assistance, and direct financial assistance to homebuyers
4	Goal Name	Increase Diversity and Vitality of Neighborhoods
	Goal Description	Support counseling services that promote housing rights and obligations, which may include support for anti-discrimination and landlord/tenant counseling, education, training and technical assistance (T&TA), and enforcement.
5	Goal Name	Expand and Improve Quality of Public Improvements
	Goal Description	To enhance the suitability of the living environment through improvements to public infrastructures and facilities and supportive services for low and moderate income persons and those with special needs.

Projects

AP-35 Projects – 91.220(d)

Introduction

This Action Plan outlines the steps that the City of Perris will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during FY 2024 (July 1, 2024 through June 30, 2025) using CDBG funds. ~~The City is anticipating that it will receive approximately \$889,107 for FY2024.~~ The City was awarded \$886,118.00 in federal CDBG funds.

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

One of the greatest challenges in meeting the underserved needs of low and moderate income person is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including those at risk of homelessness, seniors, youths, and low income families. The City also proactively seeks additional resources to better meet the underserved needs.

AP-38 Project Summary

Project Summary Information

This Action Plan outlines the steps that the City of Perris will use to address housing and community development needs in the city. The plan includes a listing of activities that the City will undertake during FY 2024-2025 (July 1, 2024, through June 30, 2025) using CDBG funds. The following represents a summary of the projects/activities to be undertaken during FY 2024-2025 utilizing CDBG. Note that amounts indicated in this section are based on the FY2024-2025 allocation.

#	Project Name
1	CDBG Program Administration
2	Fair Housing Services (Riverside Fair Housing Council)
3	Child Advocacy (CASA Advocate)
4	FSA More than a Meal (Family Service Association)
5	Unbreakable Project (Love 4 Life Association)
6	Prevention is Protection (Domestic Violence Awareness Program)
7	Brick by Brick
8	Homeless Services
9	Rental Services Emergency Rental Assistance
10	Home Repair Program
11	Solar Energy Assistance Program
12	Mobile Home Repair Program
13	5th St Pedestrian Path Downtown Sidewalk Improvement Project

1	Project Name	CDBG Program Administration
	Target Area	CDBG-eligible Areas
	Goals Supported	All Goals
	Needs Addressed	Public Service Operating Costs Education Direct Financial Assistance to Homebuyers Enforcement Public Improvements Home Modifications to Preserve Resources
	Funding	CDBG: \$142,522 \$177,223.00
	Description	CDBG Program Administration
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	The CDBG Program will be administered from Perris City Hall and will support the CDBG Program citywide.
	Planned Activities	Funds will be used for general management, monitoring and oversight of the CDBG program. In addition to general management activities, staff respond to citizen inquiries and facilitates the services of local non-profit agencies.
2	Project Name	Fair Housing Services (Riverside Fair Housing Council)
	Target Area	CDBG-eligible Areas
	Goals Supported	Increase Diversity and Vitality of Neighborhoods
	Needs Addressed	Education Enforcement
	Funding	CDBG: \$34,701.00
	Description	Fair Housing Services
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 1500 Persons Assisted

	Location Description	This program is administered by the Riverside Fair Housing Council and is available to residents citywide.
	Planned Activities	Offer 1500 individuals counseling services that promote housing rights and obligations. Anti-Discrimination and Landlord/Tenant counseling: Education, Training and Technical Assistance (T&TA), and Enforcement
3	Project Name	Child Advocacy (CASA Advocate)
	Target Area	CDBG-eligible Areas
	Goals Supported	Expand and Improve Quality of Youth Services
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$17,910.20
	Description	Provide support for court-appointed special advocates for foster children.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 8 persons assisted
	Location Description	This program is administered by the CASA Advocates and is available to children in foster care.
	Planned Activities	Provide 8 Perris children in foster care with trained Court Appointed Special Advocates (CASA).
4	Project Name	FSA More than a Meal (Family Service Association)
	Target Area	CDBG-eligible Areas
	Goals Supported	Expand and Improve Services for Homeless and Low Income Households
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$19,910.20
	Description	This program will provide nutritious meals to seniors at the City of Perris Senior Center.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 114 seniors may benefit from this program.

	Location Description	This program is administered by Family Service Association and is available to seniors citywide.
	Planned Activities	Provide nutritious meals to seniors 62 years of age and older in a group setting at the City of Perris Senior Center. A registered dietician regulates nutrient value of each meal that will be served. The meals are provided in a setting to help encourage socialization among seniors to support their physical, social, spiritual, emotional, mental and economic well-being.
5	Project Name	Unbreakable Project (Love 4 Life Association)
	Target Area	CDBG-eligible Areas
	Goals Supported	Expand and Improve Quality of Youth Services
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$29,302.20
	Description	This program will provide after school activities in the City.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 45 individuals ages 5 to 18 may benefit from this program.
	Location Description	This program is administered by Love 4 Life Association and is available to youth citywide.
	Planned Activities	Provide 45 youth with bullying prevention strategies, cyberbullying, spreading kindness, increase self-esteem and confidence, suicide warning signs, suicide prevention strategies, how to talk with someone who is thinking of suicide and/or is getting bullied. Includes Stronger Together Family engagement 6-session program for parents.
6	Project Name	Prevention is Protection (Domestic Violence Awareness Program)
	Target Area	CDBG-Eligible Areas
	Goals Supported	Expand and Improve Quality of Youth Services
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$10,000
	Description	Workshops providing knowledge, research, education and resources
	Target Date	CDBG-Eligible Areas

	Estimate the number and type of families that will benefit from the proposed activities	Estimated 15 persons assisted to educate on violence in families.
	Location Description	This program is administered by Women Achieving Success and is available to youth citywide.
	Planned Activities	Three hour long monthly workshops providing knowledge, research, education and resources that will help up to 15 participants recognize and prevent domestic violence.
7	Project Name	Brick by Brick
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Services for Homeless and Low Income Households
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$10,000
	Description	Provides education around financial literacy.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 95 persons assisted
	Location Description	This program is administered by Neighborhood Services of the IE citywide.
Planned Activities	Brick by Brick. Comprehensive program for 95 individuals that includes weekly trainings (2 hours/week for 4 weeks, offered virtually and in person) covering budgeting, money management, understanding credit, rental rights and responsibilities, financial planning and homeownership readiness.	
8	Project Name	Homeless Services
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Services for Homeless and Low Income Households
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$25,884.20 \$11,183.20
	Description	Provide homeless services to unhoused individual.
	Target Date	June 30, 2025

	Estimate the number and type of families that will benefit from the proposed activities	Assist up to 5 unhoused individuals with shelter.
	Location Description	Perris Housing will administer this program city wide.
	Planned Activities	Provide up to 5 unhoused individuals with shelter beds, transportation support, and PO Boxes. Complements current City Net services.
9	Project Name	Rental Services Emergency Rental Assistance
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Services for Homeless and Low Income Households
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$19,910.20
	Description	Provide one-time security deposit assistance.
	Target Date	June 30, 2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 persons will be assisted
	Location Description	Perris Housing provides this service city-wide.
Planned Activities	<p>The goal of the program is to prevent eviction and homelessness by offering financial support to families facing challenges in paying rent due to unforeseen circumstances or economic hardships. Provide one-time financial assistance of up to three (3) months of rental assistance to income-eligible renters in the incorporated City of Perris. Due to the limited budget, Housing staff will work with the Fair Housing Council of Riverside County for referrals.</p> <p>Provides a one-time payment assistance for 10 renters unable to pay a security deposit in form of grant up to \$2,000.</p>	
11	Project Name	Home Repair Program
	Target Area	CDBG Eligible Areas
	Goals Supported	Housing Opportunities for Low/Moderate Income Households
	Needs Addressed	Home Modifications to Preserve Resources

	Funding	CDBG: \$169,514.50
	Description	Homeowner Rehabilitation
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Up to 5 persons assisted with assistance for home rehabilitation.
	Location Description	Perris Housing will provide this program citywide.
	Planned Activities	Provide grants of up to \$30,000 to 5 eligible homeowners for interior and exterior rehab.
12	Project Name	Solar Energy Assistance Program
	Target Area	CDBG Eligible Areas
	Goals Supported	Housing Opportunities for Low/Moderate Income Households
	Needs Addressed	Home Modifications to Preserve Resources
	Funding	CDBG: \$149,514.50 \$79,514.50
	Description	Installation of solar electrical panels.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Up to 10 5 persons assisted.
	Location Description	GRID Alternatives will provide this program citywide.
	Planned Activities	Installation of solar electric systems for 10 low-mod income households. Budget allows to help make roofs solar plus storage ready
13	Project Name	Mobile Home Repair Program
	Target Area	CDBG Eligible Area
	Goals Supported	Housing Opportunities for Low/Moderate Income Households
	Needs Addressed	Home Modifications to Preserve Resources
	Funding	CDBG: \$114,514.50
	Description	Mobile Home Repair Program

	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 5 households assisted.
	Location Description	Habitat for Humanity will provide this program city wide.
	Planned Activities	No-cost exterior home repair and maintenance services for 5 households to include health and safety-based repairs and maintenance such as roof repairs/replacement, replacing broken windows, window retrofitting, accessibility access, exterior painting, and HVAC repairs and/or installation. Projects are usually done within one week and can use a combination of volunteer and/or skill labor/contractors to ensure quality workmanship.
14	Project Name	5th Street Pedestrian Path Downtown Sidewalk Improvement Project
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Quality of Public Infrastructure and Facilities
	Needs Addressed	Public Improvements
	Funding	CDBG: \$142,434.50 \$212,434.50
	Description	Infrastructure for Pedestrian Path
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	890 persons All residents of the City will benefit from these improvements.
Location Description	on 6th Street between G & F Streets 5th and D Streets	

<p>Planned Activities</p>	<p>Project consists of installation of new, removal and/or replacement of trees, curbs, gutters, cross-gutters, driveway approaches, disabled accessible curb ramps, and sidewalks to be ADA compliant on 6th Street between G & F Streets.</p> <p>Downtown 5th Street Landscaped Pedestrian Path at D Street. Improvements will occur on approximately 215 lineal feet (approximately 12,000 s.f.) of public rights of way, on 5th Street. Phase 1 CDBG funding would be used for civil engineering construction drawings for roadway improvements, pedestrian path, and open space areas for 5th Street. A portion of the Phase 1 CDBG Funds will also be used for actual construction of the 5th Street Landscape Pedestrian Path and Open Space Area. Phase 2 CDBG Funds will be used for construction of any remaining amenities and/or roadway improvements not covered by Phase 1, which extends west into the existing downtown parking lots.</p>
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AP-50 Geographic Distribution – 91.220(f)

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

100% of the funds are allocated to projects that meet the low-moderate income clientele, low-moderate housing, or low-moderate area national objective.

Geographic Distribution

Target Area	Percentage of Funds
CDBG-eligible Areas	100

Table 26 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priority needs identified in the City’s FY 2024– FY 2028 Consolidated Plan form the basis for allocation investments geographically within the jurisdiction during FY 2024. The established priorities are:

- Support Public Service Delivery
- Education
- Direct Financial Assistance to Homebuyers Enforcement
- Public Improvements and Facilities
- Home Modifications to Preserve Resources

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to utilize CDBG funds to support housing activities through the Senior Minor Home Maintenance Program administered by Habitat for Humanity. The program is expected to assist 37 senior households with minor home repairs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

Table 27 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 28 - One Year Goals for Affordable Housing by Support Type

Discussion

See discussions above.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in the City of Perris.

Actions planned during the next year to address the needs to public housing

Not applicable.

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

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

see discussions above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The needs of homeless and chronic homeless persons range from outreach, case management and referral services to transportation and rental assistance among the many essential services needed to assist with permanent shelter. The City of Perris is a part of Riverside County's Continuum of Care for the homeless. The Continuum of Care is the region's plan for supporting and providing needs and services for homeless individuals and families in Riverside County. The City supports all agencies that address homelessness in the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City of Perris is currently partnering with City Net for mobile homeless street outreach services to homeless persons. This includes case management, counseling and outreach to the homeless to encourage and recommend shelter facilities to those in need. Other outreach and assessment are provided through several of churches. The City of Perris is a participant in Riverside County's Continuum of Care for the homeless. The Riverside County Homeless Program Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care, which is the region's plan on organizing, delivering supportive social services, and providing outreach and assessment that meet the specific needs of homeless individuals and families. The goal of the Continuum of Care is to support homeless individuals move toward stable housing and maximum self-sufficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to participate in the County of Riverside's Continuum of Care and support non-profit agencies who address homeless and other special needs populations. Agencies that undertake activities to address homeless prevention, emergency shelter, transitional housing and supportive housing include, but not limited to, Lutheran Social and Welfare Services, U.S. Veterans Initiative and Riverside County Department of Social Services

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. The City's partnership with City Net provides:

Supportive services include providing access to and assistance obtaining: Medicaid/Medi-Cal, Women, Infants, and Children (WIC), Food stamps/Cal-Fresh/EBT, Federal-State Unemployment Insurance Program, Social Security Disability Insurance (SSDI), Supplemental Security Income (SSI), General Relief (GR), Other mainstream resources such as housing, health, social services, employment, education services and youth programs that an individual or family may be eligible to receive.

Street outreach is service delivery for the specific purpose of reaching out to unsheltered homeless neighbors; connecting them with emergency shelter, housing, or critical services; and providing urgent, non-facility-based care. These activities are intended to help homeless neighbors to begin the process of obtaining appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living.

Engagement Services are activities to locate, identify, and build relationships with unsheltered homeless people to offer immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and other housing programs. Specific activities include:

- Conducting an initial assessment of client needs and eligibility
- Providing informal crisis counseling
- Addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries
- Actively connecting and providing information and referrals to needed services

Case management activities to assess housing and service needs and arrange, coordinate and/or monitor the delivery of individualized services. Specific activities include:

- Assessment and intake using HMIS Conducting initial evaluations including, verifying and documenting eligibility counseling
- Developing/securing/coordinating services
- Helping obtain Federal, State, and local benefits
- Monitoring and evaluating program participant progress in particular programs
- Providing information and referrals to other providers
Developing an individualized housing stabilization plan that leads to the attainment of stable permanent housing

Emergency Health: City Net will refer homeless neighbors to emergency health services to the extent that other customary emergency health services and treatments are unavailable or inaccessible to the

homeless neighbor. An example of emergency health services to which City Net will refer homeless neighbors is outpatient treatment of urgent medical conditions by licensed medical professionals in community-based settings (e.g. streets, parks, and campgrounds) to those eligible participants unwilling or unable to access emergency shelter or an appropriate healthcare facility. City Net may assist healthcare professionals in the case management aspects of the following activities:

- Assessing health problems and developing treatment plans
- Assistance in understanding health needs
- Providing directly or assisting to obtain appropriate emergency medical treatment
- Providing medication and follow-up services

Emergency Mental Health: City Net will refer homeless neighbors to emergency mental health services to the extent that other customary emergency mental health services and treatments are unavailable or inaccessible to the homeless neighbor. An example of emergency health services to which City Net will refer homeless neighbors is outpatient treatment of urgent mental health conditions by licensed professionals in community-based settings (e.g. streets, parks, and campgrounds) to those eligible participants unable or unwilling to access emergency shelter or an appropriate mental health care facility. City Net may assist mental healthcare professionals in the case management aspects of the following activities:

Crisis intervention

Prescription of psychotropic medications

Explanation about the use and management of medications

Combinations of therapeutic approaches to address multiple problems

Transportation: Occasionally, City Net may engage in transportation activities, including:

- Transporting unsheltered people to emergency shelters, emergency health, emergency mental health, or other service facilities
- Provision of public transportation for participants
- Transportation costs (bus tickets, gas, minor car repairs, etc.) to assist homeless neighbors to relocate out of the region, provided they have permanent housing there.
- Assisting program participants to use public transportation

Services for special populations are essential services that have been tailored to address the special needs of homeless youths, victims of domestic violence, dating violence, sexual assault, or stalking, including connections to services offered by rape crisis centers, domestic violence shelters, and other organizations that serve persons who meet the HUD homeless definition and have special needs.

Food and other emergency services will be given to clients primarily as they first move into housing and for emergency circumstances. During the duration of their tenancy, clients will be connected to food

banks and service agencies in the community as their primary resource for emergency needs.

Point In Time (PIT) Count: City Net will provide coordination and logistics for PIT count with City Housing and code enforcement staff, Riverside County Sheriff's Homeless Outreach Team to include:

- Identification of homeless encampments within the Perris incorporated city limits;
- Conduct the "soft count" as instructed by the CoC;
- Create map of city identifying encampment locations to utilize for the count and submit to the CoC as requested;
- Create teams of City staff, Sheriff Deputies, community volunteers, and their own staff to conduct the count;
- Provide volunteer training in preparation for the count.

HMIS: All clients in this will be entered into/screened through the local Homeless Management Information System (HMIS) and, as appropriate for prospective candidates, the Coordinated Entry System (CES). City Net staff are trained in these systems, and our written policies and procedures state their work must be coordinated through these systems.

In addition to assuring that resources flow to the most vulnerable homeless individuals (through CES), these systems also provide a safeguard against duplication of services because we can see in HMIS what other services and benefits the client is receiving, as well as the agency who may be providing these services. Our case managers and housing navigators are trained to reach out to their counterparts at these other agencies to confirm provision of services, to case conference, and to clarify any questions around potential duplication.

City Net is accountable to our HMIS Data-Sharing partners, to the Riverside County Continuum of Care, and to the Department of Housing and Urban Development (HUD) to maintain the privacy and security of the personal information collected about clients. Aside from these legal and funding-related obligations, City Net also has an ethical responsibility to clients not to share their personal data in ways to which they have not agreed. To ensure our commitment to excellent data collection, privacy and security, analysis and reporting practices, we do not authorize external agencies to complete these functions on behalf of the agency except in very limited circumstances and only with prior written approval and City Net's full participation.

Permanent Housing/CES: Case managers link clients to the Coordinated Entry System (CES) to provide ongoing engagement, document collection, and case management services to facilitate a match to an appropriate permanent housing resource. Case managers also provide services in the context of CES, which is voluntary and client-centered, with the goal of identifying strengths and client-directed goals, while promoting health, recognition, and well-being with a focus on linking the client to a permanent housing resource and providing the necessary services needed to promote housing stability.

Coordinated Entry System Integration: City Net will include in its staffing plan designated staff to conduct Diversion screening and prevent those with other resources from entering the homeless shelter system.

Additional staff will be trained to complete on-site VI-SPDAT assessments. Case managers will also assist clients in obtaining the necessary documentation to move forward in their housing connection process, once matched to permanent housing opportunities by the Coordinated Entry System.

City Net Case Managers are oriented to and trained in resources, homeless services, and organizations for collaboration and referral. They are highly trained to connect clients to shelter and housing resources, including in case managing clients from the streets into permanent supportive housing through CES. Staff representatives attend the local Continuum of Care meetings-- Homeless Provider Forums, Case Management Forums, Implementation Committees and the like. Resource lists are updated regularly and kept on-site. Protocols for offering and accepting referrals from other agencies are reviewed by staff, updated, shared and kept in a manual in the City Net offices.

City Net will refer homeless neighbors to emergency health and/or emergency mental health services to the extent that other customary emergency health services and treatments are unavailable or inaccessible to the homeless neighbor. A referral example is outpatient treatment of urgent medical conditions by licensed medical professionals in community-based settings (e.g., streets, parks, and campgrounds) to those eligible participants unwilling or unable to access emergency shelter or an appropriate healthcare facility.

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

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

Many 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 Family Resource Center which offers basic needs, shelter, utility assistance, childcare, health, and rental housing assistance.

Discussion

See Discussions above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

One of the largest barriers to affordable housing in the City is the lack of affordable units. While all segments of the low- and moderate-income population need more affordable housing, the greatest need is affordable units for families. The availability of funding for affordable housing has also been severely affected by the dissolution of Redevelopment in the State of California. Different types of housing funds such as Low-Income Housing Tax Credits, HOME, CalHOME and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone. Barriers to affordable housing include: 1. The reluctance of builders to invest in affordable housing projects. 2. The lack of sufficient financial resources for development of affordable units. 3. The overall relatively slow growth of income versus the rapid increase in population growth and relative increase in housing prices.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Keeping housing affordable by providing owner-occupied minor repair services is an effective way to reduce barriers to affordable housing. The Senior Minor Home Maintenance Program will target low income senior households and provide repairs to their homes including condominiums, mobile homes and single family homes, preserving the affordable housing stock.

Discussion:

See discussions above.

AP-85 Other Actions – 91.220(k)

Introduction:

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

High Priority Actions planned to address obstacles to meeting underserved needs

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including those at risk of homelessness, youths, seniors, and low-income families. Such programs include homeownership assistance, housing rehabilitation, rental assistance, health and public services, and fair housing services. The City also proactively seeks additional resources to better meet the underserved needs.

Actions planned to foster and maintain affordable housing

The City will contribute to the preservation of the existing affordable housing stock through the Minor Home Repair Program. In FY 2024 rolled over CDBG funds from prior years will be used to assist homeowners address minor repairs to the interior and exterior of their homes.

Actions planned to reduce lead-based paint hazards

The city continues to work to reduce lead-based paint (LBP) hazards to comply with 24 CFR Part 35. While the number of units considered to contain lead-based paint is relatively low, the City will address the problem of LBP hazard with inspections and risk assessments in conjunction with all housing programs.

Actions planned to reduce the number of poverty-level families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private and nonprofit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During FY 2024-2025, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City will allocate 15 percent of CDBG funds to public service agencies that offer supportive services in the fight against poverty. The City will fund public service programs that assist extremely low and low-income persons.

Actions planned to develop institutional structure

The City has an inclusive institutional structure approach that uses a variety of organizations and departments within the City to carry out its housing, homeless, and community development plan. The

City continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low to moderate income residents change, the demand for types of services and programs will also change. This may result in future revisions to the Annual Action Plan through amendments as necessary.

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

The City coordinates with non-profit providers, community and faith-based organizations, public institutions and City Departments in the development of the Action Plan. The City will continue to coordinate in the future to ensure quality services are being made available to low-income persons.

Discussion:

See discussions above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following describes other program specific requirements.

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City does not anticipate generating any program in its CDBG program.

Of the City's FY 2024-2025 CDBG allocation, 20 percent is being allocated for eligible planning and administration activities. These activities are not subject to the low- and moderate-income benefit requirements. Of the remaining 80 percent, 100 percent will be used to benefit low- and moderate-income persons.

Appendix - Alternate/Local Data Sources

1	Data Source Name HUD 2014 HOME Rent Limits
	List the name of the organization or individual who originated the data set. US Dept.of HUD
	Provide a brief summary of the data set. Low and High Home Rents as well as Fair Market Rents
	What was the purpose for developing this data set? To include rents for the cost of housing in the housing market analysis section
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is specific the county geographic location for the jurisdiction.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014
	What is the status of the data set (complete, in progress, or planned)? Data is complete
	2
Data Source Name ACS 2012-2016	
List the name of the organization or individual who originated the data set. Bureau of the Census	
Provide a brief summary of the data set. 2012-2016 American Community Survey	
What was the purpose for developing this data set? Provides detailed estimates for housing and demographic characteristics.	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ACS is a survey of a small percentage of the population but covers the entire community.	
What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2012-2016	
What is the status of the data set (complete, in progress, or planned)? complete	

3	Data Source Name 2012-2016 ACS
	List the name of the organization or individual who originated the data set. NA
	Provide a brief summary of the data set. NA
	What was the purpose for developing this data set? NA
	Provide the year (and optionally month, or month and day) for when the data was collected. NA
	Briefly describe the methodology for the data collection. NA
	Describe the total population from which the sample was taken. NA
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. NA