Special Notice

In an effort to protect public health and prevent the spread of COVID-19 (Coronavirus), the City of Hemet encourages the public to view this City Council meeting online instead of attending in person. Members of the public who wish to comment on matters before the council, in lieu of attending in person, may submit comments online on or before 2:00 pm the day of the meeting and view the meeting live streamed at hemetca.gov/CouncilChamberLive. Residents may also submit public comments by teleconference during Communications from the Public at the phone number listed on the agenda below. The teleconference line will be deactivated after public comments have been provided.

CITY COUNCIL AGENDA

CITY OF HEMET, CALIFORNIA

Tuesday, May 12, 2020
City Council Chamber
450 E. Latham Ave., Hemet, California 92543
Teleconference Number: (888) 585-9008, when prompted dial: 768-176-038, please **mute your phone** when not providing public comment

REGULAR MEETING AT 7:00 P.M.

Notice Regarding Americans with Disability Act

In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting or if you need agenda documents provide in an alternate format, please contact the City Clerk's Office at (951) 765-2307 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made (28CFR 35.102-35.104 ADA Title II)

Page

CLOSED SESSION – 5:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT PERIOD - RULES OF DECORUM, RESOLUTION NO. 4545

At this time, members of the public may only comment on an item appearing on the agenda. Please

adhere to the following when addressing the Council:
Comments will be limited to 2 minutes or less.
Comments should be directed to the Council as a whole and directed to individual Council Members.

4. DISCUSSION ITEMS

4.A CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
Agency Designated Representative: Christopher Lopez, City Manager
Employee Organization: HMMA, HFFA, HPMA HPOA, HNSPEA, and SEIU

5. ADJOURNMENT OF CLOSED SESSION

WORK STUDY SESSION - 6:00 P.M.

6. CALL TO ORDER

7. ROLL CALL

8. COMMUNICATIONS FROM THE PUBLIC

At this time, members of the public may only comment on an item appearing on the agenda. Please adhere to the following when addressing the Council:
Comments will be limited to 2 minutes or less.
Comments should be directed to the Council as a whole and directed to individual Council Members.

9. DISCUSSION ITEMS

9.A Cannabis Ordinance Work Study Session 9 - 12
Staff Report #20-058 - Pdf

Recommendation: Hold study session and provide direction.

10. ADJOURNMENT OF WORK STUDY SESSION

REGULAR MEETING - 7:00 P.M.

11. CALL TO ORDER

12. ROLL CALL

13. INVOCATION

14. PLEDGE OF ALLEGIANCE

15. CITY ATTORNEY CLOSED SESSION REPORT

15.A City Attorney's Report regarding Closed Session

Recommendation: Information Only

16. PRESENTATIONS

16.A Proclamation for National Public Works Week

17. COMMUNICATIONS FROM THE PUBLIC

Welcome to a meeting of the Mayor and City Council of the City of Hemet

- Anyone who wishes to speak during public comment or on a particular item will be required to fill out a speaker slip and turn it in to the City Clerk. Each request will cover one speaker.
- **There is a temporary 2-minute-per-person time limit for all general public comments on non-public hearing items**.
- All who wish to speak, including Council members and staff, need to be recognized by the Mayor before speaking.
- Members of the public shall comply with the adopted Rules of Decorum, Resolution No. 4545. A copy of which can be requested through the City Clerk's Office.
- You may also fill out a form and submit your comments online at www.hemetca.gov and it will be read aloud. Submittal must be done before 2:00 p.m. the day of the meeting.
- For those that wish to join by teleconferencing, you will be able to join by calling (888) 585-9008, when prompted dial: 768-176-038. Reminder, if you are joining by teleconference, please mute your phone to prevent noise interference until you are given time to provide public comment.
- Please state your name and item you are commenting on before speaking.

17.A Public Comment for Items Listed on the Agenda: Consent and Discussion Items

17.B Public Comment for Items Not Listed on the Agenda, but within Jurisdictional Matter

18. PUBLIC HEARING

The City Council's Procedures for Public Hearing will be as follows:

- Staff will provide a report and clarification of items presented.
- The public hearing will be opened for comments for those IN FAVOR of or IN OPPOSITION to the item: followed by rebuttal to any comments made.
- The Public Hearing will be closed, and the City Manager may respond to any questions raised by the public (the public will not have an opportunity to respond.).
- Discussion will be brought back to the City Council for direction or action.

18.A Draft Community Planning and Development Program 2020-2024 Consolidated Plan, Community Development Block Grant (CDBG) 2020/21 Annual Action Plan and the Draft 2020-2024 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan for the City of Hemet 13 - 341

Staff Report #20-050 - Pdf

Recommendation:

1. That the Mayor conduct the public hearing and accept public comments regarding the draft 2020-2024 Consolidated Plan, draft CDBG 2020/21 Annual Action Plan, and draft 2020-2024 Analysis of

Impediments to Fair Housing Choice and Fair Housing Action Plan;

2. That the City Council approve the 2020-2024 Consolidated Plan, CDBG 2020/21 Annual Action Plan, and 2020-2024 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan, and authorize the City Manager to sign the certifications and grant application for submission on or before May 15, 2020 to the United States Department of Housing and Urban Development (HUD).

19. RECEIVE AND FILE

19.A Warrant Register dated April 9, 2020 in the Amount of $763,862.33 and April, 2020 in the Amount of $1,383,948.18 and Payroll Period of March 23, 2020 - April 5, 2020 in the Amount of $637,1603.16 and of April 6, 2020 to April 19, 2020 in the Amount of $676,466.04. 343 - 462

Staff Report #20-047 - Pdf

Recommendation: Receive and File.

20. CONSENT CALENDAR

All Consent Calendar items will be acted upon by a single action of the City Council unless otherwise requested by an individual Council Member for separate consideration.

20.A An Ordinance of the City Council of the City of Hemet adding section 90-83 (Detention Facility) and amending Sections 90-312 D (Single-Family Residential), 90-383 C (Multiple Family Residential), 90-893 C (Commercial) and Section 90-1043 F (Manufacturing) of chapter 90 (Zoning) of the Hemet Municipal Code to prohibit the construction or operation of Private Detention Centers and Community Detention Facilities for unaccompanied minors in the City of Hemet in all zones, and amending the definition of Transitional Housing in Section 90-262 (Second Reading) 463 - 475

Staff Report #20-049 - Pdf

Recommendation: Adopt an Ordinance by vote to the Consent Calendar

20.B A resolution Consenting to the Jurisdiction of the Riverside County Health Officer within the City Pursuant to Health & Safety Code Section 101375 477 - 482

Staff Report #20-053 - Pdf

Recommendation:
Adopt a resolution Consenting to the Jurisdiction of the Riverside County Health Officer within the City Pursuant to Health & Safety Code Section 101375

20.C Appointment of Jacob Beamesderfer as a Planning Commissioner for the Hemet Planning Commission 483 - 486

Staff Report #20-052 - Pdf

Recommendation: Approve by vote to Consent Calendar.

21. DISCUSSION - ACTION ITEMS

21.A Consider the Benefits of Membership with California Joint Powers Insurance Authority (CJPIA) and Provide Direction to Staff — 487 - 556

Staff Report #20-051 - Pdf

Recommendation:
It is respectfully recommended that the City Council consider the benefits of membership with CJPIA and either:

1. Maintain membership with CSAC-EIA; or
2. Authorize the City Manager to complete membership requirements for admission with CJPIA beginning July 1, 2020, and adopt the following Resolutions:
   - A **Resolution** of the City Council of the City of Hemet Approving Execution of the Joint Powers Agreement Creating the California Joint Powers Insurance Authority.
   - A **Resolution** of the City Council of the City of Hemet Establishing a Policy Which Delegates Tort Liability Claims Handling Responsibilities to the California Joint Powers Insurance Authority as Authorized by Government Code Sections 910, Et Seq.
   - A **Resolution** of the City Council of the City of Hemet Authorizing Pooling of Self-Insurance through the Excess Liability Protection Program of the California Joint Powers Insurance Authority.
   - A **Resolution** of the City Council of the City of Hemet Authorizing Pooling of Self-Insurance through the Primary Workers' Compensation Program of the California Joint Powers Insurance Authority.
   - A **Resolution** of the City Council of the City of Hemet, Providing Workers' Compensation Coverage for Certain City of Hemet Volunteers Pursuant to the Provisions of Section 3363.5 of the Labor Code.

21.B 2019 California Plumbing, Mechanical, and Electrical Code Update Comparison — 557 - 614

Staff Report #20-054 - Pdf

Recommendation:
It is respectfully recommended that City Council discuss the updates and changes from the 2019 California Plumbing, Mechanical, and Electrical Code Update and provide direction to staff to either make amendments or to maintain the adopted Code Updates effective January 1, 2020.

21.C Novel Coronavirus (COVID-19) Emergency Declaration Update — 615 - 651

Staff Report #20-055 - Pdf

Recommendation: That the City Council consider the following information and items.

22. CITY COUNCIL AND STAFF REPORTS

COUNCIL MEMBER MEYER

1. Community Action Commission of Riverside County
2. Community Outreach Committee
3. Investment Oversight Committee
4. Riverside County Habitat Conservation Agency (RCHCA) - Alternate

COUNCIL MEMBER PERCIFUL

1. Community Action Commission of Riverside County - Alternate
2. League of California Cities – Revenue and Taxation Committee
3. Planning Commission
4. Western Riverside County Regional Conservation Authority (RCA)
5. Riverside Transit Agency (RTA) - Alternate
6. Skate Park Committee

COUNCIL MEMBER WRIGHT

1. Community Outreach Committee
2. Planning Commission
3. Ramona Bowl Board
4. Western Riverside Council of Governments (WRCOG) – Executive Board and Administration and Finance Board
5. Western Riverside County Regional Conservation Authority (RCA) - Alternate
6. Southern California Association of Governments (SCAG) – Energy and Environment
7. Western Community Energy Board - Alternate
8. Skate Park Committee

MAYOR PRO TEM KRUPA

1. Hemet Public Library Board of Trustees
2. Hemet San Jacinto Watermaster Board
3. Investment Oversight Committee
4. League of California Cities – Executive Committee, Environmental Quality
5. Ramona Bowl Board
6. Riverside County Airport Land Use Commission
7. Riverside County Transportation Commission (RCTC)
8. Riverside County Waste Management Task Force
9. Riverside Transit Agency (RTA)
10. Southern California Association of Governments (SCAG) - Transportation

MAYOR BROWN

1. Hemet San Jacinto Watermaster Board – Alternate
2. Infrastructure Commission
3. League of California Cities – Transportation, Communications & Public Works Policy Committee

4. Riverside County Habitat Conservation Agency
5. Riverside County Transportation Commission – Alternate
6. Western Riverside Council of Governments – Alternate (WRCOG)
7. Western Community Energy Board

AD-HOC COMMITTEE REPORTS

1. Florida Avenue (SR 74) Ad-Hoc Committee (Krupa/Wright Jan. 8, 2019)
2. Council Protocols Ad-Hoc Committee (Brown/Krupa Feb. 25, 2020)

CITY MANAGER LOPEZ

23. FUTURE AGENDA ITEMS

If Members of Council have items for consideration at a future City Council meeting, please state the agenda item to provide direction to the City Manager.

1. Housing Investment Opportunities/Vacant City Owned Infill Property
2. Broadcasting of City Council Meetings
3. Vagrancy and Pan Handling Laws
4. Investment Portfolio Audit
5. Council Protocols
6. Special Events Funding Policy
7. Street Vendor Permit Regulations and Enforcement
8. Animal Control Regulations for Businesses
9. Solar Feasibility
10. California Fire Foundation SAVE Program

24. ADJOURNMENT

AFFIDAVIT OF POSTING

I, Clay James, Deputy City Clerk for the City of Hemet, declare under penalty of perjury that the foregoing agenda was posted at City Hall located at 445 E. Florida Ave., the Council Chamber located at 450 E. Latham Ave., Hemet, CA, and the City Website.

_____ Date &Time: _____

Clay James, Deputy City Clerk

Meeting Schedule: The City Council of the City of Hemet regularly meets on the second and fourth Tuesdays of each month at 7:00 p.m., unless otherwise noted. Closed Special Sessions will be duly noticed as needed.

Council Agendas: Agendas for Regular Meetings are available for public review on the City's website at hemetca.gov and in the City Clerk's Office, 445 E. Florida Ave. typically by 4:00 p.m. on the Thursday prior to the meeting, but no later than 72 hours prior to the meeting. Agendas for Closed and Special Sessions are made available at 72 hours prior to the meeting when possible, but no later than 24 hours prior to the meeting.

Livestream: Regular City Council Meetings are available for viewing during the meeting at hemetca.gov.

Use of Equipment: Please contact the City Clerk's Office if requesting to use the chamber equipment as part of a scheduled presentation 24 hours prior to the meeting at (951) 765-2307

City of Hemet
Regular City Council Meeting

STAFF REPORT

Meeting: City Council Meeting - May 12 2020
Department: Administration
Submitted by: Christopher Lopez, City Manager;

☐ **Consent Calendar** ☒ **Business Item** ☐ **Public Hearing**

TITLE:

Cannabis Ordinance Work Study Session

RECOMMENDED ACTION:

Hold study session and provide direction.

BACKGROUND:

Staff is bringing a detailed analysis of the City's options regarding regulating commercial cannabis activities to City Council for its recommendations. Staff requests direction on: 1) the types and number of cannabis businesses which will be permitted in the City; 2) which restrictions will be required; and 3) which permit processes should be implemented.

DISCUSSION:

At the City Council meeting of January 14, 2020, staff presented a report on the topic of cannabis. Staff provided an update on the City status, cannabis law and policy issues. The City Council directed the City Manager to retain the services of a specialist in the area of cannabis policy to assist the City in developing a cannabis regulatory framework.

Staff has since contracted with HdL Companies to provide cannabis consulting services which include the development of a cannabis ordinance and regulatory management program. To ensure staff is effectively carrying out City Council policy, staff has identified the following areas for City Council to provide further policy direction.

Question 1: What Types of Businesses Should be Allowed?

There are six categories of cannabis business that could be allowed: cultivation, manufacturing, testing labs, distribution, microbusinesses, and retail. City Council has previously expressed interest in considering all categories of cannabis business in the City.

However, it is unclear to staff if a microbusiness will be a permitted use. A microbusiness is defined as a single location which is authorized to conduct a combination of cultivation (up to 10,000 square feet of canopy), manufacturing (non-volatile only), distribution, and retail (storefront or non-storefront). In order to qualify for this license, a microbusiness must be engaged in three of the four cannabis business activities as a part of their operation. This is often seen when a vertically integrated business operation desires to establish a business supply chain model. Should the City Council choose to ban one of these activities it would limit the third business activity to include one of the activities noted above. In addition, this type of business would cause potential zoning issue concerns if it incorporated retail and cultivation activities in one location. However, it should be noted that other cities in Riverside County such as Blythe, Cathedral City, Coachella, Desert Hot Springs, Lake Elsinore, Moreno Valley, Palm Desert and Palm Springs currently permits this type of activity.

Question 2: How Many Businesses Should Be Allowed?

The City Council should make the determination as to the number of each business type it wishes to allow in the City. Based on the current cannabis market in the state and the surrounding cities and counties, staff in consultation with HdL Companies estimates that permitting up to four (4) retailers, would allow for each individual business to develop into a sustainable business operation. This number is equivalent to providing one (1) cannabis retailer per 20,000 residents. Staff recommends allowing a total of up to four (4) retailers within the City however, the City Council may wish to limit the issuance of new retail licenses in the first year to a lesser number. This will allow for staff to monitor and further evaluate issues for public safety, traffic, and other unforeseen issues, and recommend changes to licensing parameters if necessary.

For the non-retail business types, testing, manufacturing, and distributing, staff recommends permitting cultivator's, manufacturers, distributors and testing labs, but instead of limiting the number for each category just establish a not to exceed total of ten (10) permits. By doing this it would allow the cannabis market to determine the best permit type and number of any given category in the City. However, City Council can opt to allow fewer or more of each type or evaluate the quality of applicants combined and establish a total cap for all businesses upon further evaluation.

Question 3: What Restrictions Should Be Established?

The City Council may also choose to implement a number of restrictions and requirements as to how, where, and when a cannabis business may operate. The City Council may consider the following issues in making these determinations.

i.Business Location

Cannabis businesses may be restricted to specific zones, or they could be permitted in zones that are specific to the business type. The City Council could opt to restrict cultivation, manufacturing and distribution to commercial or manufacturing zones while allowing cannabis retailers to operate in commercial or neighborhood commercial zones. In general cannabis retailers prefer to be centered around "like for like" business types, meaning retail stores (dispensaries) in typical storefronts locations, in areas zoned for retail land uses, as opposed to broadening industrial zoning to accommodate cannabis retail businesses. By accommodating the retailer's preference to be located in commercial areas, the City becomes a more desirable location for retailers to establish shops and generate higher revenue.

Staff is concerned about the potential impacts of a broad rollout of retail cannabis within industrial zones. Retail cannabis in industrial zones presents additional public safety concerns that it could lead to an “out of sight, out of mind” mentality where there are not enough “eyes” on these locations to ensure safe operations. Existing industrial buildings, with limited parking and minimal lighting, are not well suited for retail establishments. Staff recommends evaluating this issue closely when the City Council makes their final decision as to where retail operations should be permitted in the City.

Ultimately, these restrictions can be implemented through a zoning ordinance or through a merits-based application process. By utilizing the merits-based application process, the City will have more control over the final location of a business.

In addition to zoning requirements, sensitive distance buffers can be created between cannabis businesses and any particular area of the City, for example schools or parks. State law creates a sensitive buffer requirement that cannabis businesses must be located at least 600 feet from certain land uses (youth facilities, K-12 school’s public/private, and commercial daycare centers). However, City Council has the discretion to increase or decrease these sensitive buffer zones as well as add additional sensitive buffers such as parks, public recreational facilities, and residential zones.

ii.Type of Permit

Cities vary in the method they use to address potential site-specific impacts associated with allowing cannabis businesses to operate. One method that is commonly used to address similar sensitive land uses is the Conditional Use Permit. This permit type is required in the City for bars and nightclubs, and a variety of businesses where individual characteristics of operation may be better suited to one location over another in the same zone district given its local context. However, a Conditional Use Permit provides entitlements that can restrict the City’s ability to regulate permitted locations or remove bad actors.

Staff and HdL Companies recommends creating an alternative regulatory discretionary permit process specific for cannabis businesses. Such a process could allow the City to address site-specific considerations or include conditions on businesses operations much the same as a Conditional Use Permit but without providing entitlements.

iii.Additional Considerations

Cities may also implement additional requirements in the following categories: access control requirements, police access, owner/employee background checks, record reporting and retention requirements, investigation and inspection protocols, good neighbor policy mitigation, permit suspension or revocation, and fines. City Council may provide direction to staff to implement any or all of these items. In addition, staff, in conjunction with HdL Companies, will develop other best practices related to cannabis specific activity types authorized for City Council to approve.

Question 4: How Should Applications be Processed?

Cities are granted great discretion in the cannabis business application process. In cities where the numbers of businesses are limited, it is very common for the cities to implement a merit-based application process. Under this process, a series of scoring criteria are set by ordinance or by City Council resolution. If City Council elects to implement a merit-based application process, staff will return with a series of options and criteria for Council’s consideration.

It is important to note, however, that such merit-based applications are a time intensive process and could require significant staff time and/or resources in order to set criteria and evaluate applications. However, with the assistance of HdL, this process can be completed in a timelier manner. As a result, a merit-based process would inevitably increase the cost of the program and applications fees would have to be adjusted accordingly but would ultimately ensure that the best applicants are selected. Staff recommends a merit-based application with processing contracted out and with expenses built into the application fee.

Conclusion

In summary, staff is requesting that Council provide policy guidance and direction to the following questions:

1.What types of cannabis businesses should the City of Hemet allow?
2.How many of each type should be allowed?
3.What restrictions should be established?
4.What type of application process should be developed?

FISCAL IMPACT:

There is no direct fiscal impact associated with staff's recommendation. Expansion of commercial cannabis activities can have both costs and revenues for the City. The consultant contract with HdL Companies to assist in developing a cannabis regulatory program cost $29,200. Additional costs would be incurred for processing cannabis-related business applications and one-time or ongoing monitoring. All of these costs may be recovered from the application and permit fees. The City Council could also benefit from a cannabis program that provides positive revenues for the City from the tax measure that has already been established by the voters.

REVIEWED BY LEGAL:

☐ Staff report ☐ Resolution
☐ Ordinance ☐ Agreement

City of Hemet
Regular City Council Meeting
STAFF REPORT

Meeting: Regular City Council Meeting - May 12 2020
Department: Finance
Submitted by: Christopher Lopez, City Manager
Lorena Rocha, Finance Director, Veronica Allen, Management Analyst;

☐ **Consent Calendar** ☐ **Business Item** ☒ **Public Hearing**

TITLE:

Draft Community Planning and Development Program 2020-2024 Consolidated Plan, Community Development Block Grant (CDBG) 2020/21 Annual Action Plan and the Draft 2020-2024 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan for the City of Hemet

RECOMMENDED ACTION:

1. That the Mayor conduct the public hearing and accept public comments regarding the draft 2020-2024 Consolidated Plan, draft CDBG 2020/21 Annual Action Plan, and draft 2020-2024 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan;

2. That the City Council approve the 2020-2024 Consolidated Plan, CDBG 2020/21 Annual Action Plan, and 2020-2024 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan, and authorize the City Manager to sign the certifications and grant application for submission on or before May 15, 2020 to the United States Department of Housing and Urban Development (HUD).

BACKGROUND:

The City of Hemet is an entitlement community of the Community Development Block Grant (CDBG) program and as such receives annual grants on a formula basis from HUD. The purpose of CDBG is to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services, with maximum feasible priority given to activities which benefit low-and moderate-income persons. The City of Hemet is responsible for developing their own programs and funding priorities within the CDBG (HUD) requirements, as well as monitoring sub-recipients of the funds awarded under this grant.

The Consolidated Plan is submitted to the US Department of Housing and Urban Development, Office of Community Planning and Development, whose goal is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expand economic opportunities for low- and moderate-income persons. The consolidated submission requires the jurisdiction to state in one document its plan to pursue these goals. This document is an

analysis of projected needs for the City of Hemet, a plan for addressing those needs and a guide for evaluating accomplishments in the five fiscal years from July 1, 2020 through June 30, 2025.

The 2020/21 Annual Action Plan delineates the 1st year of the 2020-2024 Consolidated Plan and serves as the budget that addresses the City's annual goals and quantifiable objectives established in the Consolidated Plan. The City Council, at its meeting of March 10, 2020, approved the Ad Hoc Committee recommendations for the 2020/21 program year CDBG funding allocations. These allocations were incorporated into the draft CDBG 2020/21 Annual Action Plan and will be used in eligible areas; such as, Public Facilities and Improvements, Public Services, Housing Rehabilitation, Code Enforcement, and Planning and Program Administration.

The draft Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan (also known as the AI) was prepared by Castaneda and Associates in accordance with the format suggested by HUD and has been reviewed by the Community Development Department and City Attorney for consistency with the General Plan and City Ordinances. The fundamental purpose of the AI report is to maintain the City of Hemet's compliance with the required Affirmatively Furthering Fair Housing certification. The report states that the City of Hemet is in compliance with the fair housing requirements; Hemet's practices are consistent with fair housing laws and affirmatively further fair housing. A summary of AI Recommended Actions will be included in the Consolidated Plan.

The draft 2020-2024 Consolidated Plan, draft 2020/21 Annual Action Plan and draft 2020-2024 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan for the City of Hemet have been available for public review and comment for a period of 30 days (from April 6 through May 5, 2020) after publication of notices in La Prensa on April 3, 2020 and the Press Enterprise on April 3, 2020, as required by HUD. To date no written public comments have been received.

FISCAL IMPACT:

No general fund impact.

REVIEWED BY LEGAL:

☒ Staff report ☐ Resolution
☐ Ordinance ☐ Agreement

ATTACHMENT(S):

Draft Community Planning and Development Program 2020-2024 Consolidated Plan
Draft 2020-2024 Analysis of Impediment to Fair Housing and Fair Housing Action Plan



City of Hemet
Community Development Block Grant (CDBG)
2020-2025 Consolidated Plan
2020-2021 Annual Action Plan

TABLE OF CONTENTS

EXECUTIVE SUMMARY

ES-05 Executive Summary 24 CFR 91.200(c), 91.220(b) 1

THE PROCESS

PR-05 Lead and responsible agencies 24 CFR 91.200(b) 5
PR-10 Consultation 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) 7
PR-15 Citizen participation 91.105, 91.115, 91.200(c) and 91.300(c) 18

NEEDS ASSESSMENT

NA-05 Overview 26
NA-10 Housing Needs Assessment 24 CFR 91.205 (a,b,c) 27
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 35
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 38
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 41
NA-35 Public Housing – 91.205(b) 43
NA-40 Homeless Needs Assessment – 91.205(c) 48
NA-45 Non-Homeless Needs Assessment – 91.205 (b,d) 53
NA-50 Non-Housing Community Development Needs – 91.215(f) 55

HOUSING MARKET ANALYSIS

MA-05 Overview 57
MA-10 Number of Housing Units – 91.210(a) & (b)(2) 58
MA-15 Housing Market Analysis: Cost of Housing – 91.210(a) 61
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 64
MA-25 Public and Assisted Housing – 91.210(b) 67
MA-30 Homeless Facilities and Services – 91.210(c) 70
MA-35 Special Needs Facilities and Services – 91.210(c) 74
MA-40 Barriers to Affordable Housing – 91.210(e) 78
MA-45 Non-Housing Community Development Assets – 91.215(f) 79
MA-50 Needs and Market Analysis Discussion 86
MA-60 Broadband Needs of Housing – 91.210(a)(4), 91.310(a)(2) 88
MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3) 90

STRATEGIC PLAN

SP-05 Overview 93
SP-10 Geographic Priorities– 91.215(a)(1) 95
SP-25 Priority Needs – 91.215(a)(3) 96
SP-30 Influence of Market Conditions – 91.215(b) 100
SP-35 Anticipated Resources – 91.215(a)(4), 91.220(c)(1,2) 101
SP-40 Institutional Delivery Structure – 91.215(k) 103
SP-45 Goals – 91.215(a)(4) 110
SP-50 Public Housing Accessibility and Involvement – 91.215(c) 114
SP-55 Barriers to Affordable Housing – 91.215(h) 115
SP-60 Homelessness Strategy – 91.215(d) 116
SP-65 Lead Based Paint Hazards – 91.215(i) 118
SP-70 Anti-Poverty Strategy – 91.215(j) 119
SP-80 Monitoring – 91.230 120

ANNUAL ACTION PLAN

AP-15 Expected Resources – 91.220(c)(1,2) 122
AP-20 Annual Goals and Objectives 125
AP-35 Projects – 91.220(d) 129
AP-38 Project Summary 130
AP-50 Geographic Distribution – 91.220(f) 142
AP-55 Affordable Housing – 91.220(g) 143
AP-60 Public Housing – 91.220(h) 144
AP-65 Homeless and Other Special Needs Activities – 91.220(j) 146
AP-75 Barriers to Affordable Housing – 91.220(j) 149
AP-85 Other Actions – 91.220(k) 151
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 156

Executive Summary

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

1. Introduction

One of the oldest communities in Riverside County, Hemet grew from an agricultural town in the early 1900s, to a widely recognized retirement community in the 1960s, to a multi-faceted city today that is projected to be home to over 100,000 people in the coming years. The City of Hemet is situated in the heart of the scenic San Jacinto Valley and has a total of 28.3 square miles consisting of a suburban community and Diamond Valley Lake to the south. In the mid-2000s, Hemet was one of the fastest growing cities in Southern California due to its large tracts of undeveloped land and moderate prices, and experienced an influx of new families seeking more affordable housing options. The City has had a significant increase in population, more than doubling from 36,094 residents in 1990 to the 78,053 residents reported in the 2010 U.S. Census, increasing its demographic diversity. The number of Housing units in Hemet also doubled from 19,692 units in 1990 to a total of 38,032 units in 2010. Of the 28 cities in Riverside County, Hemet currently ranks as the 9th highest in population and 4th highest in the number of housing units. At Hemet's core is a strong community willing to invest in opportunities for the future and make forward-thinking decisions to meet the pressing needs of a changing economy and a growing and diverse population.

As a Community Development Block Grant (CDBG) entitlement grantee, the City of Hemet prepares the Consolidated Plan (Con Plan or Plan) for submission to the U.S. Department of Housing and Urban Development (HUD), office of Community Planning and Development (CPD), whose goal is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expand economic opportunities for low and moderate income persons. This planning document and application for funding is an analysis of projected housing and community development needs in the City of Hemet, a plan for addressing these needs, and a guide for evaluating accomplishments in the five fiscal years from July 1, 2020 through June 30, 2025. Each year the City submits to HUD an Annual Action Plan, an itemized proposed use of the annual allocation of HUD funding for the fiscal year, July 1 through June 30.

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

The overall goal of the Community Development Block Grant, as a community planning and development program, is to develop viable urban communities by providing decent housing, a suitable

living environment and expanding economic opportunities principally for low- and moderate-income persons.

Objectives

Decent Housing

Seek opportunities to expand affordable housing, retain the affordable housing stock, and increase the availability of affordable permanent housing.

Suitable Living Environment

This objective improves the safety and livability of neighborhoods by providing access to quality public and private facilities and services. The objective also creates affordable housing opportunities and revitalizes deteriorating neighborhoods, restores and preserves natural and physical features of special value for architectural or aesthetic reasons and conserves energy resources.

Economic Opportunity

This objective includes job creation and or retention activities for low- and very low- income persons; providing access to credit for community development projects that promote long-term economic and social viability.

HUD also requires each activity to meet at least one of the following performance outcomes:

(1) Availability/Accessibility; (2) Affordability; or (3) Sustainability.

3. Evaluation of past performance

A Consolidated Annual Performance and Evaluation Report (CAPER) is prepared annually to demonstrate progress in meeting the City's annual objectives. Overall, Hemet has been successful in implementing its CDBG public improvement and community service projects and programs and meeting the goals and objectives established in the previous Consolidated Plan.

4. Summary of citizen participation process and consultation process

The purpose of HUD funding is to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development and providing community facilities and services, with maximum feasible priority given to activities which benefit low and moderate income

persons. The City is responsible for developing its own programs and funding priorities within HUD requirements, through the Consolidated Plan Process. In order to develop and implement an effective plan the City must actively engage citizens, public agencies and other interested parties at all stages of the process. To encourage participation a variety of opportunities, such as public hearings, public meetings, surveys and workshops were offered during the consolidated planning process. These are described in greater detail in PR-15 Citizen Participation.

5. Summary of public comments

Waiting for the end of the public comments period for any written or verbal comments.

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

Careful consideration is given to all comments and views expressed by the public, whether given as verbal testimony or submitted in writing.

7. Summary

The goal of the City of Hemet, with funding from CDBG, is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The diverse population of Hemet is accompanied by divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. The City is struggling to balance limitations of available resources and the need to address some very critical issues including maintaining affordable housing, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment.

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
CDBG Administrator	HEMET	City of Hemet

Table 1 – Responsible Agencies

Narrative

The City of Hemet, Finance Department is the lead agency responsible for the development of the Consolidated Plan with information provided by other departments including City Council, the City Manager's Office, the Community Development Department which includes the Planning Division.

In addition, the City collaborates with the following County of Riverside agencies:

The Housing Authority of the County of Riverside provides supplemental rental assistance to income-eligible persons seeking affordable housing. One of the primary responsibilities of the Housing Authority is the administration of the HUD Section 8 Rental Assistance Program. The Housing Authority owns and operates affordable housing projects throughout the county and cooperates with local jurisdictions in the rehabilitation and upgrade of multi-family housing units. The Housing Authority also administers or participates in several supportive service programs offered within Hemet.

The County of Riverside Continuum of Care (CoC) is comprised of representatives from public and private agencies, local governments, and community residents including homeless and formerly homeless individuals that are committed to facilitating a well-coordinated Continuum of Care planning process throughout the County. The mission of the Coalition is to assess the need for homeless and affordable housing services and to develop and recommend a continuum of care plan for the County on behalf of at risk and homeless individuals and families.

The Department of Public and Social Services (DPSS) is the umbrella anti-poverty agency for the County of Riverside and lead agency of the CoC. The goal is self-sufficiency accompanied by moving poor families out of poverty. DPSS interacts with people on many levels, thereby impacting their daily lives through child care, education, employment training, health and human services, homelessness, and housing.

Consolidated Plan Public Contact Information

Veronica Allen, Management Analyst

City of Hemet, Finance Department

445 East Florida Avenue

Hemet, CA 92543

Email: vallen@cityofhemet.org

951-765-3722

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

1. Introduction

As a CDBG entitlement grantee, the City of Hemet prepares the Consolidated Plan, which represents both an application for entitlement funds and a housing and community development planning document, for submission to HUD. The City is responsible for developing its own programs and funding priorities within HUD requirements, through the Consolidated Plan Process. In order to develop and implement an effective plan the City must actively engage residents, public agencies and other interested parties at all stages of the process. Through a variety of methods the City has reached out to affected residents, public agencies, and other interested parties seeking their comments, concerns, needs and priorities in developing its strategy for use of CDBG funds.

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(l)).

During the Consolidated Plan Process City partners were contacted in person through email, mail, public meetings and notices, and telephone. The City provided a variety of opportunities, such as public hearings, public meetings, surveys and workshops for collaboration with its partners and to enhance coordination efforts.

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 Riverside County Continuum of Care (CoC) is designed to promote community-wide planning and strategic use of resources to: address homelessness; improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow each community to design programs to the particular strengths and challenges within the community. The goal of the Riverside County Department of Public Social Services, which serves as the lead agency of the CoC, is to coordinate homeless efforts and meet the varied needs of the County's homeless residents as well as establishing policies and procedures for oversight. The CoC is comprised of a wide-range of community stakeholders that include businesses, community service groups, faith-based agencies, local government, private foundations and anyone with a desire to support the goals of the CoC.

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

The City of Hemet is not a direct recipient of 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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	HOUSING AUTHORITY OF COUNTY OF RIVERSIDE
	Agency/Group/Organization Type	PHA Services - Housing Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of the County of Riverside is a public agency chartered by the State of California to administer the development, rehabilitation or financing of affordable housing programs throughout Riverside County and was consulted for information on public housing matters and housing development initiatives, via email and phone.
2	**Agency/Group/Organization**	FAIR HOUSING
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Market Analysis Fair Housing Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing contact via phone, email and face to face provides feedback into the challenges the City of Hemet residents face in obtaining and maintaining safe and affordable housing. The City is committed to providing fair housing and landlord/tenant services for its residents for the duration of this Plan.
3	**Agency/Group/Organization**	Valley-Wide Recreation and Park District
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Regional organization

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing contact via phone, email and face to face provides collaboration of recreational facilities and services for youth, seniors and special needs residents.
4	**Agency/Group/Organization**	CITY OF SAN JACINTO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Hemet collaborates with the City of San Jacinto on a variety of common issues and activities in an effort to maximize the benefits to valley residents from limited local resources.
5	**Agency/Group/Organization**	CARE-A-VAN
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing contact via phone, email and face to face provides opportunities for collaboration on transportation challenges faced by seniors, disabled and special needs persons within the City of Hemet.
6	**Agency/Group/Organization**	Valley Community Pantry
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing contact via phone, email and face to face provides opportunities for collaboration on the challenges and needs of persons at risk of homelessness and the homeless.
7	**Agency/Group/Organization**	CENTER AGAINST SEXUAL ASSAULT
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing contact via phone, email and face to face provides opportunities for collaboration on the challenges and needs of victims of sexual assault and their families.
8	**Agency/Group/Organization**	Valley Restart Shelter, Inc
	Agency/Group/Organization Type	Housing Services-homeless Services-Health Services-Education Services-Employment Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing contact via phone, email and face to face provides opportunities for collaboration on the challenges and needs of persons at risk of homelessness and the homeless.
9	**Agency/Group/Organization**	City of Hemet - Finance Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
10	**Agency/Group/Organization**	City of Hemet - Community Development
	Agency/Group/Organization Type	Other government - Local Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
11	**Agency/Group/Organization**	City of Hemet - Code Compliance
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
12	**Agency/Group/Organization**	City of Hemet - Crime Free Rental Housing
	Agency/Group/Organization Type	Housing Service-Fair Housing Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a contractor to the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
13	**Agency/Group/Organization**	City of Hemet - Engineering
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
14	**Agency/Group/Organization**	City of Hemet - Fire
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
15	**Agency/Group/Organization**	City of Hemet - Police
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.
16	**Agency/Group/Organization**	City of Hemet - Public Works
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a department of the City of Hemet, ongoing collaboration exists to meet the challenges faced by the City as a whole.

17	**Agency/Group/Organization**	County of Riverside Department of Public Social Services - Homeless Programs Unit
	Agency/Group/Organization Type	Services-homeless Other government - County Lead Agency - Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Through the outreach process, the County has identified homelessness, rapid re-housing and homeless prevention services as a priority. These services will strengthen the Continuum of Care Strategy.

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

The City did not exclude any specific type of agency.

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?
Continuum of Care	County of Riverside, Department of Public Social Services	Homelessness, rapid re-housing, and homelessness prevention services are a priority of the CoC and City of Hemet
General Plan - Housing Element	City of Hemet Planning Department	Housing and demographic data used for the Housing Needs Assessment and Market Analysis
Analysis of Impediment to Fair Housing	City of Hemet Finance Department	Housing and demographic data used for the Housing Needs Assessment and Market Analysis
Hemet Police Department Strategic Plan 2015-2019	City of Hemet Police Department	Provides the City's strategy for achieving a safe environment for all of its residents
Consolidated Plan 2019-2024	County of Riverside Economic Development Agency	As a City within Riverside County many services and facilities located with the City and used by Hemet residents are operated by the County

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(l))

In addition to the aforementioned agencies and entities, the City of Hemet collaborates with the Hemet Unified School District and State of California. The school district provides child care, nutrition programs, family education and vocational opportunities for Hemet residents. The State, Housing and Community Development (HCD) Department provides funding opportunities for a variety of development and rehabilitation of affordable rental and ownership housing, though its CalHOME and HOME programs. CalTrans, the State transportation department provides funding opportunities for a variety of City road and sidewalk projects.

Narrative (optional):

No further discussion.

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 Code of Federal Regulations-Title 24-Part 91-Subpart B, requires that the City of Hemet's Citizen Participation Plan both provide for and encourage public participation. The primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities—all principally for low and moderate income people. Therefore, the City will publish notices of public meetings, comment periods and public hearings in both the Press Enterprise and Spanish language, La Prensa newspapers, and on the City website www.hemetca.gov to encourage involvement by all of its citizens, particularly, low- and moderate- income residents, residents of blighted neighborhoods, minorities, non-English speaking persons and persons with disabilities who may benefit from the use of HUD funded activities. In addition the City will consult with the Housing Authority of Riverside County to encourage the participation of residents of assisted housing developments within the City of Hemet. Opportunities for public participation may also be publicized through direct notification (mail, e-mail or flyers) of groups and individuals who have expressed an interest or whom the City identifies as having a greater potential interest, such as disabled persons, minorities, seniors, youth, etc. The City will provide opportunities for public involvement at all stages of the process, including:

- Identifying needs;
- Prioritizing identified needs; and
- Overseeing the way in which programs are carried out.

In preparing Consolidated Plan documents, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. All submitted Consolidated Plan documents will have a section that presents all public comments, City responses, and explains why any comments were not accepted.

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	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The 2020/21 CDBG funding workshop was attended by five (5) representatives of community agencies.	Provided valuable insight and comments on the needs and priorities of a variety of City resident groups.	N/A	www.hemetca.gov

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)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Public notice in 2/7/20 La Prensa of February 10 through March 2, 2020 public comment period and March 10, 2020 Public Hearing of the draft Citizen Participation Plan. Also posted on the City of Hemet website.	No written comments received	N/A	www.hemetca.gov
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public notice in 2/7/20 Press Enterprise of February 10 through March 2, 2020 public comment period and March 10, 2020 Public Hearing of the draft Citizen Participation Plan. Also posted on the City of Hemet website.	No written comments received	N/A	

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)
4	Community Surveys	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Beginning February 20, 2020 both English and Spanish language notifications of Community Needs and Priorities and Fair Housing Surveys were posted on the City's website. In addition, paper copies of the surveys were provided at the Hemet Library and City Hall.	A total of 3 surveys (2 Fair Housing surveys and 1 Community Needs and Priorities survey) were received, providing individual feedback regarding community needs and priorities related to the development of the Consolidated Plan.	N/A	www.hemetca.gov

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)
5	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Beginning March 2, 2020 both English and Spanish language notifications of Community Needs and Priorities and Fair Housing Surveys were posted on a variety of social media outlets (Twitter, Facebook, Instagram, and Nextdoor) to solicit residents feedback.	A total of 125 survey responses on the Community Needs and Priorities and 75 Fair Housing survey responses were received, providing individual feedback regarding community needs and priorities related to the development of the Consolidated Plan.	N/A	

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)
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A Public Hearing was held on March 10, 2020 to receive public comment period on the draft Citizen Participation Plan.	No comments were received.	N/A	www.hemetca.gov

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)
7	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Public notice in 4/3/20 La Prensa of April 6 through May 5, 2020 public comment period and May 12, 2020 Public Hearing of the draft 2020-2025 Consolidated Plan and Annual Action Plan. Also posted on City of Hemet website.	No written comments received.	N/A	www.hemetca.gov
8	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Public notice in 4/3/20 Press Enterprise of April 6 through May 5, 2020 public comment period and May 12, 2020 Public Hearing of the draft 2020-2025 Consolidated Plan and Annual Action Plan. Also posted on City of Hemet website.	No written comments received.	N/A	www.hemetca.gov

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)
9	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	May 12, 2020 Public Hearing of the draft 2020-2025 Consolidated Plan and 2020 Analysis of Impediments to Fair Housing Choice and Fair Housing Plan.	No written or verbal comments have been received at this time.	N/A	www.hemetca.gov

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the 2011-2015 American Communities Survey (ACS) the City of Hemet had a population of 82,115 people and 67% of the households had low incomes. HUD defines low income as less than 80% of the county's median income. The City of Hemet's median income was $33,989. According to the following 2011-2015 CHAS tables, 59% or 17,599 of Hemet's 29,910 households are identified as low income: 19% or 5,820 households are extremely low (0-30%AMI), 18% or 5,435 households are very low (>30-50%AMI), and 23% or 6,935 households are low (>50-80%); and 63% or 19,910 of all Hemet households are cost burdened with housing costs exceeding 30% of their income.

The City is committed to addressing the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low-incomes (less than 30 percent of area median income), are particular priorities. In addition, special-needs individuals are among those who face the greatest challenges and who should receive high priority, including at-risk children and youth, low-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities.

These priorities can be achieved through a combination of:

- Affordable housing;
- Investment in community development activities and facilities that serve low-income populations; and
- Supportive services to maintain independence.

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

Summary of Housing Needs

The City of Hemet's Fifth Cycle Housing Element was adopted January 14, 2014 and certified by HCD on January 29, 2014. This document provides Hemet's commitment to a vision of a diverse and sustainable community that increases housing choice for all current and future residents by: matching housing supply with current and projected needs, facilitating and promoting a fair and balanced distribution of housing choices throughout the City, assisting in the provision of affordable housing through new construction and preservation, removing or mitigating governmental and other constraints to housing investment, and promoting fair and equal housing opportunities. Residential growth in Hemet will be approached in a manner that respects the City's scenic, cultural and historic heritage, while meeting the housing, recreation, and employment needs of its residents and businesses. Pursuing balanced growth enables the City to provide quality services to meet the long-term needs of the community.

The Regional Housing Need Assessment (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. Each locality's RHNA is distributed among four income categories to address the required provision for planning for all income levels.

The City of Hemet's 2014-2021 RHNA totaling 604 units is distributed as follows:

Very Low (0-50% of AMI) = 134

Low (51-80% of AMI) = 96

Moderate (81-120% of AMI) = 112

Above Moderate (over 120% AMI) = 262

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	78,657	82,115	4%
Households	26,916	29,910	11%
Median Income	$35,384.00	$33,989.00	-4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,820	5,435	6,935	3,480	8,235

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small Family Households	2,045	1,610	2,330	1,205	3,450
Large Family Households	475	440	720	450	780
Household contains at least one person 62-74 years of age	1,265	1,595	1,830	1,005	2,565
Household contains at least one person age 75 or older	949	1,390	1,825	644	1,360
Households with one or more children 6 years old or younger	1,149	835	1,150	495	1,209

Table 6 - Total Households Table

Data Source: 2011-2015 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	70	165	115	35	385	4	25	30	0	59
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	110	4	30	219	15	15	20	4	54
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	220	120	205	100	645	0	50	135	15	200
Housing cost burden greater than 50% of income (and none of the above problems)	2,835	1,140	310	10	4,295	1,060	670	350	4	2,084

	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
Housing cost burden greater than 30% of income (and none of the above problems)	165	925	1,285	250	2,625	240	730	980	590	2,540
Zero/negative Income (and none of the above problems)	170	0	0	0	170	320	0	0	0	320

Table 7 – Housing Problems Table

Data Source: 2011-2015 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	3,200	1,535	635	175	5,545	1,080	760	535	24	2,399
Having none of four housing problems	475	1,165	2,280	1,235	5,155	575	1,980	3,495	2,040	8,090
Household has negative income, but none of the other housing problems	170	0	0	0	170	320	0	0	0	320

Table 8 – Housing Problems 2

Data Source: 2011-2015 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	1,580	910	770	3,260	280	430	510	1,220
Large Related	285	245	340	870	120	140	160	420
Elderly	925	910	475	2,310	675	793	665	2,133
Other	565	370	245	1,180	240	74	80	394
Total need by income	3,355	2,435	1,830	7,620	1,315	1,437	1,415	4,167

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 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	1,530	585	125	2,240	265	220	155	640
Large Related	265	110	10	385	95	90	0	185
Elderly	850	455	190	1,495	485	335	195	1,015
Other	520	175	55	750	230	70	15	315
Total need by income	3,165	1,325	380	4,870	1,075	715	365	2,155

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 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	180	179	100	759	15	60	125	10	210
Multiple, unrelated family households	0	65	35	15	115	0	25	30	8	63

	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
Other, non-family households	10	0	0	10	20	0	0	0	0	0
Total need by income	310	245	214	125	894	15	85	155	18	273

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 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	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

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

It is difficult to determine the number of single person households in need of housing assistance as data on household income by household size is not readily available. However, extremely low income households experiencing housing problems - particularly cost-burdened households, are often identified as those most at risk of homelessness.

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.

The CHAS data does not provide the detail of families who are disabled, victims of domestic violence, dating violence, sexual assault and stalking therefore it is difficult to determine the number in need of housing assistance. However, all of these persons are at risk of being homeless due to their age or living situation.

What are the most common housing problems?

The most common housing problems in California are overcrowding and housing cost burden. When housing costs consume more than half of household income, low income families are at a greater risk of becoming homeless. In Hemet housing cost burden is the most prevalent housing problem for low income households whether they rent or own their home.

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

All types (small related, large related, elderly, and other) of extremely low income (0-30%AMI) households (4,240) experience a cost burden of greater than 50% regardless of whether they are a renter and an owner household as shown in Table 10-Cost Burden>50%. It should be noted another household type affected are the extremely low income (0-30%AMI) renter households (3,200) that experience Having 1 or more of four housing problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden) as shown on Table 8-Housing Problems 2.

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

Most individuals and families that are low income use a higher portion of their income on basic needs. These households often struggle to make ends meet and are at a higher risk of homelessness. Rapid re-housing has become an increasingly important tool in a community's response to homelessness. The model has shown success on the individual level helping households exit homelessness and not return to shelter. Additionally, it has helped communities decrease the number of people experiencing homelessness and the amount of time households spend homeless. Rapid re-housing places a priority on moving a family or individual experiencing homelessness into permanent housing as quickly as possible, ideally within 30 days of a client becoming homeless and entering a program. The funds under this strategy are intended to target individuals and families who would be homeless but for the assistance. The funds provide for a variety of assistance, including short or medium term rental assistance, and housing relocation and stabilization services, such as mediation, credit counseling, security or utility payments, moving cost assistance, and case management. Although the duration of financial assistance may vary, many programs find that, on average, four to six months of financial assistance is sufficient to stably re-house a household,

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:

The Riverside County Continuum of Care captures data through the Homeless Information Management System (HMIS). This system is required for regions that receive HUD funds, which defines homelessness as meeting one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel and the cost of the stay is not paid by charitable organizations or by federal, State, or local government programs for low income individuals;
- Lives in a single room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

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

According to the Riverside County 2019 Homeless Count and Subpopulation Survey, households living below the poverty level are at serious risk of becoming homeless. Because of their limited income, they frequently have to choose between paying their rent or mortgage and other daily living costs such as child care, clothing, food, health care, and transportation. The report also states that a continued lack of affordable housing continues to place vulnerable families at a higher risk of homelessness. The 2011-2015 American Community Survey shows that just over 38% or 18,190 households in Hemet were living below 80% HAMFI. Many of these persons can become homeless because of social structural issues such as increases in rent, loss of a job, and rising health care costs. In addition, personal situations such as domestic violence, physical disabilities, mental illness, and substance abuse can cause members of a low income household or an entire household to become homeless. Often, one or more of these experiences factor into a household's homeless experience.

Discussion

No further discussion.

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

Disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total households. In general Whites and Hispanics in Hemet experience a greater need than any other race category especially at the 50% or less AMI income category. Only in the 80-100% income category did Whites have disproportionately greater need, with 53% or 2,490 having one or more of the four housing problems in comparison to 47% or 2,195 of the jurisdiction as a whole.

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	4,685	640	490
White	2,490	365	210
Black / African American	585	85	140
Asian	40	4	4
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	1,370	175	85

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 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	3,950	1,490	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	2,145	1,085	0
Black / African American	265	25	0
Asian	24	10	0
American Indian, Alaska Native	65	0	0
Pacific Islander	0	0	0
Hispanic	1,320	370	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 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	3,425	3,510	0
White	1,895	2,185	0
Black / African American	305	285	0
Asian	59	24	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	0	0
Hispanic	1,110	920	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 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	1,035	2,440	0
White	640	1,470	0
Black / African American	125	105	0
Asian	35	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	240	760	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 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

Key Points:

- 4,685 or 81% of Hemet's extremely low income (0%-30% AMI) households had one or more of the four housing problems.
- 3,950 or 73% of Hemet's very low income (30%-50% AMI) households had one or more of the four housing problems.
- 3,425 or 49% of Hemet's low income (50%-80% AMI) households had one or more of the four housing problems.
- 1,035 or 30% of Hemet's moderate income (80%-100% AMI) households had one or more of the four housing problems.

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

Severe Housing problems include the aforementioned housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, overcrowding, and housing cost burden over 50%. According to the 2011-2015 CHAS, Hemet has 37% or 7,944 households in the 0-100% AMI category with one or more severe housing problems. Whites and Hispanics show a disproportionately greater need in the 0-30% AMI category.

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	4,280	1,050	490
White	2,155	700	210
Black / African American	555	110	140
Asian	40	4	4
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	1,335	210	85

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 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	2,295	3,145	0
White	1,090	2,140	0

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
Black / African American	140	150	0
Asian	14	20	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	0	0
Hispanic	935	760	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 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	1,170	5,775	0
White	540	3,540	0
Black / African American	145	450	0
Asian	25	59	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	415	1,615	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 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	199	3,275	0
White	74	2,030	0
Black / African American	0	230	0
Asian	0	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	870	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 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

Key Points:

- 74% (4,280 of 5,820) of households with 0-30% of the area median income have at least one severe housing problem;
- 42% (2,295 of 5,440) of households with 30-50% of the area median income have at least one severe housing problem, of these 47% or 1,090 are White;
- 17% (1,170 of 6,945) of households with 50-80% of the area median income have at least one severe housing problem, of these 46% or 540 are White and 35% or 415 are Hispanic;
- 6% (199 of 3,474) of households with 80-100% of the area median income have at least one severe housing problem, of these 37% or 74 are White and 60% or 120 are Hispanic.

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:

Households that pay more than 30% of their annual income for housing expenses are considered housing cost burdened by HUD. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance and utilities. When a racial or ethnic group at an income level experience housing problems at a greater rate by 10% or more than their income level as a whole a disproportionately greater need exists.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,005	6,335	7,094	490
White	10,165	3,950	3,690	210
Black / African American	865	495	790	140
Asian	415	99	79	4
American Indian, Alaska Native	35	75	45	0
Pacific Islander	0	20	0	0
Hispanic	4,245	1,630	2,210	85

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Based on the 2011-2015 CHAS data displayed in the table above, over 100% or 29,924 of Hemet's 29,910 households (Total Household number from Section NA-10 Table 5) experience some level of housing cost burden and Whites at all income levels experience a disproportionately greater need. There is a discrepancy with Total Number of Households compared to the Total Jurisdiction as whole under Housing Cost Burden. Of the housing costs burdened households in Hemet, extremely low income (30% or less than the AMI) households make up the largest group, 53% or 16,005 households.

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?

Where disproportionate need exists Whites followed by Hispanics have a disproportionately greater need compared to the income categories as a whole. It should also be noted that Whites and Hispanics have greater percentages of households where none of the four housing problems exist.

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

Not applicable

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

The 2017 American Communities Survey shows Hemet's population with 42.7% or 35,694 persons as Hispanic or Latino, 42.9% or 35,901 as White, Not Hispanic or Latino, and 7.7% or 6,478 as Black or African American, Not Hispanic or Latino. None of Hemet's neighborhoods have significantly high concentrations of racial or ethnic groups.

NA-35 Public Housing – 91.205(b)

Introduction

During the Consolidated Plan period the City will help address the need of public housing through support of the Housing Authority of the County of Riverside. The Housing Authority of the County of Riverside maintains and manages a total of 469 public housing units, including three properties within the City of Hemet. The Housing Authority lists 1,380 Hemet residents as currently housed with assistance from the Section 8 Housing Choice Voucher Program or Affordable Public Housing Program. As of December 2019, there were 97,501 applicants on the public housing waiting list (including 4,778 in Hemet), of which 73,109 were extremely low-income, 14,450 were very low-income and 7,893 were low-income.

Totals in Use

	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 in use	0	79	456	8,748	36	8,364	135	178	19

Table 22 - 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				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	12,664	13,261	13,870	10,805	13,850	13,465	14,983
Average length of stay	0	6	4	6	2	6	0	5
Average Household size	0	1	3	2	1	2	1	3
# Homeless at admission	0	2	331	205	1	197	2	5
# of Elderly Program Participants (>62)	0	67	38	3,249	9	3,211	15	10
# of Disabled Families	0	12	70	2,587	26	2,422	82	33
# of Families requesting accessibility features	0	79	456	8,748	36	8,364	135	178
# 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 23 – 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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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 24 – 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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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 25 – 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:

As the population has increased in Riverside County so has the demand for accessible public housing units. At present time, the Public Housing waiting list has 4,788 registrants of which 1,393 have registered as disabled households in the City of Hemet and a portion of these registrants may require an accessible unit at initial registration as the wait time can range from months to several years and these needs may change during the waiting period. The Public Housing Authority does not track the data of accessible units since the program is tenant based and once they are determined eligible and receive a tenant based voucher, it is up to applicant to find a unit that fits their needs.

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

The most immediate needs noted of the residents of Public Housing and the Housing Choice Voucher Programs are employment, job training, reliable and efficient transportation options, child care, education, and assistance with prescription drug costs for elderly and disabled residents.

Riverside County was one of the hardest hit areas during the recent economic downturn, which had an adverse effect on Public Housing and Housing Choice Voucher families who have suffered job loss and reduction in employment hours at a disproportionate rate. Limited transportation resources and child care programs further restrict employment opportunities for these families. There is an immediate need for programs such as the Family Self-Sufficiency (FSS) program, Resident Opportunity and Self-Sufficiency (ROSS) program, Jobs PLUS, and other initiatives designed to increase employment and income for these residents.

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

In many ways the needs of Public Housing residents and Housing Choice voucher holders are similar to the needs of the low income general population. The need for increased employment opportunities, greater transportation resources, low cost child care programs, and prescription drug cost assistance are consistent with needs in both groups. The Housing Authority's client population has a slightly higher rate of persons with disabilities and single parent households compared to the general population.

Discussion

No further discussion.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Results have not yet been released from the Riverside County 2020 Point-in-Time Homeless Count and Subpopulation Survey which took place on January 29, 2020. Therefore data from the 2019 Point-in-Time is used in the following tables.

In the City of Hemet 112 individuals were identified by the 2019 PIT as unsheltered homeless, encompassing 109 adults, 9 youth from ages 18-24, and 1 of unknown age. 91% or 102 were unsheltered Hemet adults and 47 or 42% were chronically homeless based on HUD's definition. 21% or 23 unsheltered Hemet adults had a mental health problem and 24% or 27 unsheltered Hemet adults had a physical disability.

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	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	48	0	48	0	0	0
Chronically Homeless Individuals	47	0	47	41	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	7	0	7	1	0	0
Unaccompanied Child	9	0	9	1	0	0
Persons with HIV	1	0	1	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2019 County of Riverside Point In Time Count, April 2019-Version 1.6

Indicate if the homeless population is: Partially Rural Homeless

Rural 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	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	48	0	48	0	0	0
Chronically Homeless Individuals	47	0	47	41	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	7	0	7	1	0	0
Unaccompanied Youth	9	0	9	1	0	0
Persons with HIV	1	0	1	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments: 2019 County of Riverside Point In Time Count, April 2019-Version 1.6

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

According to the 2019 County of Riverside Point in Time Count, a total of 112 homeless persons were counted in the City of Hemet in January 29, 2019. Of the homeless counted, 100% or 112 were unsheltered. This is an increase of 35% from the 2018 Point in Time Count in which 83 were unsheltered. Unsheltered include individuals on the streets, as well as the number of people estimated to be living in cars, vans, RVs, abandoned buildings, and encampments.

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 homeless count and survey data revealed that 58% of the unsheltered homeless population is chronically homeless and in need of longer-term assistance such as rental assistance and wrap-around social services including health care, employment services, mental health care, and life skills training within the Supervisory District that the City of Hemet is included in. The data showed that 42% of the unsheltered homeless population is not chronically homeless and will likely need shorter-term assistance, such as a few months of rental assistance, and are not as reliant on social services.

The County as a whole had 2,045 unsheltered in 2019; 99% without children and 1% with children. Of the total sheltered and unsheltered in the County of 2,811, 29% or 804 were chronically homeless individuals, 163 or 6% were veterans, and 82 or 3% were families with children.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	73
Black or African American	0	14
Asian	0	1
American Indian or Alaska Native	0	2
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	26
Not Hispanic	0	86

Data Source Comments: 2019 County of Riverside Point In Time Count, April 2019-Version 1.62019 Riverside County City-Level PIT Counts, page 21

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

During the 2019 County of Riverside Point in Time Count, no families with children and families of veterans were identified in the City of Hemet. There were 7 individuals categorized as veterans or 6% of the homeless in the City of Hemet.

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

Of the 112 unsheltered adults counted in Hemet, the ethnic breakdown is as follows: 13% or 14 unsheltered adults were African American/Black; 2% or 2 unsheltered adults were American Indian/Alaskan Native; 1% or 1 unsheltered adult was Asian/Pacific Islander; 23% or 26 unsheltered adults were Hispanic/Latino; and 65% or 73 unsheltered adults were White.

Results from Riverside County as a whole showed the two largest racial/ethnic groups among surveyed respondents were White/Caucasian (58%) and Black (16%); while 14% identified as Unknown Race and 3% as American Indian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2019 County of Riverside Point in Time Count does not specify the nature of sheltered and unsheltered by city. However, the following living situations are considered unsheltered: living on the street, encampment, vehicle, park, abandoned building, under a bridge, in a bus, or other. Riverside County had 582 or 43% living on the street followed by 308 or 23% living in an encampment. The next highest unsheltered population were 224 or 17% living in a vehicle.

Discussion:

The Homeless Needs Assessment and Rural Homeless Needs Assessment table is based on data for the City of Hemet homeless count from 2019 PIT. A request has been submitted to the CoC requesting information on the data for these tables.

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

Introduction:

The City of Hemet strives to assist non-homeless special needs individuals or households with supportive housing and services. The City has many seniors living in the community and some are too frail or disabled to maintain their home for suitable living. Some seniors and persons with disabilities also require special accommodation in the design of housing (such as ramped access, one-story construction, or elevators). Female headed households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services. Persons with HIV/Aids encounter the largest barriers with, in order, transportation, lack of providers and resources, and homelessness and poverty. These barriers are certainly relevant to Hemet's residents with HIV or AIDS, since there is no federally-funded provider within the area.

Note - The City of Hemet does not receive HOPWA funding.

Describe the characteristics of special needs populations in your community:

Seniors have long been a major part of life in Hemet. Often times, seniors face declining mobility and self-care capabilities that create special housing needs and challenges for them. Many seniors, even those that own their own homes, face financial challenges because of limited incomes from Social Security and other retirement benefits. Many live alone and may have difficulty performing physical tasks, including home maintenance, climbing stairs or driving. Health care costs, availability and quality of housing may also be challenges for seniors.

According to the 2011-2015 American Community Survey (ACS), 17,436 or 21% of persons in Hemet had a disability. Since the proportion of individuals with disabilities increases with age, Hemet's older population means a significant fraction of its residents have some kind of disability. Among the working-age population, more disabled persons are not employed and may have difficulty meeting their needs.

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

Special needs populations often require housing accommodations, supportive services and financial assistance. Needs are determined based on comments from citizen participation meetings, results of the Housing and Community Development Needs Survey, and input from participating agencies and departments.

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

The Inland Empire HIV Planning Council (IEHPC) reported that in January 2013 there were 100 people living with HIV or AIDS with in the City of Hemet and adjacent unincorporated area. Based on a 2005 IEHPC survey the largest barriers to services for persons living with HIV/AIDS were, in order, transportation, lack of providers and resources, homelessness and poverty. These barriers are relevant to Hemet residents with HIV/AIDS since there are no federally funded care providers in the City or San Jacinto Valley.

Discussion:

No further discussion.

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

Describe the jurisdiction's need for Public Facilities:

One of the most fundamental functions of government is providing its residents with functioning infrastructure. The City of Hemet places a high priority on providing adequate services to its residents, businesses and visitors and on complying with Measure C, a ballot measure adopted by Hemet residents in 1988 that established minimum service standards for circulation, drainage, water storage and distribution, park and recreation facilities, police and fire services, and sanitary sewer services. On August 12, 2014, the City Council adopted a five year capital improvement plan, as a planning tool that provides the necessary information to repair and replace an aging infrastructure, or to construct new facilities, and at the same time set the community priorities to meet the needs of Hemet's growing population.

How were these needs determined?

The nature and extent of community development needs identified for public facilities were determined through citizen participation meetings, responses from the Housing and Community Development Needs Survey, and input from participating agencies. Within the Con Plan, priority is given to facilities that primarily benefit low income beneficiaries and serve low income census areas of the City.

Describe the jurisdiction's need for Public Improvements:

Public improvements that qualify under the CDBG program need to demonstrate primary benefit to low and very low income persons or Census areas. CDBG funding will continue to be used for a variety of public improvements such as code compliance activities, construction, improvement and replacement of curbs, gutters, sidewalks, water and sewer systems, and drainage in order to improve community health and safety.

How were these needs determined?

Public improvement needs were determined through citizen participation meetings, responses from the Housing and Community Development Needs Survey, and input from participating agencies and departments. Consolidated Plan priority is given to improvements that retain and expand economic development primarily for low income beneficiaries and in low income census areas of the City.

Describe the jurisdiction's need for Public Services:

Community services enhance quality of life, foster a sense of belonging, and promote civic involvement. The City is committed to ensuring that community services are provided at levels sufficient to meet the needs of a growing and demographically evolving city. This requires coordinated planning efforts between governmental agencies, service providers, and nonprofit organizations.

How were these needs determined?

Determination of need for public services is based on comments from citizen participation meetings, the results of the Housing and Community Development Needs Survey and input from participating agencies and departments, with priority given to programs that offer collaborative and innovative ways improve the quality of life and increase self-sufficiency for low income beneficiaries.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Population and demographic data is key in determining housing needs, but economic trends and assessments of the local housing stock are essential in formulation predictions of how many and what kind of housing units will be in high demand in upcoming years. With Hemet's continuing evolution from a retirement community to a destination for young families seeking affordable living, planning for housing must reflect the City's changing needs.

The Housing Market Analysis describes information that is available regarding the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

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

Introduction

According to the 2011-2015 American Communities Survey (ACS) the City of Hemet had 29,905 households. Approximately 62% were owner households and approximately 38% were renter households, with 61% of all households falling in the low income (0-80% AMI) category.

While there has been tremendous growth in the number of single family houses in Hemet (51%), they still make up a smaller proportion of the housing stock in the City than in Riverside County (68%). Much of the difference comes from the very high percentage of mobile homes in Hemet from 24% in the 2010 Census. According to the 2011-2015 ACS, Hemet has a total of 34,365 housing units. The city anticipates achieving its objectives for the RHNA planning period from January 1, 2014 through October 31, 2021, which includes new construction of 604 housing units, in addition to rehabilitation of 624 units and conservation of 158 units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,495	51%
1-unit, attached structure	1,540	4%
2-4 units	1,875	5%
5-19 units	2,625	8%
20 or more units	2,575	7%
Mobile Home, boat, RV, van, etc	8,255	24%
Total	***34,365***	***100%***

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	70	0%	475	4%
1 bedroom	305	2%	2,710	21%
2 bedrooms	8,110	48%	5,680	44%
3 or more bedrooms	8,385	50%	4,180	32%
Total	***16,870***	***100%***	***13,045***	***101%***

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

Within the City of Hemet are 5 properties, consisting of 303 units, of publicly assisted multi-family low income rental housing. The Housing Authority of Riverside County, administers the tenant based Housing Choice Voucher program (portable vouchers for rental assistance to individual families through HUD). As of December 2019, 1,380 households in Hemet received assistance through this program. The Housing Authority gives preferences to families with high rent burdens or homeless and working families with dependents. However, as of December 2019 there were 4,778 individuals on the waiting list for housing assistance, which can be from 18 months to five years.

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

None of these properties, City or County, are at risk of conversion to market rate during the 2020-2025 Con Plan period.

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

Although the City of Hemet has a total of 34,068 residential units, a surplus of 4,166 units, for its 29,910 households, extremely low and low income households generally cannot afford to own or rent market rate housing and require assistance to obtain decent and affordable housing. In addition, large families that are renting have a disproportionate need for housing assistance, likely due to the prevalence of one and two bedroom apartments in the city.

The County has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of many years. In addition to the issues relating to affordability, issues relating to housing conditions are prevalent. Approximately 48% of Hemet's housing stock is over 30 years old many of which may need substantial rehabilitation and emergency repairs. The extent of housing needs in the City and County far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

The average household size in Hemet, based on 2010 Census data, is 2.59 persons, reflecting the high number of seniors living alone or as couples without children. Both family and nonfamily households are relatively small in Hemet, and assessments of housing need must take this into account. As in the County, there is a disproportionate need for affordable housing for low and extremely low

income households due to the housing cost burden experienced by these households. In addition, accessible housing with supportive services is needed to meet the needs of vulnerable groups including the elderly, persons with physical and mental disabilities, persons with alcohol or drug addiction, and persons with HIV/AIDS who require specific supportive services such as counseling, physical therapy, transportation, medical treatment and assistance with routine daily living activities.

Discussion

Preserving and increasing the supply of affordable housing in the City of Hemet due to limited financial resources remain the greatest challenge.

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

Introduction

Between about 2009 and 2015, as shown on Table 28, home prices decreased rapidly in Hemet due to the recession by 30%. Median contract rental amounts decreased by a much slower pace by only 1% during this time period. This is opposite of the time between 2002 and 2006 when home prices in Hemet rose rapidly as buyers looked inland to purchase homes.

Extremely low income households earn up to 30% of the County AMI, very low-income households earn 50% or less of the County AMI, low income households earn 80% or less of the County AMI and moderate income households earn up to 100% of the County AMI. Based on generally accepted financing criteria and home sales prices ranging from $75,000 to $132,000, all four categories of low and moderate-income households could afford to purchase a single family home in Hemet. Very low and low income households would have a range of affordable rental housing options in Hemet, while extremely low-income households, would need to find subsidized housing to avoid overpayment or overcrowding.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	177,900	124,800	(30%)
Median Contract Rent	814	804	(1%)

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,695	13.0%
$500-999	7,845	60.2%
$1,000-1,499	2,690	20.6%
$1,500-1,999	495	3.8%
$2,000 or more	315	2.4%
Total	***13,040***	***100.0%***

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	625	No Data

% Units affordable to Households earning	Renter	Owner
50% HAMFI	1,970	3,235
80% HAMFI	7,805	7,695
100% HAMFI	No Data	9,992
Total	***10,400***	***20,922***

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	826	986	1,232	1,717	2,132
High HOME Rent	800	859	1,033	1,184	1,301
Low HOME Rent	628	673	808	933	1,041

Table 33 – Monthly Rent

Data Source Comments: 2019 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

While Hemet had more housing units (34,365) than households (29,910) according to the 2011-2015 CHAS data, there is a mismatch between the ability of households to afford the housing units available.

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

Median home prices and median contract rent from 2009 to 2015 have decreased. This in turn should make home and rent affordability increase.

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

While Hemet and the Housing Authority of Riverside County desire to de-concentrate affordable housing, market economics indicate that affordable housing may be more financially feasible or cost-effective in the City and surrounding areas. Hemet's area median rent of $804 is far less than Riverside County's Fair Market Rent for a two bedroom of $1,232 and the High HOME Rent of $1,033, but is comparable to the Low HOME rent of $808. None of Hemet's five publicly assisted multi-family rental housing properties are at-risk of conversion to market rate until at least 2033.

Discussion

Although, Riverside County was particularly hard hit by foreclosures and unemployment as a result of the economic recession, conditions are beginning to improve. And Hemet is beginning to see growth due to its relatively low prices compared to surrounding markets and the presence of developable land.

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

Introduction

The age of housing stock is an important characteristic of the housing supply because it is a good rough indicator of housing condition. Approximately 48% of Hemet's rental housing stock is over 30 years old, with approximately 4% over 70 years old. The City's owner-occupied housing stock has approximately 41% over 30 years old, with 2% over 70 years old. Many federal and State programs use the age of housing as one factor in determining housing rehabilitation needs.

Definitions

Housing in standard condition meets all of state and local codes. A dwelling in substandard condition is one that affects the health and safety of the resident's habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,530	33%	7,320	56%
With two selected Conditions	140	1%	1,015	8%
With three selected Conditions	15	0%	55	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,190	66%	4,650	36%
Total	***16,875***	***100%***	***13,040***	***100%***

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,160	31%	2,165	17%
1980-1999	4,888	29%	4,650	36%
1950-1979	6,545	39%	5,725	44%
Before 1950	270	2%	505	4%
Total	***16,863***	***101%***	***13,045***	***101%***

Table 35 – Year Unit Built

Data Source: 2011-2015 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	6,815	40%	6,230	48%
Housing Units build before 1980 with children present	2,965	18%	1,300	10%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The 2011-2015 ACS data shows 5,530 or 33% of owner-occupied and 7,320 or 56% of renter-occupied units have at least one selected condition that affects the health and safety of the resident's habitability. The data shows the disproportionate need especially in the renter-occupied units where 64% have one to two selected conditions. Many of the units both owner-occupied and renter-occupied are between 20-70 years old (built in 1950-1999). Mobile homes are more difficult to rehabilitate than traditional built homes because of their poor quality and inconsistencies in building technology. The relatively low incomes in Hemet may also make maintenance, rehabilitation, or modification of homes cost-prohibitive, especially for elderly or disabled households who may find the physical labor involved difficult.

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

The Riverside County Department of Environmental Health Office of Industrial Hygiene (OIH) is responsible for responding to Lead Based Paint (LBP) cases. Through OIH's lead removal programs and private improvements by owners, a significant number of housing units have been abated.

Neither Riverside County nor the Census Department specifically track housing units that contain LBP according to income level of the household. According to the Risk of Lead Based Paint table above, a total of 13,045 housing units in Hemet; 40% or 6,815 owner occupied and 48% or 6,230 renter occupied, were built before 1980 and can be assumed to have a risk of LBP. Of these housing units 33%

or 4,265 have children present, presenting a higher risk of LBP hazards, since lead presents additional hazards for children.

Discussion

High housing costs reduce economic opportunities, access to jobs and services, and the ability of lower income households, including elderly and persons with disabilities, to live in neighborhoods of their choice. The affordability gap may result in concentration of lower income households in older neighborhoods that have higher levels of substandard housing and overcrowding.

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

Introduction

Existing housing that receives governmental assistance represents one of the largest supplies of affordable housing in Hemet and other communities. The Housing Choice Voucher Program (Section 8) provides property owners guaranteed rental payments, equal to the HUD determined fair market rent, in return for renting units to very low income tenants. The owner receives tenant payments restricted to 30% of income and HUD pays the remaining rent. Hemet has three locations receiving project based Housing Choice Voucher assistance: Hemet Estates, Village Meadows Apartments, and Sahara Senior Village.

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	77	469	8,681	48	8,633	819	1,759	342
# of accessible units			2						

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

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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:

The physical condition of the public housing units varies by community however the Housing Authority does have plans to modernize select units within the stock of public housing units. Examples of such modernization projects include the replacement of evaporative coolers with centralized air conditioning, kitchen cabinet upgrades, door replacement, the replacement of hot water heaters to on-demand water heaters and ADA walkway and entrance improvements.

Public Housing Condition

Public Housing Development	Average Inspection Score
Fiscal Year 2012	38-40

Table 39 - Public Housing Condition

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

Public Housing units within the County have the following restoration and revitalization needs:

1. Modernization and replacement of interior structure due to age, including kitchen cabinets, flooring, interior doors, and bathroom fixtures.

2. Modernization to improve energy efficiency which includes replacement of water heaters, toilets, windows, cooling units, etc.

3. Modifications to units and common areas to increase access for persons with disabilities which will expand ADA compliance.

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

On an annual basis, the Housing Authority creates a plan to expend HUD awarded Capital Funds to revitalize and rehabilitate existing public housing units. This plan is based on a portfolio wide assessment of priority improvement needs. The plan provides the framework for improving the living environment of families residing in public housing within Riverside County. Improvement needs are prioritized based on the following issues that directly impact resident families:

1. Addressing any immediate safety needs within individual units or in common areas;

2. Maintaining units in compliance with Housing Quality Standards;

3. Improving and expanding accessibility features for persons with disabilities;

4. Increasing energy efficiencies to lower utility costs for resident families;

5. Improving features that deter crime and improve overall safety;

6. Providing playgrounds and open space to facilitate outdoor recreation; and

7. Providing an aesthetically pleasing community that is comparable with market rate units in low-poverty areas.

Discussion:

No further discussion.

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

Introduction

In the City of Hemet, 112 adults were identified by the 2019 Point in Time count as unsheltered. 42% or 47 unsheltered adults were chronically homeless based on HUD's definition. 21% or 23 unsheltered adults had mental health problem and 24% or 27 unsheltered adults had a physical disability. The 2019 PIT also reported 9 Hemet youth between the ages of 18 and 24 as unsheltered homeless. The City of Hemet actively participates in the County of Riverside Continuum of Care to assess homeless needs and implement strategies to address those needs both locally and regionally.

The 2019 PIT concluded that there was a 21% increase in homelessness between 2018 and 2019 that can be attributed, in part, to an enhanced count methodology that covered a wider area within the allotted count time, increased efficiency through use of a mobile web-based technology instead of paper surveys, implementation of revised survey questions to follow HUD guidelines (e.g., chronic homeless, domestic violence), planned targeting of encampment sites, an increased number of volunteers (more than 700), and increased participation from city leadership.

As the fourth largest county in California, Riverside County stretches from Orange and Los Angeles counties to the Arizona border. There are still major challenges to Riverside County's network of services and facilities, mainly due to the vast geographical area of the county. Providing services in such a large geographic area is a constant challenge. In the eastern region of the county, which is less populated than the west and covers twice the square miles, transportation is a major barrier for homeless individuals and families to access emergency, transitional, or permanent housing. The lack of public transportation makes it difficult to get to and from services as well as employment. In the western region, there is a need for funding to expand all types of housing to meet the demand.

The County of Riverside's plan to end homelessness focuses on the implementation of four strategies: improve System Coordination; increase Housing Resources; increase Outreach and Navigation; and increase Supportive Services.

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)	29	0	87	23	0
Households with Only Adults	301	56	211	251	0
Chronically Homeless Households	6	0	0	0	0
Veterans	36	0	80	25	0
Unaccompanied Youth	15	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2013 Point-in-Time Census and Survey, data from the County of Riverside Homeless Management Information System excluding DV shelters

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

With implementation of the Affordable Care Act (ACA), the County of Riverside CoC will continue to participate in enrollment and outreach activities to ensure eligible households are able to take advantage of new healthcare options. The CoC has initiated a series of trainings and workshops that provide information on the ACA which has expanded Medi-Cal eligibility for people who are experiencing chronic homelessness and allows for the integration of housing, primary care and behavioral health. DPSS also received funding to conduct medical outreach and enrollment and is working with CoC member agencies to train outreach workers and enrollment counselors throughout Riverside County.

The Riverside County Department of Mental Health (RCDMH) has been providing special services to persons with mental illness, who are homeless, for the past 25 years. Beginning in 1988 RCDMH introduced a voucher based food and shelter program. In July 1993, the Department initiated a street outreach program that included linkage to case management services. RCDMH collaborates with nonprofit organizations to provide supportive services for homeless individuals with co-occurring mental illness and substance abuse disorders. The current linkage with all the regional mental health outpatient programs facilitates consumer access to the resources RCDMH has to offer. RCDMH has six other HUD funded grants, which include five permanent housing grants for chronically homeless individuals and their families.

CoC program funded projects assist participants with increasing their income which is one way to ensure housing stability and decrease the possibility of returning to homelessness. The CoC's Employment and Self-Sufficiency (ESS) committee is responsible for identifying employment opportunities, training, education, and other resources that will help increase the income of participants by obtaining employment and becoming self-sufficient. ESS created a countywide resource list of all services related to employment/mainstream benefits identifying potential employers who will work with the CoC to hire the homeless and identify educational programs to assist homeless or near homeless to become more employable. The CoC also intends to educate participants and program operators on the value and benefits of employment for disabled persons. Social Security will be involved to assure that employment will not jeopardize current benefits and will be available to educate program providers, participants, and the CoC community on employment in conjunction with benefits received. The CoC has identified the public housing and disabled population as the lowest percentage of persons employed at exit. The CoC will work with employers to educate them on the employability of the population with disabilities.

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.

The City of Hemet collaborates with many organizations and non-profits that provide housing and services for homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, some of which are listed in SP-40. Care-A-Van provides transportation to the elderly and disabled to get to doctor's appointments and grocery stores. Center for Sexual Assault of Southwest Riverside County provides services to victims of sexual abuse and providing references to get out of domestic abuse relationships. Central County United Way provides bus tickets and resources to homeless. Community Pantry provides assistance with seniors with paying their utilities so they can remain in their home. Valley Restart Shelter is the only homeless shelter in the City of Hemet. They provide shelter for the homeless as well as assisting residents with finding employment.

In Riverside County, there are several facilities that provide emergency shelter, homeless shelter, transitional housing and shelter for homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Veterans – Help for Future Leaders transitional housing for veterans; U.S. Vets veterans in progress transitional housing; and Lighthouse Treatment Center

Substance abuse – ABC Recovery Center Transitional Living Village, MFI Recovery Center in San Jacinto, and Whiteside Manor

Domestic Violence – Shelter from the Storm, SafeHouse Riverside, and Operation Safe House, Main Street Transitional Living Program

Providers of homeless prevention, emergency shelter, transitional housing, permanent supportive housing, and related supportive service programs in the County of Riverside participate in the Homeless Management Information System (HMIS). The County of Riverside DPSS implements the HMIS system for the County, which stores and tracks longitudinal person level information about people who access homeless services in the CoC.

Homeless services providers continually work towards linking homeless individuals and families to existing mainstream benefits. The CoC Collaborative Applicant (DPSS) administers Temporary Cash Assistance for Needy Families (TANF), MediCal and the Supplemental Nutrition Assistance Program (SNAP).

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

Introduction

Seniors have long been a major part of life in Hemet. Often times, seniors face declining mobility and self-care capabilities that create special housing needs and challenges for them. Many seniors, even those that own their own homes, face financial challenges because of limited incomes from Social Security and other retirement benefits. Many live alone and may have difficulty performing physical tasks, including home maintenance, climbing stairs or driving. Health care costs, availability and quality of housing may also be challenges for seniors.

According to the 2011-2015 American Community Survey (ACS), 17,436 or 21.4% of persons in Hemet had a disability. Since the proportion of individuals with disabilities increases with age, Hemet's older population means a significant fraction of its residents have some kind of disability. Among the working-age population, more disabled persons are not employed and may have difficulty meeting their needs. As a result of these limitations, this group might require special housing accommodations and supportive services or financial assistance.

Most female-headed households are single women (between 35 to 64 years), or single females (mothers or other female relatives) with minor children. According to the 2011-2015 ACS, 9.8% of all households in Hemet were female-headed family households.

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

Care must be taken to address seniors' housing needs and preferences, particularly for seniors living by themselves. Because most of these individuals moved to Hemet to retire from other locations, it is likely that they do not have family members nearby to assist with their daily needs and will rely on service providers to fill this gap as their self-care abilities diminish. As senior age, they often become less capable of maintaining their homes and/or paying for professional assistance for home maintenance and repairs. Rising energy and housing costs can cause particular hardships for retirees on fixed incomes, resulting in more seniors seeking emergency assistance.

The Americans with Disabilities Act defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities may have special needs. Many earn very low incomes, have higher health care costs, and are dependent on supportive services. Some persons with disabilities also require special accommodations in the design of housing (such as a ramped access, one-story construction, or elevators). Disabled persons may have mobility impairments, self-care limitations, or other conditions that may require special housing

accommodations or financial assistance. The Inland Regional Center currently serves 837 persons with developmental disabilities in Hemet.

Persons with alcohol or drug addictions often require supportive housing and services on a short-term basis while they are undergoing rehabilitation.

The Inland AIDS project (IAP) office in Riverside offers a wide variety of services including case management, home health care, food services, transportation, SAFE-T Net legal services, mental health, and substance abuse counseling. A smaller IAP office closer to Hemet in Sun City offers case management only.

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

Homelessness often affects individuals discharged from publicly funded institutions such as jails prisons, hospitals, and mental health centers due to the lack of available affordable housing and permanent supportive housing options. The aim is to achieve a zero tolerance policy regarding discharging into homelessness by local institutions through education programs and relationships with providers responsible for ensuring that persons discharged from these institutions do not end up homeless. Individuals being released from jails and prisons have opportunities through local government agency reentry programs that can provide services that include education, parenting classes, substance abuse treatment, cognitive–behavioral classes, restorative justice programs, case management, and referrals to other agencies.

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)

To address the housing and supportive service needs of non-homeless special needs persons the City of Hemet will fund: Care-A-Van Transit, Inc.; Center Against Sexual Assault (CASA); Fair Housing Council of Riverside County, Inc.; City of Hemet Code Enforcement; Senior/Disabled Home Repair, and the City of Hemet Engineering ADA Ramps and Sidewalk project.

Care-A-Van: provides transportation for senior, disabled and low income individuals.

CASA: provides forensic sexual assault exams through a collaborative effort with local law enforcement agencies. CASA also provides continuity of care to sexual assault victims from the first contact to case closure with wrap-around counseling; supportive hospital, law enforcement and court accompaniment, and community resources.

Fair Housing Council: provides services to low and moderate income residents that affirmatively further fair housing and better secure the rights of all persons to equitable housing opportunities and housing.

Code Enforcement: provides enforcement of municipal, health and safety, housing and building codes to enhance the quality of life in CDBG neighborhoods. Activities include: ensuring safe housing, sanitary conditions, property maintenance, and securing foreclosed properties which continue to be a source of blight.

Senior/Disabled Home Repair Program: provides home rehabilitation for disabled, senior owner/occupied homeowners.

City of Hemet Engineering Project – the project is to construct ADA compliant ramps, new sidewalks, and new curb and gutter that will improve sight distance and visibility between motorized and non-motorized users, create physical separation between motorized and non-motorized users, and places pedestrians on sidewalks and out of the traffic shoulder lanes. This project is located in a low income census tract.

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))

As a member of the City and County of Riverside Continuum of Care and participating city of the Housing Authority of the County of Riverside, the City of Hemet supports the County's special needs programs as follows:

HOPWA Program- The City of Riverside is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino County. The Housing Authority of the County of Riverside as the Project Sponsor administers the HOPWA grant throughout Riverside County. The goal of the HOPWA program is to prevent homelessness for individuals and/or families that have AIDS/HIV, by providing long term rental assistance through the Housing Options Program and Short Term Rental, Mortgage and Utility Assistance through subcontractors in the community that serve this population. The Housing Options Program provides permanent affordable housing via tenant based rental assistance to households at or below 80% of the Area Median Income.

Emancipated Foster-care Youth Program- This program targets ten recently emancipated foster care youth, 18-20 years old. Youth will receive housing assistance, supportive services and will be enrolled in the family self-sufficiency program, to give them the tools and opportunities to successfully transition from foster-care to independent, self-sufficient living.

Authority's Family Self Sufficiency Program to provide additional tools and resources which support family stability.

Tenant Based Rental Assistance Program- This program is a pilot rapid re-housing and homeless prevention program funded through the City of Riverside. The TBRA program provides a twelve month transitional rental subsidy which assists homeless individuals and families to successfully transition to market rate housing. The City of Riverside's Homeless Street Outreach team and other local providers provide intensive case management to prepare participants for economic self-sufficiency during the course of the twelve month program.

Veterans Affairs Supportive Housing Program (VASH)- The VASH program which was implemented in October, 2009, is collaboration between the Housing Authority and the Loma Linda VA Medical Center to meet the housing needs of homeless veterans in Riverside County. The Housing Authority was allocates Section 8 vouchers reserved exclusively for homeless veterans. The Loma Linda VA Medical Center refers eligible veterans and provides ongoing clinical support to ensure housing stability.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Hemet's Housing Element is required to provide a detailed assessment of public policy constraints and to develop strategies to alleviate the constraints. Governmental, market, infrastructure, and environmental factors may limit the provision of adequate and affordable housing . These constraints may result in housing that is not affordable to lower and moderate income households, not readily available for households with special needs, or may cause certain types of residential construction economically infeasible for developers.

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the development, improvement and maintenance of housing, especially affordable housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics may have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to production of housing affordable to lower income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government and in the public sector, the City has little or no control over these regulations and no ability to directly mitigate their effect on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Nongovernmental constraints are those factors outside the local government control that limit the availability of housing and/or the feasibility of building affordable housing. The assessment of these constraints provides a basis for possible actions by the City to offset potential effects on the housing supply and cost. However, the City has little or no control over many of the nongovernmental factors that influence the cost and availability of housing.

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

Introduction

In the City of Hemet General Plan 2030 the City details its commitment to coordinate new development and redevelopment by:

- providing adequate infrastructure for water, sewer, storm water, energy, and communications;
- working with local employers and health providers to facilitate the provision of excellent health care services to meet the needs of Hemet's diverse population;
- providing a City library system that contributes to quality of life through accessible and diverse library collections, technologically improved services, and a welcoming environment;
- facilitating social services that provide a benefit to the existing residents of Hemet, and are an asset to the overall community.

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	498	107	2	1	-1
Arts, Entertainment, Accommodations	2,863	2,468	14	16	2
Construction	1,696	385	8	2	-6
Education and Health Care Services	4,441	5,516	21	35	14
Finance, Insurance, and Real Estate	923	614	4	4	0
Information	342	224	2	1	-1
Manufacturing	1,978	789	10	5	-5
Other Services	785	610	4	4	0
Professional, Scientific, Management Services	1,224	623	6	4	-2
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	3,642	4,212	18	27	9
Transportation and Warehousing	1,187	86	6	1	-5
Wholesale Trade	1,147	178	6	1	-5
Total	20,726	15,812	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,759
Civilian Employed Population 16 years and over	24,765
Unemployment Rate	19.42
Unemployment Rate for Ages 16-24	38.87
Unemployment Rate for Ages 25-65	11.18

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,945
Farming, fisheries and forestry occupations	1,515
Service	3,725
Sales and office	6,545
Construction, extraction, maintenance and repair	2,725
Production, transportation and material moving	1,585

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,260	54%
30-59 Minutes	6,264	28%
60 or More Minutes	4,035	18%
Total	***22,559***	***100%***

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,615	930	2,805

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	6,890	1,335	3,800
Some college or Associate's degree	6,865	1,435	4,350
Bachelor's degree or higher	2,535	310	850

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	75	360	635	1,575	1,805
9th to 12th grade, no diploma	1,180	1,295	1,325	2,168	1,870
High school graduate, GED, or alternative	2,995	3,310	2,918	5,835	5,480
Some college, no degree	2,610	3,195	2,070	4,970	5,350
Associate's degree	325	590	610	1,258	1,305
Bachelor's degree	70	670	500	1,305	1,485
Graduate or professional degree	25	191	375	665	810

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	43,997
High school graduate (includes equivalency)	67,188
Some college or Associate's degree	58,404
Bachelor's degree	63,988
Graduate or professional degree	129,779

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

Several shifts have occurred in the employment of Hemet residents as the City has felt the effects of the economic recession. The community has developed an extensive network of medical and adult care

facilities. According to the 2011-2015 ACS, Hemet residents employed in Education and Health Care Services continues to be the largest employment sector with 20% of its workers and 34% of the City's jobs. Until very recently, Hemet's economy was oriented toward providing goods and services to its large base of middle-class retirees. The City's retail and consumer service sectors have thus represented a significant share of its jobs and payroll. Based on the Business Activity table above, the 2011-2015 ACS identifies retail trade as Hemet's second largest industry with 16% of the workforce and 26% of the local jobs. A close third is Arts/Entertainment/Accommodations with 13% of Hemet's workforce and 15% of its jobs. Major employers include Hemet Valley Medical Center, Manor Care Health Services, Hemet Valley Mall and Hemet Unified School District.

Describe the workforce and infrastructure needs of the business community:

Although Hemet is a large community and some workers would be expected to commute outside the city limits for opportunities unavailable in the San Jacinto valley, there appears to be a disconnect between the availability of local jobs and local workers. Many residents seek local employment but lack the specific skills businesses need, particularly in priority industry sectors. Based on the Business Activity Table data Hemet has 15,812 jobs and 20,726 workers, 4,914 more workers located in the city limits than jobs.

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.

The greatest economic impact on the City of Hemet continues to be the recession and the Inland Empire's slow recovery. Available funding resources, including federal, State, and local government, as well as private agencies, have been reduced or eliminated, thus reducing or eliminating both public and private sector investments. The City is challenged to determine which activities must be funded and which can be postponed or eliminated, in an effort to balance the budget in the face of reduced revenues and ever increasing costs.

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

Middle skill occupations such as registered nurses, respiratory therapists, maintenance and repair technicians, inventory managers, and computer support specialists continue to be in demand in

Hemet and the Inland Empire, but require some post-secondary education. Of Hemet's 16 and older population in the workforce 27% have a high school education and 54% have an Associate, Bachelor, Graduate or Professional degree. Skill shortages continue to be a challenge to many industries and a relatively large pool of unemployed workers still exists. According to the 2011-2015 ACS, the City of Hemet's unemployment rate is 19.42%. The unemployment rate for ages 16-24 is 38.87% more than double the city-wide percentage. Housing choice for all racial and ethnic groups is diminished by high unemployment rates because they depress household income and increase the number of poverty income level families.

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.

California Family Life Center (CFLC) Empower Youth Opportunity Center of Riverside County, is a proud member of the Youth Opportunities Consortium. The Consortium is led by the Council for Youth Development, the youth voice for the Riverside County Workforce Development Board. This Workforce Investment Act Title I Financially assisted program or activity is an equal opportunity employer/program. CFLC's Youth Opportunity Centers in Hemet, Lake Elsinore, and Rubidoux help identify career aptitudes for young job seekers ages 16-21, teach interview skills and customer service, arrange paid internships and employment in the business community and connect them to higher education. An experienced Youth Development Specialist tracks each participant's progress, guiding, encouraging, coaching (and sometimes parenting) them for a full two years. The City of Hemet collaborates with CFLC to provide opportunity to the City's youth.

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

No

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.

As a City of Riverside County, Hemet supports the initiatives of the U.S. Economic Development Administration Comprehensive Economic Development Strategy that is created every five years and updated annually by the Riverside County Economic Development Agency.

- Initiative #1 – Maximize Job Creation and Investment in the Region
- Initiative #2 – Develop a Local Workforce Prepared for the 21st Century Economy
- Initiative #3 – Ensure a Business Friendly Climate
- Initiative #4 – Infrastructure Investments

- Initiative #5 – Create Thriving and Sustainable Communities

Discussion

The City of Hemet's greatest asset is its diverse and resilient population, which will continue to grow and change over the course of this plan. The City is committed to providing opportunities for Hemet residents to enjoy safe and affordable housing, facilities, and services to meet the variety of needs within the community.

MA-50 Needs and Market Analysis Discussion

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

The 2011-15 ACS data does not reflect areas where households with multiple housing problems are concentrated.

For concentration, the City will use the following definition. Concentration definition is when a neighborhood's total percentage of *minority persons* is at least 20 percentage points higher than the total percentage of all minorities for the Metropolitan Statistical Area (MSA) as a whole.

Hemet is located in the San Bernardino-Hemet MSA. Data were unavailable for the entire MSA and was available for each County. San Bernardino and Hemet County's minority population percentage were 72.2% (1,567,340/2,171,603) and 65.5% (1,606,391/2,450,758), respectively. Therefore, a neighborhood/census tract with a minority concentration is one with 85.5% to 92.2% identifying with a minority population group.

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

The 2011-15 ACS data does not reflect areas where racial or ethnic minorities or low-income families are concentrated. Please see definition of 'concentration' in the above paragraph.

The minority population percentages for the entire city is 58% and for each census tract, which ranges from a low of 35.5% to a high of 73.8%. Thus, Hemet does not have an area of minority concentration – that is, a census tract with a minority population greater than 85.5%.

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

Roughly 20% of Hemet's total households are ELI households, earning 30% or less of the area median income, typically include seniors on social security, individuals with disabilities, single parents, low wage workers, and families with children. They often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, and/or a lack of affordable housing opportunities.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, health facilities, social service locations and access to commercial establishments such as grocery stores, general merchandise stores and pharmacy retailers. The neighborhoods identified above contain many of the City's facilities including, the library, the police station, the main fire station, City Hall, Simpson

Senior and Community Center, Weston Park, as well as Hemet Community Medical Center, Department of Social Services offices, several schools and a variety of retailers.

Are there other strategic opportunities in any of these areas?

The City continues to develop partnerships and direct resources in the downtown area, Census Tracts 434.04 and 434.05, to provide decent housing, a suitable living environment, and expanded economic opportunities for its residents.

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

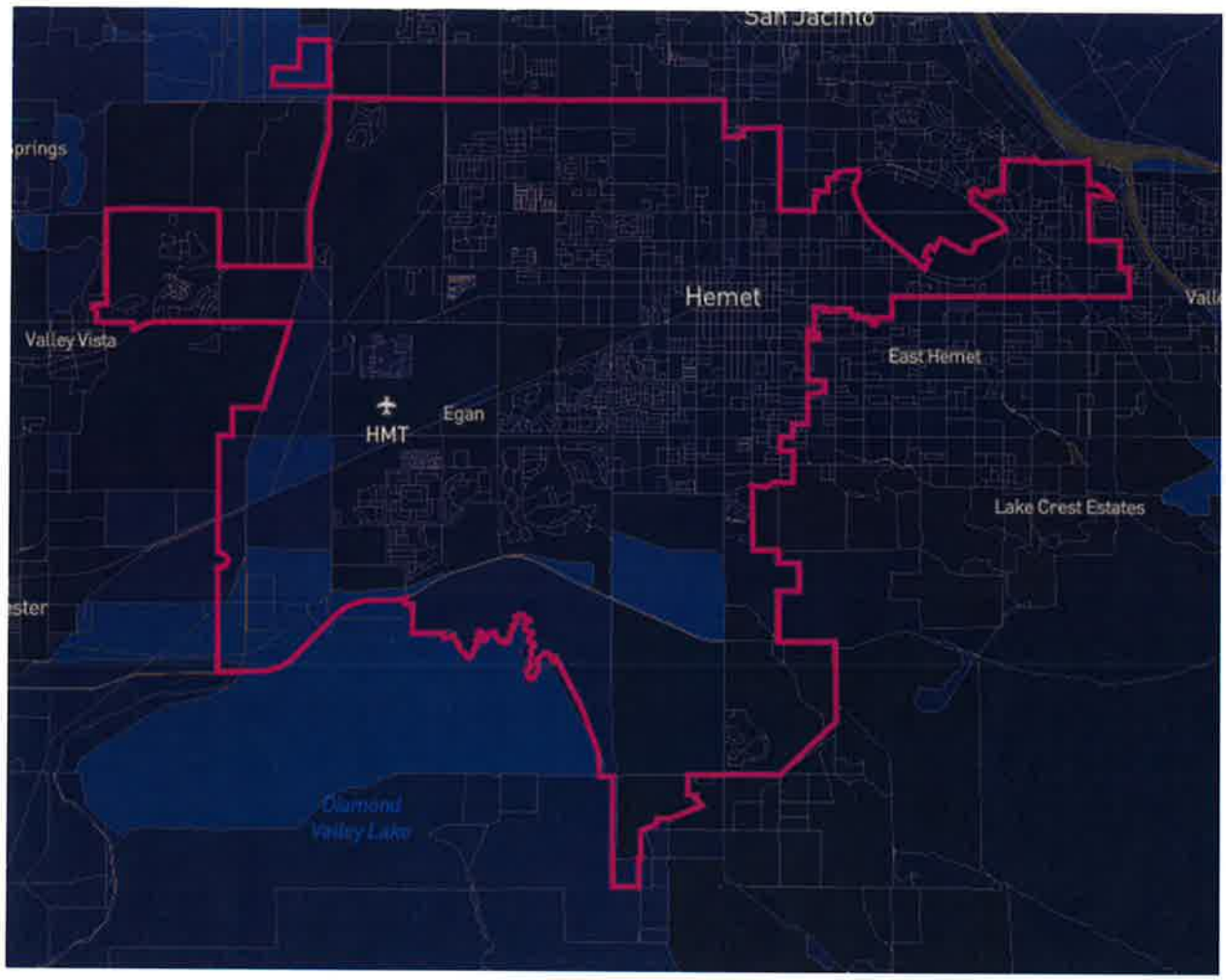
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to HUD policy, each grantee submitting a Consolidated Plan after January 1, 2018 must address broadband needs with the jurisdiction.

Below is a map outlining the City of Hemet's access to high-speed internet. The map below displays access to internet speed that is 25 Mbps download and 2 Mbps upload, the minimum speeds to be considered broadband. It is important to consider the cost of the equipment needed to access the opportunities broadband may bring. Despite the City having access to multiple broadband providers, there is still need for support in acquiring access to the machines and equipment that broadband uses.

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

According to the table below, Hemet is similar to the County and State averages, but is outperforming the County and State when comparing their access to broadband providers with three or more providers. The lack of broadband provider competition leaves room for market rigidity – allowing providers to not offer affordable options for low or moderate-income families. The lack of market options when considering broadband access disproportionately impacts low-and-moderate-income households because they often have few resources to spend on what may be deemed non-essentials, such as broadband services.



Hemet, CA

Number of Fixed Residential Broadband Providers

0 1 2 3 4 6 12 or more

Legend – Fixed Broadband Providers

	City of Hemet	County of Riverside	State of California
No providers	0%	0%	0%
1 or more providers	100%	100%	100%
2 or more providers	100%	100%	100%
3 or more providers	100%	98.47%	98.13%

Table 48 - Percent of Population with Broadband Providers

Source: FCC Broadband Map (broadband.fcc.gov)

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

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

The City of Hemet is a corporate in the San Jacinto Valley of Riverside County.

Hemet is situated approximately 80 miles southeast of the City of Los Angeles. The city covers about half of the valley, which it shares with the neighboring City of San Jacinto to the north and Diamond Valley Lake to the south. The valley is surrounded by the Santa Rosa Hills and San Jacinto Mountains.

Average rainfall is approximately 12 inches a year. Low temperatures can drop as low as 18 degrees Farenheit with highs during the summer months can reach into the high nineties but has climbed up to 118 degrees Farenheit. The annual high temperature is 82 degrees while the annual low is 46 degrees. Average temperature in Hemet is 65 degrees.

Some of the natural hazards are:

Flooding – During extreme precipitation episodes damaging flooding periodically occurs. Localized flash flooding during the winter months have occurred. The City of Hemet sits in the San Jacinto Valley and is known for its flooding issues. Although not climate change related, Diamond Valley Lake is located in the City of Hemet near Domenigoni Parkway. The failure of the Diamond Valley Lake dams could pose a significant flood hazard to residents.

Drought – Snowpack is an important element in the management of California's complex water system and some of the most impactful droughts occur when there is abnormally low snowpack accumulation during the winter months. Drought conditions can be exacerbated by warm temperatures with multiple years of below average precipitation.

Wildfires – During the summer dry season, wildfires are a common occurrence.

High Windstorms – the position of the City sitting in a valley poses the occurrence of high wind episodes.

Earthquakes – the most prominent hazard faced by residents of Hemet are a major earthquake on the San Andreas and San Jacinto Fault Lines.

Extreme Heat – projected regional temperature increases, combined with the way cities amplify heat, pose increased threat and costs to the City.

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

The National Oceanic and Atmospheric Administration (NOAA) - National Centers for Environmental Information State summary for California, state two of the three key messages are the anticipated increased warming and the projected early melting of snowpack due to the rising temperatures. The U.S. Global Change Research Program – Climate Change Impacts in the United States, states 'The Southwest is already experiencing the impacts of climate change.' (http://nca2014.globalchange.gov/report/regions/southwest). The NCA report concurs that extreme temperature and reduced snowpack will continue to decline in the Southwest region, decreasing surface water supply reliability for cities, agriculture, and ecosystems. This means hot climate and drought for residents in the City of Hemet.

Many of the residents of the City of Hemet are seniors (18,106 or 22% based on the 2011-15 ACS Demographic and Housing Estimates) over the age of 65. Many of these seniors are frail or disabled. Of the 18,106 seniors, 8,551 or 46% have one type of disability (2011-15 ACS Disability Characteristics data). 49% of the households have at least one person age 62 or older and are considered low income or below (<80% HAMFI) (see Table 6). The risks seniors have is the inability to pay for electricity to run their air conditioning system especially on hot summer days or have the equipment to cool their residence. The inability for the senior residents to leave their home poses a risk to their health and safety. Although small family and large family households comprise 42% of households with <80% HAMFI, it is presumed in the event the temperatures are too hot to withstand inside their home they have the ability to leave and go to a cool zone. The effect of increased temperatures and drought will affect cost of food prices and increase in electricity and water bills for low and moderate-income households that needs to be considered as well. The figure below shows the effect of urban heat and public health.

In an August 30, 2019, Stateline article by Teresa Wilt entitled Climate Change is Making Affordable Housing Crunch Worse, she quotes Daniel Kammen who is a professor of energy at the University of California, Berkeley that 'climate change is reducing the supply of affordable housing across the country.' The article also states that low-income renters are particularly vulnerable to being displaced by natural disasters as reported by a report by the Center for American Progress. The co-author of the report, Heidi Schultheis says in the article that affordable housing apartments are often located in flood zones, where the land is cheaper; they're built with substandard materials that can't withstand extreme weather; and the buildings are already old and in need of repair. (https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2019/08/30/climate-change-is-making-the-affordable-housing-crunch-worse)

There has been an increase in wildfires within the State of California. Both the 2014 National Climate Assessment Report and the NOAA report mention wildfires as a concern. Because of high temperatures, dry summer seasons, and drought the likelihood of wildfires will increase and become more of a threat. Santa Ana winds are a contributing factor and are often associated with the most destructive wildfires.

The Santa Ana winds have been associated with some of the state's largest fires, including in October 2003 and October 2007, when more than 800,000 and 1,000,000 acres burned, respectively (NOAA State Summary report, p. 3).

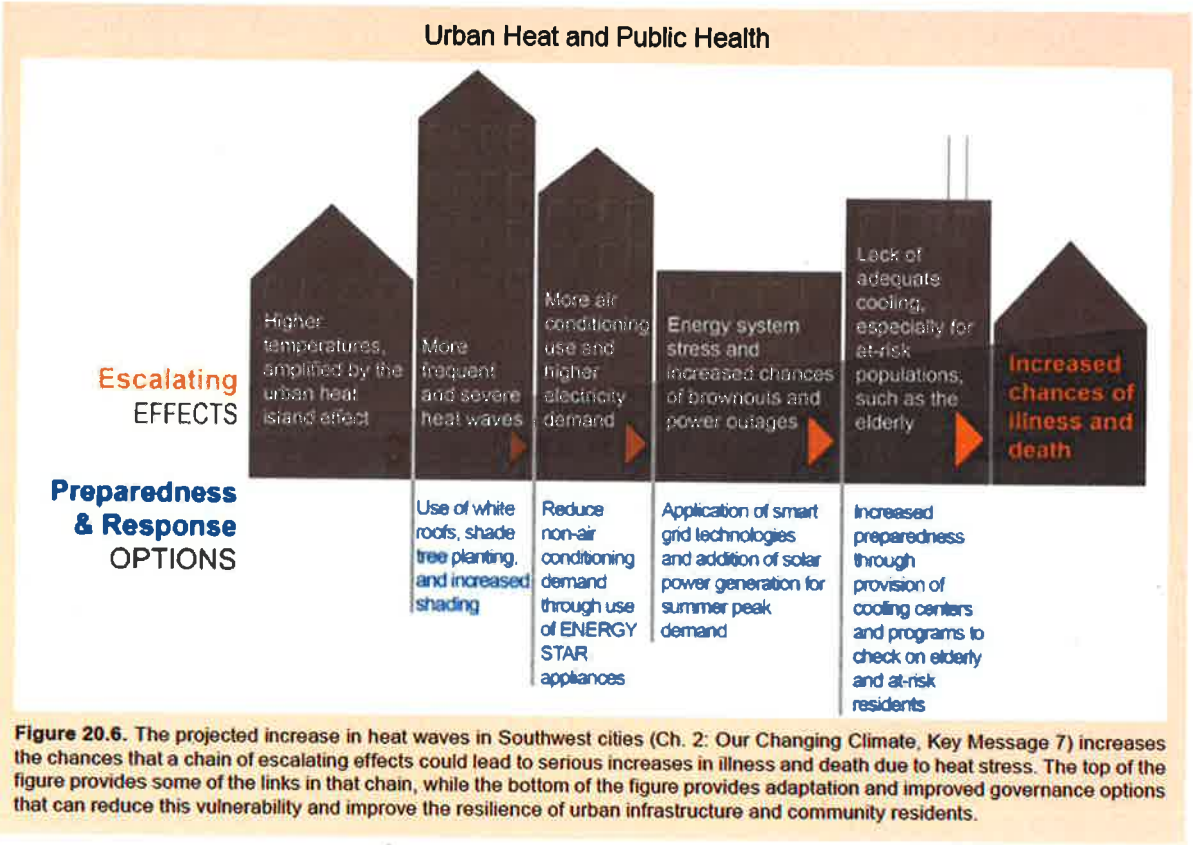


Figure 20.6. The projected increase in heat waves in Southwest cities (Ch. 2: Our Changing Climate, Key Message 7) increases the chances that a chain of escalating effects could lead to serious increases in illness and death due to heat stress. The top of the figure provides some of the links in that chain, while the bottom of the figure provides adaptation and improved governance options that can reduce this vulnerability and improve the resilience of urban infrastructure and community residents.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic plan is the core of the Consolidated Plan that outlines a strategy to address the City of Hemet's overall housing and community development needs. The overall priority for these federal funds is to increase self-sufficiency and economic opportunity for lower income residents and individuals with special needs so they can achieve a reasonable standard of living. The City has committed to allocating funds to serve the needs of the lowest income and most disadvantaged residents. Households with incomes less than 50% of the area median income, especially those with extremely low incomes (less than 30% of area median income), are of particular priority. The City has also identified, through public participation and consultation, special needs persons, including families at risk of or experiencing homelessness, youth, elderly and persons with disabilities, as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds.

Specifically from July 1, 2020 through June 30, 2025 the City has established the following priority needs and subsequent goals as a guide for allocation CDBG funding:

Affordable Housing

- Enhance affordable homeownership through education, preservation and rehabilitation
- Annually fund fair housing services including first time homebuyer education
- Annually fund code compliance services
- Annually fund housing rehabilitation activity
- Enhance affordable rental housing through education and preservation
- Annually fund land/lord tenant services
- Annually fund crime free rental housing program

Homeless

- Support the local Continuum of Care (CoC) strategy to aid homeless persons and families, and to end chronic homelessness
- Allocate CDBG staff time to actively participate in CoC
- Allocate CDBG staff time to collaborate with local homeless providers
- Fund as available innovative activities to prevent or reduce homelessness and increase self sufficiency

Non-Housing Community Development

- Improve existing infrastructure, community and public facilities
- Annually fund infrastructure or facility projects (engineering, fire, public works, and/or non-profit)
- Retain and expand economic opportunities through enhancement of public facilities
- Fund, as available, infrastructure projects that encourage or support economic development

Non-Homeless Special Needs

- Provide supportive services for persons with special needs including youth, elderly, and persons with disabilities
- Fund, as available, innovative public service activities

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

Geographic Area

Table 49 - Geographic Priority Areas

General Allocation Priorities

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

The City does not have any specified target areas for CDBG funding, although priority is given to the older City center area with high poverty (20% or more) census block groups which include *434.01, 434.03, 434.04, 434.05, 435.03* and *435.07*. The LMISD from the 2011-2015 ACS data provides a breakdown of the City of Hemet's low and moderate income census tracts and block groups. During the Consolidated Plan period Hemet will allocate funds based on the highest need for a particular low and moderate income area. The 2011-2015 ACH data reflects the city-wide LMI for the City of Hemet is 60.48% (please see table 1).

CDBGUOGID	CDBGNAME	STA	TYPE	LOWMOD	LOWMODUNIV	LOWMODPCT
061614	Hemet	CA	Metro City	49,185	81,330	60.48%

Table 50 - American Community Survey 5-Year 2011-2015 Low and Moderate Income Summary Data (HUD FY19)

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

Priority Needs

Table 51 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-Wide
	Associated Goals	Senior and Disabled Home Repair Program Fair Housing Code Compliance Crime Free Housing Program Planning and Administration
	Description	Rehabilitation of existing units
	Basis for Relative Priority	Citizen Participation Needs Assessment Market Analysis
2	**Priority Need Name**	Homelessness
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City-Wide
	Associated Goals	Homeless Prevention Support Services Planning and Administration
	Description	Prevention
	Basis for Relative Priority	Citizen Participation Needs Assessment Market Analysis
3	**Priority Need Name**	Non-Housing Community Development
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents 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	City-Wide
	Associated Goals	Crime Free Housing Program Infrastructure and/or Public Facilities Support Services Planning and Administration
	Description	Public Facilities Public Improvements and Infrastructure Public Services Economic Development
	Basis for Relative Priority	Citizen Participation Needs Assessment Market Analysis
4	**Priority Need Name**	Non-Homeless Special Needs
	Priority Level	High

Population	Extremely Low Low Moderate 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	City-Wide
Associated Goals	Fair Housing Homeless Prevention Support Services
Description	Supportive Services for persons with special needs; including youth, elderly, victims of sexual assault, and persons with disabilities.
Basis for Relative Priority	Citizen Participation Needs Assessment Market Analysis

Narrative (Optional)

The City of Hemet will allocate CDBG funding to address its established priority needs. Allocations assigned to each priority are based on public participation and consultation, market analysis and needs assessment, eligibility of activities, consistency with City goals and policies, cost efficiency, and funding program limitations. Priority ranking is based on the following HUD categories:

High Priority: Activities to address this need are expected to be funded with CDBG funds during the Plan period

Medium Priority: If CDBG funds are available, activities to address this need may be funded during the Plan period

Low Priority: CDBG funding will not directly fund activities to address this need during the Plan period

No Such Need: No need identified or need already substantially addressed

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)	If used effectively TBRA can help stabilize households. An example is the County's Housing Authority which provides security deposit assistance to very low-income households who have recently been selected from the Section 8 wait list.
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	With the loss of primary local funding source for affordable housing development, redevelopment funds, housing developers face greater competition for dwindling federal housing funds. The City has a sufficient inventory of available sites to develop affordable housing and promotes the inclusion of a percentage of affordable units in market-rated development projects.
Rehabilitation	Rehabilitation of aging housing will be continued during this Plan with CDBG funding, through the City's Senior/disabled Home Repair program. In addition the City offers homeowners in approved Census areas the option of applying for rehabilitation loans through HOME and CalHOME.
Acquisition, including preservation	NSP funding may be available for acquisition and/or preservation activities.

Table 52 – Influence of Market Conditions

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

Introduction

The Consolidated Plan focuses on activities to be funded with the CDBG Entitlement funding which HUD allocates to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate. Other funding resources will be leveraged by the City to achieve goals of this plan.

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	922,249	0	129,658	1,051,907	0	Annual grants are awarded on a formula basis for housing and community development activities that primarily benefit low to moderate income (up to 80% MFI) City of Hemet residents.

Table 53 - 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

Although CDBG does not have a matching requirement, Hemet will strive to maximize CDBG funding through leveraging a range of federal, State and local resources, including Neighborhood Stabilization Program (NSP), State of California Housing and Community Development administered HOME funds, Mortgage Credit Certificates (MCC) administered by Riverside County, local utility conservation and energy efficiency programs administered by Southern California Edison and Southern California Gas, various state and federal transportation sources, the City's general fund and local agency in-kind resources.

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

Both the City of Hemet and Housing Authority of Riverside County own land and/or property within the City of Hemet. As opportunities for development arise the jurisdictions will collaborate, as appropriate, to strategically develop the properties to achieve a positive impact on the area as a whole.

Discussion

The projected resources needed for housing, community and economic development activities far outweigh the resources available to address the needs. To meet this challenge the City of Hemet will seek to leverage funding whenever possible from local, State, federal and private sources. Many of Hemet's successful affordable housing projects, community facilities, infrastructure improvements and public service programs incorporate multiple funding sources.

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 Hemet - Finance Department	Departments and agencies	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
City of Hemet - Code Compliance	Departments and agencies	Economic Development Homelessness Non-homeless special needs Planning Public Housing neighborhood improvements public facilities	Jurisdiction
City of Hemet - Crime Free Rental Housing	Departments and agencies	Economic Development Non-homeless special needs Planning Rental neighborhood improvements	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hemet - Engineering	Departments and agencies	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements	Jurisdiction
City of Hemet - Police	Departments and agencies	Homelessness Non-homeless special needs Planning neighborhood improvements	Jurisdiction
City of Hemet - Public Works	Departments and agencies	Economic Development Planning neighborhood improvements public facilities public services	Jurisdiction
CITY OF SAN JACINTO	Government	Economic Development Homelessness Non-homeless special needs Planning public services	Region
HOUSING AUTHORITY OF RIVERSIDE COUNTY	PHA	Public Housing Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COUNTY OF RIVERSIDE - EDA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
RIVERSIDE COUNTY OF DEPARTMENT OF PUBLIC SOCIAL SERVICES	Continuum of care	Homelessness Non-homeless special needs Planning public services	Region
RIVERSIDE COUNTY OFFICE ON AGING	Government	Homelessness Non-homeless special needs Planning Rental public services	Region
COUNTY OF RIVERSIDE WDC	Government	Economic Development Non-homeless special needs Planning public services	Region
CARE-A-VAN	Non-profit organizations	Non-homeless special needs Planning public services	Region
Center Against Sexual Assault of Southwest Riverside County	Non-profit organizations	Homelessness Non-homeless special needs Planning public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fair Housing Council of Riverside County, Inc.,	Non-profit organizations	Ownership Planning Public Housing Rental	Region
FAMILY SERVICE ASSOCIATION	Non-profit organizations	Homelessness Non-homeless special needs Planning public services	Region
Valley Intervention Program for Tots	Non-profit organizations	Non-homeless special needs Planning public services	Region
Valley Restart Shelter, Inc	Non-profit organizations	Homelessness Non-homeless special needs Planning public services	Region
Valley-Wide Recreation and Park District	Regional organization	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
Voices For Children	Non-profit organizations	Non-homeless special needs Planning public services	Region

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Addressing the community, social and economic development needs of low and moderate income people is a comprehensive undertaking. The formation of sustainable and collaborative partnerships is essential. The institutional structure comprises the private, public, and nonprofit organizations that help carry out the Consolidated Plan. The relationships and interaction of these organizations as they deliver programs and undertake activities is known as the institutional delivery system.

These efforts bring more than just leveraged financial resources to a project; they provide additional experience, knowledge, information, facilities, strategies, and other valuable resources. Support and encouragement of these joint efforts create viable, self-sufficient communities; decent, affordable housing; a suitable living environment; and expanded economic opportunities for low and moderate income persons. The City values its partners and affiliated agencies for their vital contributions to improving the health and wellbeing of the entire community. No one agency or organization can successfully accomplish the task alone.

Strengths and gaps were identified as a result of the Plan process. With multiple agencies providing a variety of services, there may be a general lack of coordination causing an overlap of services or challenges in identifying appropriate services, increasing the possibility of available services not being accessed. With the number and variety of participants in the delivery system, it can be difficult to establish priorities and allocate resources. In addition to these gaps in the delivery system, budget cuts at the local, State and federal level have resulted in reductions of administrative funding.

The City has developed and will implement the 2020-2025 Consolidated Plan and subsequent Annual Action Plans through collaboration with public, private and nonprofit partnerships. This coordination of efforts has been instrumental in establishing a strategy to meet the wide range of community development needs.

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	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X

HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X		

Table 55 - 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)

The City of Hemet as a member of the Riverside County Continuum of Care (CoC) has many experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. With implementation of HEARTH legislation, the HUD-funded CoC program dollars will focus more on meeting critical housing needs. Although some HUD dollars may be reinvested in the system for support services, it is expected that other mainstream resources will be offered to provide services to chronically homeless persons and families, and special needs populations (persons with HIV/AIDS, veterans, transition age youth, and persons with mental illness and/or disabilities). In addition to housing needs, there will be an increased focus on employment opportunities so the individuals and families ready for permanent employment can help offset service costs and needs through increased income.

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 City as a collaborative partner of the CoC continues to play an important role in both facilitating and directly bringing together disparate interests to develop new or strengthen existing institutional structures, and enhance coordination between housing and service agencies. There are a variety of services for special needs populations and persons experiencing homelessness; however, major gaps in the service delivery system exist, including: inadequate funding to provide the level of services needed; lack of coordination and communication among different agencies; and uneven geographic coverage of services, with some rural and remote communities being underserved.

Actions to overcome these obstacles will continue as part of the Annual Action Plan and Citizen Participation processes.

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

The identified strengths and gaps provide a basis for cooperative strategies to fill gaps in the housing and community development delivery system. Focus on the institutional structure involves a broad

strategy of coordination, empowerment, and communication with public, private, and non-profit sectors. Gaps in services, identified through the needs assessment process will be CDBG funded when innovative supportive services are presented during the annual funding process. CDBG funding will also be used to offset program delivery costs as appropriate.

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	Senior and Disabled Home Repair Program	2020	2025	Affordable Housing Non-Homeless Special Needs	City-Wide	Affordable Housing	CDBG: $1,250,000	Homeowner Housing Rehabilitated: 22 Household Housing Unit
2	Fair Housing	2020	2025	Affordable Housing Non-Homeless Special Needs	City-Wide	Affordable Housing Non-Homeless Special Needs	CDBG: $192,200	Other: 1200 Other
3	Code Compliance	2020	2025	Affordable Housing Public Housing Code Enforcement	City-Wide	Affordable Housing	CDBG: $1,150,000	Housing Code Enforcement/Foreclosed Property Care: 20792 Household Housing Unit
4	Crime Free Housing Program	2020	2025	Affordable Housing Public Housing Non-Housing Community Development	City-Wide	Affordable Housing Non-Housing Community Development	CDBG: $225,000	Public service activities other than Low/Moderate Income Housing Benefit: 9438 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Prevention	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Homelessness Non-Homeless Special Needs	CDBG: $250,000	Homelessness Prevention: 175 Persons Assisted
6	Infrastructure and/or Public Facilities	2020	2025	Non-Housing Community Development	City-Wide	Non-Housing Community Development	CDBG: $3,052,180	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 85169 Persons Assisted
7	Support Services	2020	2025	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Homelessness Non-Housing Community Development Non-Homeless Special Needs	CDBG: $466,685	Public service activities other than Low/Moderate Income Housing Benefit: 1111 Persons Assisted
8	Planning and Administration	2020	2025	Planning and Administration	City-Wide	Affordable Housing Homelessness Non-Housing Community Development	CDBG: $750,000	Other: 0 Other

Table 56 – Goals Summary

Goal Descriptions

1	**Goal Name**	Senior and Disabled Home Repair Program
	Goal Description	Home rehabilitation for disabled, senior owner/occupied homeowners.
2	**Goal Name**	Fair Housing
	Goal Description	Housing discrimination and landlord/tenant services
3	**Goal Name**	Code Compliance
	Goal Description	Housing Code Enforcement compliance
4	**Goal Name**	Crime Free Housing Program
	Goal Description	Crime prevention program for rental properties; rental property registration and inspection
5	**Goal Name**	Homeless Prevention
	Goal Description	Homelessness Prevention
6	**Goal Name**	Infrastructure and/or Public Facilities
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing benefit
7	**Goal Name**	Support Services
	Goal Description	Public Services activities other than Low/Moderate income Housing benefit
8	**Goal Name**	Planning and Administration
	Goal Description	CDBG Planning and Administration

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 of Hemet plans to assist during Program Year 2020, the following estimate number of extremely low-income, low income, and moderate-income families with affordable housing.

Senior and Disabled Home Repair Program – The City of Hemet estimates to assist 22 homeowners that are 62 years of age or older or disabled and are considered to be low/moderate income with housing rehabilitation and preservation of existing housing stock.

Fair Housing Council of Riverside County (FHCRC) – The primary goal of the Fair Housing Council is to affirmatively further fair housing in the City of Hemet and better secure the rights of all persons to equitable housing opportunities and choices. FHCRC proposes to service approximately 1,200 residents in the City of Hemet which will be low to moderate income.

Page 117 of 329

Page 129 of 651

18.18.A

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)

The Housing Authority of the County of Riverside does not have a Section 504 voluntary Compliance Agreement.

Activities to Increase Resident Involvements

N/A

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

No

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

Hemet's Housing Element is required to provide a detailed assessment of public policy constraints and to develop strategies to alleviate the constraints. Governmental, market, infrastructure, and environmental factors may limit the provision of adequate and affordable housing . These constraints may result in housing that is not affordable to lower and moderate income households, not readily available for households with special needs, or may cause certain types of residential construction economically infeasible for developers.

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the development, improvement and maintenance of housing, especially affordable housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics may have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to production of housing affordable to lower income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government and in the public sector, the City has little or no control over these regulations and no ability to directly mitigate their effect on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Nongovernmental constraints are those factors outside the local government control that limit the availability of housing and/or the feasibility of building affordable housing. The assessment of these constraints provides a basis for possible actions by the City to offset potential effects on the housing supply and cost. However, the City has little or no control over many of the nongovernmental factors that influence the cost and availability of housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Hemet will continue efforts to implement strategies and strengthen partnerships with its partners to expand affordable housing. Currently the City offers density bonus incentives for the inclusion of affordable housing in otherwise market rate housing developments and provides streamlined permit processing for affordable housing developments.

SP-60 Homelessness Strategy – 91.215(d)

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

The County of Riverside's Ten year Plan to End Homelessness recommends that the Continuum of Care create a streamlined benefits application system featuring a single application process for multiple programs in order to expedite enrollment and access to available resources for homeless and at risk individuals and families.

The deployment of street outreach teams are a crucial step in connecting chronically homeless persons living on the street to necessary supportive services and housing. The Department of Mental Health and the City of Riverside have street outreach teams that serve all of Riverside County. The main purpose of these teams is to deploy highly trained staff to locate people on the streets or in facilities, establish relationships, assess their situation and service needs, and link them to appropriate supportive services. This is part of the System Coordination objective in the Riverside County's Action Plan to End Homelessness.

Locally, the City of Hemet Police Department encounter homeless individuals on a daily basis and refer them to agencies with resources they need. The only homeless shelter in the City, Valley Restart Shelter provides shelter and completes an assessment with the participant to identify participant's needs and barriers to obtaining employment/income and housing. The City of Hemet works collaboratively with the CoC in programs to help the homeless population in the city.

Addressing the emergency and transitional housing needs of homeless persons

The City of Hemet will continue to collaborate with the County of Riverside Continuum of Care to provide resources to our residents. Due to limited funding and available resources, many of the emergency and transitional housing facilities available are not located within the city limits or have decreased in number. The limited availability makes it difficult to meet the housing needs of homeless persons. Increasing the supply of bridge housing is the goal of Riverside County's Action Plan to End Homelessness is seeking to complete. This is partly due to the shift in funding away from transitional housing to permanent housing. Interim or transitional housing beds are still needed, however, to bridge a homeless individual or family who has been accepted for permanent housing but may wait weeks or months to find a permanent unit. Bridge housing can offer short stays in transitional housing and/or motels/hotels during the wait period.

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.

CoC program funded projects assist participants with increasing their income which is one way to ensure housing stability and decrease the possibility of returning to homelessness. The CoC's Employment and Self-Sufficiency (ESS) committee is responsible for identifying employment opportunities, training, education, and other resources that will help increase the income of participants by obtaining employment and becoming self-sufficient. ESS created a countywide resource list of all services related to employment/mainstream benefits identifying potential employers who will work with the CoC to hire the homeless and identify educational programs to assist homeless or near homeless to become more employable. The CoC also intends to educate participants and program operators on the value and benefits of employment for disabled persons. Social Security will be involved to assure that employment will not jeopardize current benefits and will be available to educate program providers, participants, and the CoC community on employment in conjunction with benefits received. The CoC has identified the public housing and disabled population as the lowest percentage of persons employed at exit. The CoC will work with employers to educate them on the employability of the population with disabilities. There is also the Rapid Rehousing Assistance (RRH) program that focuses on housing identification, case management, and move-in assistance as intervention mechanisms for supporting this population.

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

Homeless services providers continually work towards linking homeless individuals and families to existing mainstream benefits. The CoC Collaborative Applicant (DPSS) administers Temporary Cash Assistance for Needy Families (TANF), MediCal and the Supplemental Nutrition Assistance Program (SNAP). Three CoC agencies also received a Supportive Services for Veteran Families (SSVF) grant to partner with the Housing Authority to increase the number of veterans who will receive VA benefits and other services. The City of Hemet will continue to collaborate with the County of Riverside Continuum of Care to provide resources to our residents.

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

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

The Consumer Product Safety Commission banned the use of lead-based pain in housing in 1978. According to the National Safety Council, approximately 38 million US homes contain lead paint. Any housing built prior to 1979 is considered to be at risk of containing some amount of lead-based paint. In particular, housing units constructed prior to 1950 have been found to have some of the highest levels of lead-based paint.

Under the Residential Lead-Based Paint Hazard Reduction Act of 1992 - Title X, a lead-based paint (LBP) hazard is defined as "any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects." The City of Hemet, Housing Authority of Riverside County, Riverside County Department of Public Health and the State of California Childhood Lead Poisoning Prevention Branch all have a role in addressing LBP hazards in Hemet.

The Childhood Lead Poisoning Prevention Program is a tool in the identification of lead hazards in the home, the Lead Hazard Reduction Compliance and Enforcement Program provides technical expertise in lead based paint management, the Lead Hazard Control Program requires the enforcement and prosecution of persons who refuse to abate lead hazards in housing occupied by low income families with children, the HEPA Vacuum Lending Program provides training and use of commercial grade HEPA vacuums to low income residents who want to do their own interim control, and the Public Health Department Childhood Lead Prevention Program provides outreach services to WIC, schools and communities.

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

The programs listed above identify the at risk populations, such as children and aged housing stock in order to identify, assess, and prevent lead poisoning and hazards. The programs allows for extensive community outreach in an effort to protect families from LBP. The County is also actively seeking to reduce the cost of lead abatement through a HEPA Vacuum Lending Program. Not only does the County have lead hazard education programs, the County enforces lead hazard control through SB 460.

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

Although Hemet does not directly fund programs that specifically address the lead-based paint hazard, the City integrates evaluating and reducing lead-based paint hazards into existing housing rehabilitation programs.

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

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

The City of Hemet will continue its efforts to reduce the number of families and individuals living in poverty. The City will focus primarily on supporting programs that raise household incomes and stabilize housing situations. The City will utilize CDBG to support the continuation and implementation of affordable housing that help homeless person's make the transition to permanent housing and independent living.

Hemet will use resources from state, federal and private sources to provide a number of community-based and direct services aimed directly or indirectly, at decreasing the poverty level. These programs include: job enrichment, development, and placement through education and economic development; food pantry programs, and programs designed to prevent and alleviate the devastating impact of domestic violence, which often plunge women and their children into poverty.

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

In addition to the City's commitment to develop and preserve affordable housing and the efforts of the Housing Authority of the County of Riverside, Hemet directs City tax dollars and new resources from state, federal and private sources to provide a number of direct services that help homeless families and individuals find and retain transitional and permanent housing and prevent eviction by stabilizing individuals and families in existing housing through the efforts of the Valley Restart Shelter.

The City of Hemet works closely with the Housing Authority of the County of Riverside to maximize the impact of these programs on poverty levels. Taking into consideration the factors over which our jurisdiction has control, the City believes that this strategy will significantly improve the lives of low-income working families, elderly on fixed incomes, immigrants, victims of domestic violence, single mothers moving off public assistance and others who struggle with poverty in our City.

Projects that indirectly affect poverty include those that upgrade the community and provide affordable housing. CDBG, HOME, and ESG funds are often used as matching funds for other grants that reduce the number of poverty level families. Other essential elements of the City's anti-poverty strategy include:

- Housing Rehabilitation programs
- Affordable Housing programs for renters, seniors, and the disabled
- Emergency, Transitional and permanent housing programs
- Homeless and non-homeless support services
- Anti-crime programs
- Section 8 rental assistance, and
- Job creation and retention programs.

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

It is the City of Hemet's responsibility, as a recipient of CDBG to monitor the subrecipient activities and determine whether its use of CDBG funding is appropriate and meets federal regulations. A monitoring process ensures that the City of Hemet meets its primary legal obligation to ensure that all subrecipients comply with all federal regulations governing the administrative, financial and programmatic operations, and achieve their performance objectives within schedule and budget. The following objectives provide a detailed explanation of the desired monitoring goal.

To determine if a subrecipient is carrying out its community development program, and its individual activities, as described in the application for CDBG assistance and the Subrecipient Grant Agreement.

- To determine if a subrecipient is carrying out its activities in a timely manner, in accordance with the schedule included in the Agreement.
- To determine if a subrecipient is charging costs to the project that is eligible under applicable laws and CDBG regulations and reasonable in light of the services or products delivered.
- To determine if a subrecipient is conducting its activities with adequate control over program and financial performance, and in a way that minimizes opportunities for waste, mismanagement, fraud and abuse.
- To assess if the subrecipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- To identify potential problem areas and to assist the subrecipient in complying with applicable laws and regulations.
- To assist subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by subrecipients, and not repeated.
- To comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
- To determine if conflicts of interest exist in the operation of the CDBG program, per 24 CFR 570.611.
- To ensure that required records are maintained to demonstrate compliance with applicable regulations.

The three most important strategies for effective monitoring are:

1. On-site field visits during the program year.

1. Open communication between City of Hemet staff and the subrecipient.

1. Assisting subrecipients in creating effective and efficient record-keeping systems.

Expected Resources

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

Introduction

The Consolidated Plan focuses on activities to be funded with the CDBG Entitlement funding which HUD allocates to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate. Other funding resources will be leveraged by the City to achieve goals of this plan.

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	922,249	0	129,658	1,051,907	0	Annual grants are awarded on a formula basis for housing and community development activities that primarily benefit low to moderate income (up to 80% MFI) City of Hemet residents.

Table 57 - 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

Although CDBG does not have a matching requirement, Hemet will strive to maximize CDBG funding through leveraging a range of federal, State and local resources, including Neighborhood Stabilization Program (NSP), State of California Housing and Community Development administered HOME funds, Mortgage Credit Certificates (MCC) administered by Riverside County, local utility conservation and energy efficiency programs administered by Southern California Edison and Southern California Gas, various state and federal transportation sources, the City's general fund and local agency in-kind resources.

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

Both the City of Hemet and Housing Authority of Riverside County own land and/or property within the City of Hemet. As opportunities for development arise the jurisdictions will collaborate, as appropriate, to strategically develop the properties to achieve a positive impact on the area as a whole.

Discussion

The projected resources needed for housing, community and economic development activities far outweigh the resources available to address the needs. To meet this challenge the City of Hemet will seek to leverage funding whenever possible from local, State, federal and private sources. Many of Hemet's successful affordable housing projects, community facilities, infrastructure improvements and public service programs incorporate multiple funding sources.

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	Planning and Administration	2020	2025	Planning and Administration	City-Wide	Affordable Housing Homelessness Non-Housing Community Development Non-Homeless Special Needs	CDBG: $111,600	Other: 0 Other
2	Code Compliance	2020	2025	Affordable Housing Public Housing Code Enforcement	City-Wide	Affordable Housing	CDBG: $221,449	Housing Code Enforcement/Foreclosed Property Care: 20792 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Crime Free Housing Program	2020	2025	Affordable Housing Public Housing Non-Housing Community Development	City-Wide	Affordable Housing Non-Housing Community Development Non-Homeless Special Needs	CDBG: $38,551	Public service activities other than Low/Moderate Income Housing Benefit: 9438 Persons Assisted
4	Senior and Disabled Home Repair Program	2020	2025	Affordable Housing Non-Homeless Special Needs	City-Wide	Affordable Housing Non-Homeless Special Needs	CDBG: $181,685	Homeowner Housing Rehabilitated: 22 Household Housing Unit
5	Infrastructure and/or Public Facilities	2020	2025	Non-Housing Community Development	City-Wide	Non-Housing Community Development	CDBG: $763,570	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 85169 Persons Assisted
6	Support Services	2020	2025	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Non-Housing Community Development Non-Homeless Special Needs	CDBG: $83,461	Public service activities other than Low/Moderate Income Housing Benefit: 1094 Persons Assisted
7	Fair Housing	2020	2025	Affordable Housing Non-Homeless Special Needs	City-Wide	Affordable Housing Non-Homeless Special Needs	CDBG: $38,400	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Homeless Prevention	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Homelessness	CDBG: $16,305	Homelessness Prevention: 250 Persons Assisted

Table 58 – Goals Summary

Goal Descriptions

1	**Goal Name**	Planning and Administration
	Goal Description	Enhance and maintain viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities principally for low to moderate income persons.
2	**Goal Name**	Code Compliance
	Goal Description	Sustainability of Decent Housing (DH-3)
3	**Goal Name**	Crime Free Housing Program
	Goal Description	Sustainability of Decent Housing (DH-3) Improve the quality of rental housing in the City of Hemet.

4	**Goal Name**	Senior and Disabled Home Repair Program
	Goal Description	Sustainability of Decent Housing (DH-3)
5	**Goal Name**	Infrastructure and/or Public Facilities
	Goal Description	Availability/Accessibility of a Suitable Living Environment (SL-1) Availability/Accessibility of Economic Opportunity (EO-1)
6	**Goal Name**	Support Services
	Goal Description	Availability/Accessibility of a Suitable Living Environment (SL-1)
7	**Goal Name**	Fair Housing
	Goal Description	Availability/Accessibility of Decent Housing (DH-1) Availability/Accessibility of a Suitable Living Environment (SL-1)
8	**Goal Name**	Homeless Prevention
	Goal Description	Availability/Accessibility of Decent Housing (DH-1) Availability/Accessibility of a Suitable Living Environment (SL-1)

Projects

AP-35 Projects – 91.220(d)

Introduction

2020/21 CDBG Projects

Projects

#	Project Name
1	COH Administration
2	COH Code Enforcement Division
3	COH Community Development - Crime Free Rental Housing Program
4	COH Finance Department - Senior and Disabled Home Repair Program
5	COH Public Works - Engineering
6	COH Library - Security Services
7	Care-A-Van Transit, Inc.
8	Center Against Sexual Assault (C.A.S.A.) of Southwest Riverside County
9	Fair Housing Council of Riverside County, Inc
10	Family Services Association - Senior (62+) Meals for Hemet Residents
11	Valley Intervention Program for Tots (V.I.P. Tots)
12	Valley Restart Shelter Program
13	Valley Restart Shelter - Technology Upgrade
14	Valley-Wide Recreation and Park District - Youth Scholarship Program
15	Voices for Children

Table 59 – Project Information

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

The allocations for the 2020 Action Plan align with the Strategies identified in the 2020- 2025 Consolidated Plan. Obstacles to addressing underserved needs can primarily be attributed to the lack of funding support available in the community to meet the demand for the new construction of affordable housing and other Public facility, infrastructure, and public services benefitting extremely low-, low- and moderate income persons.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	COH Administration
	Target Area	City-Wide
	Goals Supported	Planning and Administration
	Needs Addressed	Affordable Housing Homelessness Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: $111,600
	Description	Planning and execution of community development activities related to the Community Development Block Grant (CDBG) including participation in the Riverside Continuum of Care.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City of Hemet 2020/21 CDBG programs will benefit low and moderate income residents
	Location Description	Benefits the City as a whole, primary office location at 445 East Florida Avenue, Hemet, CA 92543
	Planned Activities	Planning and administration of CDBG eligible activities
2	**Project Name**	COH Code Enforcement Division
	Target Area	City-Wide
	Goals Supported	Code Compliance
	Needs Addressed	Affordable Housing
	Funding	CDBG: $221,449
	Description	The Code Enforcement Division provides a comprehensive program which protects property investment's, promotes public health and welfare, and enhances the quality of life in the City of Hemet neighborhoods.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Code Enforcement Department estimates to assist 20,792 dwelling units.

	Location Description	Code Enforcement staff services the entire City of Hemet, although only services provided in CDBG eligible (low/mod income) census tracts are eligible for CDBG reimbursement.
	Planned Activities	Enforcement of the Hemet Municipal Code, existing Health and Safety, Zoning, Housing and Building Codes to ensure safe housing, sanitary conditions, property maintenance and security of foreclosed properties. Enforcement of the City's Hemet R.O.C.S. (Restoring Our Community Strategy) program which includes enforcing ordinances related to nuisance abatement, abandoned and foreclosed properties, property maintenance, coordination with residential rental registration, and property standards. These activities are to eliminate blight and improve neighborhoods while promoting safety in low to moderate income areas of the City.
3	**Project Name**	COH Community Development - Crime Free Rental Housing Program
	Target Area	City-Wide
	Goals Supported	Code Compliance Crime Free Housing Program
	Needs Addressed	Affordable Housing Non-Housing Community Development
	Funding	CDBG: $38,551
	Description	The Crime Free Rental Housing Program is a state-of-the-art crime prevention program designed to reduce crime, drugs, and gangs at rental properties in the City of Hemet. In partnership with the City of Hemet's Rental Housing Registration and Inspection program, this three phased program educates rental property owners and managers in the basics of achieving a crime free environment in their property, with a reduction in police calls for service, a more stable resident base and reduced exposure to civil liability as the anticipated benefits.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Community Development estimates 9,438 City of Hemet residents in low/mod census areas of Hemet will benefit from these services from July 1, 2020 through June 30, 2021.
	Location Description	The program services the City of Hemet as a whole, but CDBG reimbursement is limited to services provided within the City of Hemet's low/mod census tracts.

	Planned Activities	To certify multi-family and single family rental properties located within CDBG areas of Hemet. This certification is designed to reduce crime, drugs, and gangs by enrolling property owners and rental staff in training to recognize unsafe conditions of the rental property, i.e. overgrown trees and bushes, dim stair wells, doors and other entrances, ultimately resulting in reduced crime and reduced police calls for service, thus ensuring safer housing and a stable resident base.
4	**Project Name**	COH Finance Department - Senior and Disabled Home Repair Program
	Target Area	City-Wide
	Goals Supported	Senior and Disabled Home Repair Program
	Needs Addressed	Affordable Housing
	Funding	CDBG: $181,685
	Description	The Finance Department oversees the program and is committed to maintaining and improving the quality of life in our neighborhoods through maintenance and improvement of the City of Hemet's housing stock.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Senior and Disabled Home Repair program plans to assist 22 senior or disabled households from July 1, 2020 through June 30, 2021.
	Location Description	This program is available city-wide to income eligible homeowners.
	Planned Activities	Home repairs and/or improvements that are health and safety issues and/or code violations of which the homeowner is unable to accomplish on their own. Prior rehabilitation has included energy efficient doors and windows, new heating and air conditioning units, ADA compliant showers, roof replacement and other items. The homeowner completes the application scope and other qualifying documents are obtained. After the construction scope is determined, bids are taken from qualifying contractors, a contractor is selected and projects are scheduled.
5	**Project Name**	COH Public Works - Engineering
	Target Area	City-Wide
	Goals Supported	Infrastructure and/or Public Facilities

	Needs Addressed	Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: $331,636
	Description	The Public Works Department - Engineering Division plans and designs public facilities and infrastructure improvements with the City of Hemet.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Based on Census Tract #434.01 and 434.05, 1,052 residents will benefit from the construction of ADA compliant access ramps and sidewalk during the 2020/21 program year.
	Location Description	This project is located in Census Tract #434.01 and #434.05 on Palm Avenue and Las Lunas Street from Florida Avenue to Valencia Street in the City of Hemet.
	Planned Activities	Design and construction of ADA compliant access ramps and sidewalk on Palm Avenue and Las Lunas Street from Florida Avenue to Valencia Street.
6	**Project Name**	COH Library - Security Services
	Target Area	City-Wide
	Goals Supported	Infrastructure and/or Public Facilities
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $28,800
	Description	Enhance public safety for Library patrons and deter vagrancy, loitering and theft.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The public library has 152,000 card holders of which an estimated 84,117 are City of Hemet residents.
	Location Description	Hemet Public Library located at 300 East Latham, Hemet, CA 92543. The Library serves the residents city-wide and would be an area benefit. City-wide low/mod percentage is 60.48%.

	Planned Activities	The Library has established that it is a welcoming and safe place for all ages, but there has been an increase in thefts of personal property reported along with vagrancy and loitering inside and outside of the Library. Patrons feel unsafe walking to the Library on Latham Avenue. A trained security officer would help deter theft and vagrancy inside and outside of the Library.
7	**Project Name**	Care-A-Van Transit, Inc.
	Target Area	City-Wide
	Goals Supported	Support Services
	Needs Addressed	Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: $25,000
	Description	Specialized transportation services for elderly, frail elderly, disabled and low income persons.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Care-A-Van expects to serve 400 elderly, frail elderly, disabled and/or low income Hemet residents during the 2020/21 program year.
	Location Description	This transportation company is located in Hemet while assisting Hemet residents and other close communities of the Hemet Valley.
	Planned Activities	Care-A-Van provides highly individualized transportation service to and from the passenger front door delivering them directly to the destination. Common requests are to medical appointments, social service agencies, education and job training programs, employment services, shopping assistance, and social activities. Care-A-Van Transit provides the Veteran Express services for area veterans to Veterans Hospital located in Loma Linda and to the Veterans Clinic located nearby.
8	**Project Name**	Center Against Sexual Assault (C.A.S.A.) of Southwest Riverside County
	Target Area	City-Wide
	Goals Supported	Support Services
	Needs Addressed	Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: $10,481

	Description	This multi-disciplinary interagency collaboration of public and private agencies will provide swift, competent, coordinated intervention in response to sexual assault and domestic violence.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CASA estimates that 72 victims of sexual assault will receive services at Hemet Valley Medical Center between July 1, 2020 and June 30, 2021 and of these approximately 40 will be low income, City of Hemet residents.
	Location Description	Services will be provided at Hemet Valley Medical Center, located at 1117 East Devonshire Avenue, Hemet, CA 92543
	Planned Activities	Provide high quality, local forensic exams, support services and access to services for victims of sexual assault.
9	**Project Name**	Fair Housing Council of Riverside County, Inc
	Target Area	City-Wide
	Goals Supported	Fair Housing Planning and Administration
	Needs Addressed	Affordable Housing
	Funding	CDBG: $38,400
	Description	Provides services to affirmatively promote fair housing rights and obligations as defined under the Federal Fair Housing Act and the California State Law Enactments which prohibit discrimination in the sale, rental or financing of housing units on the basis of race, age, color, national origin, religion, sex, familial status, disability, ancestry, marital status or any other arbitrary factors.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Fair Housing Council of Riverside County (FHCRC) services are available to all residents. FHCRC estimates that 1,200 income eligible City of Hemet residents will benefit from this service from July 1, 2020 through June 30, 2021.
	Location Description	The Fair Housing Council of Riverside County, Inc. (FHCRC) has temporarily relocated to 4164 Brockton Ave., Riverside, CA in the Wylie Children's Center. City of Hemet residents receive services via phone, e-mail or face-to-face appointments as determined by the resident and program staff.

	Planned Activities	Services that affirmatively promote fair housing rights and obligations as defined and articulated under the Federal Fair Housing Act and the California State Law enactments under the Rumford and Unruh Civil rights Acts, including education, training and technical assistance, and enforcement of anti-discrimination and landlord/tenant services.
10	**Project Name**	Family Services Association - Senior (62+) Meals for Hemet Residents
	Target Area	City-Wide
	Goals Supported	Support Services
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: $15,000
	Description	Family Service Association will provide nutritious meals to seniors (ages 62 and older) at the San Jacinto Senior Center and home-delivered meals to those unable to leave their homes. In both settings, the meal service helps preserve the dignity and independence by delaying nursing home placements, as well as reducing the frequency of hospitalizations and improving physical health through meeting nutritional needs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Family Services Association (FSA) expects to serve 300 seniors (ages 62 and older) with congregate and home-delivered meals.
	Location Description	Family Services Association is located at 625 South Pico Avenue, San Jacinto, CA 92583. FSA Senior Nutrition Program provides daily nutritious meals, Monday-Friday at the San Jacinto Senior Center.
	Planned Activities	FSA plans to provide nutritious meals at the San Jacinto Senior Center and home-delivered meals to seniors who are homebound, frail, and unable to leave their home for congregate meals.
11	**Project Name**	Valley Intervention Program for Tots (V.I.P. Tots)
	Target Area	City-Wide
	Goals Supported	Support Services
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: $10,000
	Description	Provide immediate access to child care services for low-income families while waiting for approval for subsidized care.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	VIP Tots estimates to serve 35 persons or households by providing immediate access to quality, licensed child care for low-income families who are awaiting approval for subsidized care from various County agencies.
	Location Description	V.I.P. Tots operates an Early Learning Center serving the Hemet Valley for families with children ages 18 months to 5 years. The Center serves children with disabilities and their non-disabled peers in inclusive classroom environments. The Learning Center is located at 41915 Acacia Avenue, Hemet, CA 92544.
	Planned Activities	Provide immediate access to quality, licensed childcare for low-income families who are awaiting approval for subsidized care from various County agencies. The objective is to eliminate waiting lists and ensure that families can start or continue employment or pursue education.
12	**Project Name**	Valley Restart Shelter Program
	Target Area	City-Wide
	Goals Supported	Homeless Prevention Support Services
	Needs Addressed	Homelessness Non-Homeless Special Needs
	Funding	CDBG: $16,305
	Description	Provisions of housing to homeless individuals and families at the shelter
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Valley Restart Shelter (VRS) anticipates to serve250 low/moderate income persons or household if fully funded, of these estimate 175 to be City of Hemet residents.
	Location Description	Valley Restart Shelter is located at 200 East Menlo, Hemet, CA 92543.
	Planned Activities	Provide emergency housing and food for homeless persons and families. VRS provides one-night of shelter up to a maximum of 90 days of shelter in 30-day increments. After each 30 days an assessment is completed to re-evaluate needs and progress.
13	**Project Name**	Valley Restart Shelter - Technology Upgrade
	Target Area	City-Wide

	Goals Supported	Support Services
	Needs Addressed	Homelessness
	Funding	CDBG: $3,000
	Description	Upgrade computer software for use in Valley Restart Shelter for participants to use job announcements, job applications, and communication with future employers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Valley Restart Shelter anticipates to shelter at least 250 persons of which 175 to be City of Hemet residents.
	Location Description	Valley Restart Shelter is located at 200 East Menlo, Hemet, CA 92543
	Planned Activities	Complete Microsoft computer upgrades to current computers on hand at the shelter that is used by shelter participants to look at job announcements, fill out job applications, and communicate with future employers online. Computers are used by shelter staff as well.
14	**Project Name**	Valley-Wide Recreation and Park District - Youth Scholarship Program
	Target Area	City-Wide
	Goals Supported	Support Services
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: $10,000
	Description	Youth Scholarship Program is to provide youth, who could not otherwise afford to participate, access to wholesome, healthy sports and recreational activities. Sports scholarships for low to moderate income youth with a full or partial scholarship ranging from $10.50 to $75.00, based on income level and assistance needed.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Valley-Wide Park and Recreation District Youth Scholarship Program anticipates to assist 300 City of Hemet youth with sports scholarships.

	Location Description	Valley-Wide Park and Recreation District Office is located at 901 W. Esplanade Avenue, San Jacinto, CA 92583. Valley-Wide Park and Recreation District encompasses an area of 800 square miles however the youth scholarships will focus on low to moderate income youth within the City of Hemet.
	Planned Activities	Provide sports scholarships for low to moderate income youth with a full or partial scholarship ranging from $10.50 to $75.00, based on income level and assistance needed. All Valley-Wide participants receive a uniform and a trophy/medal included with their registration fee.
15	**Project Name**	Voices for Children
	Target Area	City-Wide
	Goals Supported	Support Services
	Needs Addressed	Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: $10,000
	Description	Court Appointed Special Advocate (CASA) volunteers will provide intervention and support for foster children to transform the lives of abused, abandoned, or neglected children an advocate for them in court and in the community.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Voices for Children Court Appointed Special Advocates anticipates to advocate for 5 children from the City of Hemet.
	Location Description	Voices for Children's headquarters are located at 2851 Meadow Lark Drive, San Diego, CA 92123. These CASA advocates will be out of the Riverside County Court Appointed Special Advocate Program.

	Planned Activities	Voices for Children plans to recruit 5 prospective CASA volunteers to serve as advocates, train the new volunteers and assign them to City of Hemet foster youth. These CASA volunteers will advocate on behalf of 5 children from the City of Hemet. They will submit bi-annual written reports to Juvenile Court judges, detailing each child's unmet educational, physical and mental health needs, and housing needs. The CASA volunteers will meet with their case child on a monthly basis (at a minimum) and communicate with key stakeholders. With the knowledge they obtain, they will prepare detailed court reports submitted every six months.

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

The City does not have any specified target areas for CDBG funding, although priority is given to the older City center area with high poverty (20% or more) census block groups which include 433.07, 433.09, 434.01, 434.03, 434.04, 434.05, 435.05 and 435.07.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100%

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

According to the LMISD from 2011-2015 ACS data, 60.48% are in the low to moderate income categories.

Discussion

No further discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Existing housing that receives governmental assistance represents one of the largest supplies of affordable housing in Hemet and other communities. The Housing Choice Voucher Program (Section 8) provides property owners guaranteed rental payments, equal to the HUD determined fair market rent, in return for renting units to very low income tenants. The owner receives tenant payments restricted to 30% of income and HUD pays the remaining rent. Hemet has three locations receiving project based Housing Choice Voucher assistance: Hemet Estates, Village Meadows Apartments, and Sahara Senior Village. The Housing Authority of the County of Riverside, which administers the program in Hemet, lists 1,360 Hemet residents as currently housed with assistance from the Section 8 Housing Choice Voucher Program or Affordable Public Housing Program. As of December 2019 there were 97,501 families on the public housing waiting list (including 4,778 in Hemet), of which 73,109 were extremely low-income, 14,450 were very low-income and 7,893 were low-income.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	12
Total	22

Table 61 - 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	22
Acquisition of Existing Units	0
Total	22

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Hemet will directly provide funding for rehabilitation of approximately 22 income qualified owner occupied homes through the Senior and Disabled Home Repair Program from July 1, 2020 through June 30, 2021.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing developments are those that are constructed and operated by government subsidies. Tenants pay rent based upon an income percentage formula developed by HUD. Those who are deemed low income, elderly, or disabled may qualify for public housing. Low-income families are characterized by incomes that are 50 percent to 80 percent of the area's median income.

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

The Housing Authority of the County of Riverside (Housing Authority or HACR) plans to submit an application to HUD for the Rental Assistance Demonstration (RAD) project that would allow the agency to convert all or a portion of its public housing stock to long term project based Section 8 contracts. This conversion would allow HACR to leverage federal appropriations with other private and public capital to finance much needed rehabilitation and preserve these assets as affordable housing. Residents will retain strong rights and gain the choice to move with tenant based rental assistance within a reasonable time after conversion.

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

The Housing Authority operates on the premise that affordable housing is not the end goal for a family but a stepping stone to reach full sufficiency in market rate housing. The ultimate goal is for the agency's families to successfully graduate to homeownership. To actively engage residents in this goal, the agency has taken the following actions:

1. Regular engagement of residents via onsite managers, a resident newsletter, and specialized self-sufficiency coaches funded through HUD's Resident Opportunity and Self Sufficiency (ROSS) program.
2. Outreach and information to all public housing residents on community homeownership initiatives and credit counseling agencies.
3. Collaborating with local Habitat for Humanity to provide public housing residents with targeted homeownership opportunities.
4. Implementation of grant funded ROSS programs (noted above) at strategic public housing sites to provide one on one coaching to families with the goal of increasing the household's income and assisting the household with attaining homeownership within a three year period.

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

The Housing Authority of the County of Riverside (HACR) is not a troubled agency.

Discussion

No further discussion.

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

Introduction

According to the 2011-2015 ACS data, the City of Hemet has an estimated 82,118 population. Of these, 46.9% are male and 53.1% are females. The median age is 38.6 years. 18,106 or 22% of the population are over the age of 65. 17,436 or 21.4% of persons in Hemet had a disability.

In the City of Hemet, 112 adults were identified by the 2019 Point in Time count as unsheltered. 42% or 47 unsheltered adults were chronically homeless based on HUD's definition. 21% or 23 unsheltered adults had mental health problem and 24% or 27 unsheltered adults had a physical disability. The 2019 PIT also reported 9 Hemet youth between the ages of 18 and 24 as unsheltered homeless. The City of Hemet actively participates in the County of Riverside Continuum of Care to assess homeless needs and implement strategies to address those needs both locally and regionally.

The City of Hemet's efforts will focus on providing Supportive Services to meet the needs of the homeless, the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and domestic abuse/sexual assault victims.

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

On a daily basis, the City of Hemet's Police Department encounter homeless individuals and refer them to agencies with resources they need. The Police Department is an outreach team that link the homeless to necessary supportive services and housing. Working collaboratively with religious and private organizations, non-profits, and other local government agencies, the City of Hemet will strive to meet the needs of the homeless. As an active participant with the Riverside County CoC, City of Hemet works collaboratively with the CoC in programs to help the homeless population. In the City of Hemet, Valley Restart Shelter provides shelter and completes an assessment with the participant to identify participant's needs and barriers to obtaining employment/income and housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Hemet will continue to collaborate with the County of Riverside Continuum of Care to provide resources to our residents. Due to limited funding and available resources, many of the emergency and transitional housing facilities available are not located within the city limits or have decreased in number. The limited availability makes it difficult to meet the housing needs of homeless persons. Increasing the supply of bridge housing is the goal of Riverside County's Action Plan to End Homelessness is seeking to complete. This is partly due to the shift in funding away from transitional

housing to permanent housing. Interim or transitional housing beds are still needed, however, to bridge a homeless individual or family who has been accepted for permanent housing but may wait weeks or months to find a permanent unit. Bridge housing can offer short stays in transitional housing and/or motels/hotels during the wait period.

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

CoC program funded projects assist participants with increasing their income which is one way to ensure housing stability and decrease the possibility of returning to homelessness. The CoC's Employment and Self-Sufficiency (ESS) committee is responsible for identifying employment opportunities, training, education, and other resources that will help increase the income of participants by obtaining employment and becoming self-sufficient. ESS created a countywide resource list of all services related to employment/mainstream benefits identifying potential employers who will work with the CoC to hire the homeless and identify educational programs to assist homeless or near homeless to become more employable. The CoC also intends to educate participants and program operators on the value and benefits of employment for disabled persons. Social Security will be involved to assure that employment will not jeopardize current benefits and will be available to educate program providers, participants, and the CoC community on employment in conjunction with benefits received. The CoC has identified the public housing and disabled population as the lowest percentage of persons employed at exit. The CoC will work with employers to educate them on the employability of the population with disabilities. There is also the Rapid Rehousing Assistance (RRH) program that focuses on housing identification, case management, and move-in assistance as intervention mechanisms for supporting this population.

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 County of Riverside CoC discharge policy is mandated by the State. The Discharge Planning Committee of the CoC is responsible for implementing policies and protocols, and coordinating with various organizations, to ensure that persons being discharged from a publicly funded institution or system of care are not discharged immediately into homelessness. The goals are to identify discharge housing needs inclusive of housing and supportive services and to link the individual with community

resources that include mental health services, substance abuse support, and housing. The Hospital Association of Southern California Inland Area serves as the lead agency on the Discharge Planning Committee to facilitate communication regarding the discharge planning needs of homeless persons from acute care hospitals. The County of Riverside Department of Mental Health collaborates with the Department of Public Social Services and the CoC in the coordination and implementation of discharge planning for homeless individuals disabled by serious mental health and/or substance abuse disorders. Foster Care and Extended Foster Care programs help transition dependent youth who are emancipating from foster care to independent living. The Department of Public Social Services and the Riverside Sheriff's and Probation Departments support the CoC's mission of working towards reintegrating persons leaving correctional facilities to community based living and self-sufficiency.

Discussion

No further discussion.

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

Introduction:

Hemet's Housing Element is required to provide a detailed assessment of public policy constraints and to develop strategies to alleviate the constraints. Governmental, market, infrastructure, and environmental factors may limit the provision of adequate and affordable housing . These constraints may result in housing that is not affordable to lower and moderate income households, not readily available for households with special needs, or may cause certain types of residential construction economically infeasible for developers.

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the development, improvement and maintenance of housing, especially affordable housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics may have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to production of housing affordable to lower income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government and in the public sector, the City has little or no control over this regulation and no ability to directly mitigate their effect on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Nongovernmental constraints are those factors outside the local government control that limit the availability of housing and/or the feasibility of building affordable housing. The assessment of these constraints provides a basis for possible actions by the City to offset potential effects on the housing supply and cost. However, the City has little or no control over many of the nongovernmental factors that influence the cost and availability of housing.

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

With the adoption of the 2014-2021 Housing Element, on January 14, 2014 the City's objective is to ensure that the zoning code and development standards do not constrain production of housing, especially affordable housing and housing for special needs residents. Specific actions include:

- Modification of the zoning district regulations to remove conditional use permit requirements

for apartments in multifamily zones.

- Establishment of permit procedures for multifamily residential zones that will encourage multifamily residential development, streamline processing, and promote certainty for applicants.

Discussion:

The City continues to affirmatively further fair housing choice, contracting with the Fair Housing Council of Riverside County for a full range of fair housing and land/lord tenant services, available to residents and City staff.

AP-85 Other Actions – 91.220(k)

Introduction:

The goal of the City of Hemet, with funding from CDBG, is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The diverse population of Hemet is accompanied by divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. The City is struggling to balance limitations of available resources and the need to address some very critical issues including maintaining affordable housing, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment.

Actions planned to address obstacles to meeting underserved needs

The main obstacle to meeting underserved needs continues to be the availability of funding. The availability of both federal and state sources is a primary determination the ability of local jurisdictions to address identified needs. Federal and state funding of housing and community development programs continues to be reduced and future funding from traditional sources is debatable as lawmakers attempt to balance federal and state budgets. The City will continue to pursue all available sources of funding to address the needs of affordable housing and community development.

Actions planned to foster and maintain affordable housing

The City of Hemet will continue to support development of additional affordable ownership and rental units. Development of affordable housing requires substantial leverage of public funds, and multiple layers of funding are often required to address the subsidies required. The City will continue to pursue available local, State, and federal funding resources for this purpose. In addition, the City will continue efforts to implement strategies and strengthen partnerships with its partners to expand affordable housing.

Actions planned to reduce lead-based paint hazards

The Consumer Product Safety Commission banned the use of lead-based pain in housing in 1978. According to the National Safety Council, approximately 38 million US homes contain lead paint. Any housing built prior to 1979 is considered to be at risk of containing some amount of lead-based paint. In particular, housing units constructed prior to 1950 have been found to have some of the highest levels of lead-based paint.

Under the Residential Lead-Based Paint Hazard Reduction Act of 1992 - Title X, a lead-based paint

(LBP) hazard is defined as "any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects." The City of Hemet, Housing Authority of Riverside County, Riverside County Department of Public Health and the State of California Childhood Lead Poisoning Prevention Branch all have a role in addressing LBP hazards in Hemet.

The Childhood Lead Poisoning Prevention Program is a tool in the identification of lead hazards in the home, the Lead Hazard Reduction Compliance and Enforcement Program provides technical expertise in lead based paint management, the Lead Hazard Control Program requires the enforcement and prosecution of persons who refuse to abate lead hazards in housing occupied by low income families with children, the HEPA Vacuum Lending Program provides training and use of commercial grade HEPA vacuums to low income residents who want to do their own interim control, and the Public Health Department Childhood Lead Prevention Program provides outreach services to WIC, schools and communities.

Actions planned to reduce the number of poverty-level families

The City of Hemet will continue its efforts to reduce the number of families and individuals living in poverty. The City will focus primarily on supporting programs that raise household incomes and stabilize housing situations. The City will utilize CDBG to support the continuation and implementation of affordable housing that help homeless person's make the transition to permanent housing and independent living.

Hemet will use resources from state, federal and private sources to provide a number of community-based and direct services aimed directly or indirectly, at decreasing the poverty level. These programs include: job enrichment, development, and placement through education and economic development; food pantry programs, and programs designed to prevent and alleviate the devastating impact of domestic violence, which often plunge women and their children into poverty.

Actions planned to develop institutional structure

The identified strengths and gaps provide a basis for cooperative strategies to fill gaps in the housing and community development delivery system. Focus on the institutional structure involves a broad strategy of coordination, empowerment, and communication with public, private, and non-profit sectors. Gaps in services, identified through the needs assessment process will be CDBG funded when innovative supportive services are presented during the annual funding

process. CDBG funding will also be used to offset program delivery costs as appropriate.

City of Hemet staff maintains working partnerships with the Riverside County Employment Development Department, local financial institutions, school districts, community businesses, public agencies, and private partners such as the Fair Housing Council of Riverside County and local nonprofits.

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

The City will continue to enhance coordination between public and private housing and social service agencies through collaboration with various local nonprofit organizations, the Housing Authority of the County of Riverside, the County of Riverside Economic Development Agency and other agencies that partner with the City to revitalize low income communities utilizing CDBG, mortgage revenue bonds, CalHome, and mortgage credit certificates.

The City as a collaborative partner of the CoC continues to play an important role in both facilitating and directly bringing together disparate interests to develop new or strengthen existing institutional structures, and enhance coordination between housing and service agencies. There are a variety of services for special needs populations and persons experiencing homelessness; however, major gaps in the service delivery system exist, including: inadequate funding to provide the level of services needed; lack of coordination and communication among different agencies; and uneven geographic coverage of services, with some rural and remote communities being underserved.

Actions to overcome these obstacles will continue as part of the Annual Action Plan and Citizen Participation processes.

Discussion:

To better link services to the targeted population, City staff maintains relationships with local, state and federal agencies including, the County Department of Health and Human Services, California Department of Housing and Community Development, and the U.S. Department of Housing and Urban Development.

Other Actions to Affirmatively Further Fair Housing (AFFH):

Prior to receiving CDBG funds, the City must certify that it will Affirmatively Furthering Fair Housing. The City must certify that it will 1) conduct an analysis of impediments to fair housing choice within its jurisdiction; 2) take appropriate actions to overcome the impediments; and 3) maintain records on the analysis and actions taken.

The City has completed the preparation of an Analysis of Impediments to Fair Housing Choice (AI), a

document that covers the period from FY 2020/2021 to FY 2024/2025. This AI updates the one adopted by the City Council which covered the 2015 to 2020 time period.

The 2020-2025 AI includes 1) background data on the City of Hemet; 2) demographic data on the fair housing protected groups (e.g., race, disabled, etc.); 3) an identification of private sector, public sector, and private-public sector impediments to fair housing choice; 4) actions to be undertaken over the next five years to remove or ameliorate the identified impediments; and 5) other related information to comply with HUD guidance concerning the preparation of AIs.

The analysis identified the following private sector impediments: housing discrimination; steering; lending practices; and property management practices.

The analysis identified the following public sector impediments: disability definition; group homes; transitional and supportive housing; and reasonable accommodation procedure.

The analysis also identified actions that can affirmatively further fair housing in the following areas: brokerage services; appraisal practices; lending practices; and homeowner's insurance.

The AI also describes actions that will be taken during the next five years to overcome the impediments. Some actions are ongoing and others have milestone implementation dates. The actions which the City will take regarding private sector impediments in FY 2020/2021 are briefly described below:

To address the one racially/ethnically concentrated area of poverty (Census Tract 434.03):

- Implement the Consolidated Plan Anti-Poverty Strategy
- Encourage the development of market rate housing in this census tract if there are vacant housing sites appropriate for such development

To address housing discrimination:

- Continue to contract for fair housing services including the handling of housing discrimination complaints and landlord/tenant counseling
- Increase fair housing awareness and education through the City's website

To address steering:

- Provide information on steering at the first time homebuyer workshops conducted by the Fair Housing Council of Riverside County, Inc.

To address loan denials based on high debt to income ratios and other reasons:

- Provide information on the reasons for loan denials at the first time homebuyer workshops

conducted by the Fair Housing Council of Riverside County, Inc.

The actions which the City will take regarding public sector impediments in FY 2020/2021 are briefly described below:

To address the lack of community awareness regarding the reasonable accommodation procedure:

- Prepare a brochure or flyer to describe and promote the reasonable accommodation procedure.

A hard copy of the entire Analysis of Impediments to Fair Housing Choice is available with the City's Finance Department.

Program Specific Requirements

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

Introduction:

As a Community Development Block Grant (CDBG) entitlement grantee, the City of Hemet prepares the Consolidated Plan (Con Plan or Plan) for submission to the U.S. Department of Housing and Urban Development (HUD), office of Community Planning and Development (CPD), whose goal is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expand economic opportunities for low and moderate income persons. This planning document and application for funding is an analysis of projected housing and community development needs in the City of Hemet, a plan for addressing these needs, and a guide for evaluating accomplishments in the five fiscal years from July 1, 2020 through June 30, 2025.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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%

Appendix - Alternate/Local Data Sources

CITY OF HEMET

Draft
Analysis of Impediments To Fair Housing Choice

Finance Department

May 12, 2020

City of Hemet
Analysis of Impediments to Fair Housing Choice
Master Table of Contents

Section I: Introduction ..... I-1 to I-10

Section II: Fair Housing Action Plan ..... II-1 to II-9

Section III: Fair Housing Legal Status ..... III-1 to III-8

Section IV: City Background Data ..... IV-1 to IV-17

Section V: Fair Housing Protected Groups ..... V-1 to V-22

Section VI: Private Sector Impediments Analysis ..... VI-1 to VI-41

Section VII: Public Sector Impediments Analysis ..... VII-1 to VII-29

Section VIII: Analysis of Private/Public Sector Impediments Analysis ..... VIII-1 to VIII-10

SECTION I
INTRODUCTION



Section I
Introduction
Table of Contents

A. FORMAT OF THE AI REPORT I-1

B. HEMET'S REGIONAL SETTING I-1

C. PURPOSE OF THE REPORT I-2

D. DEFINING FAIR HOUSING CHOICE I-5

E. LEAD AGENCY AND FUNDING FOR THE AI I-5

F. PROGRESS REPORT ON THE 2015-2019 AI FAIR HOUSING ACTION PLAN I-6

List of Tables

Table I-1 City of Hemet Progress Report 2015-2020 Analysis of Impediments to Fair Housing Choice I-7

List of Exhibits

Exhibit I-1 Regional Location I-3
Exhibit I-2 Planning Area I-4

A. FORMAT OF THE AI REPORT

The U.S. Department of Housing and Urban Development (HUD) has not issued regulations defining the scope of analysis and the format to be used by grantees when they prepare their *Analysis of Impediments to Fair Housing Choice* (AI). In 1996, HUD published a *Fair Housing Planning Guide* which includes a "Suggested AI Format." Because this *Guide* is the only official guidance provided by HUD to grantees on how to prepare and organize an AI, Hemet's *AI* conforms to the format suggested by HUD.

Section I Introduction: The Introduction presents the AI report format; Hemet's regional setting, purpose of the report, fair housing definition, lead agency, funding, and progress made toward implementing the 2015-2020 AI.

Section II Fair Housing Action Plan: Section II describes the conclusions and recommendations resulting from the AI analysis. It identifies impediments to fair housing choice and the actions that will be taken to remove or ameliorate impediments during the FY 2020/2021 to FY 2024/2025 time period. Actions to affirmatively further fair housing also are described in the *Fair Housing Action Plan*.

Section III Fair Housing Legal Status: This Section discusses fair housing complaints and compliance reviews and other information pertaining to Hemet's fair housing legal status.

Section IV: City Background Data: HUD advises grantees to include in the AI "jurisdictional background data" on demographics, income, employment, housing and other relevant data. This information is presented in Section IV.

Section V Fair Housing Protected Groups: This Section includes detailed demographic data on the fair housing protected groups – race/color; sex; national origin; familial status; and handicap/disability.

Section VI Private Sector Impediments Analysis: Section VI presents an analysis of practices prohibited by the Federal Fair Housing Act (FFHA) and the California's Fair Employment and Housing Act (FEHA). It also identifies the practices that create impediments to fair housing choice. Section VI describes impediments such as housing discrimination and discriminatory lending practices.

Section VII Public Sector Impediments Analysis: This Section presents information on the planning and zoning policies, practices and regulations that impact fair housing.

Section VIII Private/Public Sector Impediments Analysis: Section VIII describes potential and actual impediments that overlap the private and public sectors such as the location of affordable multifamily rental housing and gentrification.

B. HEMET'S REGIONAL SETTING

Hemet is located in western Riverside County, approximately 35 miles southeast of Riverside. State Route (SR) 74 traverses the City in an east-west direction along Florida Avenue, and connects with Interstate 215 (I-215) to the west. SR 79 connects the City with San Jacinto to the north, and Temecula and Interstate 15 (I-15) to the south.

Hemet is bordered by the City of San Jacinto on the north, but is otherwise surrounded by unincorporated areas of Riverside County. The Hemet-Ryan Airport is located in the City. A former Burlington Northern & Santa Fe (BNSF) railroad line travels through the City. Exhibit I-1 illustrates the regional location of the City of Hemet.

For General Plan purposes, Hemet has a planning area includes approximately 28.3 square miles within the City's corporate limits, an additional 34.2 square miles in Hemet's Sphere of Influence (SOI), and approximately 32.4 square miles located beyond the SOI. Exhibit I-2 identifies the planning area.

The City of Hemet incorporated in 1910 and recently celebrated its centennial anniversary as one of Riverside County's oldest communities. Initially an agricultural community, Hemet underwent dramatic changes in the early 1960s as the City became a major destination for senior living as a result of the City's mild climate and picturesque location. During an approximate 20 year period of time, over 10,000 homes were built (primarily mobile homes) in senior oriented communities. As a result, in the 1990 census, the average age in Hemet was over 60. The late 1990s and the first decade of this century saw another dramatic shift in the City's demographics as more families moved to the City. Hemet's population swelled from just over 52,000 in 1990 to over 78,000 in 2010. And the average age dropped from over 60 years to just over 39 years of age. In 2020, Hemet's population is almost 85,000.

C. PURPOSE OF THE REPORT

The City of Hemet annually receives funds from the Federal Community Development Block Grant (CDBG) program. An Affirmatively Furthering Fair Housing (AFFH) certification is required of cities and counties that receive funds from the CDBG program. The AFFH certification states that the grantee receiving HUD funds:

> …will affirmatively further fair housing … by conducting an analysis to identify impediments to fair housing choice within its jurisdiction, taking appropriate actions to overcome the effects of any impediments identified through the analysis, and maintaining records reflecting the analysis and actions in this regard.

HUD interprets the broad objectives of the requirement to affirmatively further fair housing choice to mean that recipients must:

- Analyze and eliminate housing discrimination in the jurisdiction;
- Promote fair housing choice for all persons;
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin;
- Promote housing that is structurally accessible to, and usable by, persons with disabilities; and
- Foster compliance with the nondiscrimination provisions of the Federal Fair Housing Act.

Source: U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Memorandum on *Compliance-Based Evaluations of a Recipient's Certifications that it has Affirmatively Furthered Fair Housing*, March 5, 2013, page 4

Exhibit I-1

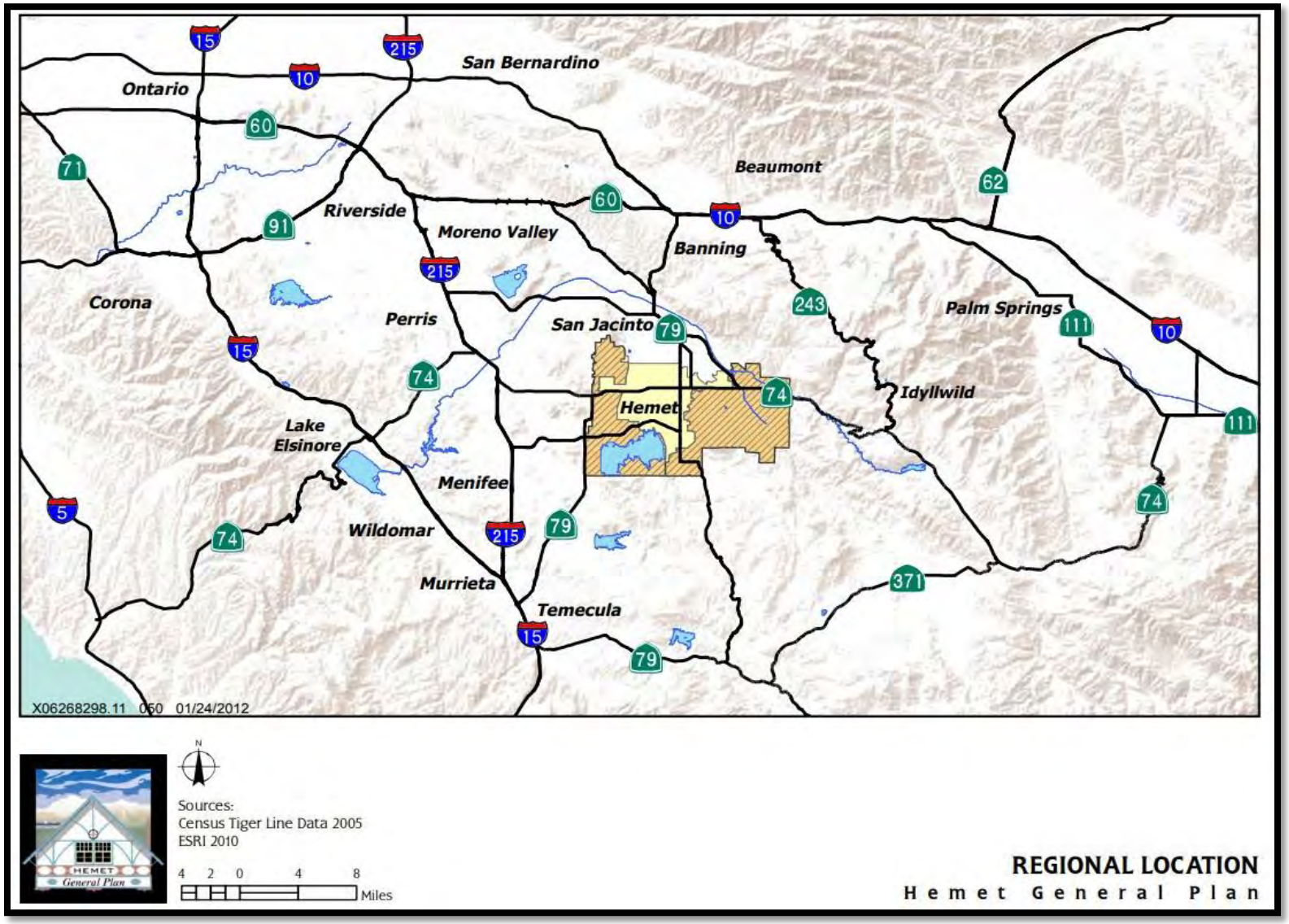
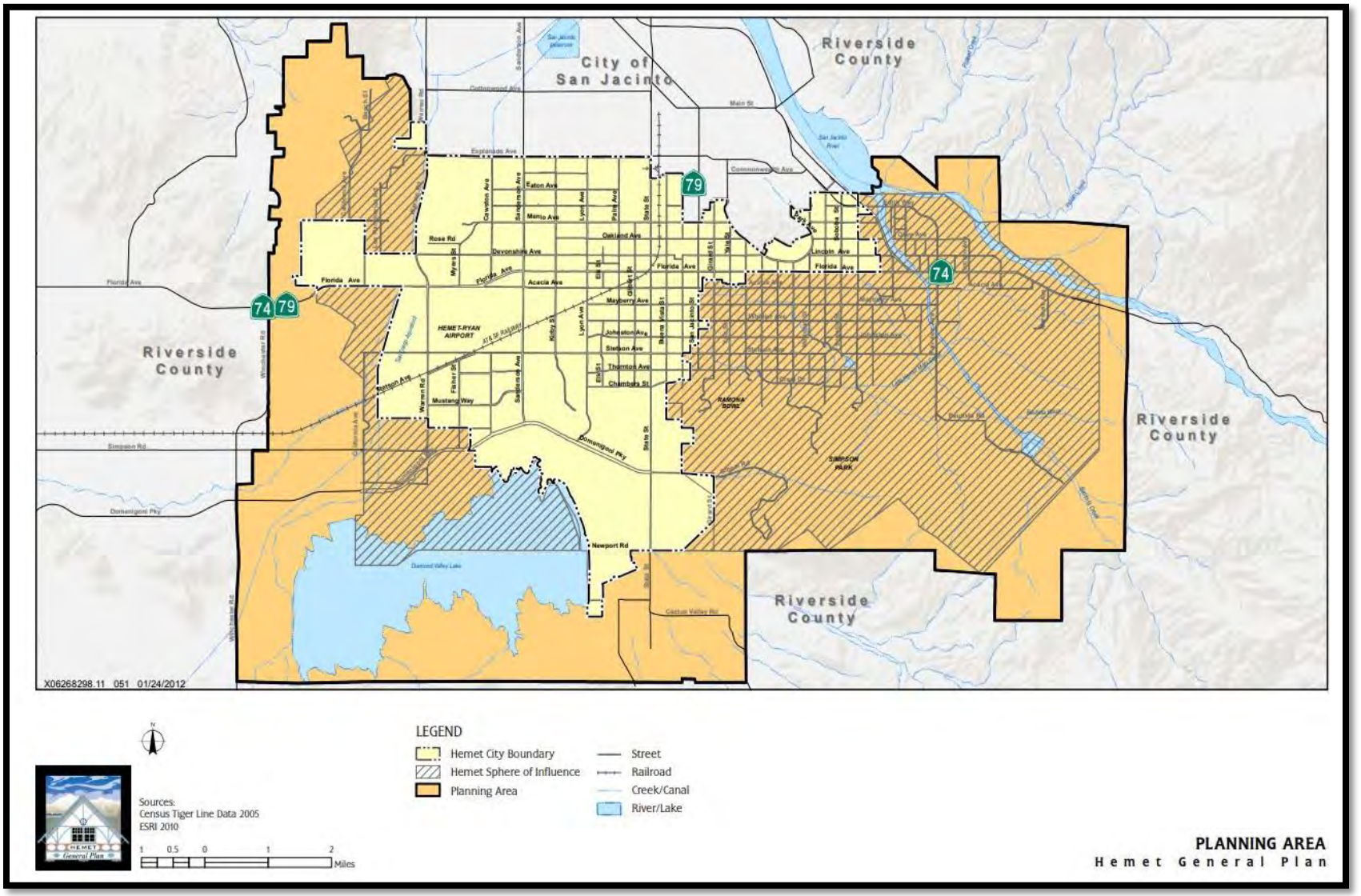

San Bernardino
Ontario
Beaumont
Riverside
Moreno Valley
Banning
Corona
Perris
San Jacinto
Palm Springs
Idyllwild
Hemet
Lake Elsinore
Menifee
Wildomar
Murrieta
Temecula
X06268298.11 050 01/24/2012
Sources:
Census Tiger Line Data 2005
ESRI 2010
4 2 0 4 8
Miles
REGIONAL LOCATION
Hemet General Plan

Exhibit I-2


City of San Jacinto
Riverside County
Riverside County
Riverside County
Riverside County
HEMET-RYAN AIRPORT
RAMONA BOWL
SIMPSON PARK
Florida Ave
Newport Rd
Domenigoni Pky
Simpson Rd
Diamond Valley Lake
X06268298.11 051 01/24/2012
LEGEND
Hemet City Boundary
Hemet Sphere of Influence
Planning Area
Street
Railroad
Creek/Canal
River/Lake
Sources:
Census Tiger Line Data 2005
ESRI 2010
1 0.5 0 1 2
Miles
PLANNING AREA
Hemet General Plan

Therefore, the fundamental purpose of the AI is to maintain the City of Hemet's compliance with the AFFH certification. In so doing, the City will promote fair housing and remove or mitigate the private and sector impediments that have been identified through the analysis.

The time period of the *AI* is from FY 2020/2021 through FY 2024/2025, a time period that aligns with Hemet's five-year Consolidated Plan.

D. DEFINING FAIR HOUSING CHOICE

HUD defines fair housing as:

> …a condition in which individuals of *similar income levels* in the same housing market have a like range of choices available to them regardless of race, color, national origin, religion, sex, handicap, or familial status.

HUD draws an important distinction between household income, affordability and fair housing. Economic factors that impact housing choice are not fair housing issues per se. Only when the relationship between household incomes combined with other factors - such as household type or race and ethnicity - create misconceptions and biases do they become a fair housing issue.

Tenant/landlord disputes are also not typically fair housing issues, generally resulting from inadequate understanding by the parties on their rights and responsibilities. Such disputes only become fair housing issues when they are based on factors protected by fair housing laws and result in differential treatment.

Impediments to fair housing choice, according to HUD, are --

> Any actions, omissions, or decisions taken *because of* race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices. (Intent)
>
> Any actions, omissions, or decisions which *have the effect* of restricting housing choices or the availability of housing choices *because of* race, color, religion, sex, disability, familial status, or national origin. (Effect)

E. LEAD AGENCY AND FUNDING FOR THE AI

The lead agency for preparation of the *AI and Fair Housing Action Plan* is the City of Hemet Finance Department.

Valuable input to the AI was provided by the following:

- Residents who responded to the Analysis of Impediments to Fair Housing Choice Survey
- Planning Department
- Fair Housing Council of Riverside County, Inc. (FHCRC)
- Housing Authority of the County of Riverside
- California Tax Credit Allocation Committee (CTCAC)
- California Department of Housing and Community Development (HCD)

- U.S. Department of Housing and Urban Development – Fair Housing and Equal Opportunity (FHEO), San Francisco Regional Office

CDBG funds were expended to complete the *AI*. CDBG funds paid for consultant assistance on the *AI*'s preparation and for staff time expended on the project. In addition, the FHCRC contributed to the AI by compiling housing discrimination data, testing, and reviewing the AI recommended actions. The City uses CDBG funds to support the fair housing and landlord/tenant counseling services of the FHCRC.

F. PROGRESS REPORT ON THE 2015-2019 AI FAIR HOUSING ACTION PLAN

The City adopted a *Fair Housing Action Plan* for the period from FY 2015/2016 to FY 2019/2020. The Plan included actions to be implemented by the City and FHCRC. Table II-1 describes the progress made on implementing the recommended actions. Some actions were not implemented and are carried forward to the FY 2020/2021 to FY 2024/2025 period.

Table I-1
City of Hemet
Progress Report
2015-2020 Analysis of Impediments to Fair Housing Choice

PUBLIC SECTOR IMPEDIMENTS	GOALS	ACTIONS	RESPONSIBLE ENTITIES	IMPLEMENTATION PROGRESS
Lack of community awareness of the City's Reasonable Accommodation Procedure (RAP)	Ensure that the RAP is well known within the community	• Include the application for a RAP in the Application and Forms webpage • Prepare a brochure that describes the RAP	Community Development Department Fair Housing Council of Riverside County	Not accomplished. Action will be carried forward to 2020-2025 AI.
PRIVATE SECTOR IMPEDIMENTS	**GOALS**	**ACTIONS**	**RESPONSIBLE ENTITIES**	**IMPLEMENTATION PROGRESS**
Discrimination against protected groups in the sales and rental housing markets	Increase the number of housing discrimination cases processed by City's fair housing provider	• City will continue to offer residents fair housing services • Efforts will be made to increase awareness of fair housing services • Develop and expand education program for housing providers, community organizations and general public	Management Analyst Fair Housing Council of Riverside County (FHCRC)	Accomplished. City annual retains the services of the FHCRC.

Table I-1 continued
City of Hemet
Progress Report
2015-2020 Analysis of Impediments to Fair Housing Choice

PRIVATE SECTOR IMPEDIMENTS	GOALS	ACTIONS	RESPONSIBLE ENTITIES	IMPLEMENTATION PROGRESS
Steering of home buyers, in-place renters and apart-ment seekers is an impediment to fair housing choice	Increase community awareness of private sector steering practices	• Provide information to homebuyers on how to detect steering in the home search and loan application processes • Provide information to renters on how to detect steering by property managers • Add steering to the Fair Housing Council of Riverside County's data on alleged housing discriminatory acts	Management Analyst Fair Housing Council of Riverside County	Accomplishments noted below: Steering is described at the Workshops conducted by the FHCRC. The FHCRC plans to add "steering" to the categories of alleged acts.
Difficulty in obtaining affordable homeowner's insurance is an impediment to fair housing choice	Increase homebuyer awareness of how to obtain affordable home owner's insurance	• Add "home-owner's insurance" and "CLUE Reports" to homebuyer counseling services provided by the Fair Housing Council of Riverside County	Management Analyst Fair Housing Council of Riverside County	Accomplished. Homeowner's insurance is described by the FHCRC at the First Time Homebuyer Workshops.

Table I-1 continued
City of Hemet
Progress Report
2015-2020 Analysis of Impediments to Fair Housing Choice

PRIVATE SECTOR IMPEDIMENTS	GOALS	ACTIONS	RESPONSIBLE ENTITIES	IMPLEMENTATION PROGRESS
Section 8 assisted households residing in high poverty neighborhoods is inconsistent with HUD's goals	Increase the number of Section 8 households residing outside of high poverty neighborhoods	• Transmit the Section 8 location study to the Housing Authority of Riverside County • Identify apartments located in low poverty neighborhoods • Transmit the list of apartments to the Housing Authority of Riverside County • Encourage landlords in low poverty areas to participate in the Section 8program	Management Analyst Community Development Department Management Analyst Housing Authority of the County of Riverside Fair Housing Council of Riverside County	Actions have been partially achieved. Accomplishments noted below: Apartments located in low poverty neigh-borhoods have been identified. City has requested data from the Housing Authority on the number of Section 8 Voucher Holders by census tract. Housing Authority has published a Housing Opportunity Map and Small Market Area Rents
Hate crimes committed at residences are an impediment to fair housing choice	Provide written resource material to hate crime victims	• Prepare a Hate Crime Victims Resource Directory • Transmit the Directory to the Police Dept.	Management Analyst	Action was not accomplished. Because there has been a significant decrease in the number of hate crimes, it is not necessary to prepare a directory.
Lack of accurate Information on accessible housing units is an impediment to fair housing choice for households with one or more disabled member	Provide information on apartment units with accessible features Increase community awareness of the availability of accessible units	• Prepare an inventory of apartment units with accessible features • Encourage apartment managers to advertise the availability of accessible units	Management Analyst Fair Housing Council of Riverside County Department of Building and Safety Apartment managers	Action was not accomplished. The feasibility of preparing the inventory will be evaluated in FY 2020/2021,

Table I-1 continued
City of Hemet
Progress Report
2015-2020 Analysis of Impediments to Fair Housing Choice

PRIVATE SECTOR IMPEDIMENTS	GOALS	ACTIONS	RESPONSIBLE ENTITIES	IMPLEMENTATION PROGRESS
Property management practices inconsistent with federal and State fair housing laws	Increase property manage-ment awareness of fair housing requirements	• Disseminate fair housing information to on-site apartment managers • Continue to involve the Fair Housing Council of Riverside County in the Crime-Free Rental Housing Program • Provide renters with information on the value of long-term leases instead of month-to-month tenancies	Management Analyst Fair Housing Council of Riverside County	Accomplished. The FHCRC has provided information at Workshops and on its website.
Discriminatory advertising is an impediment to fair housing choice	Reduce the publication of discriminatory words and phrases	• Semi-annually review ads published in newspapers, on-line apartment search sites and craigslist to identify discriminatory words and phrases that are being published	Management Analyst Fair Housing Council of Riverside County	Accomplished during preparation of the 2020-2025 AI. The use of discriminatory words and phrases in print and online ads is rare. It is not necessary to review ads on a semi-annual basis.

SECTION II
FAIR HOUSING ACTION PLAN



Section II
Fair Housing Action Plan
Table of Contents

A. INTRODUCTION II-1

B. PUBLIC CONSULTATION AND PUBLIC PARTICIPATION PROGRAM II-1

C. FAIR HOUSING ACTION PLAN II-2

List of Tables

Table II-1 City of Hemet Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025 Actions to Remove/Mitigate Private Sector Fair Housing Impediments II-4
Table II-2 City of Hemet Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025 Actions to Remove/Mitigate Public Sector Fair Housing Impediments II-7
Table II-3 City of Hemet Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025 Actions to Affirmatively Further Fair Housing(AFFH) II-9

A. INTRODUCTION

HUD's *Fair Housing Planning Guide* states:

> Jurisdictions should summarize conclusions reached based on the AI, and describe in detail recommendations for resolution of the problems identified. This discussion is the link between the AI part of FHP [Fair Housing Planning] and the actions underway and proposed to promote fair housing choice.

Furthermore, the Affirmatively Furthering Fair Housing (AFFH) certification signed by the City obligates the City to:

> Take appropriate actions to overcome the effects of any impediments identified through the AI.

Therefore, the *Fair Housing Action Plan* (FHAP) describes the actions to overcome the impediments identified through completion of the *Analysis of Impediments to Fair Housing Choice (AI)*. Additionally, the FHAP describes actions that can affirmatively further fair housing even though an impediment was not found to exist.

B. PUBLIC CONSULTATION AND PUBLIC PARTICIPATION PROGRAM

HUD advises entitlement jurisdictions to develop the AI and FHAP through a process similar to the development of the Consolidated Plan. More specifically, HUD recommends that:

> Before developing actions to eliminate the effects of any impediments identified through the AI (fair housing actions), the jurisdiction should:
>
> - Ensure that diverse groups in the community are provided a real opportunity to take part in the development process
> - Create the structure for the design and implementation of the actions
>
> Source: U. S. Department of Housing and Urban Development, *Fair Housing Planning Guide – Volume 1*, March 1996, pages 2-21 and 2-22

Key elements of the process through which the recommended implementation actions were developed included a public consultation and participation program.

The City conducted a Fair Housing Survey as a means of soliciting public input. Seventy-seven residents responded to the Survey, which is an increase of 40% above the number of residents that responded to the AI's prior survey which was completed in November 2015. Key findings are noted below:

- 80% of the respondents were homeowners and 20% were renters
- 78% of the respondents lived in single-family homes
- 22% of the respondents lived in a mobile home, apartment, or duplex. tri-plex, 4-plex
- 33% of the households were married householders without children
- 26% were married householders with children
- 20% of the respondents lived alone
- 24% of the respondents stated they have a disability (20% less than in November 2015)

- 12% of the respondents stated they had or thought they had experienced housing discrimination
- The basis for housing discrimination included: familial status (4); race (2); source of income (2); disability (1); and other (2). One respondent gave multiple bases for having experienced housing discrimination.
- The vast majority (70%) of respondents who cited housing discrimination stated the person responsible was their landlord.
- Respondents revealed knowledge regarding agencies to which they should report housing discrimination, Of the 39 residents who responded to the question, 19 stated the Fair Housing Council of Riverside County, Inc.; 17 stated HUD; and nine named the State Department of Fair Employment and Housing. The respondents revealed a greater knowledge of fair housing agencies compared to the November 2015 survey respondents.

During the development of the *AI* and *Fair Housing Action Plan* the City consulted with the Fair Housing Council of Riverside County, Inc., HUD-LA, and HUD-San Francisco, California Tax Credit Allocation Committee, California Department of Fair Employment and Housing, California Department of Housing and Community Development and the County of Riverside Housing Authority.

C. FAIR HOUSING ACTION PLAN

Potential and actual impediments to fair housing choice are described in detail in the following Sections:

- Section VI – Private Sector Impediments Analysis
- Section VII – Public Sector Impediments Analysis
- Section VIII - Private/Public Sector Impediments Analysis

Based on a detailed analysis and HUD guidelines, each of the above Sections presents conclusions regarding whether an impediment exists and, if so, recommends actions to remove or mitigate the identified impediments to fair housing choice. In some instances, even though an impediment was not found to exist, the City or Fair Housing Council of Riverside County, Inc. are able to undertake actions to affirmatively further fair housing (AFFH). Actions to AFFH mean actions which contribute to eliminating housing discrimination and segregation; foster inclusive neighborhoods; provide housing for disabled persons, a protected class; and otherwise create positive impacts and change by promoting fair housing.

Table II-1 provides a brief summary of the conclusions reached and recommended actions regarding the following *private sector* impediments:

- Population Diversity
- Housing Discrimination
- Steering
- Lending Practices
- Property Management Practices

Table II-2 provides a brief summary of the conclusions reached and recommended actions regarding the following *public sector* impediments:

- Disability Definition
- Group Homes
- Transitional and Supportive Housing
- Reasonable Accommodation Procedure

Table II-3 provides a brief summary of the conclusions made and the actions that can be taken by the City or FHCRC to *affirmatively further fair housing* in the private sector:

- Brokerage Services
- Appraisal Practices
- Lending Practices
- Homeowners Insurance

Table II-1
City of Hemet
Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025
Actions to Remove/Mitigate *Private Sector* Fair Housing Impediments

Private Sector	
Population Diversity	**Actions to Remove/Mitigate Impediments**
Although the City as whole has a low segregation level, there is one racially/ethnically concentrated area of poverty. This area is census tract 434.03. Actions to ameliorate this impediment involve improvements to the neighborhood, creating incentives for market rate housing development, and enhancing the economic mobility of residents.	In FY 2021-2022, the City will take the following actions: **Action 1: Reduce Neighborhood Poverty Levels** ▪ Implement the Consolidated Plan Anti-Poverty Strategy. **Action 2: Develop Market Rate Housing** ▪ Encourage the development of market rate housing in this neighborhood if there are vacant housing sites appropriate for such development.
Housing Discrimination	**Actions to Remove/Mitigate Impediments**
Housing discrimination, particularly on the basis of disability, race, and familial status, is an impediment to fair housing choice. Based on past trends, it is estimated that 25 housing discrimination complaints may be filed by Hemet residents with HUD during the five year period between FY 2020-2021 and FY 2024-2025. During the same period, it is estimated that 300 housing discrimination complaints may be filed with the FHCRC.	The City will take the following actions to remove or mitigate this impediment to fair housing choice: **Action 1: Continue to Provide Fair Housing Services** ▪ During the five-year period from FY 2020-2021 through FY 2024-2025, the City will have the FHCRC provide fair housing services which will include the processing of housing discrimination complaints and landlord/tenant counseling services. Often a landlord/tenant issue has as its basis a housing discrimination concern. **Action 2: Increase Fair Housing Services to Include Periodic Testing** ▪ The City has collaborated with the FHCRC to conduct testing in FY 2019/2020 and will do so during the 2020-2025 period. Testing involves having individuals belonging to a protected group seek rental or sales housing to determine if discriminatory behavior occurs on the part of the lender, Realtor, or apartment manager. **Action 3: Increase Fair Housing Awareness and Education through the City's website.** ▪ The City, on its website, will increase efforts in educating residents on potential sources of discrimination and avenues to address fair housing by providing links to relevant information. The information should be provided in the English and Spanish languages.

Table II-1 continued
City of Hemet
Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025
Actions to Remove/Mitigate *Private Sector* Fair Housing Impediments

Private Sector Continued	
Steering	**Actions to Remove/Mitigate Impediments**
Steering may adversely impact homebuyers in their search process and when they apply for a loan. Steering also may adversely impact in-place renters and rental apartment seekers. Corrective actions have been taken by the federal and state governments regarding loan steering so that abuse may not happen in the future as frequently as it occurred in the early to mid-2000s. However, the steering of apartment seekers is likely to continue, although it is not possible to measure its frequency. Although incidents of steering cannot be precisely quantified, there is evidence that it exists. Steering, therefore, creates an impediment to fair housing choice.	**Action 1: Provide Information on Steering at First Time Homebuyer (FTHB) Workshops** ▪ During the five-year period from FY 2020-2021 through FY 2024-2025, the FHCRC in their FTHB Workshops will provide 1) examples of how to detect "steering" when using the internet to conduct a home search process; 2) examples of how to detect loan steering; and 3) examples of steering that could be experienced by in-place tenants and apartment seekers.
Lending Practices	**Actions to Remove/Mitigate Impediments**
The City's goal is to improve the loan approval rates of all racial and ethnic populations that want to buy a home located in Hemet. Excessive debt to income ratios impede fair housing choice because borrowers cannot qualify to buy a home in a neighborhood they like. Many of these borrowers should not apply for a loan until after they have their debts under control.	The following action will be implemented to remove or mitigate this impediment to fair housing choice: **Action 1: Provide Information on Reasons for Loan Denials** ▪ During the five-year period from FY 2020-2021 through FY 2024-2025, the FHCRC will provide at FTHB Workshops information on debt-to-income ratios that are acceptable to lenders. Implementation of this recommended action should result in better prepared borrowers and cause an increase in loan approval rates of all loan applicants, regardless of race or ethnicity.

Table II-1 continued
City of Hemet
Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025
Actions to Remove/Mitigate *Private Sector* Fair Housing Impediments

Private Sector Continued	
Property Management Practices	**Actions to Remove/Mitigate Impediments**
The results of the apartment survey reveal a high degree of compliance with fair housing laws. Many of the apartment managers however do not have written policies that would better ensure that all renters, particularly those belonging to protected classes, are treated the same and fairly.	The City will take the following action to remove this impediment to fair housing choice: ▪ **Action 1: In FY 2021/2022 Prepare Written Policies** The City will have the FHCRC prepare a model set of written policies and procedures regarding reasonable physical modifications, reasonable accommodations, service animals, and companion animals. Implementation of this action will contribute to the achievement of uniform policies and procedures throughout the Hemet apartment market area. The City will request the FHCRC to seek funding from other cities so that all jurisdictions within the FHCRC service area can financially contribute to the written policies that will benefit all cities.

Table II-2
City of Hemet
Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025
Actions to Remove/Mitigate *Public Sector* Fair Housing Impediments

Public Sector	
Disability Definition	**Actions to Remove/Mitigate Impediments**
The California Legislature has determined that the definitions of "physical disability" and "mental disability" under the law of this state require a "limitation" upon a major life activity, but do not require, as does the federal Americans with Disabilities Act of 1990, a "substantial limitation." The Zoning Ordinance disability definition meets the intent of federal and state fair housing laws in almost all respects. However, to eliminate what can be termed an administrative rather than actual impediment to fair housing choice, the definition should adhere to State law and eliminate the term "substantially limits" from the definition.	The City will take the following action: **Action 1: Delete the Reference to "Substantially Limits" in the Disability Definition** ▪ The disability definition will be amended to delete reference to "substantially limits." The amendment also will include a reference to how the State law, which provides broader protections than the federal law, defines disability.
Public Sector Continued	
Transitional and Supportive Housing	**Actions to Remove/Mitigate Impediments**
State law establishes how local zoning ordinances must provide for the transitional and supportive housing. The Hemet Zoning Ordinance requirements pertaining to transitional housing and supportive housing for the most part meet the intent of state law. However, to eliminate what may be termed an administrative, rather than actual, impediment to fair housing choice the City will take the actions described in the next column.	**Action 1: Amend the Transitional and Supportive Housing Zoning Requirements** ▪ Add the affirmative statement that transitional and supportive housing "may be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." (Zoning Ordinance Section 90-262, Definitions) ▪ Add transitional housing as a permitted use in the R-R and R-1 Zones. (Zoning Ordinance Section 90-383, Permitted Uses) ▪ Incorporate in the Zoning Ordinance the by right use requirements of AB 2162

Table II-2 continued
City of Hemet
Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025
Actions to Remove/Mitigate *Public Sector* Fair Housing Impediments

Public Sector Continued	
Reasonable Accommodation Procedure	**Actions to Remove/Mitigate Impediments**
An impediment to fair housing choice is created because the community is unaware of the reasonable accommodation procedure and no brochure or application is available to request an accommodation. .	The following action will be implemented to remove or mitigate this impediment to fair housing choice: **Action 1: Prepare a Brochure or Flyer to Promote the Reasonable Accommodation Procedure and Prepare an Application** The Community Development Department will include an application for a Reasonable Accommodation in the CDD Applications and Forms page. Also, it will prepare a brochure or flyer describing the Reasonable Accommodation Procedure such as the "Service Animals at Your Place of Business – Commonly Asked Questions" brochure and the "City of Hemet ADA Public Notice."

Table II-3
City of Hemet
Fair Housing Action Plan: FY 2020-2021 to FY 2024-2025
Actions to Affirmatively Further Fair Housing(AFFH)

Private Sector	
Brokerage Services	**Actions to Affirmatively Further Fair Housing**
It is determined that the provision of brokerage services is not an impediment to fair housing choice. Although no impediment exists, the City can encourage the FHCRC to affirmatively further fair housing.	To affirmatively further fair housing the following action will be taken: **Action 1: Encourage the Fair Housing Council of Riverside County, Inc. to provide "live" rather than "online" fair housing training to salespersons and brokers who are renewing their licenses.**
Appraisal Practices	**Actions to Affirmatively Further Fair Housing**
Complaints regarding discriminatory appraisal practices are not routinely collected by local, state or federal agencies. Data are unavailable to demonstrate if discriminatory appraisal practices have adversely impacted some of the real estate transactions in Hemet.	Although no impediment was found to exist, the City will take following action to affirmatively further fair housing: **Action 1: Provide Information on the Appraisal Process at First Time Homebuyer Workshops** ▪ In FY 2020-2021 to FY 2024-2025, the FHCRC will describe the appraisal process and the contents of an appraisal report at the FTHB Workshops.
Lending Practices	**Actions to Affirmatively Further Fair Housing**
The City's goal is to improve the loan approval rates of all racial and ethnic populations that want to buy a home located in Hemet. Some first time home buyers are not well informed on how to search for a home.	To affirmatively further fair housing the following action will be taken: **Action 1: Provide Information on the Neighborhood Search Process** ▪ In FY 2020-2021 to FY 2024-2025, the FHCRC will describe how to use the internet in the neighborhood-home search process and how to identify the neighborhood types at the FTHB Workshops.
Home Owner's Insurance	**Actions to Affirmatively Further Fair Housing**
The available data demonstrates that the availability of homeowners and renter's insurance is not impediment to fair housing choice in Hemet. Although no impediment exists, the City can encourage the FHCRC to affirmatively further fair housing.	To affirmatively further fair housing the following action will be taken: **Action 1: Provide Information on Homeowner's and Renter's Insurance** ▪ In FY 2020-2021 to FY 2024-2025, the FHCRC will include a discussion of homeowner's and renter's insurance in their FTHB Workshops.

SECTION III
FAIR HOUSING LEGAL STATUS



Section III
Fair Housing Legal Status
Table of Contents

A. INTRODUCTION III-1

B. FAIR HOUSING COMPLAINTS III-1

C. SECRETARY-INITIATED COMPLAINTS III-1

D. COMPLAINTS FILED AGAINST RECIPIENTS OF HUD FUNDS III-3

E. COMPLIANCE REVIEWS OF RECIPIENTS OF HUD FUNDS III-4

F. FAIR HOUSING DISCRIMINATION SUITS FILED BY THE FEDERAL DEPARTMENT OF JUSTICE OR PRIVATE PLAINTIFFS AND THE CALIFORNIA DEPARTMENT OF FAIR EMPLOYMENT AND HOUSING III-5

1. Discrimination Against African American Participants in the Section 8 Housing Choice Voucher Program – 2015 ..... III-5
2. California Department of Fair Employment and Housing v. Riverside Mobile Home Park Owners – 2017 ..... III-5
3. Discrimination Against a Group Home on the Basis of Race and National Origin –2017 ..... III-6
4. California Department of Fair Employment and Housing v. AirBnB –2017 ..... III-6
5. Discrimination Against Hispanic Homeowners Based on their National Origin –2019 ..... III-6
6. Group Home 600 Foot Spacing Requirement –2017 ..... III-7
7. Discrimination Against Permanent Supportive Housing – 2017 ..... III-7
8. Forced Closure of a Group Home –2017 ..... III-7

G. REASONS FOR ANY TRENDS OR PATTERNS III-7

List of Tables

Table III-1 City of Hemet Housing Discrimination Complaints by Protected Class January 2010 to January 2019 (Filed with U.S. Department of Housing and Urban Development) III-2

Table III-2 City of Hemet Housing Discrimination Bases by Protected Class FY 2015/2106 to FY 2018/2019 (Filed with the Fair Housing Council of Riverside County, Inc.) III-2

Table III-3 Complaints Against Recipients of HUD Funds, FY 2016 and FY 2017 III-3

Table III-4 Compliance Reviews of Recipients of HUD Funds, FY 2016 and FY 2017 III-4

A. INTRODUCTION

HUD's 1996 *Fair Housing Planning Guide* advises grantees to include information in the AI about:

- The number and types of complaints that have been filed alleging housing discrimination
- Complaints in which the Secretary of HUD has issued a charge of discrimination
- Suits that have been filed by the Department of Justice or private plaintiffs
- The reasons for any trends or patterns
- Discussion of other fair housing concerns

The City of Hemet had a compliance review in 2012 and executed a Voluntary Compliance Agreement (VCA) with HUD in 2015. The VCA was for a period of three years and ended in 2018.

B. FAIR HOUSING COMPLAINTS

Housing discrimination complaints can be filed directly with HUD. In California the housing discrimination complaints are processed by HUD's San Francisco Office of Fair Housing and Equal Opportunity (FHEO). Hemet residents may also file complaints with the State Department of Fair Employment and Housing (DFEH), and the Fair Housing Council of Riverside County, Inc. (FHCRC).

Thirty Hemet residents filed fair housing discrimination complaints with HUD between January 2010 and January 2019. Table III-1 shows that the most frequent basis for the complaints were disability, race, and retaliation. Section IV provides definitions of these and other protected classes.

In the past four fiscal years – FY 2015/16 to FY 2018/2019 - 277 bases were listed in the housing discrimination complaints filed with the Fair Housing Council of Riverside County, Inc. Disability accounted for 70% of the basis in the complaints. Race accounted for 9% of the basis in the complaints. However, the FHCRC investigates some complaints and sometimes finds no evidence to sustain the allegations.

C. SECRETARY-INITIATED COMPLAINTS

According to HUD, a Secretary-initiated complaint is filed when it has evidence that a discriminatory housing practice has occurred or is about to occur. HUD also may file a Secretary-initiated complaint when it has received an individual complaint, but believes there may be additional victims of the discriminatory act or wants to obtain broader relief in the public interest. For instance, in October 2019 HUD Secretary Ben Carson filed a formal complaint alleging that the City of Hesperia and the San Bernardino County Sheriff's Department violated the Fair Housing Act, discriminating against blacks and Hispanic residents.

As stated above, the City of Hemet had a compliance review in 2012 and executed a Voluntary Compliance Agreement (VCA) with HUD in 2015. None of the Secretary-initiated complaints have involved local property owners, apartment managers and other private or public entities.

Table III-1
City of Hemet
Housing Discrimination Complaints by Protected Class
January 2010 to January 2019
(Filed with U.S. Department of Housing and Urban Development)

Protected Class	Number of Cases	Percentage Distribution
Disability	13	26%
Race	12	24%
Retaliation	10	20%
Familial Status	5	10%
National Origin	5	10%
Sex	4	8%
Color	1	2%
Total	50	100.0%

Source: U.S. Department of Housing and Urban Development, San Francisco Office Fair Housing and Equal Opportunity

Table III-2
City of Hemet
Housing Discrimination Bases by Protected Class
FY 2015/2106 to FY 2018/2019
(Filed with the Fair Housing Council of Riverside County, Inc.)

Protected Class	Number of Bases	Percentage Distribution
Disability	194	70%
Race/Color	28	10%
National Origin	14	5%
Source of Income	14	5%
Familial Status	10	4%
Other	17	6%
Total	277	100.0%

Source: Fair Housing Council of Riverside County, Inc., Special Tabulations, FY 2015/2016 to FY 2018/2019

D. COMPLAINTS FILED AGAINST RECIPIENTS OF HUD FUNDS

HUD investigates discrimination complaints against recipients of HUD funds to determine whether the recipient violated civil rights laws or civil-rights related program requirements. At the conclusion of the investigation, HUD issues written findings of violations of civil rights laws or program requirements based on its investigation.

Table III-3 shows the numbers of complaints received in FY 2016 and FY 2017 that alleged discrimination or noncompliance by a recipient of HUD funds and the civil rights law that was allegedly violated. None of the filed complaints involved the City of Hemet, which receives CDBG funds.

Table III-3
Complaints Against Recipients of HUD Funds, FY 2016 and FY 2017

	Number of Complaints Filed		Number of Investigations Closed	
Legal Basis for Complaint	2016	2017	2016	2017
Section 504	352	370	462	384
Title VI	163	155	202	181
Title II of ADA	84	118	170	110
Section 109	17	20	49	27
Age Discrimination Act	0	1	3	2
Section 3	2	2	2	3
AFFH	0	1	0	0
Total	618	667	888	707

Source: Office of Fair Housing and Equal Opportunity, *Annual Report to Congress FY 2016*, January 2017 and *Annual Report to Congress FY 2017*, January 2018

The legal bases for the complaints are defined below:

- Section 504, Rehabilitation Act of 1974 prohibits discrimination against people with disabilities in programs that receive federal financial assistance.
- Title VI of the Civil Rights Act of 1964 protects people from discrimination based on race, color, or national origin in programs or activities that receive federal financial assistance.
- Title II of ADA extends the prohibition of discrimination established in Section 504 of the Rehabilitation Act of 1973, as amended, to all activities of State and local governments regardless of whether these entities receive federal financial assistance.
- Section 109 prohibits discrimination in programs and activities receiving assistance under Title I of the Housing and Community Development Act of 1974.
- The Age Discrimination Act of 1975 prohibits discrimination on the basis of age in programs and activities receiving federal financial assistance. The Act applies to all ages.

- The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very-low income persons.

E. COMPLIANCE REVIEWS OF RECIPIENTS OF HUD FUNDS

HUD conducts compliance reviews to determine whether a recipient of HUD funds is in compliance with applicable civil rights laws and their implementing regulations. HUD may initiate a compliance review whenever a report, complaint, or any other information indicates a possible failure to comply with applicable civil rights laws and regulations. HUD initiates most compliance reviews based on risk analysis, issues raised during a limited monitoring review, or when a civil rights problem is detected through HUD programming.

Table III-4 shows the number of compliance reviews that HUD initiated in FY 2016 and FY 2017 and the civil rights law under which they were conducted. In 2016 and 2017, HUD initiated 51 compliance reviews and closed 71 compliance reviews, respectively.

HUD has not conducted a fair housing related compliance review of the City's use of HUD funds. HUD, however, did comment on the City's *2015-2020 Analysis of Impediments to Fair Housing Choice*. Revisions were made to the Draft AI pursuant to HUD's comments and the AI was accepted by HUD.

Table III-4
Compliance Reviews of Recipients of HUD Funds, FY 2016 and FY 2017

	Number of Compliance Reviews Initiated		Number of Compliance Reviews Closed	
Legal Basis for Complaint	2016	2017	2016	2017
Section 504	2	5	16	19
Title VI	3	9	13	24
Title II of ADA	1	3	5	4
Section 109	0	1	8	3
Section 3	1	1	1	1
AFFH	1	1	0	0
Total	8	20	43	51

Source: Office of Fair Housing and Equal Opportunity, *Annual Report to Congress FY 2016*, January 2017 and *Annual Report to Congress FY 2017*, January 2018

F. FAIR HOUSING DISCRIMINATION SUITS FILED BY THE FEDERAL DEPARTMENT OF JUSTICE OR PRIVATE PLAINTIFFS AND THE CALIFORNIA DEPARTMENT OF FAIR EMPLOYMENT AND HOUSING

The Housing and Civil Enforcement Section of the Civil Rights Division of the Federal Department of Justice (DOJ) is responsible for enforcement of the Fair Housing Act (FHA), along with the Equal Credit Opportunity Act, the Service members Civil Relief Act (SCRA), the land use provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA) and Title II of the Civil Rights Act of 1964, which prohibits discrimination in public accommodations.

Under the Fair Housing Act, the DOJ may bring lawsuits where it has reason to believe that a person or entity is engaged in a "pattern or practice" of discrimination or where a denial of rights to a group of persons raises an issue of general public importance.

The DOJ also brings cases where a housing discrimination complaint has been investigated by HUD and HUD has issued a charge of discrimination, and one of the parties to the case has "elected" to go to federal court.

In Fair Housing Act cases, the DOJ can obtain injunctive relief, including affirmative requirements for training and policy changes, monetary damages and, in pattern or practice cases, civil penalties.

The State Department of Fair Employment and Housing (DFEH) enforces California's fair housing laws. The Department may bring law suits concerning the discriminatory practices of private and public persons and entities.

Descriptions of several cases are included in the following three pages. They illustrate the range of fair housing issues including discriminatory land use policies and practices, government housing policies and practices, and the discriminatory behavior of private owners, lenders, and local governments. None of the cases involve the City or local private entities.

1. Discrimination Against African American Participants in the Section 8 Housing Choice Voucher Program - 2015

On July 28, 2015, the court approved a settlement agreement in United States v. Housing Authority of the County of Los Angeles (C.D. Cal.). The complaint, which was filed on July 20, 2015, alleged that the Housing Authority of the County of Los Angeles and the cities of Lancaster and Palmdale engaged in a pattern or practice of Fair Housing Act discrimination against African-American participants in the federal Section 8 Housing Choice Voucher Program. The settlement agreement provides for comprehensive reforms, a $1.975 million victim fund and a $25,000 civil penalty.

2. California Department of Fair Employment and Housing v. Riverside Mobile Home Park Owners - 2017

Residents of a Riverside mobile home park experienced discrimination and harassment by a manager of the park. A property manager harassed children at the park by taking pictures of them and by calling them, "Mexican -------." The manager also issued a rule to the tenants stating that children would only be allowed to play in their own yards and not in the common areas of the park. The mobile home park owners agreed to pay $125,000 to the Fair Housing Council of Riverside County, Inc. (FHCRC) and to five Hispanic tenants who filed the complaint. The settlement also

required the mobile home park owner to attend fair housing training, revise all housing rules that discriminate against Hispanic tenants and residents with children, and to post DFEH's housing discrimination rights notices in Spanish and English.

3. Discrimination Against a Group Home on the Basis of Race and National Origin –2017

On March 23, 2017, the court issued an order denying the defendant's motion for summary judgment in Southwest Key Programs, Inc. v. City of Escondido (S.D. Cal.), finding that there were triable issues as to whether the group home at issue constitutes a dwelling under the Fair Housing Act. The United States Department of Justice had filed a statement of interest in this case on November 3, 2016, to address the question whether the protections of the Fair Housing Act extend to group homes for unaccompanied children in the care and custody of the United States Department of Health and Human Services. The plaintiff in the case sought to operate such a home in the City of Escondido and alleges that the city discriminated on the basis of race and national origin when it denied the request for a conditional use permit to operate the group home. The defendant moved for summary judgment, arguing, among other things, that the Fair Housing Act does not apply. The United States' statement of interest urged the court to find that the proposed group home is a "dwelling" covered by the Fair Housing Act and is neither a jail nor a detention facility.

4. California Department of Fair Employment and Housing v. AirBnB –2017

In April 2017, AirBnB entered into a settlement agreement with the DFEH to resolve a Department-initiated complaint alleging that AirBnB engaged in acts of housing discrimination and failed to prevent discrimination against Black guests in violation of California civil rights laws. AirBnB is an online community marketplace that connects people looking to rent their homes with people who are looking for accommodations. Under its terms, the AirBnB hosts and the guests in California are required to accept a recently implemented nondiscrimination policy as a condition for participating in AirBnB. The Department will conduct fair housing testing of AirBnB hosts in the state, and AirBnB California employees will receive fair housing and discrimination training. AirBnB has designated a unit to investigate all discrimination complaints, and this unit will submit periodic reports to the Department. AirBnB has also agreed to develop a progressive system of counseling, warning, and discipline for hosts and guests when unlawful discrimination occurs.

5. Discrimination Against Hispanic Homeowners Based on their National Origin –2019

The federal DOJ, through a series of settlements, resolved allegations that several California-based mortgage loan modification service providers engaged in national origin discrimination when they targeted Hispanic homeowners for predatory mortgage loan modification services and interfered with those individuals' ability to keep their homes.

The Settlement Agreements resolved a lawsuit that the Department filed in the U.S. District Court for the Northern District of California. Among other relief, the agreements established a restitution fund of more than $148,000 to reimburse the discrimination victims for fees collected by defendants as part of the predatory scheme. The lawsuit arose from complaints filed with the HUD by two of the defendants' former clients, Eberardo Perez and Roberto Hernandez, who intervened in the lawsuit along with their attorney, Housing & Economic Rights Advocates (HERA), and members of Hernandez's family.

6. Group Home 600 Foot Spacing Requirement –2017

On November 28, 2017, the United States filed a complaint in United States v. City of Springfield (C.D. Ill.), alleging that the City violated the Fair Housing Act by imposing a 600-foot spacing requirement on small group homes for persons with disabilities, while not applying any spacing requirement to similarly situated housing for people without disabilities. The complaint further alleges that the City failed to provide a reasonable accommodation to a small group home that was located within 600 feet of another such home.

7. Discrimination Against Permanent Supportive Housing – 2017

On June 29, 2017, the court entered a consent decree in United States v. City of Jacksonville (M.D. Fla.). The complaint, which was filed on December 20, 2016, alleged that the City violated the Fair Housing Act and Americans with Disabilities Act when it refused to allow the development of a 12-unit apartment building to create "permanent supportive housing" for "chronically homeless" veterans, in response to intense community pressure based on stereotypes about prospective residents with disabilities. Under the consent decree, the City has amended its Zoning Code, including removing restrictions that apply to housing for persons with disabilities and implementing a reasonable accommodation policy. The City has also agreed to rescind the written interpretation that prevented Ability Housing from providing the housing at issue, designate a fair housing compliance officer, provide Fair Housing Act and Americans with Disabilities Act training for City employees, and pay a $25,000 civil penalty to the government. In a separate settlement the City agreed to pay $400,000 to Ability Housing, a non-profit affordable housing provider, and $25,000 to Disability Rights Florida, an advocate for people with disabilities, and to establish a $1.5 million grant to develop permanent supportive housing in the City for people with disabilities.

8. Forced Closure of a Group Home –2017

On June 26, 2017, the court entered a consent decree in United States v. City of Jackson (S.D. Miss.). The complaint, which was filed on September 30, 2016, alleged that the city discriminated on the basis of disability in violation of the Fair Housing Act and Title II of the Americans with Disabilities Act by requiring the operator of a group home to close the home and force the residents to relocate. The consent decree requires the city to pay $100,000 to the owner of Urban Rehab, Inc., $35,000 to the department as a civil penalty, and $50,000 to a settlement fund that will compensate other victims. The city also agreed to revise its Zoning Code to permit persons in recovery to reside in all residential zones and to ease other restrictions on group homes for people with disabilities.

G. REASONS FOR ANY TRENDS OR PATTERNS

Recent trends at the national, state and local levels are listed below:

- Extending fair housing protections to, for example, the LGBTQ community and Native Americans and to people who live in HUD-assisted and FHA-insured housing.
- Protecting people with limited English speaking (LEP) proficiency under the category of national origin.
- Identifying gentrification and displacement as a fair housing issue because of its adverse impacts on low income people and people of color.

- Adding that Section 8 rental assistance is a verifiable source of income under the provisions of California's Fair Employment and Housing Act.

- Continuing a trend in Hemet of an increasing share of housing discrimination complaints being made on the basis of disability.

Emerging trends and issues cited by the National Fair Housing Alliance include:

- Improving Access to Credit for Persons and Neighborhoods of Color
- Expanding Protected Classes under the Fair Housing Act
- Gentrification and Fair Housing
- Big Data and Fair Housing
- Responsible Advertising in the Digital Advertising Space
- Accessibility, Affordability, and the Aging Population
- Addressing the Increase in Hate Crimes
- Incorporating Fair Housing into Disaster Recovery

National Fair Housing Alliance, *Making Every Neighborhood A Place of Opportunity: 2018 Fair Housing Trends Report*, April 2018, 99 pages

In 2017 and 2018, the Department of Fair Employment and Housing (DFEH) focused intensively on increasing the accessibility of services for all Californians, including people with disabilities and people with limited English proficiency. The centerpiece of this effort was the November 2017 launch of the new case filing and case management system, Cal Civil Rights System (CCRS). The cloud-based platform allows members of the public and their representatives to submit complaints online for all of the civil rights laws DFEH enforces.

Source: California Department of Fair Employment and Housing, *2017 Annual Report*, August 2018, 36 pages

SECTION IV
CITY BACKGROUND DATA



Section IV
City Background Data
Table of Contents

A. INTRODUCTION IV-1

B. POPULATION AND HOUSEHOLD CHARACTERISTICS IV-1

C. EXISTING HOUSING STOCK IV-1

D. HOMEOWNERSHIP IV-1

E. HOUSEHOLD INCOME IV-4

F. POVERTY IV-5

G. LABOR FORCE AND EMPLOYMENT CHARACTERISTICS IV-8

H. PRINCIPAL EMPLOYERS IV-10

I. COMMUTING PATTERNS IV-10

J. EDUCATIONAL ATTAINMENT IV-11

ATTACHMENT A HOW IS POVERTY MEASURED? IV-13

ATTACHMENT B INDUSTRY DEFINITIONS IV-16

List of Tables

Table IV- 1 City of Hemet Population and Household Characteristics: 2010 and 2019 ..... IV-2
Table IV-2 City of Hemet Housing Stock by Type of Unit: January 1, 2019 ..... IV-2
Table IV-3 City of Hemet Housing Stock Increase by Type of Unit April, 1, 2010 to January 1, 2019 ..... IV-3
Table IV-4 Comparison of Homeownership Rates by Year2000, 2010 and 2018 ..... IV-3
Table IV-5 City of Hemet Household Income by Tenure: 2012-2016 ..... IV-4
Table IV-6 Riverside County HUD FY 2014 Income Limits IV-5
Table IV-7 City of Hemet Poverty Status by Familial Status and Presence of Children-2018 ..... IV-6
Table IV-8 Hemet City & East Hemet Poverty Indicators: 2015-2017 ..... IV-7
Table IV-9 Hemet Labor Force and Employment Characteristics: 2018 ..... IV-9
Table IV-10 City of Hemet Jobs by Sector: 2017 ..... IV-9
Table IV-11 City of Hemet Principal Employees: 2018 ..... IV-10
Table IV-12 Top Places Where Residents Commute to Work: 2016 ..... IV-11
Table IV-13 City of Hemet Educational Attainment for the Population 25 Years and Over: 2018 ..... IV-12
Table IV-14 City of Hemet Median Earnings by Educational Attainment: 2018 ..... IV-12

A. INTRODUCTION

HUD's 1996 *Fair Housing Planning Guide* advises grantees to include in the AI "jurisdictional background data": demographics, income, employment, housing profile and other relevant data. The existing conditions with respect to demographics, income, economic development and housing provide the context within which the fair housing protected classes can improve their well-being and attain housing within their means and in neighborhoods of their choice.

B. POPULATION AND HOUSEHOLD CHARACTERISTICS

Table IV-1 provides data on population and household characteristics in 2010 and 2019. During the almost nine-year time span, the population grew by almost 6,100 persons and the number of households (occupied housing units) increased by almost 500. The vacancy rate remained steady at about 15%.

C. EXISTING HOUSING STOCK

Table IV-2 shows approximately 36,000 housing units comprise the housing stock. Single-family detached and attached homes account for approximately 53% of the housing stock. Multi-family housing in structures containing 10 or more dwellings comprises approximately 10% of the housing stock. Mobile homes comprise more than one-fourth of Hemet's housing stock.

A diverse housing stock that is not exclusively single family homes fosters fair housing. Since the April 2010 Census, almost 15% of the new housing has consisted of multi-family buildings of five of more units.

Refer to Table IV-3 for the data on housing units added between 2010 and 2019.

D. HOMEOWNERSHIP

Homeownership is a key indicator of community and personal well-being because owning a home is often a household's major asset and home equity often contributes to a large share of wealth. Table IV-4 shows the 2000, 2010 and 2018 homeownership rates for the City of Hemet, Riverside County, California and the Nation. In all three periods, Hemet had a higher home ownership rate than the State and but somewhat lower the Nation and Riverside County. During the 2000-2018 period, the percentage of owner-occupied housing declined by about 4%.

Table IV- 1
City of Hemet
Population and Household Characteristics: 2010 and 2019

Population	April 1, 2010	January 1, 2019	Increase
Group Quarters Population	614	614	0
Household Population	78,043	84,140	6,097
Total Population	78,657	84,754	6,097
Total Housing Units	35,305	36,022	717
Occupied Housing Units	30,092	30,585	493
Vacant Housing Units	5,213	5,437	224
Vacancy Rate	14.8%	15.1%	0.3
Persons per Household	2.59	2.75	0.16

Source: April 1, 2010 Census and State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State January 1, 2011-2019* Sacramento, California, May 2019

Table IV-2
City of Hemet
Housing Stock by Type of Unit: January 1, 2019

Type of Unit	Number of Units	Percent
1 unit, detached	17,539	48.8%
1 unit, attached	1,549	4.3%
2 to 4 units	2,226	6.2%
5-9 units	1,132	3.1%
10-19 units	1,350	3.7%
20-49 units	570	1.6%
50 or more units	1,818	5.0%
Mobile homes, RV, Van, Etc.	9,838	27.3%
Total	36,022	100.0%

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State January 1, 2011-2019* Sacramento, California, May 2019
2018 American Community Survey 1-Year Estimates, Table B25024, Units in Structure
The 2018 American Community Survey data on units in structure were used to calculate the number of units in structures containing 5 or more units

Table IV-3
City of Hemet
Housing Stock Increase by Type of Unit
April, 1, 2010 to January 1, 2019

Type of Unit	2010	2019	Change	Percent
1 unit, detached	16,940	17,539	599	83.5%
1 unit, attached	1,549	1,549	0	0.0%
2 to 4 units	2,226	2,226	0	0.0%
5+ units	4,765	4,870	105	14.6%
Mobile homes, RV, Van, Etc.	9,825	9,838	13	1.8%
Total	35,305	36,022	717	100.0%

Source: April 1, 2010 Census and State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State January 1, 2011-2019* Sacramento, California, May 2019

Table IV-4
Comparison of Homeownership Rates by Year:
2000, 2010 and 2018

Area	2000	2010	2018
Hemet	64.6%	61.7%	60.5%
Riverside County	68.9%	67.4%	68.2%
California	56.9%	55.9%	54.8%
Nation	66.2%	65.1%	63.9%

Source: 2000 Census of Population and Housing, Summary File 3, Housing Tenure
April 1, 2010 Census, Table DP-1 Profile of Population and Housing Characteristics: Housing Tenure
2018 American Community Survey 1-Year Estimates, Table B25003, Tenure

E. HOUSEHOLD INCOME

Fair housing choice, according to HUD, means the ability of persons of *similar income levels* regardless of race, color, religion, sex, national origin, familial status and disability to have available to them the same housing choices. This means, for instance, those households of different races but with similar income levels should have available to them the same housing choices. Another example is that female householders, male householders and married couples with similar income levels should have available to them the same housing choices. A housing market that treats female and male householders with incomes of $60,000 *differently* would not be providing fair housing choice.

Household income has a positive impact on enabling people to find the housing of their choice. As incomes become higher, a fuller range of housing choice with respect to type, cost and neighborhood location become available to them.

Table IV-5 shows the number and percentages of households in five income groups by tenure. Approximately 61% of Hemet's 29,435 households have lower incomes, which makes them eligible to participate in the City's CDBG funded programs. Extremely low income renters comprise 12.8% of all the City's households (3,780/29,435). The largest income group (about 5,000) is above moderate income owners.

Table IV-5
City of Hemet
Household Income by Tenure: 2012-2016

Household Income	Owner	Percent	Renter	Percent	Total	Percent
Extremely Low	2,090	12.7%	3,780	29.0%	5,870	19.9%
Very Low	2,570	15.7%	2,605	20.0%	5,175	17.6%
Low	3,935	24.0%	3,050	23.4%	6,985	23.7%
Moderate[1]	2,020	12.3%	1,415	10.9%	3,435	11.7%
Above Moderate[2]	5,805	35.4%	2,165	16.6%	7,970	27.1%
Total	16,420	100.0%	13,015	100.0%	29,435	100.0%

Extremely Low: Less than or = 30% HAMFI
Very Low: >30% to less than or = 50% HAMFI
Low: >50% to less than or = 80% HAMFI
Moderate: >80% to less than or = 100% HAMFI
Above Moderate: >100% HAMFI
HAMFI refers to HUD Area Median Family Income

Sources: Comprehensive Housing Affordability Strategy ("CHAS") Data, based on the 2012-2016 American Community Survey and Census 2010

The data on household income and tenure are based on the five-year period from 2012 to 2016. The mid-point of this period is 2014. Table IV-6 shows HUD's 2014 annual income limits, adjusted by household size, for extremely low-, very low- and low-income households.

Table IV-6 indicates that almost 3,800 extremely low income renters live in Hemet. A 4-person extremely low income family would have an annual income of approximately $24,000 or less. This annual family income is essentially the poverty threshold for a family of four persons that includes two children.

Table IV-6
Riverside County
HUD FY 2014 Income Limits

Number of Persons	Extremely Low	Very Low	Low
1	$12,750	$21,250	$34,000
2	$15,730	$24,300	$38,850
3	$19,790	$27,350	$43,700
4	$23,850	$30,350	$48,550
5	$27,910	$32,800	$52,450
6	$31,970	$35,250	$56,350
7	$36,030	$37,650	$60,250
8	$40.090	$40,100	$64,100

Source: U.S. Department of Housing and Urban Development, FY 2014 Income Limits
Note: Riverside County is part of the Riverside-San Bernardino-Ontario, CA MSA**,** so all information presented here applies to all of the Riverside-San Bernardino-Ontario, CA MSA**.** The Riverside-San Bernardino-Ontario, CA MSA contains the following areas: Riverside County, CA; and San Bernardino County, CA.
The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low (30%) income limits may equal the very low (50%) income limits.

F. POVERTY

Poor people are unable to secure housing in neighborhoods that offer opportunities such as superior schools and proximity to good parks and other amenities. Poverty measures the lack of income.

In accordance with the Consolidated Plan Final Rule, the City's FY 2020/2021-FY2024/2025 Consolidated Plan describes an anti-poverty strategy.

Measuring poverty is a two-step process:

- Establishing a poverty threshold which is the amount of money needed to achieve a minimum level of material well-being.

- Estimating families' cash and non-cash resources and comparing them to the poverty threshold to determine whether a family is below it and, therefore, defined as "poor".

Examples of official 2019 poverty thresholds are:

- 1 person less than 65 years of age $13,300
- 2 people, householder less than 65 years of age $17,120
- 3 people, 1 child less than 18 years of age $20,578
- 4 people, 2 children less than 18 years of age $25,926

Poverty rates vary by the type of household and the presence of children. The lowest poverty rates are experienced by married couple families without children (10.2%). Female householders without children experience the highest poverty rate (46.3%). Refer to Table IV-7.

Table IV-7
City of Hemet
Poverty Status by Familial Status and Presence of Children: 2018

Family Type	Percent Below Poverty Level
Married Couple Families	11.8%
With related children under 18 years	14.0%
With no related children under 18 years	10.2%
Male Householder, No Wife Present	21.4%
With related children under 18 years	13.8%
With no related children under 18 years	32.1%
Female Householder, No Husband Present	34.6%
With related children under 18 years	22.8%
With no related children under 18 years	46.3%

Source: 2014-2018 American Community Survey 5-Year Estimates, Table B17023, Poverty Status in the Past 12 Months of Families by Household Type by Number of Own Children Under 18 Years

Table IV-8 reports on additional poverty statistics based on the official and California Poverty Measure (CPM) for the Hemet/East Hemet sub-region of Riverside County. The CPM accounts for how the social safety net – specifically, Cal Fresh, CalWORKS, the Earned Income Tax Credit (EITC) and other means-tested programs - moderates poverty. The CPM poverty rate is higher than the official poverty rate. Without the benefits of federal safety net programs the poverty rate would be significantly higher than the official poverty rate (+10.3%).

Table IV-8
Hemet City & East Hemet Poverty Indicators: 2015-2017

Poverty Indicator		
California Poverty Measure (CPM) poverty	Rate	19.3%
	Rate margin of error (% pt)	3.3%
	Number	32,300
	Number margin of error	5,500
Official poverty	Rate	16.3%
	Rate margin of error (% pt)	2.8%
CPM poverty threshold, family of 4 that rents	($)	$29,411
Increase in poverty without safety net	Increase (% pt)	8.8%
	Margin of error (% pt)	2.8%
Increase in poverty without CalFresh	Increase (% pt)	1.6%
	Margin of error (% pt)	1.2%
Increase in poverty without CalWORKs	Increase (% pt)	0.9%
	Margin of error (% pt)	1.0%
Increase in poverty without federal and state EITCs	Increase (% pt)	1.9%
	Margin of error (% pt)	1.4%

Source: Public Policy Institute of California and Stanford Center on Poverty and Inequality, *Poverty Across California, 2015-2017*

Safety net programs are meant to be a safety net to protect low-income families from poverty and hardship and catch them if they fall on hard times.

CalFresh is California's name for the Supplemental Nutrition Assistance Program (SNAP), the largest federally supported nutrition assistance program. CalFresh provides a monthly benefit that participating low-income families can use to buy groceries.

CalWORKs is the California Work Opportunity and Responsibility to Kids program, a federal cash assistance program for low-income families with dependent children (the federal name for the program is Temporary Assistance for Needy Families or TANF). The program provides a monthly benefit to eligible applicants to help parents move their families toward self-sufficiency.

The Earned Income Tax Credit is a federal tax credit available to families with dependent children who file a tax return. A small credit is available to low-income workers with no dependents. All family members must file with a social security number to be eligible for this credit. The credit is fully refundable, meaning that tax filers with no net tax liability receive the full amount for which they are eligible. The State of California has a similar program.

Attachment A describes three distinct poverty measures.

G. LABOR FORCE AND EMPLOYMENT CHARACTERISTICS

Having a job and earning income is a prerequisite to enabling families to find housing of their choice; that is, within their means and that is located in neighborhoods they and their children like. Housing choice for all racial and ethnic groups is diminished when unemployment rates are high because they depress household income and increase the number of poverty income families.

Key labor force and employment terms are defined below:

Labor Force – All people classified in the civilian labor force plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard).

Labor Force Participation Rate – The labor force participation rate represents the proportion of the population that is in the labor force. For example, if there are 100 people in the population 16 years and over, and 64 of them are in the labor force, then the labor force participation rate for the population 16 years and over is 64%.

Not in Labor Force – All people 16 years old and over who are not classified as members of the labor force. This category consists mainly of students, homemakers, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week).

Unemployment Rate – The unemployment rate represents the number of unemployed people as a percentage of the civilian labor force. For example, if the civilian labor force equals 100 people and 7 people are unemployed, then the unemployment rate is 7%.

Hemet's civilian labor force is approximately 32,300 persons 16 years of age or older, resulting in a labor force participation rate of less than 50%. The number of unemployed workers is estimated at 3,060, resulting in an unemployment rate of 9.5%. Refer to Table IV-9.

Table IV-10 provides data on the industrial composition of the City's approximately 22,150 jobs.

The industry sectors with the largest number of jobs are education (9,570) followed by retail (3,610), and leisure (2,304).

The industry sector definitions are based on the North American Industry Classification System (NAICS). The Southern California Association of Governments (SCAG) has summarized the detailed NAICS definitions into several major areas. Attachment B provides brief descriptions of the major industries.

Table IV-9
City of Hemet
Labor Force and Employment Characteristics: 2018

Population 16 years and over	67,095
In Civilian Labor Force*	32,307
% in Civilian Labor Force	48.2%
Not in Civilian Labor Force	34,788
% Not in Civilian Labor Force	51.8%
In Civilian Labor Force, Unemployed	3,060
Civilian Unemployment Rate	9.5%

*Does not include persons in the Armed Forces
Source: 2018 American Community Survey, 1-Year Estimates, Table B23025, Employment Status of the Population 16 Years and Over

Table IV-10
City of Hemet
Jobs by Sector: 2017

Job Sector	Number	Percent
Education	9.570	43.2%
Retail	3,610	16.3%
Leisure	2,304	10.4%
Public	1,152	5.2%
Construction	997	4.5%
Transportation	820	3.7%
Manufacturing	775	3.5%
Other	753	3.4%
Finance	731	3.3%
Professional	709	3.2%
Wholesale	377	1.7%
Information	200	0.9%
Agriculture	155	0.7%
Total	22,153	100.0%

Note: The above are an estimate of the number of jobs located within the City limits per a communication from SCAG staff.
Source: Southern California Association of Governments, City of Hemet Local Profile Report, May 2019, pages 24 and 27

H. PRINCIPAL EMPLOYERS

Table IV-11 lists the principal employers located in Hemet. The Hemet Unified School District is by far the largest employer. Several of the other large employers provide health services.

Table IV-11
City of Hemet
Principal Employees: 2018

Employer	Employees
Hemet Unified School District	3,642
Physicians For Healthy Hospitals	1,042
Horizon Solar*	650
County of Riverside	509
Gosch Ford, etc.	447
Walmart Supercenter	400
TE Connectivity*	380
City of Hemet	300
Manorcare Health Services*	285
Forest River, Inc.	284
Stater Bros	242
Village Healthcare Retirement	230

Note: *Number of employees is an estimate from prior years
Source: City of Hemet, California *Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2018*, Principal Employers, 2018, page 203

I. COMMUTING PATTERNS

Approximately 18% percent of the City's workforce both live and work in Hemet. Table IV-12 reveals that the City's residents have numerous work destinations. Approximately 16% of the workers commute to jobs located in Riverside, Temecula or San Jacinto.

Long commutes can cause unusually high transportation costs and reduce the amount of income that can be allocated to housing costs. According to SCAG data, between 2000 and 2018, the average one-way travel time to work increased by three minutes to 34 minutes. In 2018, almost 50% of Hemet commuters spent more than 30 minutes to travel to work.

Table IV-12
Top Places Where Residents Commute to Work: 2016

Place	Number of Commuters	Percent
Hemet	4,297	18.2%
Riverside	1,438	6.1%
Temecula	1,337	5.7%
San Jacinto	1,150	4.9%
Los Angeles	1,072	4.6%
San Bernardino	718	3.0%
Moreno Valley	644	2.7%
Perris	619	2.6%
Murrieta	583	2.5%
San Diego County	506	2.1%
All Other Destinations*	11,191	47.5%
Total	29,686	100.0%

Southern California Association of Governments, *Profile of the City of Hemet*, May 2019, page 21

J. EDUCATIONAL ATTAINMENT

Higher incomes enable households to more effectively acquire housing of their choice and within their means. And householders with higher levels of educational achievement, on average, have higher earnings. One of the ways to improve economic well-being is through educational attainment: better educated and skilled residents earn higher wages.

Table IV-13 indicates the educational attainment of the population 25 years of age and older. About 10% of the population has a Bachelor's, Graduate or Professional Degree. Almost 20% of the population is not a high school graduate.

Table IV-14 demonstrates that median earnings increase as a higher level of educational attainment is achieved. The median earnings of a person with a Bachelor's degree are $35,000 higher than of a person who did not graduate from high school.

According to SCAG, the average salaries for jobs located in Hemet increased from $28,892 in 2003 to $36,979 in 2017, a 28% change.

Table IV-13
City of Hemet
Educational Attainment for the Population 25 Years and Over: 2018

Educational Attainment	Number	Percent
8th Grade or Less	4,304	7.6%
9th-11th Grades	5,149	9.1%
12th Grade, No Diploma	1,758	3.1%
High School Graduate	19,204	33.8%
Some College	15,171	26.7%
Associate's Degree	5,487	9.7%
Bachelor's Degree	3,904	6.9%
Master's Degree	1,483	2.6%
Doctorate Degree	181	0.3%
Professional Degree	166	0.3%

Source: 2018 American Community Survey 1-Year Estimates, Table B15002, Sex by Educational Attainment for the Population 25 Years and Over

Table IV-14
City of Hemet
Median Earnings by Educational Attainment: 2018

Less than High School Graduate	$35,686
High School Graduate	$30,057
Some College or Associate's Degree	$26,413
Bachelor's Degree	$37,647
Graduate or Professional Degree	$70,884

Source: 2018 American Community Survey 1-Year Estimates, Table B20004, Median Earnings in the Past 12 Months (in 2018 Inflation-Adjusted Dollars) by Sex by Educational Attainment for the Population 25 Years and Over

ATTACHMENT A
HOW IS POVERTY MEASURED?

Measuring poverty is typically a two-step process. First, researchers create a poverty threshold—a representation of the amount of resources necessary to achieve a minimum level of material well-being. Second, they estimate families' resources and compare them to the poverty threshold to determine whether a family is below it (and therefore defined as "poor"). Poverty then refers to persons who are income poor and, perhaps, have no income at all. It also refers to a measure of economic need.

The three poverty measures are:

- Official Poverty Measure (OPM)
- Supplemental Poverty Measure (SPM)
- California Poverty Measure (CPM)

1. OFFICIAL POVERTY MEASURE (OPM)

When the original poverty definition was developed in 1964 by the Social Security Administration (SSA), it focused on family food consumption. The U.S. Department of Agriculture (USDA) used its data about the nutritional needs of children and adults to construct food plans for families. Within each food plan, dollar amounts varied according to the total number of people in the family and the family's composition, that is, the number of children within each family. The cheapest of these plans, the Economy Food Plan, was designed to address the dietary needs of families on an austere budget.

Since the USDA's 1965 Food Consumption Survey showed that families of three or more people across all income levels spent roughly one-third of their income on food, the SSA multiplied the cost of the Economy Food Plan by three to obtain dollar figures for total family income. These dollar figures, with some adjustments, later became the official poverty thresholds. Since the Economy Food Plan budgets varied by family size and composition, so too did the poverty thresholds. For two-person families, the thresholds were adjusted by slightly higher factors because those households had higher fixed costs. Thresholds for unrelated individuals were calculated as a fixed proportion of the corresponding thresholds for two-person families.

The poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index for All Urban Consumers (CPI-U). **The poverty thresholds are the same for all parts of the country**; they are not adjusted for regional, state, or local variations in the cost of living.

Poverty status is determined for all people except institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old. These groups are excluded from the numerator and denominator when calculating poverty rates.

2. SUPPLEMENTAL POVERTY MEASURE (SPM)

The U.S. Census Bureau has conducted research on a Supplemental Poverty Measure (SPM). The official poverty measure, as defined by the Office of Management and Budget (OMB) Statistical Directive No. 14, will not be replaced by the SPM. The reason is that the official measure is

identified in legislation regarding program eligibility and funding distribution. The SPM is designed to provide information on aggregate levels of economic need at a national level or within large subpopulations or areas.

The SPM compares costs to family resources, as follows:

> FCSU – a dollar amount spent on food, clothing, shelter and utilities plus a small amount to allow for other needs such as household supplies, personal care, and non-work-related transportation.
>
> Family resources – the sum of cash income plus any federal government noncash benefits that families can use to meet their FCSU needs minus taxes (plus tax credits), work expenses, child care expenses, and medical out-of-pocket (MOOP) expenses. Examples of federal government noncash benefits include Supplemental Nutritional Assistance (SNAP), National School Lunch Program, Supplementary Nutrition Program for Women, Infants and Children (WIC), housing subsidies, and Lower Income Home Energy Assistance Program (LIHEAP).

The Supplemental Poverty Measure is calculated as the 33rd percentile of expenditures on food, clothing, shelter, and utilities (FCSU) of consumer units with two children multiplied by 1.2.

3. THE CALIFORNIA POVERTY MEASURE (CPM)

A joint project of the Public Policy Institute of California and the Stanford University Center on Poverty and Income, the California Poverty Measure (CPM) is part of a national effort to measure poverty in a more comprehensive way. According to its authors –

> The CPM illuminates the important role of the social safety net – specifically, Cal Fresh, CalWORKS, the Earned Income Tax Credit (EITC) and other means-tested programs - in moderating poverty.

The CPM measures poverty as follows:

> A family is considered to be poor if its resources fall short of the poverty threshold. The CPM combines a family's annual cash income (including earnings and government-provided cash benefits like CalWORKs), its tax obligation—a net income boost to low-income families that qualify for tax credits—and in-kind benefits like CalFresh. (The official poverty calculus includes only the first category of resources, cash income.) It then subtracts major nondiscretionary expenses. Finally, the CPM compares these resources to a family-specific poverty threshold—the monetary resources needed to maintain a basic standard of living. Unlike official poverty thresholds, CPM thresholds are pegged to recent nationwide spending levels on food, shelter, clothing, and utilities and are further adjusted to account for differences in housing costs across counties and to differentiate among those who are renting, paying a mortgage, or living in a paid-off home.

In summary, the Public Policy Institute of California explains:

> The CPM accounts for the fact that, for most Californians, high living costs—particularly housing costs—offset the resources they have available to make ends meet. We also factor in expenses that eat into resources and drive up poverty, particularly medical expenses

borne by older adults. Work expenses such as commuting costs and childcare also play a role in raising the poverty rate under the CPM.

At the same time, we find that government programs play a substantial role in alleviating poverty. In the absence of cash-based, in-kind, and tax-based safety net programs, our estimate of child poverty would be 39.0 percent, 13.9 percentage points higher than the actual estimate of 25.1 percent. For working-age and older adults, the combined role of these programs was smaller, but still considerable.

Sources: Public Policy Institute of California, *The California Poverty Measure: A New Look at the Social Safety Net*, October 2013, 26 pages

In 2017, the statewide poverty rates by race and ethnicity are listed below:

- White, Non-Hispanic 12.5%
- Asian/Pacific Islanders 16.4%
- Black, Non-Hispanic 17.6%
- Other 18.5%
- Hispanic 23.6%

Though poverty among Latinos is down from 30.9% in 2011, Latinos remain disproportionately poor (making up 52.2% of poor Californians but 39.4% of all Californians). More education continues to be associated with strikingly lower poverty rates: 7.8% of adults age 25–64 with a college degree were in poverty, compared with 31.8% of those without a high school diploma.

Source: Public Policy Institute of California, *Poverty in California*, July 2019, 3 pages

ATTACHMENT B
INDUSTRY DEFINITIONS

The data sources for estimating jurisdiction employment and wage information include the 2010 U.S. Census Bureau Local Employment Dynamics Survey, and information from the California Employment Development Department, InfoGroup, and SCAG for years 2007-2017. In many instances, employment totals from individual businesses were geocoded and aggregated to the jurisdictional level.

Employment information by industry type is defined by the North American Industry Classification System (NAICS). Although the NAICS provides a great level of detail on industry definitions for all types of businesses in North America, for the purposes of this report, this list of industries has been summarized into the following major areas: agriculture, construction, manufacturing, wholesale, retail, information, finance/insurance/real estate, professional/management, education/health, leisure/hospitality, public administration, other services, and non-classified industries. A brief description of each major industry area is provided below:

- **Agriculture**: Includes crop production, animal production and aquaculture, forestry and logging, fishing, hunting, and trapping, and support activities for agriculture and forestry.

- **Construction**: Includes activities involving the construction of buildings, heavy and civil engineering construction, and specialty trade contractors.

- **Manufacturing**: Includes the processing of raw material into products for trade, such as food manufacturing, apparel manufacturing, wood product manufacturing, petroleum and coal products manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing and primary metal manufacturing.

- **Wholesale**: Includes activities conducting the trade of raw materials and durable goods.

- **Retail**: Includes activities engaged in the sale of durable goods directly to consumers.

- **Information**: Includes activities that specialize in the distribution of content through a means of sources, including newspaper, internet, periodicals, books, software, motion pictures, sound recording, radio and television broadcasting, cable or subscription programming, telecommunications, data processing/hosting, and other information media.

- **Finance/Insurance/Real Estate**: Includes businesses associated with banking, consumer lending, credit intermediation, securities brokerage, commodities exchanges, health/life/medical/title/ property/casualty insurance agencies and brokerages, and real estate rental/leasing/sales.

- **Professional/Management**: Includes activities that specialize in professional/ scientific/technical services, management of companies and enterprises, and administrative and support services. Establishment types may include law offices, accounting services, architectural/engineering firms, specialized design services, computer systems design and related services, management consulting firms, scientific research and development services, advertising firms, office administrative services, and facilities support services.

- **Education/Health**: Organizations include elementary and secondary schools, junior colleges, universities, professional schools, technical and trade schools, medical offices, dental offices, outpatient care centers, medical and diagnostic laboratories, hospitals, nursing and residential care facilities, social assistance services, emergency relief services, vocational rehabilitation services, and child day care services.

- **Leisure/Hospitality**: Includes activities involved in the performing arts, spectator sports, museums, amusement/recreation, travel accommodations, and food and drink services.

- **Public Administration**: Includes public sector organizations, such as legislative bodies, public finance institutions, executive and legislative offices, courts, police protection, parole offices, fire protection, correctional institutions, administration of governmental programs, space research and technology, and national security.

- **Other Services**: Includes, for example, automotive repair and maintenance, personal and household goods repair and maintenance, personal laundry services, dry-cleaning and laundry services, religious services, social advocacy organizations, professional organizations, and private households.

- **Non-Classified**: All other work activities that are not included in the North American Industry Classification System.

SECTION V
FAIR HOUSING PROTECTED GROUPS



Section V
Fair Housing Protected Groups
Table of Contents

A. INTRODUCTION V-1
1. Introduction V-1
2. Definitions of Fair Housing Protected Classes V-1

B. RACE/COLOR V-2
1. Population Characteristics by Race and Ethnicity V-2
a. Race and Ethnic Categories V-2
b. Definitions of Minority Populations V-3
c. Hemet's Population by Race and Ethnicity V-3
d. Race of Hispanic or Latino and Not Hispanic or Latino Populations V-4
2. Poverty and Tenure Characteristics by Race and Ethnicity V-5
a. Median Household Income and Poverty Income by Race and Ethnicity V-5
b. Tenure by Race and Ethnicity V-5

C. SEX (OF HOUSEHOLDER) V-7
1. Population Characteristics V-7
2. Tenure by Household Type and Sex of Householder V-8
3. Socio/economic Characteristics of Female Householders V-8

D. NATIONAL ORIGIN/ANCESTRY V-9
1. Ancestry V-9
2. Foreign Born Population by Region of Birth V-10
3. Ethnicity or Origins of the Population V-10
a. Origins of the Hispanic or Latino Population V-10
b. Other Population Groups V-11

E. FAMILIAL STATUS V-11
1. Population Characteristics V-11
2. Poverty and Tenure by Familial Status V-11
a. Poverty Income by Familial Status and Presence of Children V-11
b. Tenure by Familial Status V-11

F. HANDICAP/DISABILITY V-13
1. Background V-13
2. Estimates of People with Disabilities V-14

G. LIMITED ENGLISH PROFICIENCY (LEP) V-15

ATTACHMENT A FAIR HOUSING PROTECTED CLASSES V-17
ATTACHMENT B 2010 CENSUS DEFINITIONS OF RACE V-19
ATTACHMENT C 2010 CENSUS DEFINITIONS OF HISPANIC OR LATINO ORIGIN V-21

List of Tables

Table V-1	City of Hemet Population Growth by Race and Ethnicity: 2010 to 2018	V-4
Table V-2	City of Hemet Race of Hispanic or Latino and Not Hispanic or Latino Populations: 2018	V-5
Table V-3	City of Hemet Median Household Income in the Past 12 Months (in 2018 Inflation-Adjusted Dollars)	V-6
Table V-4	City of Hemet Poverty Status by Race and Ethnicity: 2018	V-6
Table V-5	City of Hemet Homeownership Rates by Race and Ethnicity: 2018	V-7
Table V-6	City of Hemet Number of Households by Type: 2018	V-8
Table V-7	City of Hemet Tenure by Household Type: 2018	V-8
Table V-8	City of Hemet Female Householders by Presence of Children and SNAP Benefits: 2018	V-9
Table V-9	City of Hemet Foreign Born Population by Region of Birth: 2014-2018	V-10
Table V-10	City of Hemet Persons of Hispanic Origin: 2010 and 2014-2018	V-11
Table V-11	City of Hemet Households with Children: 2018	V-11
Table V-12	City of Hemet Poverty Status by Familial Status and Presence of Children-2018	V-13
Table V-13	City of Hemet Tenure by Presence of Children: 2018	V-13
Table V-14	City of Hemet Disability Status of Civilian Non-institutionalized Population by Age Group: 2018	V-15
Table V-15	City of Hemet Disabled Householders: 2018	V-15
Table V-16	City of Hemet Limited English Speaking Households: 2018	V-16

A. INTRODUCTION

1. Introduction

A "protected class" is a group of people with a common characteristic who are legally protected from housing discrimination on the basis of that characteristic. Protected classes are created by both federal and state law. The protected classes under federal law include:

- Race
- Color
- Religion
- Sex
- National Origin
- Familial Status
- Handicap/Disability

The Fair Housing Act prohibits both intentional discrimination and policies and practices that discriminate against the seven protected classes/groups. According to HUD's Office of General Counsel (OGC), people with limited English proficiency (LEP) are not a protected class under the Fair Housing Act. However, the OGC explains that there is a close link between LEP and certain racial and national origin groups. Therefore, HUD advises that an analysis of people with LEP be included in the AI.

2. Definitions of Fair Housing Protected Classes

Definitions and examples of the protected classes are provided below:

Race: refers to family, tribe or group of people coming from the same common ancestors.

Example: Discrimination against African-Americans by a Caucasian apartment manager.

Color: refers to the color of an individual's skin.

Example: Discrimination against a dark-skinned African-American by a light-skinned African-American.

Religion: refers to all aspects of religious belief, observance, and practice.

Example: Discriminating against non-Catholics (Muslim, Buddhist, etc.) because of their religion.

Sex: Includes gender (male or female), gender identity, and gender expression. Also includes, but is not limited to, pregnancy, childbirth, or conditions related to pregnancy or childbirth.

Example: A property manager refusing to rent an apartment to a female householder.

National Origin: refers to the country in which a person was born, or from which the person's ancestors came.

Example: Discrimination against a Puerto Rican individual by a Mexican property owner.

Familial Status: Refers to a situation where there are one or more persons under age 18 who reside with a parent, legal guardian, etc. This also applies in the case of pregnancy or for people who are in the process of gaining legal custody of a person under age 18.

Example: Forcing families with children to live on the first floor, or not renting to individuals with young children.

Handicap/Disability: refers to physical, mental and developmental disabilities.

Example: Not allowing a disabled individual to have a service animal in a renter's apartment.

Attachment A provides additional definitions of the fair housing protected classes/groups.

In addition to the seven classes protected under federal law, California law enumerates seven additional groups: age, marital status, ancestry, source of income, sexual orientation, genetic information, and other arbitrary factors. Because the AI is a federal document, the analysis focuses on the protected classes listed in the federal Fair Housing Act.

Section V contains the following data:

- The numbers of people who are member of each protected class.
- The percentage of fair housing inquiries, allegations and discrimination complaints made by residents who are members each protected class.
- The socio-economic characteristics of each protected class such as the number and percentage of households with incomes below the poverty level and owner/renter status.
- Statistics that establish benchmarks to track trends such as whether the protected classes have increased their ownership rates or reduced poverty levels

Data are unavailable on the religious affiliation of Hemet's population.

B. RACE/COLOR

1. Population Characteristics by Race and Ethnicity

a. Race and Ethnic Categories

The Fair Housing Act does not define race. The racial categories included on the 2010 Census form generally reflect a *social definition* of race recognized in this country, and are not an attempt to define race biologically, anthropologically or genetically. In addition, the U.S. Census Bureau recognizes that the race categories include both racial and national origin or socio-cultural groups. Census 2010 and the American Community Survey provide for six race categories:

- White Alone
- Black, African American or Negro Alone
- American Indian or Alaska Native Alone
- Asian Alone
- Native Hawaiian or Other Pacific Islander Alone
- Some Other Race Alone

Individuals who chose more than one of the six race categories are referred to as the *two or more races* population. All respondents who indicated more than one race can be collapsed into the *two or more races* category, which combined with the six *alone* categories, yields seven mutually exclusive categories. Thus, the six race *alone* categories and the *two or more races* category sum to the total population.

The race and ethnic categories follow the Office of Management and Budget (OMB) Policy Directive No. 15 (May 12, 1977) and the 1997 revisions. The OMB's efforts are to standardize the racial and ethnic categories so that federal government agencies can monitor discrimination, as required by the Civil Rights Act of 1964, the Voting Rights Act of 1965, the Fair Housing Act of 1968, the Equal Credit Opportunity Act of 1974, and the Home Mortgage Disclosure Act of 1975.

Source: Victoria Hattam, "Ethnicity & the American Boundaries of Race: Rereading Directive 15," *Daedalus* – Journal of the American Academy of the Arts & Sciences, Winter 2005, pgs. 61-62

Ethnicity means being of Hispanic or Latino Origin or not being of such origin.

Attachment B defines the race categories.

b. Definitions of Minority Populations

The populations comprising "minority" groups are defined in the same way by the OMB, Federal Department of Transportation (DOT), Federal Financial Institutions Examination Council (FFIEC), and Council on Environmental Quality (CEQ - environmental justice guidelines). The OMB and DOT both define the minority populations as Black, Hispanic (regardless of race), Asians (including Pacific Islanders) and American Indian and Alaskan Native. The FFIEC, for purposes of Home Mortgage Disclosure Act (HMDA) data collection, states that:

> …the percentage minority population means, for a particular census tract, the percentage of persons of minority races and whites of Hispanic or Latino Origin, in relation to the census tract's total population.

The CEQ environmental justice guidelines provide the following definition:

> Minority individuals – Individuals who are members of the following population groups: Hispanic or Latino, American Indian or Alaska Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander, multiracial minority (two or more races, at least one of which is a minority race).

The non-minority population is White, Non-Hispanic or Latino.

c. Hemet's Population by Race and Ethnicity

According to the HUD, race/color was the basis for 26% of the housing discrimination complaints filed by Hemet residents between January 2010 and January 2019.

According to the Fair Housing Council of Riverside County, Inc. (FHCRC), race/color was the basis for 10% of the housing discrimination complaints filed by Hemet residents between 2015 and 2019.

Table V-1 shows the population growth by race and ethnicity between 2010 and 2018. During this period, the groups showing population gains include Hispanics, Asians, and Black/African Americans.

Table V-1
City of Hemet
Population Growth by Race and Ethnicity: 2010 to 2018

Race/Ethnicity	2010	2018	Increase/ Decrease
Hispanic or Latino	28,150	38,357	10,207
Not Hispanic or Latino			
White Alone	40,723	37,012	-3,711
Black or African American Alone	4,711	4,921	210
American Indian and Alaska Native Alone	549	347	-202
Asian Alone	2,197	2,935	738
Native Hawaiian and Other Pacific Islander Alone	239	0	-239
Some Other Race Alone	91	0	-91
Two or More Races	1,997	1,719	-278
Total	78,657	85,291	6,634

Source: Census 2010 Summary File 1, Table P9 Hispanic or Latino, and Not Hispanic or Latino Origin by Race. 2018 American Community Survey 1-Year Estimates, Table B03002

d. Race of Hispanic or Latino and Not Hispanic or Latino Populations

Table V-2 shows that in 2017, 38,357 persons identified themselves as being of Hispanic or Latino Origin. With respect to race –

- 74.3% of the Hispanic population said that their race was White Alone
- 20.4%% said they belonged to Some Other Race
- 3% identified themselves as having Two or More Races

Thus, many Hemet residents departed from the U.S. Census Bureau racial categories and selected "some other race."

Table V-2
City of Hemet
Race of Hispanic or Latino and Not Hispanic or Latino Populations: 2018

Race	Hispanic or Latino	Percent	Not Hispanic or Latino	Percent	Total	Percent
White Alone	28,486	74.3%	37,012	78.9%	65,498	76.8%
Black or African American Alone	126	0.3%	4,921	10.5%	5,047	5.9%
Asian Alone	33	0.1%	2,935	6.3%	2,968	3.5%
American Indian or Alaska Native Alone	619	1.6%	347	0.7%	966	1.1%
Hawaiian or Other Pacific Islander Alone	97	0.3%	0	0.0%	97	0.1%
Some Other Race Alone	7,834	20.4%	0	0.0%	7,834	9.2%
Two or More Races	1,162	3.0%	1,719	3.7%	2,881	3.4%
Total	38,357	100.0%	46,934	100.0%	85,291	100.0%
Percent Hispanic and Not Hispanic	45.0%		55.0%			

Source: 2018 American Community Survey 1-Year Estimates, Table B03002: Hispanic or Latino Origin by Race

2. Poverty and Tenure Characteristics by Race and Ethnicity

a. Median Household Income and Poverty Income by Race and Ethnicity

Median household income varies considerably by race and ethnicity. Asian householders enjoy the highest median household income. All other groups, as Table V-3 shows, have median household significantly lower than that of the Asian householders.

Table V-4 shows that there is limited data on poverty rates differ by race and ethnicity. The poverty rate of the Hispanic population is somewhat lower than that of the White, Not Hispanic population.

Any household with such low incomes – regardless of race or ethnicity – would be unable to afford market rate housing. Householders with poverty level incomes cannot attain housing within their means or of their choice.

b. Tenure by Race and Ethnicity

Existing and would be homeowners may experience housing discrimination during the process of buying a home. For instance, discriminatory behavior could be made by real estate agents, appraisers, lenders, and home insurance agents. Renters, on the other hand, could be denied access to housing while in-place tenants could be discriminated against by landlords. Most housing discrimination complaints are made by in-place renters.

The majority of most population groups are homeowners. The two groups with less than a 50% homeownership rate are Black/African Americans and the two or more races population. Refer to Table V-5.

There is a high correlation between the number and percentage of renter households and the need for fair housing services. The overwhelming majority of the housing discrimination complaints reported to HUD and the FHCRC are filed by renter householders.

Table V-3
City of Hemet
Median Household Income in the Past 12 Months
(in 2018 Inflation-Adjusted Dollars)

Population Group	Median Income
Asian Alone	$90,059
Hispanic	$49,470
Some Other Race Alone	$42,287
White Alone	$39,823
White, Not Hispanic	$37,258
2 or More Races	$31,647
Black	$27,701
Native Hawaiian	---

Source: American Community Survey 5-Year Estimates,
Table S1903

Table V-4
City of Hemet
Poverty Status by Race and Ethnicity: 2018

Race/Ethnicity	Population for Whom Poverty Status is Determined	Number Below Poverty Level	Percent Below Poverty Level[1]
One Race			
White	65,035	9,701	14.9%
Black or African American	N	N	N
American Indian and Alaskan Native	N	N	N
Asian	N	N	N
Native Hawaiian or Other Pacific Islander	N	N	N
Some Other Race	7,512	561	7.5%
Two or More Races	N	N	N
Total	N	N	N
Hispanic or Latino of any race	37,911	4,943	13.0%
White Alone, Not Hispanic	36,670	5,814	15.9%

Source: 2018 American Community Survey 1-Year Estimates, Table S1701 Poverty Status in the Past 12 Months

Table V-5
City of Hemet
Homeownership Rates by Race and Ethnicity: 2018

Race/Ethnicity	Owners	Renters
White	63.7%	36.3%
Black or African American	37.0%	63.0%
American Indian/Alaska Native	NA	NA
Asian	64.5%	35.5%
Native Hawaiian or Other Pacific Islander	NA	NA
Some Other Race	74.5%	25.5%
Two or More Races	24.2%	75.8%
Hispanic or Latino of any race	56.6%	43.4%
White Alone, Not Hispanic	68.1%	31.9%
Total	62.3%	37.7%

Sources: 2018 American Community Survey 1-Year Estimates, Table B25003A-I Tenure by Race/Ethnicity

C. SEX (OF HOUSEHOLDER)

1. Population Characteristics

In the sale and rental of housing, fair housing laws protect several "classes" from discrimination. Federal and State fair housing laws prohibit discrimination based on a person's sex. The United States Department of Justice (DOJ) has stated:

> The Fair Housing Act makes it unlawful to discriminate in housing on the basis of sex. In recent years, the Department's focus in this area has been to challenge *sexual harassment* in housing. Women, particularly those who are *poor*, and with limited housing options, often have little recourse but to tolerate the humiliation and degradation of sexual harassment or risk having their families and themselves removed from their homes.
>
> In addition, *pricing discrimination* in mortgage lending may also adversely affect women, particularly minority women. This type of discrimination is unlawful under both the Fair Housing Act and the Equal Credit Opportunity Act. [Emphasis added]
>
> Source: United States Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, *The Fair Housing Act*, July 25, 2008, pages 2 and 3

According to the HUD, sex was the basis of 8% of housing discrimination complaints filed by Hemet residents between January 2010 and January 2019. The FHCRC reported that sex was the basis of 1% of the housing discrimination complaints filed in the past four fiscal years.

Table V-6 presents data on the number of householders by type. Female and male householders account for one-fifth (20.2%) of all householders. Householders living alone account for almost one-third of all householders (30.3%).

Table V-6
City of Hemet
Number of Households by Type: 2018

Household Type	Number	Percent
Married Couples	12,729	44.6%
Female Householders	3,955	13.9%
Male Householders	1,806	6.3%
Householder Living Alone	8,636	30.3%
Householder Living w/Others	1,418	5.0%
Total	28,544	100.0%

Source: 2018 American Community Survey 1-Year Estimates, Table S2501 Occupancy Characteristics or B25011

2. Tenure by Household Type and Sex of Householder

Table V-7 provides information on the owner-renter status of different types of households. Married couple families are the largest household type (12,729) and they are predominantly homeowners. The second largest household type (8,636) is persons living alone and two-thirds are homeowners.

Table V-7
City of Hemet
Tenure by Household Type: 2018

Household Type	Owner	Percent	Renter	Percent	Total
Married-Couple Family	8,044	63.2%	4,685	36.8%	12,729
Male Householder, No Wife Present	1,167	64.6%	639	35.4%	1,806
Female Householder, No Husband Present	1,840	46.5%	2,115	53.5%	3,955
Householder Living Alone	5,711	66.1%	2,925	33.9%	8,636
Householder Living With Others	497	35.0%	921	65.0%	1,418
Total	17,259	60.5%	11,285	39.5%	28,544

Source: 2018 American Community Survey 1-Year Estimates, Table B25011: Tenure by Household Type (Including Living Alone) and Age of Householder

3. Socio/economic Characteristics of Female Householders

Poor women, as noted above by the DOJ, are often the victims of sexual harassment. Just over 1,400 female householders have recently received food stamps. And 70% of the female householders who received food stamp benefits have children. Refer to Table V-8 below.

Table V-8
City of Hemet
Female Householders by Presence of Children and SNAP Benefits: 2018

Status	Children	No Children	Total	Percent
Received Food Stamps	991	430	1,421	35.9%
Did Not Receive Food Stamps	888	1,646	2,534	64.1%
Total	1,879	2,076	3,955	100.0%

Source: 2018 American Community Survey 1-Year Estimates, Table B22002, Receipt of Food Stamps/SNAP in the Past 12 Months by Presence of Children under 18 Years by Household Type for Households

D. NATIONAL ORIGIN/ANCESTRY

The Fair Housing Act and California Fair Employment and Housing Act prohibit discrimination based upon national origin. According to the United States Department of Justice, such discrimination can be based either upon the country of an individual's birth or where his or her ancestors originated.

According to the HUD, national origin was the basis of 10% of the housing discrimination complaints filed by Hemet residents between January 2010 and January 2019. National origin was the basis of 5% of the complaints filed with the FHCRC in the past four fiscal years.

According to HUD:

> National origin discrimination is different treatment in housing because of a person's **ancestry**, **ethnicity**, **birthplace, culture**, or **language**, and it is illegal. This means people cannot be denied housing opportunities because they or their family are from another country, because they have a name or accent associated with a national origin group, because they participate in certain customs associated with a national origin group, or because they are married to or associate with people of a certain national origin. Examples of potential national origin discrimination include: refusing to rent to persons whose primary language is other than English; offering different rent rates based on ethnicity; steering prospective buyers or renters to or away from certain neighborhoods because of their ancestry; and failing to provide the same level of service or housing amenities because a tenant was born in another country.

1. Ancestry

Ancestry, according to the ACS, refers to a person's ethnic origin, heritage, descent, or "roots," which may reflect their place of birth or that of previous generations of their family. The intent of the ACS ancestry question is not to measure the degree of attachment the respondent had to a particular ethnicity, but simply to establish that the respondent had a connection to and self-identified with a particular ethnic group. For example, a response of "Irish" might reflect total involvement in an Irish community or only a memory of ancestors several generations removed from the individual.

According to the ACS ancestry identifies the ethnic origins of the population, and that federal agencies regard this information as essential for fulfilling many important needs. Ancestry is required to enforce provisions under the Civil Rights Act, which prohibits discrimination based upon race, sex, religion, and national origin. More generally, these data are needed to measure the social and economic characteristics of ethnic groups and to tailor services to accommodate cultural differences. The Department of Labor draws samples for surveys that provide employment statistics and other related information for ethnic groups using ancestry data.

2. Foreign Born Population by Region of Birth

The foreign-born population includes anyone who is not a U.S. citizen or a U.S. national at birth, including respondents who indicated they were a U.S. citizen by naturalization or not a U.S. citizen. Table V-9 indicates that Hemet's foreign born population consists of almost 13,000 persons. Of this total number -

- 72.1% were born in Latin America
- Almost 19% were born in Asia

Table V-9
City of Hemet
Foreign Born Population by Region of Birth: 2014-2018

Region	Number	Percent
Europe	735	5.7%
Asia	2,423	18.8%
Africa	77	0.6%
Oceania	13	0.1%
Latin America	9,292	72.1%
North America	348	2.7%
Total	12,888	100.0%

Source: 2014-2018 American Community Survey 5-Year Estimates, Table S0502, Selected Characteristics of the Foreign Born Population by Period of Entry into the United States

3. Ethnicity or Origins of the Population

a. Origins of the Hispanic or Latino Population

Almost 36,400 Hispanic or Latino persons reside in Hemet. Table V-10 shows that Mexico is the origin of almost 90% of Hispanic persons. Between 2010 and 2017, there was a small percentage increase in Hispanics identifying Mexico as their place of origin.

Table V-10
City of Hemet
Persons of Hispanic Origin: 2010 and 2014-2018

Hispanic Origin	2010		2018	
	Number	Percent	Number	Percent
Mexican	24,271	86.2%	32,670	89.8%
Puerto Rican	627	2.2%	711	2.0%
Cuban	203	0.7%	87	0.2%
Other Spanish/Hispanic	3,049	10.8%	2,912	8.0%
Total	28,150	100.0%	36,380	100.0%

Source: 2010 Census Summary File 1, QT-P3 Race and Hispanic or Latino Origin
2014-2018 American Community Survey 5-Year Estimates, Table DP05: ACS Demographic and Housing Estimates

b. Other Population Groups

Because of their low population totals, the American Community Survey did not publish detailed origin data for the Asian, Native Hawaiian/Pacific Islander and American Indian/Alaska Native populations.

E. FAMILIAL STATUS

1. Population Characteristics

The Fair Housing Amendments Act of 1988 prohibits discriminatory housing practices based on familial status. In most instances, according to the United States Department of Justice, the Act prohibits a housing provider from refusing to rent or sell to families with children. However, housing may be designated as housing for older persons (55 years + of age). This type of housing, which meets the standards set forth in the Housing for Older Persons Act of 1995, may operate as "senior housing" and exclude families with children.

The Act protects families with children less than 18 years of age, pregnant women, or families in the process of securing custody of a child under 18 years of age. The Department of Justice has stated:

> In addition to prohibiting the outright denial of housing to families with children, the Act also prevents housing providers from imposing any special requirements or conditions on tenants with children. For example, landlords may not locate families with children in any single portion of a complex, place an unreasonable restriction on the number of persons who may reside in a dwelling, or limit their access to recreational services provided to other tenants.
>
> Source: United States Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, *The Fair Housing Act*, July 25, 2008, page 3

According to the HUD, familial status was the basis of 10% of the housing discrimination complaints filed by Hemet residents between January 2010 and January 2019. FHCRC data indicate that

familial status was the basis for 4% of the housing discrimination complaints filed by Hemet residents in the past four fiscal years.

The 2018 ACS data shows that 27.5% of the City's 28,544 households have children. Most children (5,713/7,840) lived in married couple families. However, more than 1,600 female householders have children. Refer to Table V-11 below.

Table V-11
City of Hemet
Households with Children: 2018

Household Type	Number	With Children	Percent With Children
Married Couples	12,729	5,713	44.9%
Female Householders, No Husband Present	3,955	1,628	41.2%
Male Householders, No Wife Present	1,806	499	27.6%
Non-Family Householders	10,054	0	0.0%
Total	28,544	7,840	27.5%

2018 American Community Survey 1-Year Estimates, Table B25115: Tenure by Household Type and Presences and Age of Own Children

A nonfamily household is a householder *living alone* or with *nonrelatives* only. Unmarried couple households, whether opposite-sex or same-sex, with no relatives of the householder present are tabulated in nonfamily households.

2. Poverty and Tenure by Familial Status

a. Poverty Income by Familial Status and Presence of Children

Poverty by family type offers another indicator of the well-being of families. Married couple families with and without children have comparatively low poverty rates. Female householders with children experience the high poverty rates. Refer to Table V-12.

b. Tenure by Familial Status

The need for fair housing services is directly correlated to size of the fair housing protected groups against whom housing discrimination is practiced. In-place renters are the group that makes the majority of housing discrimination complaints. Table V-13 indicates that 38.5% (4,354/11,285) of renter households have children. On the other hand, the vast majority of owner households do not have children.

Table V-12
City of Hemet
Poverty Status by Familial Status and Presence of Children: 2018

Family Type	Percent Below Poverty Level
Married Couple Families	11.8%
With related children under 18 years	14.0%
With no related children under 18 years	10.2%
Male Householder, No Wife Present	21.4%
With related children under 18 years	32.1%
With no related children under 18 years	13.8%
Female Householder, No Husband Present	34.6%
With related children under 18 years	46.3%
With no related children under 18 years	22.8%

Source: 2014-2018 American Community Survey 5-Year Estimates, Table B17023, Poverty Status in the Past 12 Months of Families by Household Type by Number of Own Children Under 18 Years

Table V-13
City of Hemet
Tenure by Presence of Children: 2018

Presence of Children	Owner	Percent	Renter	Percent	Total	Percent
With Own Children Under 18 Years	3,486	44.5%	4,354	55.5%	7,840	27.5%
No Own Children Under 18 Years	7,565	71.0%	3,085	29.0%	10,650	37.3%
Nonfamily Households	6,208	61.7%	3,846	38.3%	10,054	35.2%
Total	17,259	60.5%	11,285	39.5%	28,544	100.0%

Source: 2018 American Community Survey 1-Year Estimates, Table B25115: Tenure by Household Type and Presences and Age of Own Children.

F. HANDICAP/DISABILITY

1. Background

The Fair Housing Amendments Act of 1988 prohibits discriminatory housing practices based on handicap/disability status in all types of housing transactions. Among other prohibitions, the Act is intended to prohibit the application of special restrictive covenants and conditional or special use permits that have the effect of limiting the ability of such individuals to live in the residence of their choice. Fair housing laws, therefore, make it illegal to deny a housing opportunity on the basis of disabilities.

In addition, the law prohibits applying one standard to one class of individuals while applying a different standard to another class of individuals. For example, it would be illegal to ask a disabled

individual applying for an apartment to provide a credit report if non-disabled applicants do not have to provide one.

Housing opportunities for disabled persons are impeded by practices in both the private and public sectors. For instance, "denied reasonable modification/accommodation" is often cited as an alleged act in housing discrimination complaints. Additionally, apartment rental ads often state "no pets allowed," even though disabled persons may have service or companion animals. In the public sector, housing opportunities can be impeded because a community has not adopted a reasonable accommodation procedure, or if adopted has not made the procedure widely known in the community.

The United States Department of Justice has indicated a major focus of its efforts is on public sector impediments that may restrict housing opportunities for disabled persons. The Department has stated:

> The Division's enforcement of the Fair Housing Act's protections for persons with disabilities has concentrated on two major areas. One is insuring that zoning and other regulations concerning land use are not employed to hinder the residential choices of these individuals, including unnecessarily restricting communal, or congregate, residential arrangements, such as group homes. The second area is insuring that newly constructed multifamily housing is built in accordance with the Fair Housing Act's accessibility requirements so that it is accessible to and usable by people with disabilities, and, in particular, those who use wheelchairs.
>
> Source: United States Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, *The Fair Housing Act*, July 25, 2008, page 4

According to the HUD, disability was the basis for 26% of all housing discrimination complaints filed by Hemet residents between January 2010 and January 2019. The FHCRC data indicate that disability was the basis for 70% of the housing discrimination complaints filed in the past four fiscal years.

2. Estimates of People with Disabilities

Of the civilian noninstitutionalized population, an estimated 19% people have a disability. Approximately 38% of the senior population 65 years old or older has a disability. Table V-14 presents the disability prevalence rates by age group.

Table V-15 shows that two of every five households have a member with a disability. Many elderly and frail elderly persons live alone in one person households. That is, these households comprise a large share of all households, but not of the total population.

Table V-14
City of Hemet
Disability Status of Civilian Non-institutionalized Population by Age Group: 2018

Age Group	Disabled Population	Total Population	Percent Disabled
< 5 years	38	1,968	1.9%
5-17 years	1003	9,491	10.6%
18-34 years	734	8,144	9.0%
35-64 years	2,332	11,341	20.6%
65-74 years	1,894	5,745	33.0%
75 years+	1,586	3,324	47.7%
Total	7,587	40,013	19.0%

Source: 2018 American Community Survey 1-Year Estimates, Table B18101, Sex by Age by Disability Status

Table V-15
City of Hemet
Disabled Householders: 2018

Household Disability Status	Number	Percent
Households with one or more persons with a disability	11,641	40.8%
Households with no persons with a disability	16,903	59.2%
Total	28,544	100.0%

Source: 2018 American Community Survey 1-Year Estimates, Table S22010, Receipt of Food Stamps/SNAP in the Past 12 Months by Disability Status for Households

G. LIMITED ENGLISH PROFICIENCY(LEP)

LEP refers to a person's limited ability to read, write, speak, or understand English. Individuals who are LEP are not a protected class under the federal Fair Housing Act. Nonetheless, the Act prohibits housing providers from using LEP selectively based on a protected class or as a pretext for discrimination because of a protected class. The Act also prohibits housing providers from using LEP in a way that causes an unjustified discriminatory effect.

The American Community Survey defines a "limited English speaking household" as one in which **no** member 14 years old and over (1) speaks only English at home or (2) speaks a language other than English at home and speaks English "Very well." This question identifies households that may need English-language assistance.

There are almost 1,200 limited English speaking households residing in Hemet. Ninety-one percent are Spanish speaking and almost 9% speak Asian and Pacific Island languages. Limited English speaking households comprise 4% of all households living in the City. Refer to Table V-16.

Table V-16
City of Hemet
Limited English Speaking Households: 2018

Households Speaking	Limited English-Speaking Households	Percent of all Limited English-Speaking Households[1]
Spanish	1,057	91.0%
Other Indo-European Languages	0	0.0%
Asian and Pacific Island Languages	104	9.0%
Other Languages	0	0.0%
Total	1,161	100.0%

Source: 2018 American Community Survey 1-Year Estimates, Table S1602, Limited English Speaking Households

ATTACHMENT A
FAIR HOUSING PROTECTED CLASSES

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability). These categories of persons are "protected classes" under the provisions of the Fair Housing Act.

Race: The Fair Housing Act does not define race. Data on race is required for many federal programs and the Census Bureau collects race data in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB) and these data are based on self-identification. The racial categories included in the census form generally reflect a *social definition* of race recognized in this country, and are not an attempt to define race biologically, anthropologically or genetically. In addition, the Census Bureau recognizes that the categories of the race item include both racial and national origin or socio-cultural groups. Census 2010 and the American Community Survey provide for six race categories: White; Black, African American or Negro; American Indian or Alaska Native; Asian; Native Hawaiian or Other Pacific Islander; and Some Other Race.

Sex: This basis refers to gender identity. California's Fair Employment and Housing Act defines "sex" as including, but not limited to, pregnancy, childbirth, medical conditions related to pregnancy or childbirth and a person's gender, as defined in Section 422.56 of the Penal Code. Government Code Section 12926(p)

National Origin: This basis refers to the real or perceived country of an individual's birth, ancestry, language and/or customs.

Color: The Fair Housing Act does not define color. However, it must refer to the complexion of a person's skin color or pigmentation. The 2010 racial categories can be traced to Statistical Policy Directive No.15, promulgated by the OMB on May 12, 1977. "The four racial categories stipulated in the (1977) directive parallel the classic nineteenth-century color designations of black, white, red (American Indian or Alaska native), and yellow (Asian or Pacific Islander); there is no brown race in the American ethnoracial taxonomy." [Victoria Hattam, "Ethnicity & the Boundaries of Race: Re-reading Directive 15," *Daedalus*, Winter 2005, page 63]

Religion: According to the United States Department of Justice, this prohibition covers instances of overt discrimination against members of a particular religion as well as less direct actions, such as zoning ordinances designed to limit the use of private homes as places of worship.

Familial Status: According to Section 802(k) of the Fair Housing Act, as amended, means one or more individuals (who have not attained the age of 18 years) being domiciled with--

(1) a parent or another person having legal custody of such individual or individuals; or
(2) the designee of such parent or other person having such custody, with the written permission of such parent or other person.

The protections afforded against discrimination on the basis of familial status shall apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

Handicap (Disability): According to Section 802(h) of the Fair Housing Act, as amended, handicap/disability means -

(1) a physical or mental impairment which substantially limits one or more of such person's major life activities,
(2) a record of having such an impairment, or
(3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).

ATTACHMENT B
2010 CENSUS DEFINITIONS OF RACE

The data on race were derived from answers to the question on race that was asked of all people. The U.S. Census Bureau collects race data in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB), and these data are based on self-identification. The racial categories included in the census questionnaire generally reflect a social definition of race recognized in this country and not an attempt to define race biologically, anthropologically, or genetically. In addition, it is recognized that the categories of the race item include racial and national origin or sociocultural groups. People may choose to report more than one race to indicate their racial mixture, such as "American Indian" ***and*** "White." People who identify their origin as Hispanic, Latino, or Spanish may be of any race.

The racial classifications used by the Census Bureau adhere to the October 30, 1997, *Federal Register* notice entitled, "Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity" issued by OMB. These standards govern the categories used to collect and present federal data on race and ethnicity. OMB requires five minimum categories (White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander) for race. The race categories are described below with a sixth category, "Some Other Race," added with OMB approval. In addition to the five race groups, OMB also states that respondents should be offered the option of selecting one or more races.

If an individual did not provide a race response, the race or races of the householder or other household members were allocated using specific rules of precedence of household relationship. For example, if race was missing for a natural-born child in the household, then either the race or races of the householder, another natural-born child, or spouse of the householder were allocated.

If race was not reported for anyone in the household, then their race was assigned based on their prior Census record (either from Census 2000 or the American Community Survey), if available. If not, then the race or races of a householder in a previously processed household were allocated.

Definitions from OMB guide the Census Bureau in classifying written responses to the race question:

White. A person having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Arab, Moroccan, or Caucasian.

Black or African American. A person having origins in any of the Black racial groups of Africa. It includes people who indicate their race as "Black, African Am., or Negro" or report entries such as African American, Kenyan, Nigerian, or Haitian.

American Indian or Alaska Native. A person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment. This category includes people who indicate their race as "American Indian or Alaska Native" or report entries such as Navajo, Blackfeet, Inupiat, Yup'ik, or Central American Indian groups or South American Indian groups.

Respondents who identified themselves as "American Indian or Alaska Native" were asked to report their enrolled or principal tribe. Therefore, tribal data in tabulations reflect the written entries reported on the questionnaires. Some of the entries (for example, Metlakatla Indian Community and Umatilla) represent reservations or a confederation of tribes on a reservation.

The information on tribe is based on self-identification and therefore does not reflect any designation of federally or state-recognized tribe. The information for the 2010 Census was derived from the American Indian and Alaska Native Tribal Classification List for Census 2000 and updated from 2002 to 2009 based on the annual *Federal Register* notice entitled "Indian Entities Recognized and Eligible to Receive Services From the United States Bureau of Indian Affairs," Department of the Interior, Bureau of Indian Affairs, issued by OMB, and through consultation with American Indian and Alaska Native communities and leaders.

Asian. A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam. It includes people who indicate their race as "Asian Indian," "Chinese," "Filipino," "Korean," "Japanese," "Vietnamese," and "Other Asian" or provide other detailed Asian responses.

Native Hawaiian or Other Pacific Islander. A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands. It includes people who indicate their race as "Native Hawaiian," "Guamanian or Chamorro," "Samoan," and "Other Pacific Islander" or provide other detailed Pacific Islander responses.

Some Other Race. Includes all other responses not included in the "White," "Black or African American," "American Indian or Alaska Native," "Asian," and "Native Hawaiian or Other Pacific Islander" race categories described above. Respondents reporting entries such as multiracial, mixed, interracial, or a Hispanic, Latino, or Spanish group (for example, Mexican, Puerto Rican, Cuban, or Spanish) in response to the race question are included in this category.

Two or More Races. People may choose to provide two or more races either by checking two or more race response check boxes, by providing multiple responses, or by some combination of check boxes and other responses. The race response categories shown on the questionnaire are collapsed into the five minimum race groups identified by OMB and the Census Bureau's "Some Other Race" category. For data product purposes, "Two or More Races" refers to combinations of two or more of the following race categories:

1. White
2. Black or African American
3. American Indian or Alaska Native
4. Asian
5. Native Hawaiian or Other Pacific Islander
6. Some Other Race

There are 57 possible combinations involving the race categories shown above. Thus, according to this approach, a response of "White" and "Asian" was tallied as Two or More Races, while a response of "Japanese" and "Chinese" was not because "Japanese" and "Chinese" are both Asian responses.

ATTACHMENT C
2010 CENSUS DEFINITIONS OF HISPANIC OR LATINO ORIGIN

The data on the Hispanic or Latino population were derived from answers to a question that was asked of all people. The terms "Hispanic," "Latino," and "Spanish" are used interchangeably. Some respondents identify with all three terms, while others may identify with only one of these three specific terms. People who identify with the terms "Hispanic," "Latino," or "Spanish" are those who classify themselves in one of the specific Hispanic, Latino, or Spanish categories listed on the questionnaire ("Mexican," "Puerto Rican," or "Cuban") as well as those who indicate that they are "another Hispanic, Latino, or Spanish origin." People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are "another Hispanic, Latino, or Spanish origin" are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, or the Dominican Republic. Up to two write-in responses to the "another Hispanic, Latino, or Spanish origin" category are coded.

Origin can be viewed as the heritage, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. People who identify their origin as Hispanic, Latino, or Spanish may be of any race.

Some tabulations are shown by the origin of the householder. In all cases where the origin of households, families, or occupied housing units is classified as Hispanic, Latino, or Spanish, the origin of the householder is used. If an individual did not provide a Hispanic origin response, their origin was allocated using specific rules of precedence of household relationship. For example, if origin was missing for a natural-born child in the household, then either the origin of the householder, another natural-born child, or spouse of the householder was allocated.

If Hispanic origin was not reported for anyone in the household and origin could not be obtained from a response to the race question, then their origin was assigned based on their prior census record (either from Census 2000 or the American Community Survey), if available. If not, then the Hispanic origin of a householder in a previously processed household with the same race was allocated. As in Census 2000, surnames (Spanish and non-Spanish) were used to assist in allocating an origin or race.

Comparability. There are four changes to the Hispanic origin question for the 2010 Census. First, the wording of the question differs from that in 2000. In 2000, the question asked if the person was "Spanish/Hispanic/Latino." In 2010, the question asks if the person is "of Hispanic, Latino, or Spanish origin." Second, in 2000, the question provided an instruction, "Mark ☒ the '**No**' box if **not** Spanish/Hispanic/ Latino." The 2010 Census question provided no specific instruction for non-Hispanics. Third, in 2010, the "Yes, another Hispanic, Latino, or Spanish origin" category provided examples of six Hispanic origin groups (Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on) and instructed respondents to "print origin." In 2000, no Hispanic origin examples were given. Finally, the fourth change was the addition of a new instruction in the 2010 Census that was not used in Census 2000. The instruction is stated as follows: "NOTE: Please answer BOTH Question 8 about Hispanic origin and Question 9 about race. For this census, Hispanic origins are not races."

There were two changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differed from that in 1990; in 1990, the race question preceded the Hispanic origin question. Testing prior to Census 2000 indicated that

response to the Hispanic origin question could be improved by placing it before the race question without affecting the response to the race question. Second, there was an instruction preceding the Hispanic origin question indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions, and emphasized the need for both pieces of information.

Furthermore, there was a change in the processing of the Hispanic origin and race responses. In the 1990 census, respondents provided Hispanic origin responses in the race question and race responses in the Hispanic origin question. In 1990, the Hispanic origin question and the race question had separate edits; therefore, although information may have been present on the questionnaire, it was not fully utilized due to the discrete nature of the edits. However, for Census 2000, there was a joint race and Hispanic origin edit that utilized Hispanic origin and race information, regardless of the location.

Source: 2010 Census Redistricting Data (Public Law 94-171) *Summary File: Technical Documentation, Appendix B – Definitions of Subject Characteristics*, January 2011

SECTION VI
PRIVATE SECTOR IMPEDIMENTS ANALYSIS



Section VI
Private Sector Impediments Analysis
Table of Contents

A. INTRODUCTION VI-1

B. POPULATION DIVERSITY VI-1
1. Background VI-1
2. Analysis VI-2
   a. Index of Dissimilarity VI-2
   b. Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) VI-2
   c. Areas of Minority Population Concentration VI-5
   d. Impact of Population Growth Trends on Population Diversity VI-5
3. Conclusions and Recommendations VI-7

C. HOUSING DISCRIMINATION VI-7
1. Background - Prohibited Housing Discriminatory Practices VI-7
2. Analysis - Housing Discrimination Complaints VI-7
3. Conclusions and Recommendations VI-10

D. BROKERAGE SERVICES VI-11
1. Background – Denial of Access to Real Estate Organizations VI-11
2. Analysis VI-11
   a. Southwest Riverside County Association of REALTORS (SRCAR) VI-11
   b. Code of Ethics VI-12
   c. Fair Housing Training VI-13
   d. Discriminatory Brokerage Practice Complaints VI-13
3. Conclusions and Recommendations VI-13

E. STEERING VI-14
1. Background - Prohibited Steering Practices VI-14
2. Analysis of Steering VI-14
3. Conclusions and Recommendations VI-15

F. APPRAISAL PRACTICES VI-15
1. Background – Prohibited Appraisal Practices VI-15
2. Analysis of Appraisal Practices VI-15
3. Conclusions and Recommendations VI-16

G. LENDING PRACTICES VI-16
1. Background VI-16
2. Analysis of Home Mortgage Disclosure Act Data VI-17
   a. 2018 FHA/VA and Conventional Loan Volumes and Loan Dispositions VI-18
   b. Loan Denial Rates by Type of Financing VI-18
   c. Loan Denial Rates by Household Income and Type of Financing VI-18
   d. Loan Denial Rates by Race and Ethnicity VI-20
   e. Reasons for Denial of Loan Applications VI-23
3. Conclusions and Recommendations VI-24

H. HOMEOWNER'S INSURANCE VI-25
1. Background - Discriminatory Homeowner's Insurance Practices VI-25
2. Analysis of Homeowners and Renter Insurance VI-26
3. Conclusions and Recommendations VI-26

I. BLOCKBUSTING/PANIC SELLING VI-27
1. Background - Inducing Sales by Misrepresentations VI-27
2. Analysis of Blockbusting/Panic Selling VI-27
3. Conclusions and Recommendations VI-27

J. PROPERTY MANAGEMENT PRACTICES VI-27
1. Background VI-27
   a. On-Site Property Management Requirements VI-27
   b. Rental Housing Stock and Renter Householders VI-28
2. Analysis of Property Management Practices VI-30
   a. Market Rate Rental Housing Developments VI-30
      1. Occupancy Limits VI-30
      2. Reasonable Physical Modifications VI-30
      3. Reasonable Accommodations VI-31
      4. Service and/or Companion Animals VI-31
      5. Written Policies and Procedures VI-31
      6. Knowledge of Fair Housing Laws VI-32
      7. Month-to-Month Compared to Leasing Terms VI-32
   b. Affordable Rental Housing Developments VI-35
      1. Occupancy Limits VI-35
      2. Reasonable Physical Modifications VI-35
      3. Reasonable Accommodations VI-35
      4. Service and/or Companion Animals VI-35
      5. Written Policies VI-35
      6. Knowledge of Fair Housing Laws VI-35
      7. Month-to-Month Compared to Leasing Terms VI-35
3. Conclusions and Recommendations VI-38

K. DISCRIMNATORY ADVERTISING VI-38
1. Background – Prohibitions Against Preferences and Limitations VI-38
2. Analysis of Newspaper Print and Online Advertisements VI-39
3. Conclusions and Recommendations VI-40

L. HATE CRIMES VI-40
1. Background – Hate Crimes at a Residential Location VI-40
2. Analysis of Hate Crime Data VI-41
3. Conclusions and Recommendations VI-41

List of Tables

Table VI-1 City of Hemet Analysis of Impediments to Fair Housing Choice Page References for Discussion of Private Sector Fair Housing Impediments VI-1
Table VI-2 Hemet Poverty Rates by Census Tract VI-3
Table VI-3 City of Hemet Minority Population by Census Tract: 2014-2018 VI-6

Table VI-4 Housing Discrimination Complaints Filed With The State Department of Fair Employment and Housing: 2015-2018 ..... VI-8
Table VI-5 City of Hemet Housing Discrimination Complaints by Protected Class January 2010 to January 2019 (Filed with U.S. Department of Housing and Urban Development) VI-9
Table VI-6 City of Hemet Housing Discrimination Bases by Protected Class FY 2015/2106 to FY 2018/2019 (Filed with the Fair Housing Council of Riverside County, Inc.) VI-10
Table VI-7 City of Hemet FHA/VA and Conventional Loan Applications and Denial Rates: 2018 ..... VI-19
Table VI-8 City of Hemet FHA/VA and Conventional Loan Denial Rates By Household Income: 2018 ..... VI-20
Table VI-9 City of Hemet FHA/VA and Conventional Loan Denial Rates By Race and Ethnicity: 2018 ..... VI-21
Table VI-10 City of Hemet FHA/VA and Conventional Loan Denial Rates by Census Tract: 2018 ..... VI-23
Table VI-11 City of Hemet Reasons for Loan Denials: 2018 ..... VI-24
Table VI-12 City of Hemet Renter Occupied Housing Units by Units in Structure VI-29
Table VI-13 City of Hemet Renter Occupied Units by Age of Householder VI-29
Table VII-14 City of Hemet Summary of Market-Rate Apartment Complex Survey: February 2020 ..... VI-33
Table VII-15 City of Hemet Summary of Affordable Apartment Complex Survey: October – February 2020 ..... VI-37

List of Exhibits

Exhibit VI-1 Census Tract 434.03 ..... VI-4

A. INTRODUCTION

Section VI presents the analysis of 11 potential or actual private sector impediments to fair housing choice. Private sector impediments are discriminatory practices prohibited by the 1968 federal Fair Housing Act, as amended, and the California Fair Employment and Housing Act. Table VI-1 lists the pages which discuss each impediment.

Table VI-1
City of Hemet
Analysis of Impediments to Fair Housing Choice
Page References for Discussion of Private Sector Fair Housing Impediments

Fair Housing Impediment	Page References
▪ Population Diversity	VI-1 to VI-7
▪ Housing Discrimination	VI-7 to VI-10
▪ Brokerage Services	VI-10 to VI-14
▪ Steering	VI-14 to VI-15
▪ Appraisal Practices	VI- 15 to VI-16
▪ Lending Practices	VI-16 to VI-25
▪ Homeowner's Insurance	VI-25 to VI-26
▪ Blockbusting/Panic Selling	VI-27
▪ Property Management Practices	VI-27 to VI-38
▪ Discriminatory Advertising	VI-38 to VI-40
▪ Hate Crimes	VI-40 to VI-41

The format for presenting information on each potential or actual impediment includes:

- Background – an explanation of why a specific practice is prohibited and how it creates an impediment to fair housing choice.
- Analysis – a discussion of data to determine if the prohibited discriminatory practices create an impediment to fair housing choice.
- Conclusions and Recommendations –a brief explanation of whether an impediment to fair housing choice exists and recommended actions that will be implemented by the City and Fair Housing Council of Riverside County, Inc., the City's fair housing provider.

B. POPULATION DIVERSITY

1. Background

HUD's 1996 *Fair Housing Planning Guide* states:

> In the AI, the jurisdiction should describe the degree of segregation by race and ethnicity.

The metrics for measuring population diversity, meaning the level of racial integration and segregation, include:

- Index of Dissimilarity
- Racially/ethnically concentrated areas of poverty (R/ECAPs)
- Areas of minority population concentration

2. Analysis

a. Index of Dissimilarity

The U.S. Census Bureau explains that an index of dissimilarity measures the percentage of a group's population that would have to change residence for each neighborhood to have the same percentage of that group as the metropolitan area overall. The index ranges from 0.0 (complete integration) to 1.0 (complete segregation).

HUD's *Assessment of Fair Housing Tool for Local Governments* states that the Index of Dissimilarity measures the degree to which two groups are evenly distributed across a geographic area and is a commonly used tool for assessing residential segregation between two groups.

HUD defines three segregation levels:

	Value	Level of Segregation
Dissimilarity Index Value (0-100)	0-39.99	Low Segregation
	40-54.99	Moderate Segregation
	55-100	High Segregation

Brown University's Diversity and Disparities database has calculated an Index of Dissimilarity for cities throughout the United States. According to Brown University, a value of 60 (or above) is considered very high. It means that 60% (or more) of the members of one group would need to move to a different census tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low.

Using 2010 Census data, Brown University calculated the City of Hemet's Index of Dissimilarity and the index reveals a Low Segregation Level for all racial/ethnic group pairings as follows:

- White-Black/Black-White 18.1
- White-Hispanic/Hispanic-White 19.3
- White-Asian/Asian-White 20.3
- Black-Hispanic/Hispanic-Black 15.5
- Black-Asian/Asian-Black 24.3
- Hispanic-Asian/Asian-Hispanic 27.8

The link to Brown University's Diversity and Disparities database is
https://s4.ad.brown.edu/projects/diversity/

b. Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

To assist communities in identifying racially or ethnically concentrated areas of poverty, HUD developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test:

- A nonwhite population of 50% or more
- A poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower

Table VI-2 shows that census tract 434.03 has a poverty rate of 48% or more. Sixty-eight percent of the population living in this census tract identify with a minority population group. Therefore, census tract 434.03 meets HUD's threshold criteria of a racially/ethnically concentrated area of poverty.

The boundaries of census tract 434.03 are: north - Mayberry Avenue; South Gilbert Street; Johnston Avenue; South Buena Vista Street; Whitter Avenue; and South San Jacinto Street. Exhibit VI-1 shows the boundaries of the census tract.

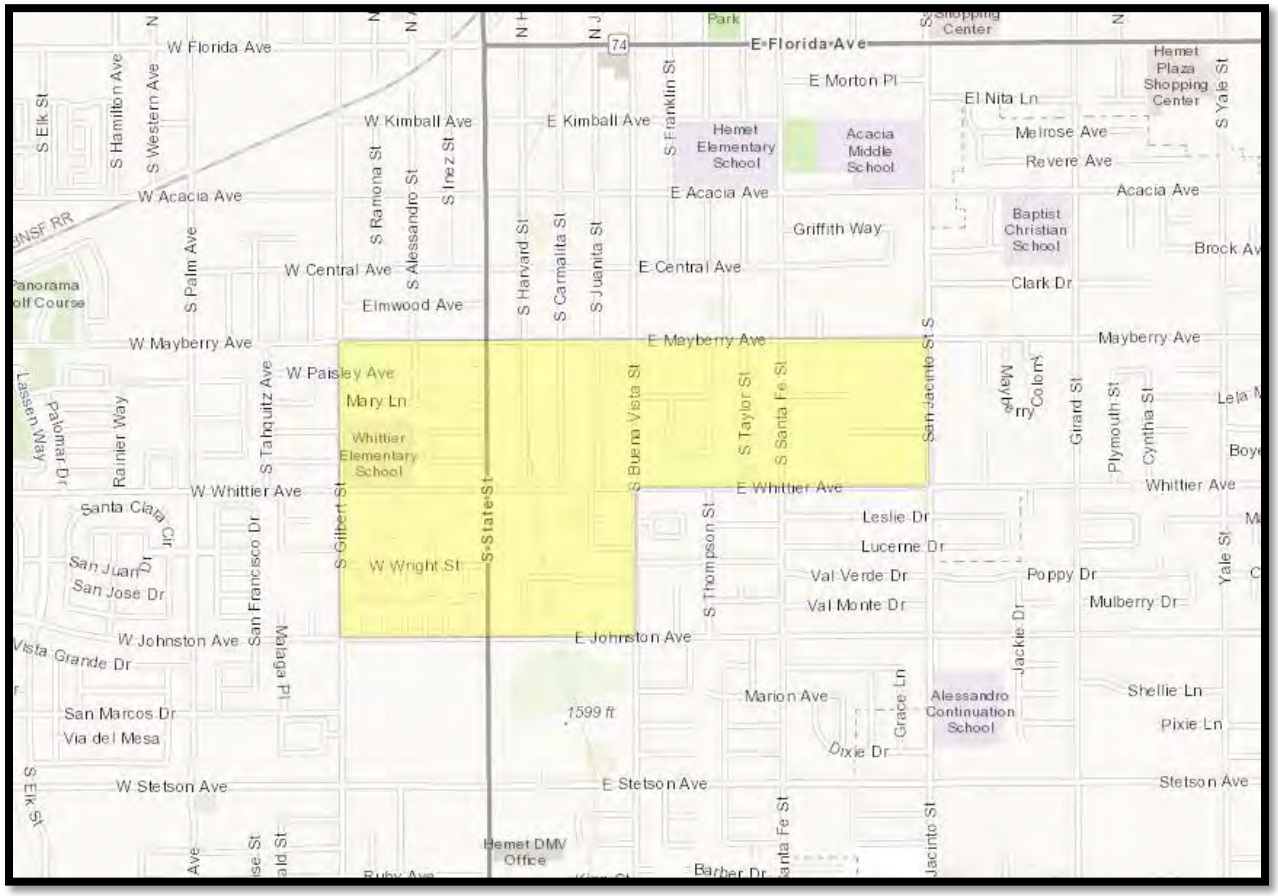
Table VI-2
City of Hemet
Poverty Rates by Census Tract

Census Tract	Population for Whom Poverty Status is Determined	Number Below Poverty Level	Percent Below Poverty Level
427.45	5,405	743	13.7%
433.06	4,814	428	8.9%
433.07	6,261	1,534	24.5%
433.09	2,693	819	30.4%
433.12	4,228	843	19.9%
433.16	3,630	351	9.7%
433.17	8,819	1,442	16.4%
434.01	6,657	2,198	33.0%
434.03	*2,703*	*1,304*	*48.2%*
434.04	2,748	650	23.7%
434.05	4,179	1,195	28.6%
435.03	3,936	661	16.8%
435.04	8,362	1,210	14.5%
435.05	3,046	713	23.4%
435.06	6,252	1,143	18.3%
435.07	7,160	1,761	24.6%
Total	80,893	16,995	21.0%

Note: This data is for the entire census tract regardless of city boundaries

Source: American Community Survey (ACS) 2014-2018 5-Year Estimates, Table: S1701 Poverty Status in the Past 12 Months

Exhibit VI-1
Census Tract 434.03



c. Areas of Minority Population Concentration

HUD rules require the City's Consolidated Plan to describe any area of minority concentration and state how the jurisdiction defines the term "area of minority concentration." Neither the Consolidated Plan rules nor the 1996 *Fair Housing Planning Guide* offers guidance on how the City should define an area of minority concentration.

The 2020-2025 Consolidated Plan describes the guidance provided by HUD on what constitutes a "concentration". The standard selected by the Consolidated Plan is when a neighborhood's total percentage of *minority persons* is at least 20 percentage points higher than the total percentage of all minorities for the Metropolitan Statistical Area (MSA) as a whole.

Hemet is located in the San Bernardino-Hemet MSA. Data were unavailable for the entire MSA and was available for each County. San Bernardino and Hemet County's minority population percentage were 72.2% (1,567,340/2,171,603) and 65.5% (1,606,391/2,450,758), respectively. Therefore, a neighborhood/census tract with a minority concentration is one with 85.5% to 92.2% identifying with a minority population group.

Table VI-3 shows the minority population percentages for the entire city (58%) and for each census tract, which ranges from a low of 35.5% to a high of 73.8%. Thus, Hemet does not have an area of minority concentration – that is, a census tract with a minority population greater than 85.5%.

d. Impact of Population and Household Growth Trends on Population Diversity

Population projections by race and ethnicity for the City are unavailable as they have not been prepared by the State Department of Finance (DOF), the Southern California Association of Governments **(**SCAG) or other governmental agencies. SCAG's Connect SoCal Program prepared population and household projections to 2045. The projections suggest a modest growth of 23,600 households and 42,500 people between 2016 and 2045.

Table VI-3
City of Hemet
Minority Population by Census Tract: 2014-2018

Census Tract	Total Pop.	White Alone, Not Hispanic or Latino	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some other race Alone	Two or more races	Hispanic or Latino	Total Minority Pop.	Percent Minority
427.45	5,405	2,891	193	0	234	0	0	78	2,009	2,514	46.5%
433.06	4,814	2,020	210	78	166	0	28	87	2,225	2,794	58.0%
433.07	6,471	2,571	1,017	0	375	72	3	40	2,393	3,900	60.3%
433.09	2,798	1,003	256	47	57	119	0	105	1,211	1,795	64.2%
433.12	4,256	1,281	97	0	96	0	0	43	2,739	2,975	69.9%
433.16	3,816	2,462	329	0	349	4	0	217	455	1,354	35.5%
433.17	8,830	3,248	946	257	308	19	0	283	3,769	5,582	63.2%
434.01	6,793	2,255	316	61	54	0	0	20	4,087	4,538	66.8%
434.03	2,708	867	227	0	37	0	0	44	1,533	1,841	68.0%
434.04	2,748	1,460	149	79	0	0	0	41	1,019	1,288	46.9%
434.05	4,179	1,663	343	0	0	0	0	100	2,073	2,516	60.2%
435.03	3,986	1,916	129	0	139	17	0	24	1,761	2,070	51.9%
435.04	8,362	3,953	490	0	489	19	15	331	3,065	4,409	52.7%
435.05	3,074	1,861	137	29	79	0	0	93	875	1,213	39.5%
435.06	6,260	2,996	246	0	150	0	0	199	2,669	3,264	52.1%
435.07	7,202	1,887	716	29	241	0	0	83	4,246	5,315	73.8%
Total	81,702	34,334	5,801	580	2,774	250	46	1,788	36,129	47,368	58.0%

Source: United States Census Bureau, 2014-2018 American Community Survey (ACS) 5-Year Estimates, Table B03002 Hispanic or Latino Origin

Note: The data is only available for the entire Census Tract regardless of city boundaries. Therefore, some data may be beyond Hemet city limits

3. Conclusions and Recommendations

Although the City as whole has a low segregation level, there is one racially/ethnically concentrated area of poverty. This area is census tract 434.03. Actions to ameliorate this impediment involve improvements to the neighborhood, creating incentives for market rate housing development, and enhancing the economic mobility of residents.

In FY 2021-2022, the City will take the following actions:

Action 1: Reduce Neighborhood Poverty Levels

- Implement the Consolidated Plan Anti-Poverty Strategy.

Action 2: Develop Market Rate Housing

- Encourage the development of market rate housing in this neighborhood if there are vacant housing sites appropriate for such development.

C. HOUSING DISCRIMINATION

1. Background - Prohibited Housing Discriminatory Practices

Sections 804 (a), (b), and (d) of the 1968 Fair Housing Act, as amended, describes several prohibited housing discriminatory practices such as the following:

> (a) To refuse to *sell or rent* after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin. [Emphasis added]
> (b) To discriminate against any person in the *terms, conditions, or privileges* of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin. [Emphasis added]
> (d) To represent to any person because of *race, color, religion, sex, handicap, familial status, or national origin* that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available. [Emphasis added]

The California Fair Employment and Housing Act (FEHA) prohibits unlawful practices similar to those that are described in the 1968 Federal Fair Housing Act, as amended. The State law expands the description of prohibited practices to "harassment," and to "harass, evict, or otherwise discriminate" for the purpose of "retaliation" against a protected class. Moreover, the State law expands the protected classes to include, among others, sexual orientation, marital status, ancestry, age, and source of income.

2. Analysis - Housing Discrimination Complaints

Housing discrimination complaints can be filed directly with the State Department of Fair Employment and Housing (DFEH), the U.S. Department of Housing and Urban Development (HUD) and the Fair Housing Council of Riverside County, Inc. (FHCRC).

The DFEH statutory mandate is to protect the people of California from employment, housing and public accommodations discrimination, and hate violence and human trafficking, pursuant to the

California Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act.

With regard to housing, the FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The DFEH did not have data specific to the City of Hemet. Table VI-4 shows the bases of housing discrimination complaints filed with the DEFH in the four year period between 2015 and 2018. Disability, race/color and familial status account for 54% of the bases for the filed complaints. During the 2015-2018 period, Hemet County residents filed 4.3% of the housing discrimination complaints. The reason for this low percentage maybe that Hemet County residents may choose to file complaints with the FHCRC rather than the State Department.

Table VI-4
Housing Discrimination Complaints Filed With The
State Department of Fair Employment and Housing: 2015-2018

Basis	Number of Bases	Percentage Distribution
Disability	3,091	30%
Race	1,196	12%
Familial Status	848	8%
Sex-Gender	528	5%
National Origin	505	5%
Color	417	4%
Religion	190	2%
Source of Income	427	4%
All Other	3,039	30%
Total	10,241	100%

Note: The number of bases is the sum of the four years.
The total number of bases exceeds the total number of complaints filed because a complaint may have more than one basis. There were during the four years 5,288 complaints filed and 10,241 bases.
Source: California Department of Fair Employment and Housing, Annual Reports, 2015, 2016, 2017 and 2018

Thirty Hemet residents filed fair housing discrimination complaints with HUD between January 2010 and January 2019. The 30 complaints involved 50 bases because a complaint may include more than one basis. Table VI-5 shows that the most frequent bases for the complaints were disability, race, and retaliation. Section IV provides definitions of these and other protected classes.

Table VI-5
City of Hemet
Housing Discrimination Complaints by Protected Class
January 2010 to January 2019
(Filed with U.S. Department of Housing and Urban Development)

Protected Class	Number of Cases	Percentage Distribution
Disability	13	26%
Race	12	24%
Retaliation	10	20%
Familial Status	5	10%
National Origin	5	10%
Sex	4	8%
Color	1	2%
Total	50	100.0%

Source: U.S. Department of Housing and Urban Development, San Francisco Office Fair Housing and Equal Opportunity

In the past four fiscal years – FY 2015/16 to FY 2018/2019 - 277 housing discrimination complaints were filed by Hemet residents with the FHCRC. Disability was the basis for 70% of the complaints. Race and color were the bases for 10% of the complaints. However, the FHCRC investigates some complaints and sometimes finds no evidence to sustain the allegations. Refer to Table VI-6.

HUD also has advised cities that the number of complaints filed at HUD does not necessarily reflect the actual occurrences of discrimination within ta city. Studies have indicated that a very small fraction of people who believe they've been a victim of housing discrimination actually contact HUD to file a complaint, according to Chloé Coe, Equal Opportunity Specialist, Fair Housing and Equal Opportunity (FHEO) – San Francisco.

Because of this fact, neither the number of complaints nor the number of proven complaints is an accurate indicator of the incidence of discrimination in the Hemet housing market.

Table VI-6
City of Hemet
Housing Discrimination Bases by Protected Class
FY 2015/2106 to FY 2018/2019
(Filed with the Fair Housing Council of Riverside County, Inc.)

Protected Class	Number of Bases	Percentage Distribution
Disability	194	70%
Race/Color	28	10%
National Origin	14	5%
Source of Income	14	5%
Familial Status	10	4%
Other	17	6%
Total	277	100.0%

Source: Fair Housing Council of Riverside County, Inc., Special Tabulations, FY 2015/2016 to FY 2018/2019

3. Conclusions and Recommendations

Housing discrimination, particularly on the basis of disability, race, and familial status, is an impediment to fair housing choice. Based on past trends, it is estimated that 25 housing discrimination complaints may be filed by Hemet residents with HUD during the five year period between FY 2020-2021 and FY 2024-2025. During the same period, it is estimated that 300 housing discrimination complaints may be filed with the FHCRC.

Housing discrimination is an impediment to fair housing choice. The City will take the following actions to remove or mitigate this impediment to fair housing choice:

Action 1: Continue to Provide Fair Housing Services

- During the five-year period from FY 2020-2021 through FY 2024-2025, the City will have the FHCRC provide fair housing services which will include the processing of housing discrimination complaints and landlord/tenant counseling services. Often a landlord/tenant issue has as its basis a housing discrimination concern.

Action 2: Increase Fair Housing Services to Include Periodic Testing

- The City has collaborated with the FHCRC to conduct testing and will do so during the 2020-2025 period.

Action 3: Increase Fair Housing Awareness and Education through the City's website.

- The City, on its website, will increase efforts in educating residents on potential sources of discrimination and avenues to address fair housing by providing links to relevant information. The information should be provided in the English and Spanish languages.

D. BROKERAGE SERVICES

1. Background – Denial of Access to Real Estate Organizations

Section 3606 of the 1968 Federal Fair Housing Act prohibits discrimination in the provision of brokerage services:

> After December 31, 1968, it shall be unlawful to *deny* any person access to or *membership* or participation in any *multiple-listing service*, *real estate brokers' organization* or other service, organization, or facility relating to the business of selling or renting dwellings, or to discriminate against him in the terms or conditions of such *access, membership, or participation*, on account of race, color, religion, sex, handicap, familial status, or national origin. [Emphasis added]

2. Analysis

a. Southwest Hemet County Association of REALTORS (SRCAR)

Real estate professionals whose business is located in the City of Hemet most likely belong to the Southwest Riverside County Association of REALTORS (SRCAR). One of offices of the SRCAR is located at 2355 East Florida Avenue, CA 92544.

The President Elect is Jenna Garza. Connie Lynch is the Chief Executive Officer.
According to a membership profile, the race and ethnicity of California REALTORS is as follows:

- White 77%
- Asian/Pacific Islander 11%
- Hispanic/Latino 9%
- Black/African American 3%
- Other/American Indian/Eskimo/Aleut 4%

Source: California Association of REALTORS, *2013 Member Profile – California Report.*

An overlap between the White and Hispanic/Latino groups results in the total exceeding 100%. There are no comparable figures on the race and ethnicity of the real estate professionals who belong to SRCAR. Because of the demographic make-up of the City, it is assumed that more than 9% of the local real estate professionals identify with the Hispanic/Latino ethnicity group.

Approximately 1,100 Hemet residents are employed in the "finance and insurance and real estate and rental and leasing" industry. Estimates of the number of Hemet residents employed in the "real estate" sub-sector are unavailable. However, in Riverside County 35% of the industry total are employed in the "real estate" sub-sector. That percentage applied to Hemet's industry total yields an order of magnitude estimate of almost 400 residents being employed in the "real estate" sub-sector.

Source: 2012-2017 American Community Survey 5-Year Estimates, Table S2405, Industry by Occupation for the Civilian Employed Population 16 Years and Over

According to the North American Industry Classification System, the Real Estate and Rental and Leasing sector comprise establishments that are primarily engaged in renting, leasing, or otherwise

allowing the use of tangible or intangible assets, and establishments providing related services. The major portion of this sector comprises establishments that rent, lease, or otherwise allow the use of their own assets by others. The assets may be tangible, as is the case of real estate and equipment, or intangible, as is the case with patents and trademarks. Industries in the Real Estate subsector group establishments primarily engaged in renting or leasing real estate to others; managing real estate for others; selling, buying, or renting real estate for others; and providing other real estate related services, such as appraisal services.

Source: Office of Management and Budget, *North American Industry Classification System*, 2017, page 449

The application for membership in the SRCAR does not request information on the race or ethnicity of the applicant.

b. Code of Ethics

The Code of Ethics is a meaningful deterrent to discriminatory practices because hefty fines can be imposed. The Code of Ethics involves duties to clients and customers and to the public including, but not limited, to the following:

- Realtors® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. Realtors® shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. *(Amended 1/14)*

- Realtors®, in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. *(Amended 1/14)*

The list below gives examples of standards of practice:

Standard of Practice 3-11: Realtors® may not refuse to cooperate on the basis of a broker's race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. *(Adopted 1/20)*

Standard of Practice 10-1: When involved in the sale or lease of a residence, Realtors® shall not volunteer information regarding the racial, religious or ethnic composition of any neighborhood nor shall they engage in any activity which may result in panic selling, however, Realtors® may provide other demographic information. *(Adopted 1/94, Amended 1/06)*

Standard of Practice 10-3: Realtors® shall not print, display or circulate any statement or advertisement with respect to selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. *(Adopted 1/94, Renumbered 1/05 and 1/06, Amended 1/14)*

The maximum fine for an ethics violation is $15,000, but it's up to each association's hearing panel to decide what an appropriate sanction is for each case. In general, if the violation is considered to be relatively minor, such as an advertising mistake that did not cause significant harm and was

mainly due to a lack of knowledge of the Code, a fine of $500 or less may be imposed. But if the violation is very serious, such as an escrow account problem that caused substantial harm and was knowingly committed, then a fine at the top end of the $15,000 maximum may be imposed.

c. Fair Housing Training

The California law requires real estate brokers and salespersons renewing their licenses to complete both an Ethics course and a Fair Housing course, which happens every four years. According to the State Department of Real Estate (DRE), the fair housing course should provide real estate licensees with:

- Knowledge of Federal and State fair housing laws relating to the sale and rental of real estate;
- Knowledge of selected Federal and State civil rights and antidiscrimination laws relating to real property transactions and business establishments;
- The ability to avoid practices that could be considered discriminatory in commercial and residential transactions and facilities;
- An understanding of the voluntary affirmative marketing agreement (VAMA) and its application in the real estate industry;
- The desire to commit to affirmative compliance with the fair housing laws.

The DRE Enforcement Sections receives and processes complaints that are investigate and referred to the Legal Section for disciplinary action. Disciplinary actions may include restrictions (loss of some privileges); suspension; monetary fine; and revocation (complete loss to practice).

d. Discriminatory Brokerage Practice Complaints

Neither the FHCRC nor HUD-San Francisco compiles data on discriminatory brokerage services. The HUD headquarters in Washington, D.C. and Fair Housing Assistance Program (FHAP) agencies record discriminatory practices in categories known as "issues." If a single complaint alleges multiple issues, it is counted under each issue alleged. In the five fiscal years between 2013 and 2017, 41,674 issues were counted of which 209 or 0.5% involved discriminatory brokerage practices. HUD has not published data for FY 2018 and FY 2019.

3. Conclusions and Recommendations

Brokerage services as defined by the 1968 Federal Fair Housing Act pertain to having equal access to membership and participation in an Association of REALTORS and the MLS. The SRCAR membership application does not inquire about the characteristics of the applicant other than license status and experience. Consequently, the SRCAR does not prevent membership by individuals who belong to one or more of the protected classes.

The potential of discriminatory brokerage practices against clients and the public is mitigated by enforcement of the Code of Ethics and fair housing training. The local associations of REALTORs and State Department of Real Estate are responsible for imposing disciplinary actions on sales persons and brokers who violate fair housing laws.

It is determined that the provision of brokerage services is not an impediment to fair housing choice. Although no impediment exists, the following is an action to affirmatively further fair housing:

Action 1: Encourage the Fair Housing Council of Riverside County, Inc. to provide "live" rather than "online" fair housing training to salespersons and brokers who are renewing their licenses.

E. STEERING

1. Background - Prohibited Steering Practices

HUD's 1996 Fair Housing Planning Guide states that a private sector impediment is "steering."

Examples of prohibited steering practices include:

- A REALTOR deliberately guiding potential purchasers toward or away from certain neighborhoods because of membership in a protected class.
- A lender who deliberately guides loan applicants toward or away from certain types of loans because of membership in a protected class.
- Limiting a renter's housing choices by guiding or encouraging the person to look elsewhere, based on a fair housing protected characteristic. This type of steering mostly affects apartment seekers as opposed to in-place tenants.

2. Analysis of Steering

As previously noted, HUD annually counts discriminatory practices in categories known as "issues". In the five fiscal years between 2013 and 2017, 41,674 issues were counted of which 368 or 0.9% involved steering. HUD has not published data for Fiscal Years 2018 and 2019.

The steering of home buyers probably happens less frequently than in the past because the internet enables home buyers to be more active in the search process and less reliant on REALTORS. According to the California Association of REALTORS *2015 Home Buyers Survey* buyers on average spend 15 weeks investigating homes and neighborhoods before contacting an agent. Although 55% of buyers found a home through an agent, 18% found it using a website, 11% a for sale sign, and 8.5% at an open house. Zillow and Realtor.com are the considered by buyers as the most useful websites when they search for a home. In addition, the vast majority of buyers used mobile devices to research homes and neighborhoods and to take photos of homes/amenities/neighborhoods.

The use of the internet and mobile devices does potentially create risks in the home buying process. Several state Attorney Generals have concluded that –

> …the growing role of data analytics and online platforms in the housing sale and rental markets means that risks are greater that segments of society will be steered away from or denied housing in a way that is immune to examination of intent yet results in even more segregated housing patterns.
>
> Source: Comments from Attorney General's Regarding the Reconsideration of HUD's Implementation of the Fair Housing Act's Disparate Impact Standard (Docket No. FR-6111-A-01), page 9

3. Conclusions and Recommendations

Steering may adversely impact homebuyers in their search process and when they apply for a loan. Steering also may adversely impact in-place renters and rental apartment seekers. Corrective actions have been taken by the federal and state governments regarding loan steering so that abuse may not happen in the future as frequently as it occurred in the early to mid-2000s. However, the steering of apartment seekers is likely to continue, although it is not possible to measure its frequency.

Although incidents of steering cannot be precisely quantified, there is evidence that it exists. Steering, therefore, creates an impediment to fair housing choice.

The City will take the following actions to remove or mitigate this impediment to fair housing choice:

Action 1: Provide Information on Steering at First Time Homebuyer Workshops

- During the five-year period from FY 2020-2021 through FY 2024-2025, the FHCRC in their FTHB Workshops will provide 1) examples of how to detect "steering" when using the internet to conduct a home search process; 2) examples of how to detect loan steering; and 3) examples of steering that could be experienced by in-place tenants and apartment seekers.

F. APPRAISAL PRACTICES

1. Background – Prohibited Appraisal Practices

The 1968 Federal Fair Housing Act, as amended, makes it unlawful to discriminate against a protected class in appraising property. An appraisal is a written assessment of market value and is used by mortgage underwriters to determine whether there is sufficient collateral to lend money to a homebuyer. Unlawful discriminatory appraisal practices, for example, may include:

- Taking into account the race and ethnic make-up of a neighborhood
- Taking into the account the race and ethnicity of the seller and/or buyer

2. Analysis of Appraisal Practices

Homebuyers requiring a loan to buy a home are given the opportunity to review an appraisal report. In 2018, 868 home loans were approved which is an indicator of the number of homebuyers who were given the opportunity to review an appraisal report.

The Uniform Residential Appraisal Report is a six page form used by appraisers to determine the value of a home. In bold letters, the form states:

> **Note: Race and the racial composition of the neighborhood are not appraisal factors.**

At the end of the report, there are "appraiser's certifications" which include certification #17:

> I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial

status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

Contained in the Standards section is Standard Rule 6-3 which deals with neighborhood trends when appraising a property and encourages appraisers to avoid stereotyped or biased assumptions relating to race, age, color, gender, or national origin or an assumption that race, ethnic, or religious *homogeneity* is necessary to maximize value in a neighborhood. [Emphasis added]

In a May 2012 valuation advisory report on *Residential Appraising in a Declining Market*, The Appraisal Foundation/Appraisal Practices made no mention of protected classes or homogeneity as factors to consider in an appraisal.

Under both federal law (the Equal Credit Opportunity Act of 1976 and its implementing regulations) and California law (Business & Professions Code Section 11423), a lender is generally obligated to inform a credit applicant of the right to receive a copy of the appraisal used in connection with an application, and to honor the applicant's written request for a copy of the appraisal report.

The California Association of REALTORS (CAR) explains that one of the reasons a buyer should obtain an appraisal is –

To make sure the lender has not engaged in any discriminatory practices.

Consequently, a homebuyer/borrower is entitled to a copy of the appraisal. But a homebuyer and borrower during the purchase process has a bewildering array of documents to review and sign. Additionally, given an appraisal to review, they may not have the knowledge to review an appraisal report to determine if, for example, race or ethnicity were considered in making the appraisal.

3. Conclusions and Recommendations

Complaints regarding discriminatory appraisal practices are not routinely collected by local, state or federal agencies. Data are unavailable to demonstrate if discriminatory appraisal practices have adversely impacted some of the real estate transactions in Hemet.

Although no impediment was found to exist, the City will take following action to affirmatively further fair housing:

Action 1: Provide Information on the Appraisal Process at First Time Homebuyer Workshops

- In FY 2020-2021 to FY 2024-2025, the FHCRC will describe the appraisal process and the contents of an appraisal report the FTHB Workshops.

G. LENDING PRACTICES

1. Background

Equal access to credit so that borrowers can purchase a home is a fundamental goal of fair housing. Section 805 of the 1968 Federal Fair Housing Act, as amended, and the Equal Credit Opportunity

Act of 1976 prohibit the denial of access to credit because of a loan applicant's race, color, religion, sex, handicap, familial status, or national origin.

According to the Consumer Financial Protection Bureau:

> The Home Mortgage Disclosure Act (HMDA) is a data collection, reporting, and disclosure statute that was enacted in 1975. HMDA data are used to assist in determining whether financial institutions are serving the housing needs of their local communities; facilitate public entities' distribution of funds to local communities to attract private investment; and help identify possible discriminatory lending patterns. Institutions covered by HMDA are required to annually collect and report specified information about each mortgage application acted upon and mortgage purchased during the prior calendar year. The data include the disposition of each application for mortgage credit; the type, purpose, and characteristics of each home mortgage application or purchased loan; the census-tract designations of the properties; loan pricing information; demographic and other information about loan applicants, including their race, ethnicity, sex, and income; and information about loan sales.
>
> Source: Consumer Financial Protection Bureau, *Data Point: 2018 Mortgage Market Activity and Trends: A First Look at the 2018 HMDA Data*, page 1

For calendar year 2018, 5,666 institutions in the country reported HMDA data, down 3.9% from the 5,897 which reported in 2017. The 2019 HMDA data will be published in September 2020.

2. Analysis of 2018 Home Mortgage Disclosure Act Data

The HMDA data are available only at the census tract level. The calendar year 2018 HMDA data are reported by lenders according to the 2010 census tract boundaries.

For purpose of the analysis, data for the City of Hemet is in fact the sum of all census tracts located entirely with the City limits plus those where the vast majority (70%+) of the housing units are within its boundaries. In addition, the analysis is limited to only owner occupied dwellings with one to four units as well as manufactured dwellings.

According to HMDA data, lending institutions can take up to eight actions on a loan application. The actions are coded in to the Loan Application Registration System (LARS) as follows:

1. Loan Originated
2. Application Approved but not accepted (by applicant)
3. Application Denied by financial institution
4. Application Withdrawn by applicant
5. File Closed for incompleteness
6. Loan Purchased by the institution
7. Preapproval Denied by financial institution
8. Preapproval Approved but not accepted (by applicant)

In order to determine a "denial rate" for loan applications, only the first three actions are considered. The reason for limiting to the first three actions is because those actions represent applications that were completely processed and either were approved or denied.

a. 2018 FHA/VA and Conventional Loan Volumes and Loan Dispositions

The 2018 HMDA LARS data reported a total of 979 FHA/VA and conventional loan applications to purchase homes located in Hemet:

▪ FHA/VA Loans	626	63.9%
▪ Conventional Loans	353	36.1%
Total	979	100.0%

A conventional loan is secured by investors, but neither insured by the FHA nor guaranteed by VA. Both fixed rate and adjustable rate loans are available with conventional financing.

The final disposition of the 979 loan applications was as follows:

▪ Approved	868	88.7%
▪ Denied	111	11.3%
Total	979	100.0%

Approved loans include loans originated and loan applications approved by the lender but not accepted by the borrower.

b. Loan Denial Rates by Type of Financing

Table VI-7 also shows the FHA/VA and conventional loan denial rates. In 2018, the 626 FHA/VA loan applications comprised almost 64% of all 979 loan applications. Of the 626 applications, 12.5% were denied. By comparison, in 2014 the FHA/VA borrowers experienced a denial rate of 14%,

In 2018, the 353 conventional loan applications comprised approximately 36% of all 979 loan applications. Of the 353 applications, 11.3% were denied. By comparison, in 2014 the conventional loan applicants had a denial rate of 12.8%.

c. Loan Denial Rates by Household Income and Type of Financing

Table VI-8 shows the denial rates by six income categories and type of financing. Household income can be a key determinant in whether a borrower has a loan application approved. Higher incomes, however, do not always correlate with low denial rates and vice versa.

Among the FHA/VA borrowers, the borrowers with annual incomes of less than $40,000 experience the highest denial rates. Loan applicants with yearly incomes of more than $60,000 enjoyed lowest loan denial rate.

In contrast, among conventional loan applicants, borrowers across all income groups except $100,000 or more had denial rates lower than FHA/VA borrowers. Although the less than $40,000 had the highest denial rate, there is not a strong correlation between household income and loan denial rates.

Overall, one in eight FHA/VA and one in 11 conventional loan applications were denied, respectively. Moreover, the 2018 loan denial rates are lower than those of 2014.

Table VI-7
City of Hemet
FHA/VA and Conventional
Loan Applications and Denial Rates: 2018

Type of Application	Number/Percent
FHA/VA/FSA	
Total Applications	626
Number Denied	78
Percent Denied	12.5%
Conventional Loans	
Total Applications	353
Number Denied	33
Percent Denied	9.3%
All Loans	
Total Applications	979
Number Denied	111
Percent Denied	11.3%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA) Website HMDA Data Browser

Table VI-8
City of Hemet
FHA/VA and Conventional Loan Denial Rates
by Household Income: 2018

Loan Type and Income	Number of Applications	Number Denied	Percent Denied
FHA/VA/FSA Loans			
<$40,000	73	20	27.4%
$40,000-$59,999	186	23	12.4%
$60,000-$79,999	199	17	8.5%
$80,000-$99,999	98	10	10.2%
$100,000+	70	8	11.4%
Income Not Available	0	0	0.0%
Total	626	78	12.5%
Conventional Loans			
<$40,000	56	11	19.6%
$40,000-$59,999	122	6	4.9%
$60,000-$79,999	86	6	7.0%
$80,000-$99,999	48	4	8.3%
$100,000+	40	6	15.0%
Income Not Available	1	0	0.0%
Total	353	33	9.3%
All Loans			
<$40,000	129	31	24.0%
$40,000-$59,999	308	29	9.4%
$60,000-$79,999	285	23	8.1%
$80,000-$99,999	146	14	9.6%
$100,000+	110	14	12.7%
Income Not Available	1	0	0.0%
Total	979	111	11.3%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA) Website HMDA Data Browser

d. Loan Denial Rates by Race and Ethnicity

Table VI-9 reports on loan denial rates by race and ethnicity. White, Non-Hispanic (260) and Hispanic (461) borrowers comprised 74% of all borrowers. Among the borrowers for whom race is known, there were 89 Black and 34 Asian loan applicants, respectively.

The one large disparity in loan denial rates by race and ethnicity is between White, Non-Hispanic and Black borrowers. The Black loan denial rate is more than two times higher than experienced by White Non, Hispanic borrowers.

It is possible that the number of Black and Asian loan applicants is too few to draw meaningful conclusions from the one-year HMDA snapshot.

Table VI-9
City of Hemet
FHA/VA and Conventional Loan Denial Rates
By Race and Ethnicity: 2018

Race/Ethnicity	Number of Applications	Number Denied	Percent Denied
FHA/VA/FSA Loans			
Hispanic	304	37	12.2%
White, Non-Hispanic	154	15	9.7%
Black	68	14	20.6%
Asian	17	2	11.8%
All Other[1]	83	10	12.0%
Total	626	78	12.5%
Conventional Loans			
Hispanic	157	16	10.2%
White, Non-Hispanic	106	8	7.5%
Black	21	3	14.3%
Asian	17	3	17.6%
All Other[1]	52	3	5.8%
Total	353	33	9.3%
All Loans			
Hispanic	461	53	11.5%
White, Non-Hispanic	260	23	8.8%
Black	89	17	19.1%
Asian	34	5	14.7%
All Other[1]	135	13	9.6%
Total	979	111	11.3%

[1]Includes all other races and applications where race and/or ethnicity were not available

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA) Website HMDA Data Browser

The Mortgage Bankers Association has stated that disparity ratios exceeding 2 to 1 are an indicator of possible discriminatory lending practices. The disparity ratios exceeding 2:1are listed below:

- FHA/VA: Black @ 20.6% White, Non-Hispanic @ 9.7% = a ratio of 2.12
- Conventional: Asian @ 17.6%/White, Non-Hispanic @ 7.5% = a ratio of 2.35
- Total: Black @ 19.1%/White, Non-Hispanic @ 8.8% = a ratio of 2.17

- Loan Denial Rates by Census Tract

High loan denial rates in a census tract could be an indicator of redlining, which is the practice of marking a red line on a map to delineate the area where lenders will not make a loan. However, the high or low numbers of applications in any given census tract can lead to volatility in the percentage of loans approved or denied.

Table VI-10 shows loan application activity for 15 census tracts. Fifty-four percent of the FHA/VA loan applications were made to purchase a home located in five of the 15 census tracts:

	Number of Loan Applications	Loan Denial Rates
▪ 433.17	88	6.8%
▪ 435.04	73	15.1%
▪ 435.06	61	6.6%
▪ 433.06	59	13.6%
▪ 435.07	59	20.3%

One-fifth of the borrowers who wanted to buy a home in census tract 435.07 had their loan applications denied. The lenders could have denied the loan applications for reasons unrelated to the population living in the neighborhood as well as the neighborhood's physical characteristics. There are no data available to explain why the borrower's applying for loans to buy homes in census tract 435.07 had high denial rates.

Thirty-eight percent of the conventional loan applications were made in three census tracts:

	Number of Loan Applications	Loan Denial Rates
▪ 433.17	144 loan applications	9.7%
▪ 435.04	114 loan applications	14.0%
▪ 435.06	111 loan applications	5.4%

None of the three census tracts listed above had an unusually high loan denial rate compared to the citywide average of 11.3%.

A very high percentage (62.5%) of loan applications to buy homes in census tract 434.05 was denied. However, only a total of eight borrowers applied for a loan to buy a home in this census tract. Because this tract had such a low loan volume of loan applications, it is not possible to draw meaningful conclusions given that the HMDA data covers only one year.

Table VI-10
City of Hemet
FHA/VA and Conventional Loan Denial Rates by Census Tract: 2018

	FHA/VA Loans			Conventional Loans			All Loans		
Census Tract	Total Apps.	Number Denied	Percent Denied	Total Apps.	Number Denied	Percent Denied	Total Apps.	Number Denied	Percent Denied
433.06	59	8	13.6%	35	5	14.3%	94	13	13.8%
433.07	28	3	10.7%	18	1	5.6%	46	4	8.7%
433.09	18	3	16.7%	8	1	12.5%	26	4	15.4%
433.12	35	1	2.9%	17	1	5.9%	52	2	3.8%
433.16	44	7	15.9%	24	1	4.2%	68	8	11.8%
433.17	88	6	6.8%	56	8	14.3%	144	14	9.7%
434.01	31	2	6.5%	16	2	12.5%	47	4	8.5%
434.03	37	6	16.2%	14	3	21.4%	51	9	17.6%
434.04	33	4	12.1%	21	1	4.8%	54	5	9.3%
434.05	6	4	66.7%	2	1	50.0%	8	5	62.5%
435.03	17	1	5.9%	4	0	0.0%	21	1	4.8%
435.04	73	11	15.1%	41	5	12.2%	114	16	14.0%
435.05	37	6	16.2%	27	1	3.7%	64	7	10.9%
435.06	61	4	6.6%	50	2	4.0%	111	6	5.4%
435.07	59	12	20.3%	20	1	5.0%	79	13	16.5%
Total	626	78	12.5%	353	33	9.3%	979	111	11.3%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA) Website HMDA Data Browser

e. Reasons for Denial of Loan Applications

HMDA requires lenders to list one or more reasons for a loan denial. In 2018, 78 FHA/VA and 33conventional loan applications were denied, respectively. Table VI-11 shows that one-third of the loans were denied because of excessive debt-to-income ratios. Credit history and collateral were other major reasons that lenders cited for denying loan applications. The reasons are denied below:

- Debt-to-income ratio - "income insufficient for amount of credit requested and excessive obligations in relation to income."
- Credit history - "insufficient number of credit references provided; unacceptable types of credit references provided; no credit file; foreclosure; bankruptcy; number of recent inquiries on credit bureau; and other similar reasons."
- Collateral – "value or type of collateral not sufficient."

Table VI-11
City of Hemet
Reasons for Loan Denials: 2018

	FHA/VA/FSA Loans		Conventional Loans		All Loans	
Reason for Denial	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Other	9	11.5%	2	6.1%	11	9.9%
Debt-to-income ratio	26	33.3%	11	33.3%	37	33.3%
Credit History	12	15.4%	7	21.2%	19	17.1%
Collateral	12	15.4%	5	15.2%	17	15.3%
Insufficient Cash	5	6.4%	0	0.0%	5	4.5%
Credit App. Incomplete	6	7.7%	5	15.2%	11	9.9%
Unverifiable Information	7	9.0%	2	6.1%	9	8.1%
Employment History	1	1.3%	1	3.0%	2	1.8%
Mortgage Insurance Denied	0	0.0%	0	0.0%	0	0.0%
Total	78	100.0%	33	100.0%	111	100.0%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA) Website HMDA Data Browser.

Additional insights on reasons for loan denial are provided by CoreLogic:

> Although up to a total of four reasons are reportable according to the new HMDA rule, the majority of the applications (76.7%) cited just one reason, and it was rare for lenders to report more than two reasons (4.1%). The number one reason reported by lenders for turning down applications was due to applicants' potential indebtedness burden as measured by the debt-to-income ratio (Figure 2). Higher debt-to-income ratio (DTI) was responsible for more than 36.8% of denied home-purchase applications, 34.3% of denied non-cash-out refinance, and 31.9% of denied cash-out refinance.
>
> Credit history was the second most frequently reported reason - responsible for 33.9% of denied purchase applications, 27.5% of denied of cash-out refi, 37.1% of denied cash-out refi, and as much as 46.7% of denied home improvement applications. More than 70% of home-improvement loan applications were second liens, which might explain lenders' caution in home improvement loan underwriting.
>
> The third most frequently reported reason was related to the collateral securing the loans. Collateral was more frequently cited for denials of home improvement loans (24.7%) and non-cash-out refinance (19.1%). In home-purchase applications, collateral was responsible for just 13.3% of denials. Additionally, about 9% of purchase applications were denied due to insufficient cash for down payment or closing cost.
>
> Core Logic, *2018 HMDA Data: High Debt-to-Income Ratio Was the Top Reason for Mortgage Denials*, September 26, 2019

3. Conclusions and Recommendations

The City's goal is to improve the loan approval rates of all racial and ethnic populations that want to buy a home located in Hemet. Excessive debt to income ratios impede fair housing choice because borrowers cannot qualify to buy a home in a neighborhood they like. Many of these borrowers should not apply for a loan until after they have their debts under control.

The following action will be implemented to remove or mitigate this impediment to fair housing choice:

Action 1: Provide Information on Reasons for Loan Denials

- During the five-year period from FY 2020-2021 through FY 2024-2025, the FHCRC will provide at first-time home buyer workshops information on debt-to-income ratios that are acceptable to lenders. Implementation of this recommended action should result in better prepared borrowers and cause an increase in loan approval rates of all loan applicants, regardless of race or ethnicity.

In addition, to affirmatively further fair housing the following action will be taken:

Action 1: Provide Information on the Neighborhood Search Process

- In FY 2020-2021 to FY 2024-2025, the FHCRC will describe how to use the internet in the neighborhood-home search process and how to identify the neighborhood types at the First Time Homebuyer workshops.

H. HOMEOWNER'S INSURANCE

1. Background - Discriminatory Homeowner's Insurance Practices

On February 15, 2013, HUD issued a final rule regarding *Implementation of the Fair Housing Act's Discriminatory Effects Standard*. Under the final rule, a –

> 'Discriminatory effect' occurs where a facially neutral housing practice actually or predictably results in a discriminatory effect on a group of persons (that is, disparate impact), or on the community as a whole (perpetuation of segregation).

An example of a housing policy or practice that may have a disparate impact on a protected class is the provision and pricing of homeowner's insurance. The final rule states:

> HUD has long interpreted the Fair Housing Act to prohibit discriminatory practices in connection with homeowners insurance.

HUD referred interested parties to:

> 24 CFR 100.70 (d)(4) [March 15, 1989]{defining "other prohibited sale and rental conduct" to include refusing to provide …property or hazard insurance for dwellings or providing such … insurance" differently because of a protected class.
>
> Source: Federal Register, Vol. 78, No. 32/Friday 15, 2013, page 11475

2. Analysis of Homeowners and Renters Insurance

According to the California Association of REALTORS:

> Given the increased difficulty of obtaining affordable homeowners' insurance in recent years, buyers should obtain quotes as early as possible in the home buying process. In the process of obtaining insurance, the insurance agent or underwriter will most likely be checking the insurance database, as a matter of course, without charge. Buyers should seek insurance quotes during the inspection period so that there will be clear understanding of the cost of the insurance early in the transaction, and so that buyers will have an opportunity to evaluate this fact during the inspection period.

The Community Service Statement under Title 10 of the California Code of Regulations (CCR) Section 2646.6, has the purpose of addressing the issue of availability of insurance in "underserved" communities and of promoting anti-discrimination so that all have equal access to insurance in California. The California Department of Insurance (DOI) collects and analyzes data from home, personal auto, commercial multiple peril and commercial fire insurers in California for all ZIP codes, and reports on those that are considered as "underserved".

Although the DOI periodically identifies underserved communities, the information is not helpful in regard to homeowners insurance. Besides poverty and minority population, the key factor in the identification of underserved communities is a disproportionate number of uninsured motorists. The Hemet zip codes are not underserved. In western Riverside County there are no underserved zip codes. The two underserved zip codes are located in Coachella Valley – 92236 (Coachella) and 92254 (Mecca).

Renters insurance, also called an HO-4 in the insurance industry, is similar to a homeowners insurance policy. It provides two primary protections: the renters own belongings in case of fire, theft or damage, and liability coverage for damage caused by the tenant's own negligence or accident. The coverage is purchased by the renter and renter is the person insured. Renters insurance is relatively inexpensive, according to the 2019 California Renters Insurance Guide.

Source: Apartment Management Magazine, Eric D. Jarvis, Esq, *Renter's Insurance, Loss of Rents Insurance & Tenant Default Insurance*, December 2019, page CS-36

As previously noted, HUD annually counts discriminatory practices in categories known as "issues." In the five fiscal years between 2013 and 2017, 41,674 issues were counted of which 15 involved refusing to provide insurance. HUD has not published data for Fiscal Years 2018 and 2019.

3. Conclusions and Recommendations

The available data demonstrates that the availability of homeowners and renter's insurance is impediment to fair housing choice in Hemet.

The City, however, will take the following action to affirmatively further fair housing:

Action 1: Provide Information on Homeowner's and Renter's Insurance

- In FY 2020-2021 to FY 2024-2025, the FHCRC will include a discussion of homeowner's and renter's insurance in their First Time Homebuyer Workshops.

I. BLOCKBUSTING/PANIC SELLING

1. Background - Inducing Sales by Misrepresentations

The Federal Fair Housing Act of 1968, as amended, declared it an illegal practice:

> …for profit, to induce or attempt to induce sales and rentals by representations regarding the entry or prospective entry into the neighborhood of [a] person or persons of a particular race, color, religion, etc.

Section 10177(l)(1) of the California Business and Professions Code states that the Real Estate Commissioner may revoke or suspend the license of a real estate licensee if he/she has done the following:

> Solicited or induced the sale, lease, or listing for sale or lease of residential property on the ground, wholly or in part, of loss of value, increase in crime, or decline of the quality of the schools due to the present or prospective entry into the neighborhood of a person or persons having a characteristic …. protected by fair housing laws (e.g., race, color, national origin, etc.).

2. Analysis of Blockbusting/Panic Selling

Data on housing discrimination complaints based on the alleged acts of blockbusting and/or panic selling are not routinely collected by the State DFEH or the FHCRC.

As previously noted, HUD annually counts discriminatory practices in categories known as "issues. In the five fiscal years between 2013 and 2017, 41,674 issues were counted of which 15 involved blockbusting. HUD has not published data for Fiscal years 2018 and 2019.

The California Department of Real Estate has not taken disciplinary enforcement actions in recent years against a broker or sales person because of a violation of the Business and Professions Code prohibition regarding blockbusting/panic selling.

3. Conclusions and Recommendations

There is no evidence that blockbusting/panic selling has occurred in Hemet. Consequently, no impediment to fair housing choice was found to exist because of blockbusting/panic selling.

J. PROPERTY MANAGEMENT PRACTICES

1. Background

a. <u>On-Site Property Management Requirements</u>

The FHA covers most — but not all — housing. Some exemptions to coverage under the FHA include: (a) owner-occupied buildings with no more than four units (which is commonly known as the Mrs. Murphy exemption); (b) single family housing sold or rented without the use of a broker if the private individual owner does not own more than three such single family homes at one time; or (c) housing operated by organizations and private clubs that limit occupancy to members.

(Republican Senator George D. Aiken of Vermont coined the term "Mrs. Murphy" when he reportedly suggested that Congress "integrate the Waldorf and other large hotels, but permit the 'Mrs. Murphy's,' who run small rooming houses all over the country, to rent their rooms to those they choose.")

Under California law, the owners of apartment buildings with 16 or more housing units must provide for *on-site* property management. More specifically, California Civil Code Title 25, Section 42 requires a manager, janitor, housekeeper, or other responsible person to live on the premises and have charge of every apartment complex that has 16 or more apartment units on the property if the property owner does not live on the premises. Apartment properties between four and 15 units must have a notice placed in conspicuous place stating the property owner's name and address or the name and address of the agent in charge of the apartment house if the owner does not reside upon the premises. The Civil Code does not require apartment managers to reside on properties that have four or fewer units.

State law requires a manager or his/her designee to reside in mobile home parks with 50 or more spaces, but does not require them to be on the premises 24 hours a day. (Health and Safety Code §18603) It also requires a person to be available by phone, pager, answering machine or answering service, and to reasonably respond in a timely manner to emergencies concerning the operation and maintenance of the park. The agency responsible for enforcement of park health and safety requirements is either local government or HCD.

In summary:

- The mobile home park manager does not have to be on the premises 24 hours a day.
- Parks with fewer than 50 spaces do not require a manager to live on the premises.
- The park manager does have to be available by phone or other communication device to respond to health and safety emergencies affecting the park.

b. Rental Housing Stock and Renter Householders

Property management policies and practices are of keen importance to Hemet residents. Table VI-12 contains data on the renter occupied housing units by structure size. Approximately 15% of the rental housing stock is located in structures having 16 or more housing units. However, it is possible that structures with fewer units – 4-plexes for example – are located on the same premises and, therefore, could have 16 or more apartments in the complex. It is noteworthy that 43% of the rental housing stock is comprised of single-family homes and would not have on-site property management.

Table V-12 also shows that there are 1,181 renter occupied mobile homes. On-site property management is available to these households because 39 of Hemet's 49 mobile home parks have 50 or more spaces.

Table VI-13 shows the age groups or renter households. About one-half of all renters are either younger than 35 years of age or 65 years of age and older.

Table VI-12
City of Hemet
Renter Occupied Housing Units by Units in Structure

Units in Structure	Number of Units	Percent
1, Detached	4,803	42.6%
1, Attached	718	6.4%
2	353	3.1%
3 or 4	1420	12.6%
5 to 9	654	5.8%
10-19	704	6.2%
20-49	394	3.5%
50+	1,058	9.4%
Mobile Homes	1,181	10.5%
Boat, RV, Van	0	0.0%
Total	11,285	100.0%

Note: units in structures of 16 units or more include 40% of units located in structures with 10-19 units plus those in structures with 20-49 units and 50+ units; estimate is 1,733 renter-occupied housing units.

Source: American Community Survey 2018 1-Year Estimates Table B25032 Tenure by Units in Structure

Table VI-13
City of Hemet
Renter Occupied Units by Age of Householder

Age of Householder	Number	Percent
Under 35 Years	2,650	23.5%
35 to 44 Years	2,111	18.7%
45 to 54 Years	1,778	15.8%
55 to 64 Years	1,724	15.3%
65 to 74 Years	1,675	14.8%
75 to 84 Years	540	4.8%
85 Years and Over	807	7.2%
Total	11,285	100.0%

Source: American Community Survey 2018 1-Year Estimates Table S2502 Demographic Characteristics for Occupied Housing Units

2. Analysis of Property Management Practices

a. Market Rate Rental Housing Developments

Between October and December 2014, telephone surveys were completed of eight market-rate family and two senior market-rate apartment complexes, consisting of 1,917 apartment units (1,424 family and 493 senior). The apartment survey included questions pertaining to each complex such as:

- Numbers of units
- Year built
- Monthly rents
- Vacancies
- Lease terms

The apartment survey also included questions concerning property management policies that impact fair housing such as:

- Occupancy limits
- Allowing reasonable physical modifications and reasonable accommodations
- Allowing service and/or companion animals
- Written policies pertaining to the above topics
- Extent of knowledge of fair housing laws

1. Occupancy Limits

Nine of the ten apartment complexes adhere to the "2+1 persons per bedroom" standard. That is, a policy consistent with the DFEH's former intake guideline. One apartment community has a "2+1" occupancy limits, stating "2 or 3" for its two bedroom units but stated "2 max" for its one bedroom units."

The occupancy limits practices of the surveyed apartment communities are consistent with fair housing laws. Implementing a standard less than 2+1 is not necessarily inconsistent with fair housing law and must be evaluated on a case-by-case basis.

2. Reasonable Physical Modifications

According to HUD:

> A reasonable modification is a structural change made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment of the premises. Reasonable modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. A request for a reasonable modification may be made at any time during the tenancy. The Act makes it unlawful for a housing provider or homeowners' association to refuse to allow a reasonable modification to the premises when such a modification may be necessary to afford persons with disabilities *full enjoyment* of the premises. [Emphasis added]

> Source: U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, *Joint Statement on Reasonable Modifications Under the Fair Housing Act*, March 5, 2008, page 3

Nine of the 10 apartment managers stated they permitted physical modifications. One apartment manager stated "with corporate approval". The practices are consistent with fair housing laws.

3. Reasonable Accommodations

HUD and the DOJ describe a reasonable accommodation for purposes of the Act as follows:

> A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling.

Nine of the 10 apartment managers said reasonable accommodations are permitted. One apartment manager stated "with corporate approval". Thus, the practices comply with fair housing laws.

4. Service and/or Companion Animals

Under Federal and State fair housing laws, individuals with disabilities may ask their housing provider to make reasonable accommodations in the "no pets" policy to allow for their use of a service and/or companion animal. Under the law, such animals are not considered pets. The housing provider may ask the disabled applicant/tenant to provide verification of the need for the animal from a qualified professional. Once that need is verified, the housing provider must generally allow the accommodation.

Eight of 10 apartment managers responded that they permit both service and companion animals. One manager stated the tenant must submit a request and then it is forwarded to "corporate" for review and a decision. One apartment manager stated that service and companion animals are not permitted in a tenant's apartment.

5. Written Policies and Procedures

Written policies and procedures for responding to disabled resident requests are important. The Fair Housing Institute (FHI) recommends that all apartment communities should have written policies and procedures to adequately respond to disabled resident's requests. The FHI explains:

> …all housing providers should have a written fair housing policy that describes the equal housing opportunity goals of management.

The survey results are noted below:

- Four of the 10 apartment managers said they have written policies regarding physical modifications, reasonable accommodations, service animals and companion animals.
- One manager stated "yes" to physical modifications and reasonable accommodations but not specifically for service or companion animals.
- Five apartment managers stated they did not have written policies for physical modifications, reasonable accommodations, service animals and companion animals.

Efforts are needed to increase the number of apartment complexes that have written policies that are consistent with fair housing laws.

6. Knowledge of Fair Housing Laws

Six of the 10 apartment managers responded that they are "very familiar" with fair housing laws. and two stated they were "somewhat familiar." And two apartment manager indicated that they are "not familiar" or "not very familiar" with fair housing laws.

7. Month-to-Month Compared to Leasing Terms

The Fair Housing Council of Riverside County, Inc. describes this impediment as follows:

> …one potential impediment to Fair Housing is that, in a lucrative housing market, some housing providers tend to offer shorter lease terms like month-to-month leases. This allows the housing provider to eliminate a waiting period to increase rents as opposed to long term leases, which may require a housing provider to wait until the end of the lease term. Housing providers sometimes use an increase in rent as a way to push out tenants that they deem undesirable. The issue with this practice is that the housing provider will sometimes base the decision of whether to increase rent or not on a tenant's protected class. This is plainly discriminatory and functions as an impediment to Fair Housing.
>
> In addition, month-to-month tenancies create other impediments to Fair Housing. For example, a month-to-month tenancy does not require a reason for termination and may be terminated with a proper 30 or 60-day notice. This often results in a tenant receiving differential treatment for some reason, often based on protected class.
>
> Another impediment to Fair Housing that is tied to leases is that the enforcement of the rules in the lease or rental agreement may not be uniform for all tenants. Housing providers may choose strict enforcement of the rules for certain tenants based on discriminatory factors, such as familial status, race or disability, as well as arbitrary factors such as tattoos or body piercing.
>
> Source: Fair Housing Council of Riverside County, Inc., *Riverside County: 2013 Rental, Sales and Lending Audit Analysis*, page 20

The survey results indicate that nine of the 10 apartment managers offered lease terms of at least six months. One apartment manager indicated that only month-to-month rental terms were offered.

Table VI-14 on the following page summarizes the market-rate apartment survey findings.

Table VII-14
City of Hemet
Summary of Market-Rate Apartment Complex Survey: February 2020

Property	"2+1" Occupancy Standard	Reasonable Modifications	Reasonable Accommodations	Service/Companion Animal Policies	Written Policies[1]	Knowledge of Fair Housing Laws	Leasing Terms Available
Amberwood Villa Apartments	Yes	Yes	Yes	No/No	No to All four	Not Very familiar	11 Month
Devonshire Apartments	Yes	Yes	Yes	Yes/Yes	Yes to All four	Very Familiar	13-Month Month-to-Month
Palm Court Apartments	Yes	Yes	Yes	Yes/Yes	All four	Somewhat familiar	6 Month to 1 Year
Quail Ridge	Yes	Yes with corporate approvals	Yes, Corporate	Yes/Yes	All four	Very familiar	6 Month 1 Year
Shadow Canyon Apartments	Yes	Yes	Yes	Yes/Yes	No to All four	Very familiar	6 Month to 1 Year
Hillside Park (Zen Senior Living) Apartments	2 for 1 bd. 2 or 3 for 2 bd	Yes	Yes	Yes/Yes	Two, not specifically for service or companion animals	Somewhat familiar	Month-to-Month (+$50) 1 Year
Oak Terrace	Yes	Yes	Yes	Yes/Yes	Yes to All four	Not Familiar	6-Month
Park Columbia Apartments	Yes	Yes	Yes	Yes/Yes	No to All four	Very familiar	6-month then Month-to-Month

Page 277 of 329
Page 289 of 651
18.18.A

Table VII-14 continued
City of Hemet
Summary of Market-Rate Apartment Complex Survey: October – February 2020

Property	"2+1" Occupancy Standard	Reasonable Modifications	Reasonable Accommodations	Service/Companion Animal Policies	Written Policies[1]	Knowledge of Fair Housing Laws	Leasing Terms Available
Vista Garden Apartments	Yes	Yes	Yes	Yes/Yes Submit request and it goes to corporate	No for All Four	Very familiar	9 Month
Kirby Terrace	Yes	Yes	Yes	Yes/Yes	No for All Four	Very familiar	6 month

[1]Includes: modification (physical changes to the unit), reasonable accommodations, service animals and Companion animals

b. Affordable Rental Housing Developments

Telephone surveys were completed of three family and two senior market-rate apartment complexes, consisting of 429 apartment units (291 family and 138 senior).

1. Occupancy Limits

One of the three family apartment complexes adheres to the "2+1 persons per bedroom" standard. That is a policy consistent with the DFEH's former intake guideline.

One apartment manager stated 3 to 4 persons for a one-bedroom unit; 6 persons for a two-bedroom unit; and 8 persons for a three-bedroom unit.

One apartment manager stated "4 max" for two-bedroom units and "6 max" for three-bedroom units.

Both senior complexes only have one-bedroom units and both stated two persons per unit.

The practices are generally consistent with fair housing laws.

2. Reasonable Physical Modifications

All apartment managers responded to the question and stated they permitted physical modifications.

3. Reasonable Accommodations

All five apartment managers responded to the question and stated they permitted reasonable accommodations.

4. Service and/or Companion Animals

All five complexes permit service animals. One apartment manager stated "no" to companion animals.

5. Written Policies

All five apartment managers stated that the apartment management has written policies regarding physical modifications, reasonable accommodations, service animals and companion animals.

6. Knowledge of Fair Housing Laws

Four of the five apartment managers stated they are "very familiar" with fair housing laws. One apartment manager responded "somewhat familiar."

7. Month-to-Month Compared to Leasing Terms

All three family complexes stated that their lease terms started with a one-year lease then converted to month-to-month. Both senior complexes stated that they started with one-year lease terms and required annual recertification.

Table VI-15 on the following page summarizes the market-rate apartment survey findings.

Table VII-15
City of Hemet
Summary of Affordable Apartment Complex Survey: October – February 2020

Property	"2+1" Occupancy Standard	Reasonable Modifications	Reasonable Accommodations	Service/Companion Animal Policies	Written Policies	Knowledge of Fair Housing Laws	Leasing Terms Available
Family Complexes							
Hemet Estates	3-4 persons for 1 bedroom depending on the size of child, 6 person max 2 bedroom, 8 person max 3 bedroom	Yes	Yes	Yes, service animal only/No	Yes	Somewhat Familiar	1-Year then Month to Month
Village Meadows Townhomes	4 persons for 2 bdrm. 6 persons for 3 bdrm.	Yes	Yes	Yes/Yes	Yes	Very Familiar	1-Year then Month to Month
Hemet Vistas	Yes	Yes	Yes	Yes/Yes	Yes	Very Familiar	1-Year then Month to Month
Senior Complexes							
Oasis Senior	2 persons for 1 bedroom	Yes	Yes	Yes/Yes	Yes	Very Familiar	1-Year annual recertification
Sahara Senior Villas	2 persons for 1 bedroom	Yes	Yes	Yes/Yes	Yes	Very Familiar	1-Year annual recertification

Page 28 of 28
Page 293 of 651
18.18.A

3. Conclusions and Recommendations

The results of the apartment survey reveal a high degree of compliance with fair housing laws. Many of the apartment manager however do not have written policies, policies that would better ensure that all renters, particularly those belong to protected classes, are treated the same and fairly. The City will take the following action to remove this impediment to fair housing choice:

Action 1: In FY 2021/2022 Prepare Written Policies

The City will have the FHCRC prepare a model set of written policies and procedures regarding reasonable physical modifications, reasonable accommodations, service animals, and companion animals. Implementation of this action will contribute to the achievement of uniform policies and procedures throughout the Hemet apartment market. The City will request the FHCRC to seek funding from other cities so that all jurisdictions within the FHCRC service area can financially contribute to the written policies.

K. DISCRIMNATORY ADVERTISING

1. Background – Prohibitions Against Preferences and Limitations

Section 804(c) of the 1968 Federal Fair Housing Act, as amended, prohibits discriminatory advertising; it is unlawful:

> To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.

Section 12955(c) of the California Fair Employment and Housing Act contains similar language prohibiting discriminatory advertising. That Section, however, also includes the State's additionally protected classes of sexual orientation, marital status, ancestry, and source of income.

According to the National Fair Housing Alliance:

> When the FHAct was written in 1968, we could not have anticipated how technology would change and impact advertising practices. Today, a lot of advertising happens with the click of a finger. Whether through rental websites, social media, or new phone applications, it is important to note that Section 804(c) of the FHAct … includes advertising on web-based platforms. If you are advertising online, understand that including or excluding certain audiences or neighborhoods in the settings of your advertisements could be discriminatory**.** [FHAct means the federal Fair Housing Act]

According to HUD:

> Just as the Department has found newspapers in violation of the Fair Housing Act, the Department also has concluded that it is illegal for Web sites to publish discriminatory advertisements.

Guidance on specific words and phrases that are or could be interpreted as discriminatory was obtained from the following:

- Bryan Green, Deputy Assistant Secretary for Enforcement, ED, *Fair Housing Act Application to Internet Advertising*, September 20, 2006 [memorandum to FHEO Regional Directors]
- National Fair Housing Alliance, *Responsible Advertising: Understanding the Impact of the Fair Housing Act on Advertising*, no date
- State Department of Fair Employment and Housing, Guidance Memorandum
- California Newspaper Publishers Association, *Fair Housing Advertising Manual*, Fourth Edition, Copyright, 2009
- California Regional Multiple Listing Service (CRMLS), *Advertising Guidelines*, June 24, 2019

These sources provide guidance on the specific words and phrases that are or could be considered discriminatory with respect the following:

- Race/Color/National Origin/Ancestry
- Sex
- Disability
- Familial/Marital Status
- Religion
- Source of Income
- Sexual Orientation
- Senior Housing

2. Analysis of Newspaper/Print Advertisements

Newspaper and print advertising is not used as often as it was in the past. According to the California Newspaper Publishers Association (CNPA), apartment owners have lower cost option to print advertising such as Craigslist and apartments.com. The February2020 apartment survey found that four of the 12 apartment complexes surveyed advertise in neither print publications nor web sites. Eight of the apartment complexes advertise as follows: Craigslist (5); apartments.com (3); newspaper (2); apartmentguide.com (1); and Go Section 8 (1). All 12 eight apartment complexes advertise in the English language.

Twenty-five days of print ads published in the Riverside Press Enterprise in the months of February and March 2020 were reviewed to determine if discriminatory words or phrases were used in the advertisements. None of the print ads advertised an apartment for rent which is located in Hemet. The majority of the ads advertised one apartment complex located in Riverside and one located in Moreno Valley. None of the ads contained discriminatory words or phrases as they mentioned monthly rents, bedrooms, move in specials, free credit check and the like. The phrase Se Habla Espanol" was used in the Riverside ad. On a few days, an ad was published for a home for rent in Moreno Valley. The ad mentioned "city views, near schools, shopping, dining". On March 15th an ad was published for Geel Place Apartments, which is special needs housing located in Riverside.

On several days, an ad was published for a mobile home for sale in a 55+community. The ad mentioned the age of the home, number of rooms and bedrooms, and price. No discriminatory words or phrases were used in the advertisement.

The weekend editions of the Press Enterprise contained several ads for homes for sale that are located in Hemet. The "open house" ads included information on street address, number of bedrooms and bath rooms, price, and Multiple Listing Service (MLS) number. Discriminatory words and phrases were not published in these ads.

On weekends ads were published which featured color photos, address, price, location (Solera Diamond Valley Community, 4 Seasons at Hemet). The ads mentioned that the developments were age restricted (55+) but included no discriminatory words or phrases.

The failure by brokers and sales persons to comply with advertising guidelines can result in an MLS violations, ethics violation and monetary fine.

Ads on apartments.com also were reviewed and included apartment complexes such as Mayberry Colony Apartments, Mountain View Townhomes, Riverdale Apartments, Shadow Canyon, Vista Gardens, Palm Court Apartments, and The Devonshire. The ads included basic information on the number of bedrooms and bathrooms, square footage, monthly rent and other information on unique features, pet policy, parking, lease length, year built, number of stories and units, security and the like. However, the ads did not include discriminatory words or phrases.
A review was completed of 600 or more listings on craigslist. Although none of the listings included apartments located in Hemet, two did involve mobile home units for rent.

3. Conclusions and Recommendations

The newspaper print and internet ads reviewed included only neutral terms and phrases. No discriminatory terms or phrases were found in the ads. Therefore, no impediment to fair housing choice exists as a result of the use of discriminatory words and phrases in print and website advertising.

L. HATE CRIMES

1. Background – Hate Crimes at a Residential Location

According to HUD, the AI should analyze *housing* related hate crimes; that is; where an event takes place at a residence, home or driveway. When hate crimes occur at a home, the victims can feel unwelcomed and threatened. The victims may feel that they have no recourse other than to move from the home and neighborhood of their choice. Hate crime means –

> "a criminal act committed, in whole or in part, because of one or more of the following actual or perceived characteristics of the victim: (1) disability, (2) gender, (3) nationality, (4) race or ethnicity, (5) religion, (6) sexual orientation, (7) association with a person or group with one or more of these actual or perceived characteristics." [Source: California Penal Code section 422.55]

According to the California Department of Justice (DOJ), *hate crimes are not separate distinct crimes but rather traditional offenses motivated by the offender's bias*. A bias is –

> A preformed negative opinion or attitude toward a group of persons based on their race, ethnicity, national origin, religion, gender, sexual orientation and/or physical/mental disability.

Police and Sheriff Department's report hate crime events to the DOJ.

2. Analysis of Hate Crime Data

Between 2013 and 2019, the Hemet Police Department (HPD) had one Hate Crime, which occurred on February 10, 2018. The location of incident was a restaurant and the bias motivation was anti-Hispanic. There were no hate crime events that happened in a home or at a driveway of a residence.

3. Conclusions and Recommendations

The hate crime event data reveal no impediment to fair housing choice. The 2015-2020 AI recommended that the City should prepare a Hate Crime Victims Resource Directory. However, because there have been no hate crime events have occurred at residences, it is not necessary to prepare a directory. The Police Department will inform the Finance Department when hate crime events occur and, if needed, actions to mitigate impediments to fair housing choice will be described in an Annual Action Plan.

SECTION VII
PUBLIC SECTOR IMPEDIMENTS ANALYSIS



Section VII
Public Sector Impediments Analysis
Table of Contents

A. INTRODUCTION VII-1

B. REVIEW OF POTENTIAL PUBLIC SECTOR IMPEDIMENTS VII-1
1. Neighborhood Revitalization VII-1
   a. Background VII-1
   b. Related Goals, Policies and Program VII-1
   c. Conclusions VII-2
2. Municipal and Other Services VII-2
   a. Background VII-2
   b. Policies Promoting Adequate Municipal Services for All Neighborhoods VII-2
   c. Conclusion VII-3
3. Employment-Housing-Transportation Linkage VII-3
   a. Background VII-3
   b. Existing and Future Conditions VII-3
   c. Conclusion VII-4
4. Housing Authority Tenant Selection Criteria VII-5
   a. Background VII-5
   b. Tenant Selection Criteria VII-5
   c. Conclusion VII-5
5. Sale of Subsidized Housing and Possible Displacement VII-5
   a. Background VII-5
   b. Inventory of Assisted Housing at Risk of Conversion to Market Rate Housing VII-5
   c. Conclusion VII-6
6. Property Tax Assessments VII-7
   a. Background VII-7
   b. Real Estate Property Tax Assessment Regulations VII-7
   c. Conclusion VII-7
7. Planning and Zoning Board VII-8
   a. Background VII-8
   b. Hemet Planning Commission VII-8
   c. Conclusion VII-8
8. Housing Improvement and Rehabilitation Programs VII-8
   a. Background VII-8
   b. City Programs VII-8
   c. Conclusion VII-9

C. ANALYSIS OF LAND USE AND ZONING REGULATIONS, PRACTICES AND PROCEDURES VII-9
1. Introduction VII-9
2. Survey of Planning and Zoning Policies and Practices VII-9
   a. Family Definition VII-10
      1. Background VII-10
      2. Zoning Ordinance Definition VII-10
      3. Conclusions VII-11
   b. Disability Definition VII-11
      1. Background VII-11
      2. Zoning Ordinance Definition VII-11

3. Conclusions and Recommendations VII-12
c. Definition of Boarding or Rooming House or Hotel VII-12
1. Background VII-12
2. Zoning Ordinance Definition VII-12
3. Conclusions VII-13
d. Group Homes VII-13
1. Background VII-13
2. Zoning Ordinance Regulations VII-14
a. Definitions VII-14
b. Use Restrictions VII-15
3. Conclusions and Recommendations VII-15
e. Transitional and Supportive Housing VII-16
1. Background VII-16
2. Zoning Ordinance Regulations VII-16
a. Planning and Zoning Requirements VII-16
b. Definitions VII-16
c. Permitted Uses VII-17
d. Use Restrictions VII-18
3. Conclusions and Recommendations VII-19
f. Reasonable Accommodation Procedure VII-19
1. Background VII-19
2. Zoning Ordinance Regulations VII-20
3. Conclusions and Recommendations VII-20
g. Occupancy Standards VII-21
1. Background VII-21
2. Building Code Regulations VII-21
3. Conclusion VII-22

D. RESIDENTIAL LAND USE VII-22
1. Background VII-22
2. Analysis VII-22
3. Conclusion VII-24

ATTACHMENT A SUPPORTIVE HOUSING GOVERNMENT CODE REQUIREMENTS VII-25

ATTACHMENT B MAXIMUM OCCUPANCY OF DWELLING UNITS FOR SLEEPING PURPOSES BY: CITY OF HEMET BUILDING OFFICIAL VII-28

List of Tables

Table VII-1 City of Hemet Publicly Assisted Multi-Family Rental Housing: 2020 VII-6
Table VII-2 City of Hemet Residential Land Use VII-23
Table VII-3 Hemet Mixed Use Areas VII-23

A. INTRODUCTION

HUD's *Fair Housing Planning Guide* suggests that the analysis of potential public sector impediments include a discussion of the following:

- Zoning and Site Selection (discussed in Part C below)
- Neighborhood Revitalization Policies
- Municipal and Other Services
- Employment-Housing-Transportation Linkage
- Housing Authority Tenant Selection Criteria
- Sale of Subsidized Housing and Possible Displacement
- Property Tax Policies
- Planning and Zoning Board
- Building Codes (discussed in Part C below)

In addition, HUD-LA requested that the City include an analysis of the following:

- Housing Improvement and Rehabilitation Programs

B. REVIEW OF POTENTIAL PUBLIC SECTOR IMPEDIMENTS

1. Neighborhood Revitalization

a. Background

HUD's *Fair Housing Planning Guide* suggests (page 2-31) that an AI include an analysis of "Neighborhood Revitalization."

b. Related Goals, Policies and Program

A major goal of the City, according to the *2014-2021 Housing Element* is to –

> Preserve existing neighborhoods and rehabilitate the existing housing stock.

The policies of the Housing Element include:

- Encourage the maintenance and repair of existing housing to prevent deterioration within the City.
- Strive to abate substandard housing conditions.

Additionally, the *2014-2021 Housing Element* includes the following program:

> The City will continue comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public improvements, and code enforcement activities in targeting neighborhoods with high concentrations of substandard property conditions, crime, and other problems.

c. Conclusions

The City has adopted a goal, policies and a program to promote the revitalization of existing neighborhoods.

With regard to neighborhood preservation, no impediment to fair housing choice is created by the City's efforts to achieve neighborhood improvement, preservation and revitalization.

2. Municipal and Other Services

a. Background

HUD's *Fair Housing Planning Guide* suggests (page 2-31) that an AI include an analysis of "Municipal and Other Services."

b. Policies Promoting Adequate Municipal Services for All Neighborhoods

One of the most fundamental functions of government is providing its residents with functioning infrastructure. The City of Hemet provides some of this infrastructure directly, while other components are provided by other public agencies, special districts, private companies, or a combination of sources.

Hemet's General Plan includes a *Community Services and Infrastructure Element* which addresses the support systems and resources that provide both the utility infrastructure and the public services that are available within the City. Although this element is an optional element under California planning law, it is included in the General Plan to demonstrate the importance the City places on providing adequate services to its residents, businesses, and visitors. The *Community Services and Infrastructure Element* also demonstrates compliance with Measure C, a ballot measure adopted by Hemet residents in 1988 that established minimum service standards for circulation, drainage, water storage and distribution, park and recreation facilities, police and fire services, and sanitary sewer services.

The General Plan also contains policies promoting adequate municipal services for all *neighborhoods*:

- Infrastructure Availability: Encourage future development to occur in areas where infrastructure for water, sewer, and storm water can most efficiently be provided.
- Infrastructure Adequacy: Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses and that has been coordinated with affected infrastructure providers.
- Provider Notification: Provide development information to local water districts, Riverside County Flood Control and Water Conservation District, and energy utilities to assist in their planning.

Pursuant to State law, the City also has identified sites to accommodate the housing needs of all economic segments. The City has determined that all properties identified within the site inventory are available and feasible for development. All of the properties are located within suburban or urban areas of the City that are presently served by utilities/water/sewer facilities and future capacity is available through will-serve letters, water supply analyses and communications with utility companies.

The City also has created an Infrastructure Commission. The Commission shall from time to time review, comment upon and make recommendations to the City Council and, as may be appropriate, to the Planning Commission, Public Works Department, Engineering Department and Community Development Department regarding the following topics:

- Review and make recommendations to City Council in the development of municipal facility master plans
- Review annually City Capital Improvements
- Review the status of planned and active public works projects
- Review as necessary issues related to vehicular and pedestrian traffic safety
- Review as necessary, the goals and implementation measures of the Circulation Element of the General Plan
- Serve as the City of Hemet's Tree Board

c. Conclusion

With regard to municipal services, no impediment to fair housing choice is created by the City's efforts to provide and maintain adequate municipal services in all neighborhoods.

3. Employment-Housing-Transportation Linkage

a. Background

HUD's *Fair Housing Planning Guide* suggests (page 2-31) that an AI include an analysis of the employment-housing-transportation linkage. The City recognizes the importance of this issue as, according to the American Community Survey, *82%* of the City's workers have a job located *outside* the City limits.

b. Existing and Future Conditions

Hemet is currently served by an older highway system developed for an agricultural community. Newer and faster systems have been developed to the west and north of the City but as of 2020, there is a deficit of regional transportation facilities directly serving the City and integrating Hemet with the greater Riverside County area. This connection to regional transportation systems, both vehicular and rail, is critical to Hemet's economic future and its ability to provide an expanded employment base for its work force. Both City officials and regional agencies have recognized this issue and have focused on bringing regional transportation facilities to Hemet, which will include:

Realigned State Route 79: The Riverside County Transportation Commission (RCTC), in cooperation with Caltrans, proposes to realign State Route 79 between Domenigoni Parkway and Gilman Springs Road in the San Jacinto-Hemet area. SR 79 will provide critical north/south connectivity to Interstate 10 (I-10) to the north and the Murrieta, Temecula and French Valley areas to the south.

Alternative 1br was selected as the Preferred Alternative and the Record of Decision was signed on December 16, 2016 by Caltrans.

The Environmental Document for the project was approved in December 2016. The project is in the expenditure plan for Measure A, the voter-approved half-cent sales tax measure for transportation improvements in Riverside County. Measure A will fund a portion of the

project. However, the expenditure plan assumed 50% of all project expenses would be paid for with federal and state transportation funding sources. These sources are currently funded far below historical levels; therefore, until additional funding is available, RCTC cannot proceed with right-of-way acquisition or construction of the project.

Mid-County Parkway: The Mid-County Parkway is a proposed 16-mile transportation corridor designed to relieve east-west traffic congestion between the San Jacinto and Perris areas and help address transportation needs through 2040. The construction of the MCP will serve to off-load some of the existing congestion on Florida Avenue (Hwy 74), which is the primary east-west corridor in Hemet.

Major transportation routes in southwestern Riverside County are experiencing significant traffic congestion. Traffic volumes near the proposed Mid-County Parkway are projected to double in some segments and triple in other segments.

A new east-west transportation link is essential to reduce traffic congestion and enhance the quality of life for the population living in the area. The Mid-County Parkway will connect to State Route 79, Interstate 215, and multimodal bus and rail facilities that support Metrolink's 91/Perris Valley Line.

In August 2015, the Federal Highway Administration approved the Record of Decision for the Mid County Parkway. In July 2017, RCTC prevailed in court against a CEQA challenge to the project. RCTC awarded a design contract for the I-215 Placentia Avenue Interchange in November 2016, the first of several design packages for the project. RCTC also has purchased more than 177 acres of land to mitigate project impacts to sensitive plants and wildlife.

Future Metrolink Stations: Currently, the RCTC owns the right-of-way along the railroad spur coming into Hemet from Perris and Riverside for a future Metrolink route. The City's General Plan shows two Metrolink stations, one for the future West Hemet Business Park/Mixed Use area and one in downtown Hemet. The City has recognized the critical role Metrolink plays for the region and has incorporated numerous goals and policies throughout the General Plan encouraging development of the stations and development of transit oriented design near the future stations. The City will need to aggressively pursue funding for these facilities in conjunction with RCTC, recognizing that funding resources will become increasingly competitive in the future.

Completion of Regional Roads to and through Hemet: Two major east-west roads run to and through Hemet (Domenigoni Parkway and Florida Avenue). Major north-south streets include Warren Road, Sanderson Avenue, State Street, and San Jacinto Street. These roads are only partially completed and/or require additional rights-of-way. This General Plan anticipates completion of the major roads to and through Hemet and recognizes that interagency coordination with Riverside County and the City of San Jacinto will be critical to ensure timely completion of the regional road network.

c. Conclusion

As the City is working diligently to improve transportation linkages to housing and jobs, no impediment to fair housing choice exists.

4. Housing Authority Tenant Selection Criteria

a. Background

HUD's *Fair Housing Planning Guide*, Volume 1 (March 1996) suggests that an AI examine a housing authority's tenant selection criteria or procedures for selecting tenants.

b. Tenant Selection Criteria

The Section 8 Housing Choice Voucher Program is administered by the Housing Authority of the County of Riverside (HA). The HA has adopted an Administrative Plan for the Housing Choice Voucher Program, effective July 1, 2019. According to the Administrative Plan, the Housing Authority implements HUD and HA eligibility admission criteria.

The Housing Authority also implements preferences for drawing names from the Section 8 Waiting List. These preferences include qualified veterans, residency, age (75+), disabilities, foster care youth, homelessness and risk of homelessness as well as preference populations.

c. Conclusions

The HA is not under the administrative control of the City of Hemet. As the tenant selection criteria meet HUD's regulations, the City believes that the criteria pose no impediment to fair housing choice.

5. Sale of Subsidized Housing and Possible Displacement

a. Background

HUD's *Fair Housing Planning Guide* (page 2-31) suggests that an AI include an analysis of the "Sale of subsidized housing and possible displacement." California law requires the City's Housing Element to:

- Estimate the existing stock of affordable housing that is at risk of conversion to market rate housing and
- If housing is at risk of conversion within the next 10 years to adopt policies to encourage its preservation as affordable housing

b. Inventory of Assisted Housing at Risk of Conversion to Market Rate Housing

Existing housing that receives governmental assistance represents one of the largest supplies of affordable housing in Hemet and other communities. Because of the importance of these assisted units in maintaining affordable housing, each Housing Element must include an analysis of existing multi-family rental units at risk of conversion to market-rate housing through the next 10 years. This risk of conversion might be due to termination of subsidy contract, mortgage prepayment or expiring use restrictions.

Assisted units include projects which received funding under federal, State or local programs, including HUD, State and local bond programs, density bonuses, and local redevelopment or direct assistance programs. Table VI-1 provides an inventory of publicly assisted multi-family rental

housing in Hemet. All of the apartment developments are at low risk of converting to market rate housing. Low risk means that affordability expires in 10 or more years.

Table VII-1
City of Hemet
Publicly Assisted Multi-Family Rental Housing: 2020

Property Name	Address	Number of Assisted Units	Expiration Date	Financing	Risk
Ability First	1360 Acacia	18	2044	HUD 811	Low
Hemet Estates	1101 E. Menlo Ave.	79	2060	LIHTC/HUD	Low
Oasis Senior	465 N. Palm	65	2035	HUD 202	Low
Sahara Senior	1015 N. Oakland Ave	75	2046	HUD 202	Low
Village Meadows	700 Arbor Pkwy.	67	2065	LIHTC/HUD	Low
Hemet Vistas 1 & 2R	225West Fruitvale Avenue	143	2070	LIHTC	Low
Mobley Lane Apartments	575 Mobley Lane	40	2069	LIHTC	Low

Source: Southern California Association of Governments, Final Methodology Data Appendix, updated February 14, 2020, Affordable Housing Units at Risk –Riverside County, inventory and at risk analysis prepared by the California Housing Partnership, June 2019

Although no affordable housing is anticipated to be lost from the inventory, the *2014-2021 Housing Element* includes the following policy:

> Preserve the affordability of existing assisted housing units through rehabilitation and/or acquisition and management by entities dedicated to maintaining the affordability of these units.

Hemet's Housing Element also includes a program to monitor and coordinate with the owners and management of affordable housing developments to ensure preservation of the rental housing units as affordable housing for low income households.

The City also has established a Mobile Home Rent Review Commission. The creation of the Commission was deemed "necessary to protect owners and occupiers from unreasonable rent increases" while recognizing park owners need a "fair return" on their investments.

The Commission consists of five members appointed by the City Council to three year terms. The Commission comprises a mobile home park owner, one mobile home park renter and three "at large" residents who do not live in mobile home rental parks.

c. Conclusions

As noted above, no impediment to fair housing choice exists because the City has no affordable housing at risk of conversion to market rate housing. Additionally, the City has taken actions to preserve the affordability of mobile homes.

6. Property Tax Assessments

a. Background

HUD's *Fair Housing Planning Guide*, Volume 1 (March 1996) indicates that a potential public sector impediment is "real estate property tax assessment." Entitlement jurisdictions should analyze property tax policies in the AI. Apparently, this analysis is suggested because of the potential for differential assessments that may adversely impact one or more of the protected classes. In California, however, property tax policies are established by State laws and localities wishing to enact additional taxes must seek the approval of the electorate.

b. Real Estate Property Tax Assessment Regulations

State law mandates that all property is subject to taxation unless otherwise exempted. Property taxes are based on a property's assessed value. Property tax bills show land and improvement values. *Improvements* include all assessable buildings and structures on the land. *It does not necessarily mean recently "improved" property*. In general, properties that are owned and used by educational, charitable, religious or government organizations may be exempt from certain property taxes.

Under Proposition 13 (Prop 13), real property is reappraised only when a change-in-ownership occurs or new construction takes place. Generally, a change-in-ownership is a sale or transfer of property, while new construction is any improvement to property that is not considered normal maintenance. Except in certain instances, real property assessments cannot be increased by more than 2% annually.

Beginning with the 1978-1979 fiscal year, Prop 13 limits the amount of property taxes that can be collected from an owner of locally assessed real property to 1% of the property's full cash value, plus bonds approved by the voters, service fees, improvement bonds, and special assessments. The 1% limit applies to all types of taxable real property.

Prop 13 rolled back the current assessed values of real property to the values shown on the 1975-1976 assessment roll. The adjusted values could then be increased by no more than 2% per year as long as *the same taxpayer* continued to own the property. For property that is sold or newly constructed after March 1, 1975, the assessed value would be set at the appraised (or market) value at the time of sale or construction. As a result, two identical properties with the same market value could have different assessed values for tax purposes, if one of them has been sold since March 1, 1975.

Long-time property owners benefit from lower assessments, while newer property owners are adversely impacted by assessments that can be dramatically higher than those of a similar property held for many years. Historically, the market value of real property has increased at a substantially greater rate than the assessed value.

According to the Riverside County Assessor the City of Hemet has a 2019/2020 assessed value of $6,346,535,966, which is an increase of 4.32% from the prior year.

c. Conclusion

City practices do not affect real estate property tax assessments.

7. Planning and Zoning Board

a. Background

HUD's *Fair Housing Planning Guide* suggests (page 4-6) that an AI include an analysis of -

> Policies and practices affecting the representation of all racial, ethnic, religious, and disabled segments of the community on planning and zoning boards and commissions.

b. Hemet Planning Commission

The Hemet Planning Commission was created in accordance with the provisions of the State Planning Act. Among the duties of the Planning Commission are administration of the General Plan and Zoning Ordinance. It meets on the first and third Tuesday of each month.

The Planning Commission consists of five members appointed by the City Council to serve terms of two years:

- Vince Overmyer, Chairman
- James Ollerton, Vice Chairman
- John Wuerth, Commissioner
- Lori VanArsdale, Commissioner
- Tiffany Leaverton, Commissioner

c. Conclusion

No impediment to fair housing choice exists because the City has not established policies and practices limiting representation on the Planning Commission according to race, ethnicity, religion, and/or disability.

8. Housing Improvement and Rehabilitation Programs

a. Background

HUD-LA's review of the 2015-2020 Draft AI resulted in a suggestion to include in the AI a discussion of the City's housing rehabilitation programs.

b. City Programs

The City provides up to a $10,000 grant to extremely low and very low senior and disabled homeowners to make health safety code repairs and correct code violations. Eligible repairs include, but are not limited, to re-roofing, electrical, plumbing, heating and a/c systems, and smoke and carbon monoxide detectors. CDBG funds also may be expended on accessibility improvements such as ramps and grab bars for residents. The program assists an annual average of 20 to 25 senior and/or disabled homeowners.

c. Conclusions

No impediments to fair housing choice are created by the City's housing improvement and rehabilitation programs. Programs assist fair housing protected groups such as the elderly (age) and disabled.

C. ANALYSIS OF LAND USE AND ZONING REGULATIONS, PRACTICES AND PROCEDURES

1. Introduction

HUD's *Fair Housing Planning Guide* explains that among the information needed to conduct an AI is data on:

- Public policies, practices, and procedures involving housing and housing-related activities
- Zoning and land use policies

The United States Department of Justice (DOJ) has indicated that a major focus of its efforts is on public sector impediments that may restrict housing opportunities for disabled persons, including –

- Insuring that zoning and other regulations concerning land use are not employed to hinder the residential choices of these individuals, including unnecessarily restricting communal, or congregate, residential arrangements, such as group homes.

- Insuring that newly constructed multifamily housing is built in accordance with the Fair Housing Act's accessibility requirements so that it is accessible to and usable by people with disabilities, and, in particular, those who use wheelchairs.

Source: United States Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, *The Fair Housing Act*, July 25, 2008, page 4

California's Fair Employment and Housing Act states that it is unlawful:

- To discriminate against protected classes through *public* or private *land use practices*, *decisions*, and *authorizations*.

- Discrimination includes, but is not limited to, restrictive covenants*, zoning laws*, *denials of use permits*, and *other actions authorized under the Planning and Zoning Law*
  [Emphasis added]

2. Survey of Planning and Zoning Policies and Practices

The HUD-LA Field Office has approved using a Survey to identify public sector fair housing impediments. It is referred to as a *Survey of Planning Policies and Practices, Zoning Regulations and Building Code Standards That May Pose an Impediment to Fair Housing Choice.* The analysis focuses on the questions most relevant to the City which include the following:

- Family Definition

- Disability Definition
- Definition of Boarding or Rooming House or Hotel
- Group Homes
- Transitional and Supportive Housing
- Reasonable Accommodation Procedure
- Occupancy Standards

a. Family Definition

Survey Question: Does the Zoning Ordinance definition of "family" have the effect of discriminating against unrelated individuals with disabilities who reside together in a congregate or group living arrangement?

1. Background

Many zoning ordinances define "family" as 1) " An individual, or two (2) or more persons related by blood, marriage or legal adoption living together as a single housekeeping unit in a dwelling unit and 2) a group not to exceed five (5) persons, excluding servants, living together as a single housekeeping unit in a dwelling unit."

This definition establishes no occupancy limit if the persons residing in a dwelling are related. But if the persons occupying a dwelling are unrelated, then the zoning regulations impose a maximum occupancy limit of five persons.

Under the foregoing definition, a group home for six disabled persons that functions like a family would be excluded from occupying a single family dwelling in an R-1 zone because the they are unrelated by blood, marriage or adoption.

To comply with fair housing laws, a definition of "family" must emphasize the functioning of the members as a cohesive household:

- A definition should not distinguish between related and unrelated persons.
- A definition should not impose numerical limitations on the number of persons that may constitute a family.

Source: Kim Savage, Mental Health Advocacy Services, Inc., *Fair Housing Law Issues in Land Use and Zoning – Definition of Family and Occupancy Standards*, September 1998, pages 1-5

2. Zoning Ordinance Definition

According to the Zoning Ordinance -

> *Family* means a group of individuals, not necessarily related by blood or marriage, or adoption, or guardianship living together in a dwelling unit as a single housekeeping unit.

According to the Zoning Ordinance -

> *Single housekeeping unit* means an interactive group of persons jointly residing in a single dwelling unit exercising joint responsibility for and use of the dwelling's common areas, jointly sharing household expenses, jointly sharing household activities and responsibilities such as meals, chores, and household maintenance. A boarding house shall

> not be considered a single housekeeping unit. If a dwelling is leased or rented under a single written or oral lease or rental agreement, the makeup of the group of persons occupying the unit must be determined by the residents of the dwelling, not the landlord or property manager, to be a single housekeeping unit.

3. Conclusions

The Zoning Ordinance family definition neither restricts the members to related persons nor sets forth a maximum number of persons who can comprise a family. The definition mentions a group of individuals living together as a single housekeeping unit and the Zoning Ordinance defines a single housekeeping unit. Therefore, no impediment to fair housing is created by the Zoning Ordinance definitions.

b. Disability Definition

Survey Question: Does the Zoning Ordinance or any policy document define "disability", if at all; at least as broadly as the Fair Housing Act?

1. Background

The Fair Housing Act prohibits discrimination on the basis of handicap. "Handicap" has the same legal meaning as the term "disability." Federal laws define a person with a disability as:

> Any person who has a physical or mental impairment that *substantially limits* one or more major life activities; has a record of such impairment; or is regarded as having such an impairment. [Emphasis added]

The term "physical or mental impairments" may include conditions such as blindness, hearing impairment, mobility impairment, HIV infections, AIDS, AIDS Related Complex, mental retardation, chronic alcoholism, drug addiction, chronic fatigue, learning disability, head injury, and mental illness.

The term "major life activities" may include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

2. Zoning Ordinance Definitions

According to the Zoning Ordinance -

> *Disabled* or *individual with a disability* means an individual with a qualifying disability under federal and state fair housing laws. Generally, any person with any mental or physical impairment, disorder or condition, which *substantially limits* one or more major life activities, including physical, mental and social activities and working. Disabled or individual with a disability does not include impairments, disorders or conditions resulting from the current, illegal use of or addiction to a controlled substance, sexual behavior disorders, compulsive gambling, kleptomania, or pyromania. {Emphasis added]

In Government Code 12926.1(c) -

> ...the Legislature has determined that the definitions of "physical disability" and "mental disability" under the law of this state require a *"limitation"* upon a major life activity, but do not require, as does the federal Americans with Disabilities Act of 1990, a *"substantial limitation."* This distinction is intended to result in broader coverage under the law of this state than under that federal act**.** Under the law of this state, whether a condition limits a major life activity shall be determined without respect to any mitigating measures, unless the mitigating measure itself limits a major life activity, regardless of federal law under the Americans with Disabilities Act of 1990.

3. Conclusions and Recommendations

The Zoning Ordinance disability definition meets the intent of federal and state fair housing laws in almost all respects. However, to eliminate what can be termed an administrative rather than actual impediment to fair housing choice, the City will take the following action:

Action 1: Delete the Reference to "Substantially Limits" in the Disability Definition (Zoning Ordinance Section 90-4, Definitions)

As mentioned above, the California Legislature has determined that the definitions of "physical disability" and "mental disability" under the law of this state require a "limitation" upon a major life activity, but do not require, as does the federal Americans with Disabilities Act of 1990, a "substantial limitation.**"**

The disability definition will be amended to delete reference to "substantially limits." The amendment also will include a reference to how the State law, which provides broader protections than the federal law, defines disability.

c. Definition of Boarding or Rooming House or Hotel

Survey Question: Does the Zoning Ordinance restrict housing opportunities for individuals with disabilities and mischaracterize such housing as "boarding or rooming house" or "hotel"?

1. Background

State law requires that licensed residential care facilities not be defined within the meaning of boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that a residential facility is *a business run for profit*. [Emphasis added]

2. Zoning Ordinance Definition

According to the Zoning Ordinance:

> *Boarding house* and *lodging house* shall mean a residence or dwelling, other than a hotel, wherein a room or rooms, with or without individual or group cooking facilities, are rented, leased or subleased under two or more separate written or oral rental agreements, leases or subleases, whether or not the owner, agent or rental manager resides within the

dwelling unit. A boarding house or lodging house is subject to the provisions of article X, division 1 (boarding houses and group homes) in this chapter.

3. Conclusions

Licensed residential care facilities are not included with the meaning of a boarding house. Therefore, the City's definition complies with the federal and the state fair housing laws.

d. Group Homes

Survey Question: Group Homes - Does the Zoning Ordinance allow any number of unrelated persons to reside together, but restrict such occupancy, if the residents are disabled?

1. Background

The joint statement by DOJ and HUD describes this issue as follows:

> A local government may generally restrict the ability of groups of unrelated persons to live together as long as the restrictions are imposed on all such groups. Thus, in the case where a family is defined to include up to six unrelated people, an ordinance would not, on its face, violate the Act if a group home of seven unrelated people *with* disabilities was not allowed to locate in single-family zoned neighborhood, because a group of seven unrelated people *without* disabilities would also not be allowed. However, … because persons with disabilities are also entitled to request reasonable accommodations in rules and policies, the group home for seven persons with disabilities would have to be given the opportunity to seek an exception or waiver. If the criteria for reasonable accommodation are met, the permit would have to be given in that instance, but the ordinance would not be invalid in all circumstances. [Emphasis added]
>
> Source: U.S, Department of Justice and U.S. Department of Housing and Urban Development, Group Homes, Local Land Use and the Fair Housing Act, Questions and Answers on the Fair Housing Act and Zoning, updated August 6, 2015

Under California law -

> Licensed group homes serving six or fewer residents must be treated like single-family homes or single dwelling units for zoning purposes. In other words, a licensed group home serving six or fewer residents ***must be a permitted use in all residential zones in which a single-family home is permitted***, with the same parking requirements, setbacks, design standards, and the like. No conditional use permit, variance, or special permit can be required for these small group homes unless the same permit is required for single-family homes, nor can parking standards be higher, nor can special design standards be imposed. The statutes specifically state that these facilities cannot be considered to be boarding houses or rest homes or regulated as such. Staff members and operators of the facility may reside in the home *in addition* to those served. [Emphasis added]
>
> This rule appears to apply to virtually all licensed group homes. Included are facilities for persons with disabilities and other facilities (Welfare & Inst. Code 5116), residential health care facilities (Health & Safety Code 1267.8, 1267.9, & 1267.16), residential care facilities for the elderly (Health & Safety Code 1568.083 - 1568.0831, 1569.82 – 1569.87), community care facilities (Health & Safety Code 1518, 1520.5, 1566 - 1566.8, 1567.1, pediatric day

health facilities (Health & Safety Code 1267.9; 1760 – 1761.8), and facilities for alcohol and drug treatment (Health & Safety Code 11834.23).

Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, pages 2 and 3, presented at the Third Annual Fair Housing and Public Accommodations Symposium, Golden State University, April 22, 2011

State law -- as the summary below explains -- allows cities to require a conditional use permit for residential care facilities for seven or more persons.

Because California law only protects facilities serving six or fewer residents, many cities and counties restrict the location of facilities housing seven or more clients. They may do this by requiring use permits, adopting special parking and other standards for these homes, or prohibiting these large facilities outright in certain zoning districts. While this practice may raise fair housing issues, no published California decision prohibits the practice, and analyses of recent State legislation appear to assume that localities can restrict facilities with seven or more clients. Some cases in other federal circuits have found that requiring a conditional use permit for large group homes violates the federal Fair Housing Act. However, the federal Ninth Circuit, whose decisions are binding in California, found that *requiring a conditional use permit for a building atypical in size and bulk for a single-family residence* does not violate the Fair Housing Act. [Emphasis added]

Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, pages 3, presented at the Third Annual Fair Housing and Public Accommodations Symposium, Golden State University, April 22, 2011

2, Zoning Ordinance Regulations

a. Definitions

Two Zoning Ordinance definitions are quoted below:

Small licensed residential care facility means a group home in which six or fewer individuals with a disability or children reside that provides onsite care, treatment or other services to its residents and that is required to be and is licensed by the State of California. *Small licensed residential care facilities are exempt from the provisions of this division and shall be treated for purposes of applying the requirements of chapter 90 as a residential use of property occupied by a single housekeeping unit.* Small licensed residential care facilities include without limitation the following, provided the number of residents does not exceed six: Intermediate care facilities for the developmentally disabled (Health and Safety Code § 1267.8(c)); congregate living health facilities (Health and Safety Code §§ 1267.8(c), 1267.16(a)); residential community care facilities, including foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, alcohol and drug treatment facilities, and transitional shelter care facilities (Health and Safety Code §§ 1502, 1566.3); residential care facilities for persons with chronic life-threatening illnesses (Health and Safety Code § 1568.0831); residential care facilities for the elderly (Health and Safety Code § 1569.85); pediatric day health and respite care facilities (Health and Safety Code § 1761.4). [Emphasis added] (Zoning Ordinance Section 90-262, Definitions)

> ***Assisted living facility*** means a facility for ***more than six individuals*** offering assistance with basic activities of daily living such as bathing, grooming, and dressing. Assisted living facilities may offer medication assistance and/or reminders, but differ from a skilled nursing facility in that they do not offer complex medical services. The term "assisted living facility" shall include long-term care facility, rest home, memory support facility, or residential care facility for the elderly. (Zoning Ordinance Section 90-4, Definitions)

b. Use Restrictions

"Small licensed residential care facilities" are a permitted use in the R-R, R-1, R-2 and R-3 Zones.

"Assisted living facilities," which by definition house seven or more persons, are conditionally permitted in the R-2, R-3 and R-4 Zones.

According to the State Community Care Licensing Division's database, 20 Adult Residential Facilities are located in Hemet. They have a combined capacity of 89 beds. The facilities are actually single family homes housing two to six adults, most of who are developmentally disabled.

An adult residential facility is a residential home for adults 18nthrough 59 with mental health care needs or who have physical or developmental disabilities and require or prefer assistance with care and supervision.

The Licensing Division's database indicates that 32 Residential Care Facilities for the Elderly are located in Hemet. Twenty-two of the facilities are actually single family homes housing six or fewer elderly clients. The other facilities are larger assisted living and memory care units such as Citrus Court, Citrus Gardens, Desert Hills, and Yorkshire Village.

A residential care facility for the elderly means a housing arrangement voluntarily chosen by persons 60 years of age or over based on their needs,

3. Conclusions and Recommendations

The Zoning Ordinance definition of "small licensed residential care facility" is consistent with fair housing law.

Small licensed residential care facilities are permitted in all zones that permit single family homes.

Conditionally permitting "assisted living facilities" in the R-2 and R-3 Zones is consistent with fair housing laws.

No impediment to fair housing choice is created by the Zoning Ordinance definitions and use restrictions.

e. Transitional and Supportive Housing

Survey Question: Transitional and Supportive Housing -Does the Zoning Ordinance or other planning policy document address housing for "special needs" populations?

1. Background

Special needs populations means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or developmental disabilities, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

To the extent that zoning and other planning policy documents fail to provide for, or impose barriers to, these types of housing an impediment to fair housing choice exists.

2. Zoning Ordinance Regulations

a. Planning and Zoning Requirements

Government Code Section 65583(c)(3) states:

> Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).

HCD has stated that local zoning must set forth provisions that –

> …transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). In other words, transitional housing and supportive housing are permitted in all zones allowing residential uses and are *not subject to any restrictions (e.g. occupancy limit) not imposed on similar dwellings (e.g. single-family homes, apartments) in the same zone in which the transitional housing and supportive housing is located.* For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single-family home in a single-family zone is permitted in the same manner as a single-family home in the same zone.
>
> Source: State Department of Housing and Community Development, Memorandum, *Senate Bill 2 – Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing*, May 7, 2008 Updated April 10, 2013, page 14

b. Definitions

SB 2 – legislation which took effect on January 1, 2008 – establishes planning and zoning requirements for transitional and supportive housing. SB 745, which took effect on January 1,

2014, generally amends Section 65582 of the Government Code to replace prior Health and Safety Code definitions of "supportive housing," "target population," and "transitional housing" with definitions now more specific to housing element law. Previously, definitions of these terms were found in the Health and Safety Code. AB 1403, which took effect on January 1, 2016, added a definition of "supportive services."

Section 90-262 of the Zoning Ordinance defines supportive housing as follows:

> *Supportive housing* is defined by California Government Code § 65582 and means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible work in the community.

The definition is consistent with the Government Code Section 65582(g) definition.

Section 90-262 of the Zoning Ordinance defines transitional housing as follows:

> *Transitional housing* is defined by California Government Code § 65582 and means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

The definition is consistent with the Government Code Section 65582(j) definition.

The Public Counsel has advised the following:

> …to comply with state law, jurisdictions should specifically adopt the SB 2 definitions of transitional and supportive housing into their Zoning Ordinances. They should also include an affirmative statement following each definition that such use "may be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."
>
> Public Counsel Community Development Project, *Local Zoning Best Practices for Shelter and Transitional and Supportive Housing – An SB 2 (2007) Primer*, October 2017, pages 13 and 14 [Public Counsel is a not-for-profit law firm]

Although the Zoning Ordinance contains definitions which are consistent with state law, the affirmative statement recommended by the Public Counsel is not included in the two definitions.

c. *Permitted Uses*

The Public Counsel also recommends that -

> …jurisdictions should explicitly include supportive and transitional housing as permitted uses in all residential zones, subject only to the development standards applicable to residential uses of the same type in the same zone. To avoid any internal conflicts with the Zoning Ordinance, the jurisdiction should also update any applicable tables of permitted uses to mark supportive and transitional housing as permitted uses.

According to the Zoning Ordinance, supportive housing pursuant to Government Code 65582 is a permitted use in the A-1, A-2-5, A-2-10, R-R, R-1, R-2, R-3 and R-4 Zones. Single-family homes are permitted in the Agriculture Zones.

Transitional housing pursuant to Government Code Section 65582 is a permitted use in the R-2, R-3 and R-4 Zones. However, transitional housing is not listed as a permitted use in the R-R and R-1 Zones.

The Public Counsel also advises cities that if residential development is permitted in mixed-use zones, the jurisdiction should make explicit that transitional and supportive housing are permitted in those zones, and that such uses will be processed and treated equally to applications for other permitted residential development.

Additionally, Government Code Section 65651(a) states:

> Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses….

However, to be judged a use by right, the supportive housing development must satisfy affordability and other requirements. Attachment A describes the Government Code supportive housing requirements.

The General Plan includes a MU – Mixed Use designation that provides for a mix of residential and compatible office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses. Further the General Plan designates six areas for Mixed Use development five of which incorporate residential uses.

Additionally, "mixed use, an integrated mix of residential and office/commercial uses on a single site" is conditionally permitted in the O-P, Office Professional Zone; C-1 Neighborhood Commercial Zone; and C-2 General Commercial Zone.

d. Use Restrictions

The Public Counsel has offered the following insights:

> Jurisdictions must still ensure that in practice, supportive and transitional housing developments are not subject to greater restrictions when compared to other residential uses of the same type in the same zone during the approvals process. For example, if a provider uses an existing duplex for transitional or supportive housing, then that project is subject only to development standards applied to any other duplex in that zone, and would not need separate approval for a change in use. Likewise, if a developer chooses to build transitional or supportive housing apartments, then standards for multi-family apartment buildings in that zone will apply. And while transitional and supportive housing are typically multi-family housing, they can also be single family residences.

The Zoning Ordinance *does not* impose additional use restrictions on the development of supportive and transitional housing. For example, use restrictions such as minimum and maximum housing unit sizes; occupancy limits; and separation requirements.

3. Conclusions and Recommendations

The Zoning Ordinance requirements pertaining to transitional housing and supportive housing for the most part meet the intent of state law. However, to eliminate what may be termed an administrative, rather than actual, impediment to fair housing choice the City will take the following action:

Action 1: Amend the Transitional and Supportive Housing Zoning Requirements

- Add the affirmative statement that transitional and supportive housing "may be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." (Zoning Ordinance Section 90-262, Definitions)
- Add transitional housing as a permitted use in the R-R and R-1 Zones. (Zoning Ordinance Section 90-383, Permitted Uses)
- Incorporate in the Zoning Ordinance the by right use requirements of AB 2162

f. Reasonable Accommodation Procedure

Survey Question: Does the City have, either by ordinance or policy, a process by which persons with disabilities can request reasonable accommodations (modifications or exceptions) to adopted ordinances and to rules, policies, practices, or services, necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling?

1. Background

A joint statement by DOJ and HUD explains this issue as follows:

> As a general rule, the Fair Housing Act makes it unlawful to refuse to make 'reasonable accommodations' (modifications or exceptions) to rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling.
>
> Where a local Zoning Ordinance specifies procedures for seeking a departure from the general rule, courts have decided, and the DOJ and HUD agree, that these procedures must ordinarily be followed. If no procedure is specified, persons with disabilities may, nevertheless, request a reasonable accommodation in some other way, and a local government is obligated to grant it if it meets the criteria discussed above. A local government's failure to respond to a request for reasonable accommodation or an inordinate delay in responding could also violate the Act.
>
> Local governments are encouraged to provide mechanisms for requesting reasonable accommodations that operate promptly and efficiently, without imposing significant costs or delays. The local government should also make efforts to insure that the availability of such mechanisms is well known within the community.
>
> Joint Statement of the Department of Justice and the Department of Housing and Urban Development, *Group Homes, Local Land Use, and the Fair Housing Act*, August 18, 1999, pages 3 and 4.

The HCD requires cities and counties to describe their reasonable accommodation procedure in draft and final housing elements. Jurisdictions without an adopted procedure must include a program to prepare and adopt a policy or ordinance. According to HCD a reasonable accommodation procedure must *"…ensure information is available for people who wish to request a reasonable accommodation with respect to zoning, permit processing, or building laws."* [Emphasis added]

2. Zoning Ordinance Regulations

Disabled persons or their representatives as well as developers may apply for exceptions to zoning and land use policies through a reasonable accommodation procedure. The Zoning Ordinance establishes two levels of reasonable accommodation:

> *Major reasonable accommodation* means a request to allow a use in a zone where it is otherwise not permitted or a request for a modification or exception to the substantive land use, zoning and development standards and regulations.
>
> *Minor reasonable accommodation* means a modification or exception to the procedural requirements contained in this chapter, including, but not limited to, fee adjustments or deferrals, modification of application filing requirements, and modification of appeal filing requirements.

The Zoning Ordinance provides for different levels of review and approval, as follows:

> The planning commission is designated to approve, conditionally approve, or deny all applications for a major reasonable accommodation, except that the *director* is hereby vested with authority to *review and approve major reasonable accommodation* applications that solely request a modification of *development standards* for uses requiring a small group home permit or an administrative use permit.
>
> The director, or his or her designee, is designated to approve, conditionally approve, or deny all applications for a minor reasonable accommodation, provided that the director may decide to allow the planning commission to determine whether to approve, conditionally approve, or deny an application for a minor reasonable accommodation if the director finds that the minor reasonable accommodation involves significant controversy or extraordinary circumstances.

Thus, the Community Development Director is authorized to take action on reasonable accommodation requests without a public hearing when they involve a major reasonable accommodation requesting a modification of development standards and all applications for a minor reasonable accommodation.

3. Conclusions and Recommendations

The Reasonable Accommodation Procedure requires a public hearing only when the applicant is requesting a Major Reasonable Accommodation that involves a modification other than development standards. The City's Reasonable Accommodation Procedure has met with the approval of the HUD-LA office and does not pose an impediment to fair housing choice.

Both HUD and HCD recommend that local jurisdictions make the community aware of the reasonable accommodation procedure. Moreover, HCD in their reviews of draft housing recommends that local jurisdictions promote the procedure.

An impediment to fair housing choice is created because the community is unaware of the reasonable accommodation and no brochure or application is available to request an accommodation.

Action 1: Prepare a Brochure or Flyer to Promote the Reasonable Accommodation Procedure and Prepare an Application

The Community Development Department will include an application for a Reasonable Accommodation in the CDD Applications and Forms page. Also, it will prepare a brochure or flyer describing the Reasonable Accommodation Procedure such as the "Service Animals at Your Place of Business – Commonly Asked Questions" brochure and the "City of Hemet ADA Public Notice."

g. Occupancy Standards

Survey Question: Does the Zoning Ordinance or Building Code establish occupancy standards or maximum occupancy limits that are more restrictive than state law, which incorporates the Uniform Housing Code (UHC)?

1. Background

Occupancy standards sometimes can impede housing choice for families with children or for disabled persons. For example, some jurisdiction's zoning regulations have attempted to limit occupancy to five related persons occupying a single family home, or to strictly establish an occupancy standard of no more than two persons per bedroom. Such regulations can limit housing availability for some families with children, or prevent the development of housing for disabled persons.

The Federal Fair Housing Act (FFHA) also provides that nothing in the Act "limits the applicability of any reasonable local, State or Federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling." [Section 807(b)(1)]

2. Building Code Regulations

According to an analysis of occupancy standards:

> The Legislature, by adopting this Uniform Housing Code standard, intends to preempt local occupancy standards generally. Municipalities may deviate from the uniform occupancy standard only if, pursuant to specific state provisions, they make express findings that a deviation is reasonably necessary due to "climatic, geological or topographical conditions." Local governments should adopt the foregoing Uniform Housing Code standard for compliance with fair housing laws and to address health and safety concerns in the community.
>
> Source: Mental Health Advocacy Services, Inc., *Fair Housing Issues in Land Use and Zoning: Definitions of Family and Occupancy Standards*, September 1998, page 7

California's occupancy standard for residential dwellings is an example of a permissible neutral standard:

> Room dimensions (b) Floor Area: Dwelling units and congregate residences shall have at least one room which shall have not less than 120 square feet of floor area. Other habitable rooms, except kitchens, shall have an area of not less than 70 square feet. Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of 50 square feet for each occupant in excess of two.

Section 17958.1 of the Health and Safety Code also establishes an occupancy standard for efficiency dwelling units:

> (a) Notwithstanding Sections 17922, 17958, and 17958.5, a city, county, or city and county may, by ordinance, permit efficiency units for occupancy by no more than *two persons* which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.

3. Conclusion

There is no impediment to fair housing choice because the City adheres to the Uniform Housing Code and Building Code occupancy standards. Attachment B describes the state law regarding occupancy standards that Hemet has adopted.

D. RESIDENTIAL LAND USE

1. Background

According to HUD:

> Zoning and land use laws affect housing choice by determining where housing is built, what type of housing is built, who can live in that housing, and the cost and accessibility of the housing.

For example, limits on multi-unit developments, HUD explains, may include outright bans on multi-unit developments or indirect limits such as height limits and minimum parking requirements.

2. Analysis

The relative amounts of single- and multi-family zoned land is a fair housing concern because communities that are predominantly or exclusively single-family limit the range of available housing choices, and, as a consequence, may adversely impact fair housing protected groups such as racial minorities and disabled people.

The General Plan provides for three multi-family residential land use categories. Table VII-2 shows that almost 10% of the residential acreage is devoted to multi-family residential land uses

Table VII-2
City of Hemet
Residential Land Use

Land Use Category	Density	DUs./Ac.	Acres	Percent
Rural Residential	RR	0-2.0	521	6.2%
Rural Residential	RR	2.5	72	0.8%
Hillside Residential	HR	0-0.5	106	1.3%
Hillside Residential	HR – 10	1/10	88	1.0%
Low Density Residential	LDR	2.1-5.0	5,995	71.2%
Low Medium Density Residential	LMDR	5.1-8.0	842	10.0%
Medium Density Residential	MDR	8.1-18.0	415	4.9%
High Density Residential	HDR	18.1-30	351	4.2%
Very High Density Residential	VHDR	30.1-45	35	0.4%
Total			8,425	100.0%

Source: City of Hemet General Plan 2030, Land Use, page 2-25

The High and Very High Residential Land Use designations are described below:

> The HDR – High Density Residential – designation provides for attached multiple family units. HDR areas are typically located near commercial nodes, school sites, parks and other activity centers. Typical housing types include townhomes at the low end of the density range and stacked units at the high end of the density range.
>
> The VHDR – Very High Residential – designation provides for multiple family units with surface parking, although podium designs or parking structures may be constructed as a means of providing a greater amount of open space than would otherwise be possible. VHDR areas are typically located along major streets and near major activity centers or transit districts.

Since the General Plan was adopted in 2012, the City has increased the opportunities for a diverse range of housing unit types by the adoption of Specific Plans and promoting mixed use development. Table VII-3 shows that the General Plan designates six mixed use areas.

Table VII-3
Hemet Mixed Use Areas

Area	Number	Percent Residential
Florida Avenue	1	10-15% of land area
West Hemet	2	20% of land area
Hemet Gateway	3	15% of land area
Warren Avenue	4	30% of land area
Diamond Valley Lake	5	0%
Downtown	6	35% of land area

Source: City of Hemet General Plan

Additionally, between 2012 and 2019, the City approved applications for the development of 3,784 housing units of which 1,049 or 28% were multi-family housing units.

3. Analysis

The City has allocated a significant proportion of land to multi-family residential land uses. Therefore, no impediment to fair housing choice is created by the General Plan designations and allocation of land for residential land use.

ATTACHMENT A
SUPPORTIVE HOUSING GOVERNMENT CODE REQUIREMENTS

GOVERNMENT CODE - GOV
TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]
(Heading of Title 7 amended by Stats. 1974, Ch. 1536.)
DIVISION 1. PLANNING AND ZONING [65000 - 66210]
(Heading of Division 1 added by Stats. 1974, Ch. 1536.)
CHAPTER 3. Local Planning [65100 - 65763]
(Chapter 3 repealed and added by Stats. 1965, Ch. 1880.)

ARTICLE 11. Supportive Housing [65650 - 65656]
(Article 11 added by Stats. 2018, Ch. 753, Sec. 3.)

65650.

For purposes of this article, the following definitions shall apply:
(a) "Supportive housing" shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.
(b) "Supportive services" shall have the same meaning as defined in Section 65582.
(c) "Target population" shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.
(d) "Use by right" shall have the same meaning as defined in subdivision (i) of Section 65583.2.
(Added by Stats. 2018, Ch. 753, Sec. 3. (AB 2162) Effective January 1, 2019.)

65651.

(a) Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:
(1) Units within the development are subject to a recorded affordability restriction for 55 years.
(2) One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.
(3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
(4) The developer provides the planning agency with the information required by Section 65652.
(5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:

(A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
(B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

(6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
(7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
(b) The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.
(c) Notwithstanding any other provision of this section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:
(1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.
(2) Any change in the number of supportive service units is restricted to the minimum necessary to maintain project's financial feasibility.
(3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.
(d) If the proposed housing development is located within a city with a population of fewer than 200,000 or the unincorporated area of a county with a population of fewer than 200,000, and the city or the unincorporated area of the county has a population of persons experiencing homelessness of 1,500 or fewer, according to the most recently published homeless point-in-time-count, the development, in addition to the requirements of subdivision (a), shall consist of 50 units or fewer to be a use by right pursuant to this article. A city or county described in this subdivision may develop a policy to approve as a use by right proposed housing developments with a limit higher than 50 units.
(Added by Stats. 2018, Ch. 753, Sec. 3. (AB 2162) Effective January 1, 2019.)

65652.

A developer of supportive housing subject to this article shall provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, as required by Section 65651, and describing those services, which shall include all of the following:
(a) The name of the proposed entity or entities that will provide supportive services.
(b) The proposed funding source or sources for the provided onsite supportive services.
(c) Proposed staffing levels.

(Added by Stats. 2018, Ch. 753, Sec. 3. (AB 2162) Effective January 1, 2019.)

65653.

(a) The local government shall approve a supportive housing development that complies with the applicable requirements of this article.
(b) The local government shall notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing in accordance with this article. The local government shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units.
(Added by Stats. 2018, Ch. 753, Sec. 3. (AB 2162) Effective January 1, 2019.)

65654.

If the supportive housing development is located within one-half mile of a public transit stop, the local government shall not impose any minimum parking requirements for the units occupied by supportive housing residents.
(Added by Stats. 2018, Ch. 753, Sec. 3. (AB 2162) Effective January 1, 2019.)

65655.

This article shall not be construed to do either of the following:
(a) Preclude or limit the ability of a developer to seek a density bonus from the local government pursuant to Section 65915.
(b) Expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.
(Added by Stats. 2018, Ch. 753, Sec. 3. (AB 2162) Effective January 1, 2019.)

65656.

The Legislature finds and declares that the provision of adequate supportive housing to help alleviate the severe shortage of housing opportunities for people experiencing homelessness in this state and of necessary services to the target population described in Section 50675.14 of the Health and Safety Code is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article applies to all cities, including charter cities.
(Added by Stats. 2018, Ch. 753, Sec. 3. (AB 2162) Effective January 1, 2019.)

ATTACHMENT B
MAXIMUM OCCUPANCY OF DWELLING UNITS FOR SLEEPING PURPOSES
BY: CITY OF HEMET BUILDING OFFICIAL

This information bulletin provides a guideline to help determine the maximum number of people that may legally sleep within a dwelling unit or an efficiency dwelling (or efficiency living) unit.

Definitions

Dwelling unit means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, as defined by the Building Code.

Efficiency dwelling unit or ***efficiency living unit*** means a dwelling unit containing only one habitable room, as defined by Health and Safety Code Section 17958.1 and Section 1208.4 of the California Building Code.

Dwelling Unit

Required Minimum Floor Areas of Rooms. The Uniform Housing Code (section 503.2) requires that a dwelling unit have at least one room which is not less than 120 square feet in area. Other habitable rooms, except kitchens, are required to have a floor area of not less than 70 square feet.

Minimum Floor Areas for Sleeping Purposes. The Uniform Housing Code (section 503.2) further states that where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of 50 square feet for each occupant in excess of two. It should be noted there is nothing in the Housing Code that prevents people from sleeping in the living or dining rooms, as long as these rooms have an openable window or door meeting all the provisions of the California Building Code for emergency egress.

Example Calculations. Using the above information, the following example calculations will indicate the maximum number of persons that may sleep in a dwelling unit of various sizes. All dwelling units require a kitchen and at least one bathroom.

A one-bedroom apartment with a combination living/dining room area:

- Where the bedroom is at least 120 square feet in area (70 plus 50 square feet), three people could sleep there.
- Where the living/dining area is at least 170 square (120 plus 50 square feet) three persons could sleep there.

Thus, a total of 6 people can legally sleep in a one-bedroom apartment with the above minimum room sizes.

A two-bedroom apartment with a combination living/dining room area:

- Where the bedrooms are at least 120 square feet three people could sleep in each bedroom (70 square feet for two people plus 50 square feet for the third person).

- Where the living/dining area is at least 170 square feet three people could sleep there. (120 square feet for two people plus 50 square feet for the third person).

Thus, a total of 9 people can legally sleep in a two-bedroom apartment with the above minimum room sizes.

A three-bedroom house, with a separate living room and a separate dining room:

- Where the bedrooms are at least 120 square feet three people could sleep in each bedroom. (70 square feet for two people plus 50 square feet for the third person). This would sleep 9 persons.

- Where the living room is at least 170 square feet three persons could sleep there (120 square feet for two people plus 50 square feet for the third person).

- Where the dining room is at least 170 square feet (120 square feet for two people plus 50 square feet for the third person) three persons could sleep there.

Thus, a total of 15 people can legally sleep in a three-bedroom house with above minimum room sizes.

Efficiency Dwelling Unit

Required Minimum Floor Areas of Rooms. An exception to Uniform Housing Code section 503.2 provides a specific allowance for the use of an efficiency dwelling unit. It requires the efficiency dwelling unit have at living room which is not less than 220 square feet in area.

Minimum Floor Areas for Sleeping Purposes. The exception further states that where more than two persons occupy the living room for sleeping purposes, the required floor area shall be increased at the rate of 100 square feet for each occupant in excess of two. The living room must have an openable window or door meeting all the provisions of the California Building Code for emergency egress.

Using the above information, the following table indicates the maximum number of persons that may sleep in an efficiency dwelling unit of various sizes. All efficiency dwelling units require a kitchen and at least one bathroom.

Living Room Area	Maximum Occupancy
220 s.f. or more, but less than 320 s.f.	2
320 s.f. or more, but less than 420 s.f.	3
420 s.f. or more, but less than 520 s.f.	4
520 s.f. or more, but less than 620 s.f.	5
Etc.	Etc.

SECTION VIII
PRIVATE/PUBLIC SECTOR IMPEDIMENTS ANALYSIS



Section VIII
Analysis of Private/Public Sector Impediments
Table of Contents

A. INTRODUCTION VIII-1

B. LOCATION OF AFFORDABLE RENTAL HOUSING DEVELOPMENTS VIII-1
1. Background VIII-1
2. Location Analysis VIII-1
3. Conclusions and Recommendations VIII-2

C. GENTRIFICATION VIII-3
1. Background - Gentrification Defined VIII-3
2. Analysis VIII-4
3. Conclusions and Recommendations VIII-6

D. DEMOGRAPHICS OF PUBLICLY SUPPORTED HOUSING VIII-7
1. Background VIII-7
2. Analysis VIII-7
3. Conclusions and Recommendations VIII-7

E. FAIR HOUSING ENFORCEMENT VIII-8
1. Background VIII-8
2. Analysis VIII-8
3. Conclusion VIII-10

List of Tables

Table VIII-1 City of Hemet Location of Affordable Housing Projects by Census Tract and Location Characteristics VIII-2
Table VIII-2 City of Hemet Driving Distance Between Each Affordable Housing Development VIII-2
Table VIII-3 City of Hemet Indicators of Possible Gentrification VIII-5
Table VIII-4 City of Hemet Median Household Income by Census Tract 2008-2012 and 2014-2018 ..... VIII-6
Table VIII-5 Race of the Occupants of Low Income Housing Tax Credit Housing Developments: 2017 ..... VIII-7
Table VIII-6 Ethnicity of the Occupants of Low Income Housing Tax Credit Housing Developments: 2017 ..... VIII-8

A. INTRODUCTION

HUD's *Fair Housing Planning Guide* suggests an AI format that includes an assessment of impediments that overlap the public and private sectors. Many fair housing issues are not exclusively within the domain of either the private or public sectors. Section VIII provides an analysis of the following fair housing issues:

- Location of affordable multifamily rental housing developments
- Gentrification
- Demographics of publicly supported housing
- Fair housing enforcement

B. LOCATION OF AFFORDABLE FAMILY RENTAL HOUSING DEVELOPMENTS

1. Background

The *Fair Housing Planning Guide* states that an objective of the AI is to –

> Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability and national origin.

A major objective of the Housing and Community Development Act of 1974 was –

> …the reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods….

According to HUD, the location of affordable housing is a potential fair housing issue because it can perpetuate residential segregation. New affordable housing developments, according to HUD, should be located outside of neighborhoods with concentrations of low-income, poverty and minority populations.

2. Location Analysis

Table VIII-1 lists the census tract location of each affordable housing development. The census tract low/mod income and minority population percentages also are listed for in Table VIII-1.

Hemet's citywide low/mod income percentage is 65%. All but one of the affordable developments is located in census tracts with a low/mod income percentage greater than the citywide average percentage.

Hemet's citywide minority percentage is 58%. Five of the seven affordable housing developments are located in census tracts with a minority percentage more than the citywide average percentage.

Table VIII-1
City of Hemet
Location of Affordable Housing Projects by
Census Tract and Location Characteristics

Project Name	Address	Affordable Units	Census Tract	% Low/Mod Income	% Minority
Ability First	1360 E. Acacia	18	434.05	80.9%	60.2%
Hemet Estates	1101 E. Menlo Ave.	79	435.08	N/A	N/A
Oasis Senior	465 N. Palm	65	434.05	80.9%	60.2%
Sahara Senior	1015 N. Oakland Ave	75	434.01	84.4%	66.8%
Village Meadows	700 Arbor Parkway	67	433.06	48.4%	58.0%
Hemet Vistas 1 & 2	225 W. Fruitvale Ave	143	435.07	83.7%	73.8%
Mobley Lane Apartments	575 Mobley Lane	40	435.07	83.7%	73.8%
City Average				65.0%	58.0%

N/A: only a small portion of the City is located in Census Tract 435.08
Source: City of Hemet *2013-2021 Housing Element* and Table V-6

Table VIII-2 lists the driving distance between each affordable housing development. With one exception, the affordable housing developments are not located in close proximity to one another. The Oasis and Sahara senior housing developments are located .2 of mile from each other. The physical locations indicate a dispersal of affordable housing developments within the Hemet community.

Table VIII-2
City of Hemet
Driving Distance Between Each Affordable Housing Development

Project Name	Ability First	Hemet Estates	Oasis Senior	Sahara Senior	Village Meadows	Hemet Vista Apartments	Hemet Vistas II	Mobley Lane Apartments
Ability First	X	1.1	2.2	2.0	2.6	2.1	2.1	1.4
Hemet Estates	1.1	X	1.5	1.4	3.4	1.0	1.0	0.7
Oasis Senior	2.2	1.5	X	0.2	1.9	1.2	1.2	0.9
Sahara Senior	2.0	1.4	0.2	X	2.0	1.0	1.0	1.0
Village Meadows	2.6	3.4	1.0	2.0	X	3.0	3.0	2.9
Hemet Vistas I & 2R	2.1	1.0	1.2	1.0	3.0	X	X	0.7
Mobley Lane Apts	1.4	0.7	0.9	1.0	2.9	0.7	.07	X

Note: Distances are in miles as driven by an automobile not "as the crow flies".
Source: Addresses of each affordable development and Google Maps

3. Conclusions and Recommendations

The majority of affordable housing developments are located 1) in census tracts with a low/mod income population higher than the citywide average and 2) in census tracts with a minority population higher than the citywide average. This location pattern is inconsistent with HUD's goal

to locate affordable housing in neighborhoods with low percentages of low/moderate income and minority populations.

To guide the locations of future affordable housing developments, the City – in the *2014-2021 Housing Element* – has established site selection policies. In summary:

- The City has identified 21 sites, which are dispersed throughout the City, which can accommodate the lower income housing need.
- The City promotes the inclusion of a percentage of affordable units in market-rate developments.
- The City encourages the use of density bonus to integrate affordable units in market-rate developments.

The City's criteria for the location of affordable housing are described in more detail in Section VI – Public Sector Impediments Analysis.

Implementation of the site selection criteria will prevent an impediment to fair housing choice by providing numerous sites for affordable housing and the integration of affordable units in market-rate developments.

C. GENTRIFICATION

1. Background - Gentrification Defined

Gentrification is a process involving an increase in housing rents and prices in existing neighborhoods that causes the displacement of the poor due to the housing market pressures. When no new housing is involved, gentrification takes place through succession as vacant rentals or homes are rented or bought by middle or higher income folks. Over time, as this process continues the middle and higher income households outbid the lower income households and, as a consequence, the neighborhood gentrifies.

With respect to the fair housing consequences of gentrification, the National Fair Housing Alliance has offered the following thoughts:

> Gentrification is the process of redevelopment that is spurred by the influx of more affluent, mostly White individuals into previously deprived, under-resourced, low-income communities of color. Redevelopment through gentrification typically entails change in neighborhood character and culture and an increase in the cost of living that prices out original residents. Gentrification is fundamentally an economic process, yet the neighborhood transition that typically ensues is deeply racial, cultural, and sometimes ethnic, affecting Blacks, Latinos, and Asian Americans. With variations, gentrification operates as a powerful development pattern in housing markets in cities across the country.
>
> The fair housing implications of gentrification associated with residential integration are complicated. Despite temporary increases in racial and ethnic integration as White residents move into previously non-White neighborhoods at the onset of gentrification, the resulting dislocation that occurs to the pre-existing residents as the process unfolds and market values increase further marginalizes communities of color through residential

> displacement. In the context of the persistent affordable housing crisis plaguing many cities across the country, displaced low-income residents are relegated to low-opportunity areas, generally fortifying entrenched racial and ethnic residential segregation. In this way, gentrification pressures ultimately reinforce patterns of segregation.
>
> Although HUD has currently suspended local governments' obligation to submit Assessment of Fair Housing plans until October 2020 or thereafter, jurisdictions may still look to HUD guidance for information on how to comply with the mandate that HUD funds are used to affirmatively furthering fair housing. In August 2016, HUD released the Fair Housing Assessment Tool for Local Governments, which provides guidance to jurisdictions that receive HUD community development funds on factors associated with residential segregation they should consider when conducting their fair housing planning processes, and it specifically advises jurisdictions to consider "displacement due to economic pressures." As such, in order for local jurisdictions to credibly certify to HUD that they are affirmatively furthering fair housing, they should consider the fair housing implications of gentrification.

The Fair Housing Assessment Tool for Local Governments planning guide states the following about the displacement of residents due to economic pressures:

> "The term 'displacement' refers here to a resident's undesired departure from a place where an individual has been living. 'Economic pressures' may include, but are not limited to, rising rents, rising property taxes related to home prices, rehabilitation of existing structures, demolition of subsidized housing, loss of affordability restrictions, and public and private investments in neighborhoods. Such pressures can lead to loss of existing affordable housing in areas experiencing rapid economic growth and a resulting loss of access to opportunity assets for lower income families that previously lived there. Where displacement disproportionately affects persons with certain protected characteristics, the displacement of residents due to economic pressures may exacerbate patterns of residential segregation."
>
> National Fair Housing Alliance, *Making Every Neighborhood a Place of Opportunity: 2018 Fair Housing Trends Report,* 2018, pages 74 and 75

2. Analysis

Recent research efforts have focused on the identification of potential gentrification issues based on three indicators:

- Increases in a census tract's median household income
- Increases in a census tract's median home value
- Increases in a census percent of residents with a bachelor's degree

Table VII-3 provides data on the three indicators and Table VIII-4 shows data on changes in the median household income at the census tract level.

Table VIII-3
City of Hemet
Indicators of Possible Gentrification

Census Tract	Median Household Income Percent Change	Median Home Value Percent Change	Percent W/ Bachelor's Degree Percent Change
427.45	-8.5%	15.0%	25.2%
433.06	**19.2%**	**40.7%**	**50.8%**
433.07	19.8%	-4.6%	32.7%
433.09	**16.4%**	**21.8%**	**88.5%**
433.12	-2.2%	16.4%	46.8%
433.16	-2.2%	7.4%	-9.2%
433.17	-7.2%	46.6%	-14.6%
434.01	59.3%	17.3%	-24.4%
434.03	-6.3%	24.3%	182.4%
434.04	-3.3%	19.0%	-51.3%
434.05	4.6%	-19.5%	-32.6%
435.03	-1.7%	-58.1%	-33.3%
435.04	**10.0%**	**16.7%**	**38.1%**
435.05	30.7%	21.6%	104.9%
435.06	-15.5%	26.8%	-32.4%
435.07	11.9%	9.0%	-20.5%

Source: American Community Survey (ACS) 2013-2017 and 2008-2012 5-Year Estimates, Tables: S1901 Income in the Past 12 Months; B25077 Median Value (Dollars); and S1501 Educational Attainment.

Table VIII-4
City of Hemet
Median Household Income by Census Tract
2008-2012 and 2014-2018

Census Tract	2008-2012	2013-2017	Change	Percent Change
427.45	$56,792	$51,949	-$4,843	-8.5%
433.06	$42,582	$50,750	$8,168	19.2%
433.07	$27,832	$33,337	$5,505	19.8%
433.09	$30,000	$34,926	$4,926	16.4%
433.12	$45,288	$44,273	-$1,015	-2.2%
433.16	$36,816	$36,010	-$806	-2.2%
433.17	$64,160	$59,526	-$4,634	-7.2%
434.01	$21,362	$34,022	$12,660	59.3%
434.03	$29,931	$28,036	-$1,895	-6.3%
434.04	$25,048	$24,211	-$837	-3.3%
434.05	$20,559	$21,502	$943	4.6%
435.03	$26,775	$26,327	-$448	-1.7%
435.04	$51,250	$56,392	$5,142	10.0%
435.05	$24,177	$31,594	$7,417	30.7%
435.06	$54,172	$45,755	-$8,417	-15.5%
435.07	$28,785	$32,200	$3,415	11.9%

Source: American Community Survey (ACS) 2014-2018 and 2008-2012 5-Year Estimates, Table: S1901 Income in the Past 12 Months

Table VIII-3 shows in **bold** three census tracts that have increases in the three indicators.

The income changes could be the result that, as rental turnover happened and existing homes were sold, the new occupants compared to the prior occupants had higher incomes. Another possible cause is that the residents did not move but rather experienced income gains. Another possibility is that the occupants of new homes had higher incomes than the households already living in the neighborhood,

Approximately 500 households have been added to the City's population during the past decade or an average to 50 households per year. It is doubtful that this minimal household growth would have cause the displacement of lower income households and gentrification.

3. Conclusions and Recommendations

Gentrification causing the displacement of poor people and resulting in neighborhood change does not appearing to be occurring in Hemet. Therefore, the AI does not include recommendations to address gentrification.

D. DEMOGRAPHICS OF PUBLICLY SUPPORTED HOUSING

1. Background

HUD is interested in the demographics of the occupants of publicly supported housing compared to the demographics of the jurisdiction and neighborhood in which such housing is located. For example, a comparison will inform a city of whether developments are occupied by largely the same race/ethnicity as in the neighborhood.

2. Analysis

Table VIII-5 compares the race of the occupants of Low Income Housing Tax Credit (LIHTC) developments to the citywide characteristics. The Black/African population resides in LIHTC affordable housing in a greater proportion than they represent of the City's population. In contrast, a lower percentage of the white population live in these developments compared to the citywide percentage.

Table VIII-5
Race of the Occupants of Low Income Housing Tax Credit Housing Developments: 2017

Race	Number	Developments Percentage	City Percentage
Multi-Race	55	6.5%	3.4%
American Indian/Alaskan Native	6	0.7%	1.1%
Black/African American	228	27.1%	5.9%
Other	265	31.6%	12.8%
White	286	34.1%	76.8%
Total	840	100.0%	100.0%

Note: 244 no responses to the race question
Source: California Tax Credit Allocation Committee, Spectrum Report – Race/Ethnicity Data for 2018 for the City of Hemet

Table VIII-6 shows that a slightly higher percentage of Hispanics occupy the affordable housing developments than they represent of the entire City's population. However, the balance of Hispanic to Non-Hispanic occupants overall corresponds closely to the Citywide percentages.

3. Conclusions and Recommendations

The demographics of individual developments have evolved since the projects were built and may change in the future when turnover occurs. Vacant units probably occur infrequently, however. With respect to the occupancy of all LIHTC developments, the Black population occupies this affordable housing in a proportion greater than they represent of the City's population.

However, no recommendations are offered because the race question had 244 no responses and the ethnicity question had 238 no responses. With so many no responses, definitive conclusions cannot be made.

Table VIII-6
Ethnicity of the Occupants of Low Income
Housing Tax Credit Housing Developments: 2017

Ethnicity	Number	Developments Percentage	City Percentage
Hispanic	438	51.6%	45.0%
Not Hispanic	411	48.4%	55.0%
Total	849	100.0%	100.0%

Note: 238 no responses to the ethnicity question
Source: California Tax Credit Allocation Committee, Spectrum Report – Race/Ethnicity Data for 2018 for the City of Hemet

E. FAIR HOUSING ENFORCEMENT

1. Background

HUD's *Fair Housing Planning Guide* includes a suggested AI outline that identifies fair housing enforcement as a potential impediment to fair housing choice. HUD's *AFFH Guidebook* states the following regarding the lack of private fair housing outreach and enforcement:

> The term "local private fair housing outreach and enforcement" refers to outreach and enforcement actions by private individuals and organizations, including such actions as fair housing education, conducting testing, bring lawsuits, arranging and implementing settlement agreements. A lack of private enforcement is often the result of a lack of resources or a lack of awareness about rights under fair housing and civil rights laws, which can lead to underreporting of discrimination, failure to take advantage of remedies under the law, and the continuation of discriminatory practices. Activities to raise awareness may include technical training for housing industry representatives and organizations, education and outreach activities geared to the general public, advocacy campaigns, fair housing testing and enforcement.
>
> Source: U.S. Department of Housing and Urban Development, *AFFH Guidebook*, December 13, 2015, page 212

2. Analysis

The enforcement of fair housing laws is accomplished by HUD, the California Department of Fair Employment and Housing (DFEH) and the Fair Housing Council of Riverside County, Inc. (FHCRC).

The DFEH is responsible for enforcing state fair housing laws that make it illegal to discriminate. The DFEH may file signed complaints with HUD if the matter falls within the jurisdiction of that agency. As a substantially equivalent agency, DFEH's findings are usually accepted by HUD.

Locally, the FHCRC takes part in a variety of activities to fight housing discrimination, such as free educational workshops, outreach to the community, and the investigation of housing discrimination complaints. The capacity of the FHCRC enables it to provide fair housing information, outreach and

enforcement to 24 cities and communities located in Riverside County plus the unincorporated area of the County.

FHCRC includes a total of 15 staff: two Housing Counselors, five Fair Housing Counselors, two Program Managers, Fair Housing Training Specialist, and Program Administrator, an accountant, a controller, an Executive Director and an administrative staff member. FHCRC also has three interns.

The funding that supports the efforts of the FHCRC includes CDBG funds received from participating jurisdictions within its service area and grant funds such as HUD's Fair Housing Initiatives Program (FHIP) and Fair Housing Assistance Program (FHAP).

FHIP provides funds to eligible organizations through competitive grants under three initiatives that are designed to prevent or eliminate discriminatory housing practices and inform individuals of their rights and responsibilities under the Fair Housing Act. In FY 2016, the FHIP program awarded $38 million in grants to 155 organizations to meet the objectives under one or more of the core program initiatives: enforcing the Fair Housing Act under the Private Enforcement Initiative, educating the public and industry stakeholders on fair housing under the Education and Outreach Initiative, and building organizational capacity under the Fair Housing Organizations Initiative.

HUD provides FHAP funding annually on a noncompetitive basis to state and local agencies that enforce fair housing laws that are substantially equivalent to the Fair Housing Act. FHAP agencies support a variety of fair housing administrative and enforcement activities, including complaint investigation, conciliation, administrative and/or judicial enforcement; training; implementation of data and information systems; and education and outreach.

The FHCRC was awarded a FHIP grant of $300,000 to undertake various enforcement, education and outreach activities that Affirmatively Further Fair Housing. The activities are designed to minimize and eliminate impediments to fair housing choice. Specifically, FHCRC conducts systemic investigations, provides technical assistance to municipalities regarding compliance with fair housing laws, and provide fair housing education to the population of Riverside County.

FHCRC's proposed activities include conducting fair housing tests on rentals, sales and design and construction; hosting the Annual Housing Conference during National Fair Housing Month; creating partnerships with local agencies and three partnerships with universities and colleges, conducting town hall meetings to connect the public with housing professionals and industry leaders and systemic investigations which will help remove barriers to fair housing.

The FHCRC provides a full range of services including:

- Anti-discrimination
- Landlord/tenant counseling
- First time homebuyer seminars
- Foreclosure prevention
- Loan modification
- Back-to-Work FHA
- Training

Additionally, the FHCRC completed a Cultural Diversity Grant through the National Association of REALTORs (NAR) for the Inland Valleys Association of REALTORs (IVAR) members to attend the 2017 Housing Conference.

FHCRC also is working to become a credit training agency through the Bureau of Real Estate.

3. Conclusion

No impediment to fair housing exists because of the lack of an organization to enforce fair housing laws. The FHCRC provides a full range of fair housing services and is the City of Hemet's fair housing provider.

City of Hemet
Regular City Council Meeting
STAFF REPORT

Meeting: Regular City Council Meeting - May 12 2020
Department: Finance
Submitted by: Christopher Lopez, City Manager
Lorena Rocha, Finance Director,

☐ **Consent Calendar** ☐ **Business Item** ☐ **Public Hearing**

TITLE:

Warrant Register dated April 9, 2020 in the Amount of $763,862.33 and April, 2020 in the Amount of $1,383,948.18 and Payroll Period of March 23, 2020 - April 5, 2020 in the Amount of $637,1603.16 and of April 6, 2020 to April 19, 2020 in the Amount of $676,466.04.

RECOMMENDED ACTION:

Receive and File.

BACKGROUND:

The City of Hemet's warrant registers dated April 9, 2020 in the amount of $763,862.33 and April 23, 2020 in the amount of $1,383,948.18 are currently posted on the City's website in the Finance Department section, under *Financial Information*.

Payroll for the period of March 23, 2020 to April 5, 2020 was $673,160.16 and for the period of April 6, 2020 to April 19, 2020 was $676,466.04.

CLAIMS VOUCHER APPROVAL

"I Lorena Rocha, Finance Director, do hereby certify that to the best of my knowledge and ability, that the warrant register posted on the City's website is a true and correct list of warrants for bills submitted to the City of Hemet, and the payroll register through the dates listed above, and that there will be sufficient monies in the respective funds for their payment"

REVIEWED BY LEGAL:

☐ Staff report ☐ Resolution
☐ Ordinance ☐ Agreement

ATTACHMENT(S):

April 9, 2020 Voucher Listing
April 23, 2020 Voucher Listing

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190537	4/9/2020	71916 A D T SECURITY SERVICES	19801525		ALARM MONITORING SECURITY SYSTI	
				2020-000019	ALARM MONITORING SECURITY SYSTI	
					685-4560-2400	55.38
					Total :	**55.38**
190538	4/9/2020	93553 ADAMS, GREG/LYNN	119630		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	399.50
					Total :	**399.50**
190539	4/9/2020	85950 AETNA	REQ 0409		MEDICARE PPO- RETIRED EMPLOYEE:	
					MEDICARE PPO- RETIRED EMPLOYEE:	
					689-2150-2400	19,025.54
					Total :	**19,025.54**
190540	4/9/2020	92605 AETNA	REQ 0408		AETNA MEDICARE HMO 047710-0003	
					AETNA MEDICARE HMO 047710-0003	
					689-2150-2400	4,363.30
					Total :	**4,363.30**
190541	4/9/2020	96895 AETNA	REQ040820		AETNA MEDICARE HMO 047710-0003	
					AETNA MEDICARE HMO 047710-0003	
					689-2150-2400	14,793.60
					AETNA MEDICARE HMO 047710-0003	
					750-2152	948.68
					Total :	**15,742.28**
190542	4/9/2020	72800 AGRISCAPE, INC	122259		MULCH FOR PARKS	
				2020-000022	PLANTER MIX/WOOD CHIP MULCH FOI	
					110-4250-2450	652.50
			122286		MULCH FOR PARKS	
				2020-000022	PLANTER MIX/WOOD CHIP MULCH FOI	
					110-4250-2450	261.00
					Total :	**913.50**
190543	4/9/2020	94094 ALL VENTURE GLASS	15291		GLASS REPLACEMENT	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190543	4/9/2020	94094 ALL VENTURE GLASS	(Continued)			
					GLASS REPLACEMENT	
					685-4560-2460	390.00
					Total :	**390.00**
190544	4/9/2020	95525 ALLSUP CORPORATION	19-hemet-05		REPAIRS & MAINTENANCE ON CNG ST	
				2020-000026	REPAIRS & MAINTENANCE ON CNG ST	
					685-4560-2400	960.00
					Total :	**960.00**
190545	4/9/2020	10710 AL'S KUBOTA TRACTOR INC	119161		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-3200-2850	20.00
			162027		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-3200-2850	12.94
			168105		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-3200-2850	212.90
			168592		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-3200-2850	167.45
			168593		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-3200-2850	191.66
			174177		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-4250-2450	163.09
			174205		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					225-8250-2450	309.20
			174667		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-3200-2850	365.44
			174942		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190545	4/9/2020	10710 AL'S KUBOTA TRACTOR INC	(Continued)			
					228-8265-2450	98.06
			174943		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-4250-2450	189.24
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					228-8265-2450	189.24
			174946		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					228-8265-2850	439.18
			174947		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					110-4250-2450	130.27
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					225-8250-2450	130.27
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					228-8265-2450	130.31
					Total :	**2,749.25**
190546	4/9/2020	88078 ALTA LANGUAGE SERVICE INC	IS455049		LISTENING AND SPEAKING TEST	
					LISTENING AND SPEAKING TEST	
					100-1800-2710	136.00
					Total :	**136.00**
190547	4/9/2020	11855 ANDERSON, JAMES	REQ 0406		REIMBURSE MEDICAL PREMIUM	
					REIMBURSE MEDICAL PREMIUM	
					689-2150-2400	3,329.73
			REQ 040620		REIMBURSE MEDICAL PREMIUM	
					REIMBURSE MEDICAL PREMIUM	
					689-2150-2400	3,329.73
					Total :	**6,659.46**
190548	4/9/2020	73468 APPLIANCE SHOWROOM	123358		PARTS/SERVICE	
					PARTS/SERVICE	
					685-4560-2460	167.37

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190548	4/9/2020	73468 73468 APPLIANCE SHOWROOM	(Continued)		**Total :**	**167.37**
190549	4/9/2020	73291 ARROW PRINTING, INC	20211		BLANKET PO FOR PRINTING SERVICES	
				2020-000161	CO#1 for additional printing services	
					110-3100-2713	42.02
					Total :	**42.02**
190550	4/9/2020	96963 ASHBY, ERWIN	122194		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	17.00
					Total :	**17.00**
190551	4/9/2020	13566 B & W PIPE & SUPPLY	168145		PLUMBING PARTS & LANDSCAPING SU	
				2020-000034	PLUMBING PARTS & LANDSCAPING SU	
					225-8250-2450	115.11
			168152		PLUMBING PARTS & LANDSCAPING SU	
				2020-000034	PLUMBING PARTS & LANDSCAPING SU	
					225-8250-2450	14.16
					Total :	**129.27**
190552	4/9/2020	81433 BIBLIOTHECA LLC	INV-US29199		DIGITAL MEDIA FROM BIBLIOTHECA 3M	
				2020-000041	DIGITAL MEDIA FROM BIBLIOTHECA 3M	
					363-6100-2226	917.84
					Total :	**917.84**
190553	4/9/2020	80630 BOWMAN SIGNS	20012		SIGNS, DECALS & BANNERS	
				2020-000044	SIGNS, DECALS, BANNERS	
					684-4550-2450	377.13
					Total :	**377.13**
190554	4/9/2020	94919 BRUGMAN, WILLIAM/ELLEN	137706		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	9.84
					Total :	**9.84**
190555	4/9/2020	80106 C D W GOVERNMENT INC	XCB0514		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000045	COMPUTER EQUIPMENT & PERIPHERA	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190555	4/9/2020	80106 C D W GOVERNMENT INC	(Continued)			
					680-1930-2800	983.97
			XCD6302		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000045	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	2,244.93
			XCS3771		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000045	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	2,254.93
			XFW0109		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000045	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	2,259.40
			XHX3102		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000045	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	1,631.51
			XHZ1763		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000045	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	666.09
			XKK6119		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000045	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	1,429.93
					Total :	**11,470.76**
190556	4/9/2020	60100 CALIFORNIA, STATE OF (DOJ)	437075		FINGERPRINTS/BLOOD ALCOHOL	
					FINGERPRINTS/BLOOD ALCOHOL	
					100-1800-2710	320.00
					Total :	**320.00**
190557	4/9/2020	95268 CALLYO 2009 CORP	R12950		CALLYO ANNUAL SUBSCRIPTION - MOI	
				2020-000425	Proposal# R178403~	
					231-3150-5400	5,740.00
					Total :	**5,740.00**
190558	4/9/2020	93130 CANON FINANCIAL SERVICES INC	21199907		CANON ANNUAL ACQUISITION AGREEI	
				2019-000468	Canon annual acquisition agreement	
					110-6100-2400	228.11
			21199908		CANNON FINANCIAL SERVICES INC- LE	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190558	4/9/2020	93130 CANON FINANCIAL SERVICES INC	(Continued)			
				2020-000285	CANNON FINANCIAL SERVICES INC- LE	
					100-1800-2400	268.78
			21199909		CANON LEASE AGREEMENT FOR PD R	
				2020-000330	Lease Agreement~	
					110-3101-2400	249.58
			21199910		CANON LEASE AGREEMENT FOR PD T	
				2020-000329	Lease Agreement ~	
					110-3101-2400	249.58
					Total :	**996.05**
190559	4/9/2020	74244 CANON SOLUTIONS AMERICA INC	4032016621		CANON MAINTENANCE/COPIER USAGI	
				2020-000297	CANON MAINTENANCE/COPIER USAGI	
					100-1800-2400	192.86
			4032323346		CANON MAINTENANCE/COPIER USAGI	
				2020-000297	CANON MAINTENANCE/COPIER USAGI	
					100-1800-2400	111.99
			4032333445		MAINTENANCE AGREEMENT FOR CAN	
				2020-000098	Maintenance Agreement~	
					110-3100-2403	11.08
					Total :	**315.93**
190560	4/9/2020	66525 CARL WARREN & COMPANY	18999159		ADMINISTER LIABILITY CLAIMS PROGF	
				2020-000122	ADMINISTER SELF INSURED LIABILITY	
					683-2200-2400	2,950.36
					Total :	**2,950.36**
190561	4/9/2020	17920 CASTELLANO'S TOWING	74226		PD VEHICLE TOW SERVICE FOR EVIDE	
				2020-000049	VEHICLE TOW SERVICES FOR EVIDEN	
					130-3100-2350	45.00
			74308		PD VEHICLE TOW SERVICE FOR EVIDE	
				2020-000049	VEHICLE TOW SERVICES FOR EVIDEN	
					684-4550-2400	45.00
			74391		PD VEHICLE TOW SERVICE FOR EVIDE	
				2020-000049	VEHICLE TOW SERVICES FOR EVIDEN	
					684-4550-2400	45.00

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190561	4/9/2020	17920 17920 CASTELLANO'S TOWING	(Continued)		**Total :**	**135.00**
190562	4/9/2020	75624 CENTER AGAINST SEXUAL ASSAULT	707		CDBG REIMBURSEMENT	
					CDBG REIMBURSEMENT	
					240-3980-2400	2,612.48
					Total :	**2,612.48**
190563	4/9/2020	79149 CHARTER INDUSTRIAL SUPPLY, INC	1154816		HARDWARE & MATERIALS	
				2020-000050	HOSE/PIPE FITTINGS/SUPPLIES	
					684-4550-2450	628.65
			1155047		HARDWARE & MATERIALS	
				2020-000050	HOSE/PIPE FITTINGS/SUPPLIES	
					684-4550-2450	160.92
			1155053		HARDWARE & MATERIALS	
				2020-000050	HOSE/PIPE FITTINGS/SUPPLIES	
					684-4550-2450	418.47
			1155336		HARDWARE & MATERIALS	
				2020-000050	HOSE/PIPE FITTINGS/SUPPLIES	
					684-4550-2450	581.04
					Total :	**1,789.08**
190564	4/9/2020	19062 CRAFCO INC	9402220552		CRACK SEAL & HP ASPHALT SUPPLIES	
				2020-000170	correcting line item from inv#	
					221-4200-2450	-1,688.83
				2020-000170	CRACK SEAL & HP ASPHALT SUPPLIES	
					221-4200-2450	3,768.23
					Total :	**2,079.40**
190565	4/9/2020	96964 CURRAN, ROSALIE	127811		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	74.61
					Total :	**74.61**
190566	4/9/2020	82747 D & B INDUSTRIAL SAFETY SUPPLY	37957		SAFETY SUPPLIES, HAND CLEANER AI	
				2020-000224	SAFETY SUPPLIES, HAND CLEANER AI	
					110-3200-2450	73.57

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190566	4/9/2020	82747 82747 D & B INDUSTRIAL SAFETY SUPPLY	(Continued)		**Total :**	**73.57**
190567	4/9/2020	96965 DELANGEL, ANGELINA	55079		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	121.70
					Total :	**121.70**
190568	4/9/2020	19775 DEMCO SUPPLY INC	6790366		LIBRARY SUPPLIES	
					LIBRARY SUPPLIES	
					160-6100-2250	236.08
					Total :	**236.08**
190569	4/9/2020	19810 DEWEY PEST CONTROL	649106		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	148.00
					Total :	**148.00**
190570	4/9/2020	77516 DIRECTV	076091856		DIRECTV SERVICES	
					DIRECTV SERVICES	
					110-3100-2402	210.99
					Total :	**210.99**
190571	4/9/2020	92194 DIVERSIFIED DISTRIBUTION	2000340		VEHICLE BATTERIES	
				2020-000274	VEHICLE BATTERIES	
					684-4550-2350	882.33
			2000342		VEHICLE BATTERIES	
				2020-000274	VEHICLE BATTERIES	
					684-4550-2350	695.93
					Total :	**1,578.26**
190572	4/9/2020	13570 E S BABCOCK & SONS, INC	CC02225-0142		LABORATORY TESTING OF CITY'S POT	
				2020-000174	LABORATORY TESTING OF CITY'S POT	
					571-9000-2720	282.40
			CC02229-0142		LABORATORY TESTING OF CITY'S POT	
				2020-000174	LABORATORY TESTING OF CITY'S POT	
					571-9000-2720	30.00
			CD00149-0142		LABORATORY TESTING OF CITY'S POT	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190572	4/9/2020	13570 E S BABCOCK & SONS, INC	(Continued)			
				2020-000174	LABORATORY TESTING OF CITY'S POT	
					571-9000-2720	267.40
					Total :	**579.80**
190573	4/9/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	10729101		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					571-9000-2160	23,270.33
			10745501		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					571-9000-2160	172.20
			10749101		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					571-9000-2160	691.39
			10749301		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					571-9000-2160	13.71
			21575502		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8280-2110	77.06
			22886504		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8288-2110	458.51
			23306402		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8265-2110	182.03
			23969001		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					110-4250-2110	111.89
			23971301		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8276-2110	818.48
			24497401		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8265-2110	606.06
			24942102		CITY OF HEMET WATER ACCOUNTS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190573	4/9/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	(Continued)			
					CITY OF HEMET WATER ACCOUNTS	
					110-4250-2110	1,430.06
			3717401		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	252.21
			83031001		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					571-9000-2160	41.83
					Total :	**28,125.76**
190574	4/9/2020	96818 ELECNOR BELCO ELECTRIC INC	14-0413-01		CIP 5613 TRAFFIC SIGNAL @ WARREN	
				2020-000356	CIP 5613 Traffic Signal @ Warren & Auto	
					329-5613-5500	50,000.00
					RETENTION CIP 5613	
					329-2015	-2,500.00
					Total :	**47,500.00**
190575	4/9/2020	94805 EMPLOYMENT DEVELOPMENT DEPT	Ben458132		WAGE ASSIGNMENT: PAYMENT	
					WAGE ASSIGNMENT: Payment	
					750-2174	211.25
					Total :	**211.25**
190576	4/9/2020	82121 F M LOCK & SAFE INC	100349		CITYWIDE LOCK & KEYS	
				2020-000176	CITYWIDE LOCK AND KEYS	
					685-4560-2460	489.38
			100406		CITYWIDE LOCK & KEYS	
				2020-000176	CITYWIDE LOCK AND KEYS	
					685-4560-2450	5.98
					Total :	**495.36**
190577	4/9/2020	73590 FAIR HOUSING COUNCIL OF RIV CO	MARCH 2020		CDBG REIMBURSEMENT	
					CDBG REIMBURSEMENT	
					240-1925-2400	1,804.37
					Total :	**1,804.37**
190578	4/9/2020	77149 FRANCHISE TAX BOARD	Ben458130		WAGE ASSIGNMENT: PAYMENT	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190578	4/9/2020	77149 FRANCHISE TAX BOARD	(Continued)			
					WAGE ASSIGNMENT: Payment	
					750-2174	700.93
					Total :	**700.93**
190579	4/9/2020	94495 FRONTIER	2130482384		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	37.56
			9516580089		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	154.27
			9519297978		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	126.64
					Total :	**318.47**
190580	4/9/2020	93391 G M S T P A SERVICES	REQ 0312		DENTAL & VISION BENEFITS ADMIN FE	
					DENTAL & VISION BENEFITS ADMIN FE	
					682-2150-2710	2,189.40
					DENTAL & VISION BENEFITS ADMIN FE	
					689-2150-2710	3,970.60
					Total :	**6,160.00**
190581	4/9/2020	80767 GARDA CL WEST, INC	10547524		ARMORED TRANSPORT	
					ARMORED TRANSPORT	
					140-1500-2770	585.28
			20421226		ARMORED TRANSPORT	
					ARMORED TRANSPORT	
					140-1500-2770	42.00
					Total :	**627.28**
190582	4/9/2020	88743 GOLDSTAR ASPHALT PRODUCTS	14663		ASPHALT MAINT SUPPLIES	
				2020-000165	ASPHALT MAINT SUPPLIES	
					221-4200-2450	312.26
					Total :	**312.26**
190583	4/9/2020	81489 GOMEZ, GABRIEL	EDUCAT0301		REIMBURSE EXPENSES	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190583	4/9/2020	81489 GOMEZ, GABRIEL	(Continued)			
					REIMBURSE EXPENSES	
					110-3100-1400	1,242.00
					Total :	**1,242.00**
190584	4/9/2020	74737 GOSCH FORD	1016418		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	471.19
			1016419		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	183.73
			1016427		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	336.11
			1016442		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	21.42
			1016443		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	26.11
			1016612		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	98.33
			1016627		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	63.28
			1016629		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	142.51
			1016631		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	236.05
			1055963		CITY VEHICLE PARTS/SUPPLIES & REF	
				2020-000225	CITY VEHICLE PARTS/SUPPLIES~	
					684-4550-2350	1,388.86
			1056020		PARTS/SUPPLIES	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190584	4/9/2020	74737 GOSCH FORD	(Continued)			
					PARTS/SUPPLIES	
					684-4550-2350	-108.75
					Total :	**2,858.84**
190585	4/9/2020	96932 GROCERY OUTLET	138795		REFUND CLOSED UTILITY ACCT.	
					Refund Closed Utility Acct.	
					571-0835	720.87
					Total :	**720.87**
190586	4/9/2020	28091 HACH COMPANY	11888941		WATER/WASTE CHEMICAL KITS	
					WATER/WASTE CHEMICAL KITS	
					571-9000-2450	1,109.25
					Total :	**1,109.25**
190587	4/9/2020	88481 HEMET AUTO DEALERS ASSOCIATION	REQ 040120		REIMBURSE CITY WATER USE/EMWD I	
					REIMBURSE CITY WATER USE/EMWD I	
					225-8250-2110	112.23
					Total :	**112.23**
190588	4/9/2020	95999 HEMET GATE KEEPERS	MARCH 2020		PARK SECURING SERVICES	
				2020-000055	PR FOR PARK SECURITY PATROL SER'	
					110-4250-2400	2,730.00
					Total :	**2,730.00**
190589	4/9/2020	75391 HEMET HEART MEDICAL CENTER	210613		MEDICAL SERVICES	
					MEDICAL SERVICES	
					100-1800-2710	490.00
			210655		MEDICAL SERVICES	
					MEDICAL SERVICES	
					100-1800-2710	490.00
			210910		MEDICAL SERVICES	
					MEDICAL SERVICES	
					100-1800-2710	490.00
			211018		MEDICAL SERVICES	
					MEDICAL SERVICES	
					100-1800-2710	490.00

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190589	4/9/2020	75391 HEMET HEART MEDICAL CENTER	(Continued)			
			211368		MEDICAL SERVICES	
					MEDICAL SERVICES	
					100-1800-2710	490.00
			211412		MEDICAL SERVICES	
					MEDICAL SERVICES	
					100-1800-2710	490.00
					Total :	**2,940.00**
190590	4/9/2020	30358 HEMET RUBBER STAMP	203674B		POLO SHIRTS FOR PD VOLUNTEERS	
				2020-000426	Item# CS410 Polo Sh~	
					110-3100-2805	26.99
				2020-000426	POLO SHIRTS FOR PD VOLUNTEERS ~	
					110-3100-2805	1,325.49
				2020-000426	Item#CS410 Polo Sh~	
					110-3100-2805	14.50
					Riverside County Sales Tax 02	
					110-3100-2805	105.94
					Total :	**1,472.92**
190591	4/9/2020	30358 HEMET RUBBER STAMP	203674A		POLO SHIRTS FOR PD VOLUNTEERS	
				2020-000426	POLO SHIRTS FOR PD VOLUNTEERS ~	
					110-3100-2805	1,325.49
				2020-000426	Item# CS410 Polo Sh~	
					110-3100-2805	26.98
				2020-000426	Item#CS410 Polo Sh~	
					110-3100-2805	14.50
					Riverside County Sales Tax 02	
					110-3100-2805	105.94
					Total :	**1,472.91**
190592	4/9/2020	69934 HEMET TRUE VALUE HARDWARE	1218		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					110-4250-2450	20.52
					Total :	**20.52**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190593	4/9/2020	30607 HEMET VALLEY PIPE & SUPPLY	193626		IRRIGATION SUPPLIES	
				2020-000183	IRRIGATION SUPPLIES	
					685-4560-2460	97.68
			194926		IRRIGATION SUPPLIES	
				2020-000183	IRRIGATION SUPPLIES	
					685-4560-2460	191.62
			195512		IRRIGATION SUPPLIES	
				2020-000183	IRRIGATION SUPPLIES	
					685-4560-2460	266.75
					Total :	**556.05**
190594	4/9/2020	30608 HEMET VALLEY TOOL	143132		SMALL TOOL SERVICE/SUPPLIER	
				2020-000184	SMALL TOOL SERVICE/SUPPLIER	
					221-4200-2450	159.42
					Total :	**159.42**
190596	4/9/2020	18626 HEMET, CITY OF WATER	3261		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	388.14
			3287		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					100-1200-2710	47.04
			3288		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	87.14
			3352		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	418.99
			3353		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	174.94
			3627		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	396.08
			45821		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190596	4/9/2020	18626 HEMET, CITY OF WATER	(Continued)			
					225-8250-2110	130.58
			48108		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					228-8274-2110	43.40
			48113		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					228-8274-2110	39.57
			48716		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					228-8274-2110	51.79
			54122		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	59.65
			54803		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	52.41
			81136		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	121.78
			8251		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	156.36
			8360		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	1,893.98
			8372		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.99
			8373		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	1,837.34
			8394		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	1,727.22
			8587		DEPARTMENT WATER BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190596	4/9/2020	18626 HEMET, CITY OF WATER	(Continued)			
					DEPARTMENT WATER BILLS	
					225-8250-2110	150.02
			8589		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	495.76
			8649		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	156.22
			8710		9DEPARTMENT WATER BILLS	
					9DEPARTMENT WATER BILLS	
					225-8250-2110	104.99
			8772		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.99
			89684		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	35.93
			89685		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	28.85
			9043		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	508.38
			9274		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	122.52
			9276		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	205.39
			93042		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	65.10
			9633		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	35.93

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190596	4/9/2020	18626 HEMET, CITY OF WATER	(Continued)			
			97631		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.99
					Total :	**9,850.47**
190597	4/9/2020	92731 HI-DESERT COMMUNICATIONS	38933		(1) HARRIS SL-200 QUAD BAND PORTA	
				2020-000410	(1) HARRIS SL-200 QUAD BAND PORTA	
					110-3101-2700	2,146.00
				2020-000410	Item# XL-PL5L~	
					110-3101-2700	440.30
				2020-000410	Item# XL-PL4F~	
					110-3101-2700	185.00
				2020-000410	Item# XL-PKG8F~	
					110-3101-2700	514.30
				2020-000410	Item# XL-PKGPT~	
					110-3101-2700	1,110.00
				2020-000410	Item# XL-PKGF1~	
					110-3101-2700	1,110.00
				2020-000410	Item# XL-NC5Z~	
					110-3101-2700	84.40
				2020-000410	Item# XL-AE4B~	
					110-3101-2700	166.50
				2020-000410	Item# XL-CH4X~	
					110-3101-2700	111.00
				2020-000410	Item# BPPA3VL1XT~	
					110-3101-2700	175.00
				2020-000410	Item# XL-HC3L~	
					110-3101-2700	22.20
					NEW Riverside Co Sales Tax	
					110-3101-2700	530.66
			38934		HARRIS MOBILE RADIO FOR NEW DOI	
				2020-000365	HARRIS MOBILE RADIO FOR NEW DOI	
					110-3101-5400	2,967.40
				2020-000365	Item# XMCP9P~	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190597	4/9/2020	92731 HI-DESERT COMMUNICATIONS	(Continued)			
					110-3101-5400	666.00
				2020-000365	Item# XMZN9G~	
					110-3101-5400	349.86
				2020-000365	Item# XMPL4B~	
					110-3101-5400	1,110.00
				2020-000365	Item# XMPL4F~	
					110-3101-5400	185.00
				2020-000365	Item# XMPL5L~	
					110-3101-5400	514.30
				2020-000365	Item# MAG MIC~	
					110-3101-5400	29.95
				2020-000365	Item# DGANT~	
					110-3101-5400	150.00
				2020-000365	Item# R/FRFT1202-2~	
					110-3101-5400	5.20
				2020-000365	Item# Misc.~	
					110-3101-5400	25.00
				2020-000365	Item# Install~	
					110-3101-5400	480.00
				2020-000365	Travel cost~	
					110-3101-5400	120.00
				2020-000365	Freight	
					110-3101-5400	48.95
					NEW Riverside Co Sales Tax	
					110-3101-5400	570.24
				2020-000365	Item# XMPL4C~	
					110-3101-5400	514.30
					Total :	**14,331.56**
190598	4/9/2020	90461 HINDERLITER DELLAMAS & ASSOCS	0033381-IN		QUARTERLY SALES TAX AND AUDIT CO	
				2019-000287	QUARTERLY SALES TAX AND AUDIT CO	
					100-1400-2710	300.00
					Total :	**300.00**
190599	4/9/2020	92434 HUNTINGTON BEACH HONDA	100315		REPLACE CLUTCH, BRAKES AND MISC	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190599	4/9/2020	92434 HUNTINGTON BEACH HONDA	(Continued)			
				2020-000403	REPLACE CLUTCH, BRAKES AND MISC	
					684-4550-2350	49.99
				2020-000403	BREAK FLUID DOT4	
					684-4550-2350	4.99
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	115.50
				2020-000403	~	
					684-4550-2350	272.98
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	52.50
				2020-000403	GASKET, FR CRANKCASE COVER	
					684-4550-2350	15.98
				2020-000403	DISKB, CL FRICTION	
					684-4550-2350	13.99
				2020-000403	BEARING	
					684-4550-2350	14.99
				2020-000403	WASHER DRN PLUG 14MM	
					684-4550-2350	0.99
				2020-000403	OIL HP4 10W/40 W/O MOY QT	
					684-4550-2350	49.95
				2020-000403	O-RING (19.9x3.1)	
					684-4550-2350	7.98
				2020-000403	SEAT, HUDDER	
					684-4550-2350	9.99
				2020-000403	SPRING, JUDDER	
					684-4550-2350	20.99
				2020-000403	FILTER OIL	
					684-4550-2350	14.99
				2020-000403	DISK, CL FRICTION	
					684-4550-2350	15.99
				2020-000403	GASKET, WATER PUMP	
					684-4550-2350	15.99
				2020-000403	COOLANT HONDA PRO TYPE 2	
					684-4550-2350	26.94

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190599	4/9/2020	92434 HUNTINGTON BEACH HONDA	(Continued)			
				2020-000403	SPRING, CLUTCH	
					684-4550-2350	23.94
				2020-000403	PLATE, CLUTCH	
					684-4550-2350	83.93
				2020-000403	MAXIMA CONTACT CLEANER 13OZ	
					684-4550-2350	6.99
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	525.00
				2020-000403	ST13 HEATED GRIP BAREND	
					684-4550-2350	35.00
				2020-000403	ST1300 HEATED GRIP EL69OZ	
					684-4550-2350	150.00
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	262.50
				2020-000403	HELIBARS HON ST 1300 POLICE	
					684-4550-2350	274.99
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	157.50
				2020-000403	RUBBER, STEP	
					684-4550-2350	11.98
				2020-000403	RUBBER, CHANGE PEDAL	
					684-4550-2350	2.99
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	52.50
				2020-000403	CVR L. ENGINE GUARD	
					684-4550-2350	19.99
				2020-000403	SCREW, PAN, 6X11	
					684-4550-2350	3.99
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	21.00
				2020-000403	BUSH	
					684-4550-2350	10.99
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	31.50

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190599	4/9/2020	92434 HUNTINGTON BEACH HONDA	(Continued)			
				2020-000403	PAD SET, FR	
					684-4550-2350	164.98
				2020-000403	2013 HONDA ST1300P~	
					684-4550-2350	105.00
				2020-000403	HAZARDOUS WASTE DISPOSAL FEE	
					684-4550-2350	8.50
					Riverside County Sales Tax 02	
					684-4550-2350	111.79
				2020-000403	DISK A, CL FRICTION	
					684-4550-2350	95.94
				2020-000403	CVR, R. ENGINE GUARD	
					684-4550-2350	19.99
					Total :	**2,885.72**
190600	4/9/2020	71205 ICE AUTO REPAIR INC	18457		VEHICLE WHEEL ALIGNMENT SERVICE	
				2020-000186	WHEEL ALIGNMENTS & REPAIRS	
					684-4550-2350	60.00
					Total :	**60.00**
190601	4/9/2020	32981 ICMA RETIREMENT TRUST M & T BK	Ben458112		DEFERRED COMP MGMT: PAYMENT	
					DEFERRED COMP MGMT: Payment	
					750-2135	2,832.88
					DEFERRED COMP: Payment	
					750-2135	13,701.72
					DEFERRED COMP PART TIME: Payment	
					750-2135	481.67
					DEFERRED COMP RETIREE MED: Payr	
					750-2135	7,700.00
					DEFERRED COMP MATCH: Payment	
					750-2135	2,460.00
					Total :	**27,176.27**
190602	4/9/2020	95615 IMPERIAL SPRINKLER SUPPLY INC	4045944-00		PARKD LANDSCAPE MATERIALS	
				2020-000279	PARKS LANDSCAPE MATERIALS	
					110-4250-2450	57.10

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190602	4/9/2020	95615 IMPERIAL SPRINKLER SUPPLY INC	(Continued)			
			4086747-00		PARKD LANDSCAPE MATERIALS	
				2020-000279	PARKS LANDSCAPE MATERIALS	
					228-8265-2450	35.82
			4086749-00		PARKD LANDSCAPE MATERIALS	
				2020-000279	PARKS LANDSCAPE MATERIALS	
					110-4250-2450	809.79
			4088910-00		PARKD LANDSCAPE MATERIALS	
				2020-000279	PARKS LANDSCAPE MATERIALS	
					225-8250-2450	682.08
					Total :	**1,584.79**
190603	4/9/2020	73226 INSIGHT PUBLIC SECTOR INC	1100716930		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000106	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	2,435.61
			1100720623		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000106	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	2,445.06
			1100721637		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000106	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	2,373.16
					Total :	**7,253.83**
190604	4/9/2020	96966 JENSEN, JULIA	82308		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	43.74
					Total :	**43.74**
190605	4/9/2020	95152 JESSE'S AUTO GLASS &	1151		VEHICLE GLASS & UPHOLSTERY SERV	
				2020-000188	VEHICLE GALSS & UPHOLSTERY REPA	
					684-4550-2350	475.00
					Total :	**475.00**
190606	4/9/2020	96967 JOHNSTON, HOLLY/BRISCOE	51772		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	172.61

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190606	4/9/2020	96967 96967 JOHNSTON, HOLLY/BRISCOE	(Continued)		**Total :**	**172.61**
190607	4/9/2020	37290 K M E FIRE APPARATUS	CA 552030		FIRE TRUCK PARTS & REPAIRS	
				2020-000190	FIRE TRUCK PARTS & REPAIRS	
					684-4550-2350	94.82
					Total :	**94.82**
190608	4/9/2020	36951 KAISER FOUNDATION HEALTH PLAN	Ben457602		MEDICAL INS/ ACTIVE EMPLOYEES	
					MEDICAL INS/ ACTIVE EMPLOYEES	
					750-2156	242,578.25
					MEDICAL INS/ ACTIVE EMPLOYEES	
					110-3100-1410	4,763.83
					Total :	**247,342.08**
190609	4/9/2020	78064 KAISER FOUNDATION HEALTH PLAN	Ben457618		KAISER LOW-OPTION	
					KAISER LOW-OPTION	
					750-2156	62,419.28
					KAISER LOW-OPTION	
					110-3101-1410	1,114.63
					Total :	**63,533.91**
190610	4/9/2020	96500 KOFF & ASSOCIATES INC	6022		KOFF & ASSOCIATES- COMPENSATION	
				2020-000268	Public Safety Classification and	
					100-1800-2710	2,085.00
					Total :	**2,085.00**
190611	4/9/2020	38761 LAKE HEMET MUNICIPAL WATER DIS	01010008400		DEPT WATER BILLS	
					DEPT WATER BILLS	
					110-4250-2110	107.47
			01010008500		DEPT WATER BILLS	
					DEPT WATER BILLS	
					685-4560-2110	130.95
			01050024001		DEPT WATER BILLS	
					DEPT WATER BILLS	
					228-8273-2110	120.85
			01050034401		DEPT WATER BILLS	
					DEPT WATER BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190611	4/9/2020	38761 LAKE HEMET MUNICIPAL WATER DIS	(Continued)			
					228-8273-2110	46.32
			01070001401		DEPT WATER BILLS	
					DEPT WATER BILLS	
					228-8283-2110	59.99
			01070025002		DEPT WATER BILLS	
					DEPT WATER BILLS	
					225-8250-2110	76.01
			10000032200		DEPT WATER BILLS	
					DEPT WATER BILLS	
					110-4250-2110	383.72
					Total :	**925.31**
190612	4/9/2020	77865 LAKE HEMET MUNICIPAL WATER DIS	5129		12" MAINLINE REPAIR	
					12" MAINLINE REPAIR	
					571-9000-2450	5,292.01
					Total :	**5,292.01**
190613	4/9/2020	87764 LEVEL 3 COMMUNICATIONS LLC	90644811		PHONE/INTERNET SERVICES	
					PHONE/INTERNET SERVICES	
					680-1930-2200	2,528.94
					Total :	**2,528.94**
190614	4/9/2020	94236 MANIKANDA RAJA MD	496450		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					221-4200-2710	100.00
			497185		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					686-4150-2710	100.00
			497198		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	444.00
			498012		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					221-4200-2710	100.00
			498170		CITY PHYSICIAN SERVICES FY 19/20	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190614	4/9/2020	94236 MANIKANDA RAJA MD	(Continued)			
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					684-4550-2710	100.00
			499189		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	220.00
			500334		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	444.00
			500543		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	444.00
			500741		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					110-6100-2710	100.00
			500793		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	444.00
			500968		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	444.00
			501317		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	220.00
			501564		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	444.00
			501766		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					100-1800-2710	444.00
					Total :	**4,048.00**
190615	4/9/2020	85849 MERIT OIL CO	567529		UNLEADED FUEL PURCHASE FEBRUAI	
				2020-000397	UNLEADED FUEL PURCHASE FEBRUAI	
					684-1291	20,791.17
					UNLEADED FUEL PURCHASE FEBRUAI	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190615	4/9/2020	85849 MERIT OIL CO	(Continued)			
					684-1291	0.01
			567534		UNLEADED FUEL PURCHASE FEBRUAI	
				2020-000397	CORPORATION YARD~	
					684-1291	13,850.54
			567536		ULTRA LOW SULFUR DIESEL FUEL PUF	
				2020-000398	ULTRA LOW SULFUR DIESEL FUEL PUF	
					684-1296	2,513.02
			567538		ULTRA LOW SULFUR DIESEL FUEL PUF	
				2020-000398	CORPORATION YARD~	
					684-1296	5,036.50
			567540		ULTRA LOW SULFUR DIESEL FUEL PUF	
				2020-000398	FIRE STN #3~	
					684-1296	1,198.18
			567541		ULTRA LOW SULFUR DIESEL FUEL PUF	
				2020-000398	CITY HALL ~	
					684-1296	418.32
			567543		ULTRA LOW SULFUR DIESEL FUEL PUF	
				2020-000398	FIRE STN #4~	
					684-1296	50.80
					Total :	**43,858.54**
190616	4/9/2020	96977 METRO EXPRESSLANES	REQ 0401		NOTICE # 1202020124693 ~	
					NOTICE # 1202020124693 ~	
					110-3100-2701	10.55
					Total :	**10.55**
190617	4/9/2020	78341 MICHAEL BAKER INTERNATIONAL	1078697		SALT CREEK MITIIGATION PER ATTACH	
				2019-000409	SALT CREEK MITIIGATION PER ATTACH	
					254-4650-2710	290.00
					Total :	**290.00**
190618	4/9/2020	76810 MIDWEST TAPE, LLC	98792046		ANNUAL SUBSCRIPTION FOR HOOPLA	
					ANNUAL SUBSCRIPTION FOR HOOPLA	
					363-6100-2226	2,117.15
					Total :	**2,117.15**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190619	4/9/2020	94143 MILLER, SUSAN LEE	REQ 0331		REIMB MEDICARE INSURANCE PREMII	
					REIMB MEDICARE INSURANCE PREMII	
					689-2150-2400	216.90
					Total :	**216.90**
190620	4/9/2020	96919 MULTI W SYSTEMS INC	32030480		APPALOOSA BASIN DRIVE REPLACEMI	
				2020-000412	APPALOOSA BASIN DRIVE REPLACEM	
					254-4650-2450	3,637.85
				2020-000412	FIELD WORK, TO INCLUDE:~	
					254-4650-2450	1,600.00
					NEW Riverside Co Sales Tax	
					254-4650-2450	318.31
					Total :	**5,556.16**
190622	4/9/2020	60450 NAPA AUTO PARTS	978597		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	-65.23
			978607		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	62.63
			978645		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	659.88
			978976		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	86.89
			979110		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	16.44
			979514		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	215.51
			979538		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	751.93
			979539		AUTO PARTS & MISC SUPPLIES	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190622	4/9/2020	60450 NAPA AUTO PARTS	(Continued)			
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	424.49
			979632		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	55.96
			979649		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					685-4560-2460	2.73
			979669		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	124.30
			979761		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2450	10.06
			979790		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	128.38
			979868		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2450	50.85
			979940		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2450	25.14
			979943		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	105.87
			979973		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2450	181.40
			980021		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	133.11
			980041		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2450	8.35

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190622	4/9/2020	60450 NAPA AUTO PARTS	(Continued)			
			980073		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2450	19.59
			980438		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2450	11.94
			980457		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2450	11.79
			980592		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					254-4650-2450	60.21
			980619		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	296.90
			980620		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	46.41
			980674		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	18.77
			980887		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	10.64
			981042		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	19.17
			981071		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	213.15
			981104		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	
					684-4550-2350	21.67
			981200		AUTO PARTS & MISC SUPPLIES	
				2020-000226	AUTO PARTS & SUPPLIES~	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190622	4/9/2020	60450 NAPA AUTO PARTS	(Continued)			
					684-4550-2350	106.30
					Total :	**3,815.23**
190623	4/9/2020	94900 NATIONAL UNION FIRE INSURANCE	SL022000139		AIG CLAIMS	
					AIG CLAIMS	
					681-2350-2501	496.28
					Total :	**496.28**
190624	4/9/2020	71641 NATIONWIDE RETIREMENT SOLUTION	Ben458114		DEFERRED COMPENSATION: PAYMEN	
					DEFERRED COMPENSATION: Payment	
					750-2130	21,868.14
					Total :	**21,868.14**
190625	4/9/2020	72291 OFFICE DEPOT	462136505001		OFFICE SUPPLIES	
				2020-000065	OFFICE SUPPLIES	
					110-3100-2253	205.20
			465577562001		OFFICE SUPPLIES	
				2020-000065	OFFICE SUPPLIES	
					100-1400-2250	65.68
			466671020001		OFFICE SUPPLIES	
				2020-000065	OFFICE SUPPLIES	
					100-1400-2250	32.84
			466671444001		OFFICE SUPPLIES	
				2020-000065	OFFICE SUPPLIES	
					100-1400-2250	14.13
			466671446001		OFFICE SUPPLIES	
				2020-000065	OFFICE SUPPLIES	
					100-1400-2250	27.92
					Total :	**345.77**
190626	4/9/2020	96970 OLVEY, DEBRA	81809		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	156.27
					Total :	**156.27**
190627	4/9/2020	96597 OPENDOOR LABS INC	138258		REFUND CLOSED UTILITY ACCOUNT	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190627	4/9/2020	96597 OPENDOOR LABS INC	(Continued)			
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	5.57
					Total :	**5.57**
190628	4/9/2020	90418 O'REILLY AUTO PARTS	2895-393253		AUTO PARTS AND SUPPLIES	
				2020-000202	AUTO PARTS/SUPPLIES	
					684-4550-2350	48.35
			2895-394613		AUTO PARTS AND SUPPLIES	
				2020-000202	AUTO PARTS/SUPPLIES	
					684-4550-2450	10.81
			2895-394641		AUTO PARTS AND SUPPLIES	
				2020-000202	AUTO PARTS/SUPPLIES	
					684-4550-2350	48.35
			6895-395353		AUTO PARTS AND SUPPLIES	
				2020-000202	AUTO PARTS/SUPPLIES	
					684-4550-2350	29.62
					Total :	**137.13**
190629	4/9/2020	96968 OREILLY, BRYON	102987		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	29.63
					Total :	**29.63**
190630	4/9/2020	96969 ORNELAS, CHARLOTTA/CAMILLA	130258		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	142.50
					Total :	**142.50**
190631	4/9/2020	30380 OVERNIGHT INDUSTRIAL SUPPLY	18099		JANITORIAL SUPPLIES	
				2020-000237	JANITORIAL SUPPLIES	
					685-4560-2450	330.87
					Total :	**330.87**
190632	4/9/2020	73412 PACIFIC ALARM SERVICE INC	P 101829		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	239.61

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190632	4/9/2020	73412 PACIFIC ALARM SERVICE INC	(Continued)			
			R 154752		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	198.00
			R 154753		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	115.50
			R 154754		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	44.50
			R 154755		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	69.00
			R 154758		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	42.50
			R 154759		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	70.00
			R 154760		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	44.50
			R 154761		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	218.00
			R 154762		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	25.00
			R 154763		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	139.50
			R 154764		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	88.50
			R 154765		ALARM SERVICE	
				2020-000270	ALARM SERVICE	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190632	4/9/2020	73412 PACIFIC ALARM SERVICE INC	(Continued)			
					685-4560-2400	48.00
			R 154766		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	40.50
			R 154767		ALARM SERVICE	
				2020-000270	ALARM SERVICE	
					685-4560-2400	52.00
					Total :	**1,435.11**
190633	4/9/2020	96972 PADILLA, JARED/AIMEE	122986		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	227.08
					Total :	**227.08**
190634	4/9/2020	96973 PANTALEON, TIBURCIO	53594		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	297.74
					Total :	**297.74**
190635	4/9/2020	96807 PAPE MATERIAL HANDLING INC	8347296		PARTS	
					PARTS	
					684-4550-2450	150.35
					Total :	**150.35**
190636	4/9/2020	94367 PARKHOUSE TIRE, INC	2010674218		TIRES, TUBES, SUPPLIES & SERVICES	
				2020-000227	TIRES, TUBES, SUPPLIES AND SERVIC	
					684-4550-2350	2,463.79
					Total :	**2,463.79**
190637	4/9/2020	96334 PEGASUS TELECOMMUNICATIONS	MARCH 2020		HEMET PD AND FD RADIO COMMUNIC	
				2019-000425	CO#3 Addt'l Consulting services to	
					110-3101-5400	1,600.00
					Total :	**1,600.00**
190638	4/9/2020	96902 PENSERV PLAN SERVICES INC	Ben458126		DEFERRED COMPENSATION: PAYMEN	
					DEFERRED COMPENSATION: Payment	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190638	4/9/2020	96902 PENSERV PLAN SERVICES INC	(Continued)			
					750-2125	2,095.00
					Total :	**2,095.00**
190639	4/9/2020	96646 PETITE, ZACHARY	EXPREIMB0225		FIREHOUSE WORLD	
					FIREHOUSE WORLD	
					110-3200-2560	188.27
					Total :	**188.27**
190640	4/9/2020	77249 PITNEY BOWES INC	1015317028		POSTAGE MACHINE RENTAL/SUPPLIES	
					POSTAGE MACHINE RENTAL/SUPPLIES	
					100-1400-2400	245.86
					Total :	**245.86**
190641	4/9/2020	74951 PITNEY BOWES PURCHASE POWER	10777393		POSTAGE BY PHONE RESET	
					POSTAGE BY PHONE RESET	
					160-6100-2250	2,041.98
					Total :	**2,041.98**
190642	4/9/2020	96971 PITTS, BEVERLY	116744		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	48.49
					Total :	**48.49**
190643	4/9/2020	70826 POST AND PARCEL PLUS	27		PACKAGING/MAILING SERVICE	
					PACKAGING/MAILING SERVICE	
					110-3100-2253	27.24
					Total :	**27.24**
190644	4/9/2020	96467 PRINTMYSTUFF.COM	380960		PRINTING SERVICES	
					PRINTING SERVICES	
					100-1400-2250	43.50
					Total :	**43.50**
190645	4/9/2020	35500 QUINN COMPANY	WOG00007477		TRUCK EQUIPMENT PARTS & SUPPLIE	
				2020-000206	TRUCK EQUIPMENT PARTS AND SUPP	
					684-4550-2350	839.52

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190645	4/9/2020	35500 35500 QUINN COMPANY	(Continued)		**Total :**	**839.52**
190646	4/9/2020	93054 R O W TRAFFIC SAFETY INC	16673		TRAFFIC SAFETY EQUIPMENT	
				2020-000207	TRAFFIC SAFETY EQUIPMENT & SUPP	
					221-4200-2450	1,537.94
					Total :	**1,537.94**
190647	4/9/2020	54290 RAMONA HUMANE SOCIETY	COH033120		RAMONA HUMANE SOCIETY - ANIMAL (	
				2020-000258	Animal Control Services Contract~	
					110-3400-2400	21,500.66
					Total :	**21,500.66**
190648	4/9/2020	12114 READYREFRESH	00C6700409188		DRINKING WATER DELIVERY SERVICE	
				2020-000283	DRINKING WATER DELIVERY SERVICE	
					100-1200-2250	49.42
			10C0016410664		DRINKING WATER DELIVERY SERVICE	
				2020-000283	DRINKING WATER DELIVERY SERVICE	
					110-3100-2805	35.58
					Total :	**85.00**
190649	4/9/2020	70740 RECORDED BOOKS INC	76632516		LIBRARY BOOKS	
				2020-000284	LIBRARY BOOKS	
					363-6100-2226	129.60
			76633801		LIBRARY BOOKS	
				2020-000284	LIBRARY BOOKS	
					363-6100-2226	87.20
					Total :	**216.80**
190650	4/9/2020	96974 RICKMAN, LEO	4386		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	72.75
					Total :	**72.75**
190651	4/9/2020	69456 RIVERSIDE, COUNTY OF (C&R)	REQ0324		RELEASE OF PENDENCY FEES	
					RELEASE OF PENDENCY FEES	
					100-1400-2710	20.00

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190651	4/9/2020	69456 69456 RIVERSIDE, COUNTY OF (C&R)	(Continued)		**Total :**	**20.00**
190652	4/9/2020	69109 S E I U LOCAL 721	Ben458122		SEIU CONTRIBUTIONS: PAYMENT	
					SEIU CONTRIBUTIONS: Payment	
					750-2163	1,097.32
					SEIU OTHER CONTRIBUTIONS: Payme	
					750-2163	65.50
					Total :	**1,162.82**
190653	4/9/2020	57297 SAN DIEGO POLICE EQUIPMENT	641786		WEAPONS & SUPPLIES	
					WEAPONS & SUPPLIES	
					110-3101-2700	727.54
			641788		WEAPONS & SUPPLIES	
					WEAPONS & SUPPLIES	
					110-3100-2701	1,455.08
					Total :	**2,182.62**
190654	4/9/2020	75241 SBSD EVOC TRAINING	EVOC 031620		REGISTRATION (7) MEMBERS ATTEND	
					REGISTRATION (7) MEMBERS ATTEND	
					110-3100-2561	700.00
					Total :	**700.00**
190655	4/9/2020	96975 SEGURA, KRYSTAL	120459		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	91.10
					Total :	**91.10**
190656	4/9/2020	92966 SKYLINE SAFETY AND SUPPLY	5392		STREET MAINT & SAFETY SUPPLES	
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					254-4650-2450	143.28
					Total :	**143.28**
190657	4/9/2020	96799 SMITH, HAROLD/BETTIE	4418		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	73.22
					Total :	**73.22**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190658	4/9/2020	58695 SNODGRASS JR, JAMES R	REQ 0331		REIMB MEDICAL INSURANCE PREMIUM	
					REIMB MEDICAL INSURANCE PREMIUM	
					689-2150-2400	3,050.14
					Total :	**3,050.14**
190660	4/9/2020	59145 SOUTHERN CALIFORNIA EDISON	2232322826		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	44.61
			2232322891		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	178.30
			2232322925		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	1,328.63
					ELECTRIC BILLS	
					228-8269-2105	10.31
					ELECTRIC BILLS	
					571-9000-2105	87.69
			2232323063		ELECTRIC BILLS	
					ELECTRIC BILLS	
					110-4250-2105	294.20
			2232323139		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	15,349.88
					ELECTRIC BILLS	
					225-8250-2105	140.32
					ELECTRIC BILLS	
					221-4200-2105	113.73
			2232323196		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	1,616.69
			2235085602		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	39.25
			2235085818		ELECTRIC BILLS	
					ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190660	4/9/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
			2242040640		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	44.75
			2243333796		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	7.87
			2244518882		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	46.18
			2245871876		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	12.58
			2247384472		685-4560-2105 ELECTRIC BILLS ELECTRIC BILLS	6,627.84
			2248014235		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	7.17
			2253021661		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	9.45
			2256034810		227-8263-2105 ELECTRIC BILLS ELECTRIC BILLS	52.98
			2257685602		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	14.90
			2263709958		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	26.02
			2277569539		225-8250-2105 ELECTRIC BILLS ELECTRIC BILLS	94.29
			2280141748		227-8279-2105 ELECTRIC BILLS	22.29

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190660	4/9/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					ELECTRIC BILLS	
					221-4200-2105	38.38
					ELECTRIC BILLS	
					227-8262-2105	29.43
			2282756154		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8262-2105	24.31
			2283624914		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	74.24
			2290834720		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	47.86
			2304749179		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	216.97
			2304917719		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8279-2105	63.91
			2308760859		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	49.49
			2308781749		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	24.75
			2309599926		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8272-2105	222.86
					ELECTRIC BILLS	
					228-8272-2105	22.94
			2315302687		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8272-2105	27.54
			2333326700		ELECTRIC BILLS	
					ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190660	4/9/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					228-8283-2105 ELECTRIC BILLS	18.85
					227-8283-2105 ELECTRIC BILLS	25.42
					221-4200-2105 ELECTRIC BILLS	45.98
					225-8250-2105 ELECTRIC BILLS	59.51
			2340622703		ELECTRIC BILLS	
					227-8282-2105 ELECTRIC BILLS	9.69
			2357381003		ELECTRIC BILLS	
					227-8288-2105 ELECTRIC BILLS	117.99
					227-8297-2105 ELECTRIC BILLS	10.50
			2366196376		ELECTRIC BILLS	
					221-4200-2105 ELECTRIC BILLS	93.77
			2386162531		ELECTRIC BILLS	
					227-8288-2105 ELECTRIC BILLS	12.34
			2386162614		ELECTRIC BILLS	
					227-8288-2105 ELECTRIC BILLS	10.69
			2386162655		ELECTRIC BILLS	
					227-8288-2105 ELECTRIC BILLS	26.89
			2387672066		ELECTRIC BILLS	
					225-8250-2105 ELECTRIC BILLS	16.48
			2397230269		ELECTRIC BILLS	
					228-8301-2105 ELECTRIC BILLS	40.96
			2416069516		ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190660	4/9/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					227-8292-2105	217.81
			2419890165		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	32.19
			383490		SERVICE REQUEST # 2791620~	
					SERVICE REQUEST # 2791620~	
					329-5613-2710	6,105.74
					Total :	**33,857.42**
190661	4/9/2020	59150 SOUTHERN CALIFORNIA GAS CO	05552545005		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	42.41
			11642551425		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					110-3100-2805	49.22
			12272552006		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	41.65
			16839831845		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	138.59
			19422505008		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	1,293.71
					Total :	**1,565.58**
190662	4/9/2020	95470 SOUTHERN HILL NURSERY &	1475		PARKS LANDSCAPING MATERIALS & S	
				2020-000291	PARKS LANDSCAPING MATERIALS & S	
					110-4250-2450	90.51
			1531		PARKS LANDSCAPING MATERIALS & S	
				2020-000291	PARKS LANDSCAPING MATERIALS & S	
					110-4250-2450	242.44
					Total :	**332.95**
190663	4/9/2020	96735 SPEAKWRITE LLC	325FC173		SPEAKWRITE DICTATION SERVICE	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190663	4/9/2020	96735 SPEAKWRITE LLC	(Continued)			
				2020-000304	CO#1 for additional dictation services	
					110-3100-2712	537.29
					Total :	**537.29**
190664	4/9/2020	60005 STANDARD INSURANCE OF OREGON	Ben458108		LIFE INSURANCE GENERAL: PAYMENT	
					LIFE INSURANCE GENERAL: Payment	
					750-2145	637.50
					LIFE INSURANCE MGMT: Payment	
					750-2145	833.00
					LIFE INSURANCE POLICE: Payment	
					750-2145	870.00
					LIFE INSURANCE FIRE: Payment	
					750-2145	399.50
					LIFE INSURANCE HNSPEA: Payment	
					750-2145	263.50
					Total :	**3,003.50**
190665	4/9/2020	76654 STAPLES ADVANTAGE	3436674774		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					686-4150-2250	109.98
			3440018911		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1800-2250	108.31
			3440018912		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1800-2250	23.81
			3443129470		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1200-2250	27.71
			3443129472		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					120-4100-2250	23.82
			3443129484		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					160-6100-2250	486.00

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190665	4/9/2020	76654 STAPLES ADVANTAGE	(Continued)			
			3443129486		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					160-6100-2250	9.05
			3443641391		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1200-2250	13.53
			3443641392		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1400-2250	1.67
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					254-4600-2250	47.78
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					254-4650-2250	47.78
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					571-9000-2250	75.65
			3443641393		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					254-4600-2250	2.45
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					254-4650-2250	2.45
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					571-9000-2250	3.89
			3443641394		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1400-2250	4.94
			3443641396		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1400-2250	15.94
			3443641397		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1400-2250	28.67
			3443641398		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					110-3200-2250	59.67
			3443641399		OFFICE SUPPLIES FOR ALL CITY DEPA	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190665	4/9/2020	76654 STAPLES ADVANTAGE	(Continued)			
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					110-3100-2253	183.90
			3443641400		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					686-4150-2250	53.71
			3443641401		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					686-4150-2250	154.57
			3443641402		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					686-4150-2250	32.59
					Total :	**1,517.87**
190666	4/9/2020	96040 STEHLI, ERIN	Ben458134		WAGE ASSIGNMENT: PAYMENT	
					WAGE ASSIGNMENT: Payment	
					750-2174	415.39
					Total :	**415.39**
190667	4/9/2020	91582 SUPERCO SPECIALTY PRODUCTS	PSI331532		GYM EQUIPMENT WIPES	
					GYM EQUIPMENT WIPES	
					221-4200-2700	206.58
			PSI331703		PARKS DEPT SPECIALTY PRODUCTS	
					PARKS DEPT SPECIALTY PRODUCTS	
					225-8250-2450	68.85
					PARKS DEPT SPECIALTY PRODUCTS	
					110-4250-2450	68.85
					PARKS DEPT SPECIALTY PRODUCTS	
					228-8250-2450	68.88
					Total :	**413.16**
190668	4/9/2020	30355 SUPERIOR REDI MIX	112507		BLANKET PURCHASE ORDER READY M	
				2020-000082	Blanket purchase order for Ready Mix	
					221-4200-2450	1,105.83
			112774		BLANKET PURCHASE ORDER READY M	
				2020-000082	Blanket purchase order for Ready Mix	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190668	4/9/2020	30355 SUPERIOR REDI MIX	(Continued)			
					221-4200-2450	804.28
			113004		BLANKET PURCHASE ORDER READY M	
				2020-000082	Blanket purchase order for Ready Mix	
					221-4200-2450	442.62
					Total :	**2,352.73**
190669	4/9/2020	94496 TEMECULA MOTOSPORTS INC	216681		SERVICE & REPAIR OF PD MOTORS	
				2020-000215	SERVICE & REPAIR OF PD MOTORS	
					684-4550-2350	500.66
					Total :	**500.66**
190670	4/9/2020	76386 U S A BLUE BOOK	169041		SUPPLIES & EQUIPMENT	
				2020-000230	SUPPLIES & EQUIPMENT	
					571-9000-2450	292.43
			181193		SUPPLIES & EQUIPMENT	
				2020-000230	SUPPLIES & EQUIPMENT	
					571-9000-2450	123.65
					Total :	**416.08**
190671	4/9/2020	80956 U S BANK VOYAGER FLEET SYS	86912-3901		FUEL	
					FUEL	
					110-3200-2623	60.14
					FUEL	
					110-3100-2623	277.85
					Total :	**337.99**
190672	4/9/2020	91112 UNIFIRST CORP	1522399		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-4250-2700	13.20
			1522411		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					228-8265-2700	17.14
			1524761		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					571-9000-2700	37.73

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190672	4/9/2020	91112 UNIFIRST CORP	(Continued)			
			1524762		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-4250-2700	13.20
			1524763		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					221-4200-2700	52.81
			1524765		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					684-4550-2700	61.61
			1524782		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4650-2700	16.88
			1524783		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4600-2700	3.94
			1524784		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					228-8265-2700	17.14
			1527152		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					571-9000-2700	37.73
			1527153		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-4250-2700	13.20
			1527154		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					221-4200-2700	52.81
			1527155		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2700	18.13
			1527156		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					684-4550-2700	61.61
			1527162		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190672	4/9/2020	91112 UNIFIRST CORP	(Continued)			
					110-4250-2700	0.74
				2020-000231	UNIFORM CLEANING SVC	
					225-8250-2700	0.74
				2020-000231	UNIFORM CLEANING SVC	
					228-8250-2700	0.74
			1527163		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4650-2700	16.88
			1527164		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4600-2700	3.94
			1527165		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					228-8265-2700	17.14
			1527166		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-3100-2701	49.61
					Total :	**506.92**
190673	4/9/2020	96946 V M I INC	301785		PEG TV VIDEO SERVER	
				2020-000424	(QTY 1) - Leightronix~	
					100-1150-5300	10,375.01
					NEW Riverside Co Sales Tax	
					100-1150-5300	907.81
					Total :	**11,282.82**
190674	4/9/2020	95689 VALASAKOS, SPEARE	137923		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	39.55
					Total :	**39.55**
190675	4/9/2020	84130 VALLEY POWER SYSTEMS INC	I 97482		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	30.19
			R 92775		PARTS/SUPPLIES	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190675	4/9/2020	84130 VALLEY POWER SYSTEMS INC	(Continued)			
					PARTS/SUPPLIES	
					684-4550-2450	74.47
			R 92915		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2450	33.52
			R 93507		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	14.01
			R 94314		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	199.26
					Total :	**351.45**
190676	4/9/2020	69632 VAN VERST, DAVID	REQ 0406		REIMBURSE MEDICAL PREMIUM	
					REIMBURSE MEDICAL PREMIUM	
					689-2150-2400	1,266.00
					Total :	**1,266.00**
190677	4/9/2020	95049 VIVINT SOLAR	B2002-024		REFUND BUILDING PERMIT, CANCELLE	
					REFUND BUILDING PERMIT, CANCELLE	
					120-2019	1.00
					REFUND BUILDING PERMIT, CANCELLE	
					120-0636	18.00
					REFUND BUILDING PERMIT, CANCELLE	
					120-0635	1.22
					REFUND BUILDING PERMIT, CANCELLE	
					120-0221	139.50
					REFUND BUILDING PERMIT, CANCELLE	
					120-0223	1.46
					REFUND BUILDING PERMIT, CANCELLE	
					110-2039	1.17
					Total :	**162.35**
190678	4/9/2020	71445 VORTEX INDUSTRIES INC	05-1419120		N/W DOOR AT FIRE STATION #3	
				2020-000411	FURNISH, DELIVER, AND INSTALL DOO	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190678	4/9/2020	71445 VORTEX INDUSTRIES INC	(Continued)			
					685-4560-2460	3,455.33
				2020-000411	INITIAL SERVICE OF $590.00 PROVIDEI	
					685-4560-2460	590.00
			05-1427064		DOOR REPAIRS, PARTS AND EMERGEI	
				2020-000067	DOOR REPAIRS, PARTS AND EMERGEI	
					685-4560-2460	728.63
					Total :	**4,773.96**
190679	4/9/2020	96673 WAGEWORKS INC	Ben458120		FSA ADMIN FEE: PAYMENT	
					FSA ADMIN FEE: Payment	
					750-2185	402.34
					Total :	**402.34**
190680	4/9/2020	89778 WATERLINE TECHNOLOGIES INC	5487966		BLANKET PR FOR BLEACH FOR SODIU	
				2020-000012	CO#1 FOR ADDT'L MULIT-CHLOR 12.5%	
					571-9000-2450	168.24
			5488465		BLANKET PR FOR BLEACH FOR SODIU	
				2020-000012	CO#1 FOR ADDT'L MULIT-CHLOR 12.5%	
					571-9000-2450	362.36
			5488466		BLANKET PR FOR BLEACH FOR SODIU	
				2020-000012	CO#1 FOR ADDT'L MULIT-CHLOR 12.5%	
					571-9000-2450	181.18
					Total :	**711.78**
190681	4/9/2020	88855 WESLEY S JOHNSON TOOLS	040220118184		SMALL MECHANIC TOOLS	
				2020-000210	SMALL MECHANIC TOOLS	
					684-4550-2850	44.04
			2020-000210		SMALL MECHANIC TOOLS	
				2020-000210	SMALL MECHANIC TOOLS	
					684-4550-2850	1,032.05
					Total :	**1,076.09**

142 Vouchers for bank code : 001 **Bank total :** **763,862.33**

142 Vouchers in this report **Total vouchers :** **763,862.33**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount

I, Lorena Rocha, Finance Director, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of Hemet, and that I am authorized to authenticate and certify to said claim.

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190682	4/23/2020	87633 AETNA	REQ 042320		RETIREES OVER 65 AND DEPENDENTS	
					RETIREES OVER 65 AND DEPENDENTS	
					689-2150-2400	28,287.50
					RETIREES OVER 65 AND DEPENDENTS	
					750-2152	1,007.72
					RETIREES OVER 65 AND DEPENDENTS	
					750-2154	503.12
					Total :	**29,798.34**
190683	4/23/2020	54790 AIRGAS USA, LLC	9969926712		WELDING & OXYGEN SUPPLIES~	
				2020-000023	WELDING & OXYGEN SUPPLIES	
					571-9000-2450	232.35
			9969926714		WELDING & OXYGEN SUPPLIES~	
				2020-000023	WELDING & OXYGEN SUPPLIES	
					221-4200-2450	400.85
					Total :	**633.20**
190684	4/23/2020	96984 ALEX, VIRGINIA/HARRY	9210		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	40.09
					Total :	**40.09**
190685	4/23/2020	94493 ALLIANT CONSULTING INC	11327		LABOR COMPLIANCE SERVICES FOR E	
				2019-000434	LABOR COMPLIANCE SERVICES PER F	
					571-5635-2710	137.50
			11328		LABOR COMPLIANCE FOR WELL 12 RE	
				2019-000536	OVERSIGHT $100.00/HR~	
					571-5694-2710	110.00
			11330		LABOR COMPLIANCE FOR STREET LIG	
				2020-000130	LABOR COMPLIANCE SERVICES FOR S	
					227-8250-2710	100.10
				2020-000130	LABOR COMPLIANCE SERVICES FOR S	
					225-8250-2710	227.01
				2020-000130	LABOR COMPLIANCE SERVICES FOR S	
					221-4200-2710	30.39

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190685	4/23/2020	94493 94493 ALLIANT CONSULTING INC	(Continued)		**Total :**	**605.00**
190686	4/23/2020	10710 AL'S KUBOTA TRACTOR INC	175882		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					225-8250-2450	500.24
			176284		MISC TRACTOR PARTS & SUPPLIES	
				2020-000025	MISC TRACTOR PARTS & SUPPLIES	
					225-8250-2450	73.20
					Total :	**573.44**
190687	4/23/2020	88078 ALTA LANGUAGE SERVICE INC	IS470820		LISTENING AND SPEAKING TEST	
					LISTENING AND SPEAKING TEST	
					100-1800-2710	68.00
					Total :	**68.00**
190688	4/23/2020	79612 AMAZON.COM	5780		MISC CITY DEPARTMENT SUPPLIES	
				2020-000029	MISC CITY DEPARTMENT SUPPLIES	
					680-1930-2450	385.42
					Total :	**385.42**
190689	4/23/2020	67343 AMERICAN FORENSIC NURSES INC	73311		BLOOD ALCOHOL TESTS	
					BLOOD ALCOHOL TESTS	
					110-3100-2711	93.40
					Total :	**93.40**
190690	4/23/2020	11526 ANADY'S TROPHIES & ENGR INC	112774		ENGRAVING, PLAQUES, NAME PLAQUI	
				2020-000031	ENGRAVING, PLAQUES, NAME PLAQUI	
					110-3200-2700	195.75
					Total :	**195.75**
190691	4/23/2020	83464 ARMENTA, ROGELIO/ENRIQUETA	100162		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	175.38
					Total :	**175.38**
190692	4/23/2020	73291 ARROW PRINTING, INC	20225		BLANKET PO FOR PRINTING SERVICES	
				2020-000161	CO#1 for additional printing services	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190692	4/23/2020	73291 ARROW PRINTING, INC	(Continued)			
					110-3100-2713	112.06
			20226		BLANKET PO FOR PRINTING SERVICES	
				2020-000161	CO#1 for additional printing services	
					110-3100-2713	303.54
			20235		BLANKET PO FOR PRINTING SERVICES	
				2020-000161	CO#1 for additional printing services	
					110-3100-2713	334.03
			20274		BLANKET PO FOR PRINTING SERVICES	
				2020-000161	TO CORRECT BLANKET PO OVERAGE	
					110-3100-2717	-529.11
				2020-000161	CO#1 for additional printing services	
					110-3100-2713	697.20
					Total :	**917.72**
190693	4/23/2020	70164 BAKER & TAYLOR	2035186362		LIBRARY MATERIALS-LITERATURE~	
				2020-000039	LIBRARY MATERIALS-LITERATURE	
					363-6100-2228	384.31
					Total :	**384.31**
190694	4/23/2020	74556 BAKER, JOHN	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	446.87
					Total :	**446.87**
190695	4/23/2020	81433 BIBLIOTHECA LLC	INV-US30667		ANNUAL MAINTENANCE FOR BIBLIOTH	
				2020-000381	Annual Maintenance for Bibliotheca	
					160-6100-2400	4,000.00
					Total :	**4,000.00**
190696	4/23/2020	75427 BIO-TOX LABORATORIES, INC	37141		BLANKET PURCHASE ORDER TOXICOI	
				2020-000007	Blood and Urine Testing services~	
					110-3100-2711	1,006.60
				2020-000007	Blood and Urine Testing services~	
					110-3101-2710	431.40
			37230		BLANKET PURCHASE ORDER TOXICOI	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190696	4/23/2020	75427 BIO-TOX LABORATORIES, INC	(Continued)			
				2020-000007	Blood and Urine Testing services~	
					110-3100-2711	51.00
					Total :	**1,489.00**
190697	4/23/2020	87976 BOONE RECYCLED MATERIALS, INC	8625		RECYCLING DUMP FEES & SERVICE	
				2020-000043	RECYCLING DUMP FEES	
					221-4200-2450	560.00
			8655		RECYCLING DUMP FEES & SERVICE	
				2020-000043	RECYCLING DUMP FEES	
					571-9000-2400	240.00
					Total :	**800.00**
190698	4/23/2020	96857 BORDIN SEMMER LLP	REQ 040720		LEGAL EXPENSES	
					LEGAL EXPENSES	
					683-2200-2722	780.09
					Total :	**780.09**
190699	4/23/2020	80630 BOWMAN SIGNS	20005		SIGNS, DECALS & BANNERS	
				2020-000044	SIGNS, DECALS, BANNERS	
					110-3200-2450	135.00
					Total :	**135.00**
190700	4/23/2020	16112 BURKE, WILLIAMS & SORENSEN LLP	251977		LEGAL FEES	
					LEGAL FEES	
					691-1600-2710	32,500.00
					LEGAL FEES	
					691-1600-2755	156,282.14
					Total :	**188,782.14**
190701	4/23/2020	76238 BUSINESS CARD	2771SJ		COH CREDIT CARD CHRGS	
					COH CREDIT CARD CHRGS	
					110-3100-2563	5,870.87
			3219KK		COH CREDIT CARD CHRGS	
					COH CREDIT CARD CHRGS	
					110-3200-2560	137.70
			3550CR		COH CREDIT CARD CHRGS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190701	4/23/2020	76238 BUSINESS CARD	(Continued)			
					COH CREDIT CARD CHRGS	
					686-4150-2560	97.70
			4756SU		COH CREDIT CARD CHRGS	
					COH CREDIT CARD CHRGS	
					680-1930-2450	8,127.78
			6171KC		COH CREDIT CARD CHRGS	
					COH CREDIT CARD CHRGS	
					110-6100-2250	256.07
			6366CL		COH CREDIT CARD CHRGS	
					COH CREDIT CARD CHRGS	
					100-1200-2560	581.00
			7735GL		COH CREDIT CARD CHRGS	
					COH CREDIT CARD CHRGS	
					110-3200-2560	228.68
			8360LR		COH CREDIT CARD CHRGS	
					COH CREDIT CARD CHRGS	
					100-1400-2560	35.00
			9547		COH CREDIT CARD CHRGS	
					COH CREDIT CARD CHRGS	
					110-3200-2560	175.15
					Total :	**15,509.95**
190702	4/23/2020	84997 CALIFA GROUP	3166		CALIFA PUBLIC LIBRARY BROADBAND	
				2020-000149	~	
					680-1930-2200	4,288.74
					Total :	**4,288.74**
190703	4/23/2020	87577 CALIFORNIA BUILDING STANDARDS	JAN-MAR 2020		BLDG STDS ADMIN SPECIAL REVOLVIN	
					Bldg Stds Admin Special Revolving Fund	
					120-2019	1,273.00
					Bldg Stds Admin Special Revolving Fund	
					120-0696	-127.30
					Total :	**1,145.70**
190704	4/23/2020	60095 CALIFORNIA DEPT	JAN-MAR 2020		UNDERGROUND STORAGE FEE JAN-M	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190704	4/23/2020	60095 CALIFORNIA DEPT	(Continued)			
					UNDERGROUND STORAGE FEE JAN-M	
					684-4550-2350	719.00
					Total :	**719.00**
190705	4/23/2020	83610 CALIFORNIA LICENSED PHLEBOTOMI	HPD03-20		LICENSED PHLEBOTOMIST	
				2020-000047	LICENSED PHLEBOTOMIST	
					110-3100-2711	680.00
					Total :	**680.00**
190706	4/23/2020	84334 CALIFORNIA WATER ENVIRONMENT	000055678I		COLLECTION SYS RENEWAL C. MORA	
					COLLECTION SYS RENEWAL C. MORA	
					254-4600-2560	94.00
					Total :	**94.00**
190707	4/23/2020	60100 CALIFORNIA, STATE OF (DOJ)	443104		FINGERPRINTS/BLOOD ALCOHOL	
					FINGERPRINTS/BLOOD ALCOHOL	
					100-1800-2710	128.00
			443221		FINGERPRINTS/BLOOD ALCOHOL	
					FINGERPRINTS/BLOOD ALCOHOL	
					110-3100-2713	558.00
			447458		FINGERPRINTS/BLOOD ALCOHOL	
					FINGERPRINTS/BLOOD ALCOHOL	
					110-3100-2711	35.00
			447512		FINGERPRINTS/BLOOD ALCOHOL	
					FINGERPRINTS/BLOOD ALCOHOL	
					110-3100-2711	35.00
					Total :	**756.00**
190708	4/23/2020	93286 CAL-STATE SITE SERVICES	152561		LIBRARY TEMP FENCE	
					LIBRARY TEMP FENCE	
					685-4560-2450	495.00
					Total :	**495.00**
190709	4/23/2020	93130 CANON FINANCIAL SERVICES INC	21199914		ANNUAL LEASE / MAINTENANCE AGRE	
				2020-000239	ANNUAL LEASE / MAINTENANCE AGRE	
					120-1700-2400	234.32

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190709	4/23/2020	93130 CANON FINANCIAL SERVICES INC	(Continued)			
				2020-000239	ANNUAL LEASE / MAINTENANCE AGRE	
					120-3350-2400	183.47
				2020-000239	ANNUAL LEASE / MAINTENANCE AGRE	
					571-9000-2400	128.62
					LEASE/MNTCE AGREEMENT	
					120-3350-2400	138.29
					LEASE/MNTCE AGREEMENT	
					120-1700-2400	138.29
			21271425		LEASE AGREEMENT CANON IMAGERU	
				2020-000096	Lease Agreement~	
					110-3100-5410	82.54
			21271426		LEASE OF CANON IMAGERUNNER AD\	
				2020-000095	Lease of Canon Imagerunner Advance	
					110-3100-2403	268.78
					Total :	**1,174.31**
190710	4/23/2020	74244 CANON SOLUTIONS AMERICA INC	4032370805		CANON SOLUTIONS MAINTENANCE AC	
				2019-000469	Canon Solutions Maintenance Agreement	
					110-6100-2400	26.49
			4032471893		CANON COPIER - COVELL	
				2020-000077	MAINTENANCE SERVICE FOR CANON	
					120-4100-2400	219.74
				2020-000077	MAINTENANCE SERVICE FOR CANON	
					110-3200-2400	219.73
			4032471894		COPIER MTNCE AND USAGE	
					COPIER MTNCE AND USAGE	
					100-1200-2250	174.39
			4032496095		COPIER MTNCE AND USAGE	
					COPIER MTNCE AND USAGE	
					100-1400-2400	143.11
			4040142403		CANON COPIER - COVELL	
				2020-000077	MAINTENANCE SERVICE FOR CANON	
					120-4100-2400	40.00
				2020-000077	MAINTENANCE SERVICE FOR CANON	
					110-3200-2400	40.00

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190710	4/23/2020	74244 74244 CANON SOLUTIONS AMERICA INC	(Continued)		**Total :**	**863.46**
190711	4/23/2020	93211 CASTANEDA & ASSOCIATES	2		ANALYSIS OF IMPEDIMENT FOR CDBG	
				2020-000374	ANALYSIS OF IMPEDIMENT FOR CDBG	
					240-1925-2710	7,740.00
					Total :	**7,740.00**
190712	4/23/2020	17920 CASTELLANO'S TOWING	73867		PD VEHICLE TOW SERVICE FOR EVIDE	
				2020-000049	VEHICLE TOW SERVICES FOR EVIDEN	
					130-3100-2350	56.25
			74398		PD VEHICLE TOW SERVICE FOR EVIDE	
				2020-000049	VEHICLE TOW SERVICES FOR EVIDEN	
					130-3100-2350	112.50
					Total :	**168.75**
190713	4/23/2020	96980 CENTRE FOR ORGANIZATION EFFECT, THE	TCFOE3198		CONSULTING/OD~	
					CONSULTING/OD~	
					100-1200-2710	12,250.00
					Total :	**12,250.00**
190714	4/23/2020	74042 CHENNETTE, DATHAN	MAY 2020		PYMT IN LIEU OF MEDICAL INSURANCI	
					PYMT IN LIEU OF MEDICAL INSURANCI	
					689-2150-2400	744.63
					Total :	**744.63**
190715	4/23/2020	18050 CHEVRON AND TEXACO CARD SERVIC	64785151		FUEL	
					FUEL	
					110-3100-2623	665.89
					Total :	**665.89**
190716	4/23/2020	95105 CIRCLE INC	AR132754		THE CIRCLE DELIVERS PRINT MANAGI	
				2020-000052	THE CIRCLE DELIVERS PRINT MANAGI	
					680-1930-2265	1,268.11
			AR133182		THE CIRCLE DELIVERS PRINT MANAGI	
				2020-000052	THE CIRCLE DELIVERS PRINT MANAGI	
					680-1930-2265	1,295.49

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190716	4/23/2020	95105 95105 CIRCLE INC	(Continued)		**Total :**	**2,563.60**
190717	4/23/2020	73872 CLAUSEN, CINDY	MAY 2020		PYMT IN LIEU OF MEDICAL INSURANCI	
					PYMT IN LIEU OF MEDICAL INSURANCI	
					689-2150-2400	1,028.81
					Total :	**1,028.81**
190718	4/23/2020	96986 COBALT PROP MGMT	138427		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	85.12
					Total :	**85.12**
190719	4/23/2020	72805 COLE, KRISTINE A	MAY 2020		PAYMENT IN LIEU OF MEDICAL INSURA	
					PAYMENT IN LIEU OF MEDICAL INSURA	
					689-2150-2400	1,028.81
					Total :	**1,028.81**
190720	4/23/2020	89708 COLONIAL LIFE	Ben458747		COLONIAL ACCIDENT: PAYMENT	
					COLONIAL ACCIDENT: Payment	
					750-2188	1,410.04
					COLONIAL CANCER: Payment	
					750-2188	558.96
					COLONIAL IND DISABILITY: Payment	
					750-2188	852.64
					COLONIAL IND DIS pre-tax: Payment	
					750-2188	86.50
					COLONIAL IND TERM LIFE: Payment	
					750-2188	945.80
					COLONIAL IND WHOLE LIFE: Payment	
					750-2188	357.26
					COLONIAL TERM LIFE: Payment	
					750-2188	394.46
					COLONIAL ACCIDENT post tax: Payment	
					750-2188	105.94
					COLONIAL DISABILITY: Payment	
					750-2188	312.20

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190720	4/23/2020	89708 COLONIAL LIFE	(Continued)			
					COLONIAL IND DENTAL PPO: Payment	
					750-2188	179.10
					COLONIAL CRITICAL ILLNESS: Payment	
					750-2188	92.52
					Total :	**5,295.42**
190721	4/23/2020	71881 COMPUTER SERVICE COMPANY	3843-04056		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	756.00
			3843-04057		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	202.50
			3843-04058		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	661.50
			3843-04059		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	93.53
			3843-04060		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	2,442.23
			3843-04061		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	202.50
			3843-04062		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	67.50
			3843-04063		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	67.50
			3843-04064		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	202.50
			3843-04065		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190721	4/23/2020	71881 COMPUTER SERVICE COMPANY	(Continued)			
					221-4200-2400	368.77
			3843-04066		TRAFFIC SIGNAL MAINTENANCE SERV	
				2020-000371	TRAFFIC SIGNAL MAINTENANCE SERV	
					221-4200-2400	135.00
					Total :	**5,199.53**
190722	4/23/2020	77258 CORE & MAIN LP	M144246		FY 19/20 PIPELINE MATERIAL PURCHA	
				2020-000099	FY 19/20 PIPELINE MATERIAL PURCHA	
					571-9000-2450	1,177.84
			M152014		FY 19/20 PIPELINE MATERIAL PURCHA	
				2020-000099	FY 19/20 PIPELINE MATERIAL PURCHA	
					571-9000-2450	365.59
					Total :	**1,543.43**
190723	4/23/2020	71468 COTTINGHAM, RONALD R	MAY 2020		PYMT IN LIEU OF MEDICAL INSURANCI	
					PYMT IN LIEU OF MEDICAL INSURANCI	
					689-2150-2400	1,028.00
					Total :	**1,028.00**
190724	4/23/2020	61765 COUNSELING TEAM INTERNATIONAL, THE	75686		EMPLOYEE SUPPORT SERVICES FY 19	
				2020-000298	EMPLOYEE SUPPORT SERVICES FY 19	
					681-2350-2710	800.00
			75798		EMPLOYEE SUPPORT SERVICES FY 19	
				2020-000298	EMPLOYEE SUPPORT SERVICES FY 19	
					681-2350-2710	256.25
				2020-000298	CO #1 fFOR ADDT"L PSYCH ASSESSME	
					681-2350-2710	2,143.75
					Total :	**3,200.00**
190725	4/23/2020	96985 COVARRUBIAS, CLAUDIA	139455		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	40.02
					Total :	**40.02**
190726	4/23/2020	69307 COZAD & FOX, INC	17493		PROJECT MANAGEMENT/CONSTRUCT	
				2019-000537	Project Management/Construction	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190726	4/23/2020	69307 COZAD & FOX, INC	(Continued)			
					329-5537-2710	1,505.70
					Total :	**1,505.70**
190727	4/23/2020	19062 CRAFCO INC	9402222865		CRACK SEAL & HP ASPHALT SUPPLIES	
				2020-000170	CRACK SEAL & HP ASPHALT SUPPLIES	
					221-4200-2450	1,551.60
			9402225020		CRACK SEAL & HP ASPHALT SUPPLIES	
				2020-000170	CRACK SEAL & HP ASPHALT SUPPLIES	
					221-4200-2450	2,216.42
					Total :	**3,768.02**
190728	4/23/2020	91660 CRUNCH	19202062		GYM MEMBERSHIP FEES FOR EMPLOY	
				2020-000286	GYM MEMBERSHIP FEES FOR EMPLOY	
					681-2350-2710	139.30
			29202062		GYM MEMBERSHIP FEES FOR EMPLOY	
				2020-000286	GYM MEMBERSHIP FEES FOR EMPLOY	
					681-2350-2710	169.15
			39202062		GYM MEMBERSHIP FEES FOR EMPLOY	
				2020-000286	GYM MEMBERSHIP FEES FOR EMPLOY	
					681-2350-2710	169.15
			4920262		GYM MEMBERSHIP FEES FOR EMPLOY	
				2020-000286	GYM MEMBERSHIP FEES FOR EMPLOY	
					681-2350-2710	179.10
					Total :	**656.70**
190729	4/23/2020	83168 CULTON, JOHN	138174		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	34.65
					Total :	**34.65**
190730	4/23/2020	19092 CURRY COPY CENTER	32954		PRINTING SERVICES	
					PRINTING SERVICES	
					685-4560-2450	32.63
					Total :	**32.63**
190731	4/23/2020	82747 D & B INDUSTRIAL SAFETY SUPPLY	38188		SAFETY SUPPLIES, HAND CLEANER AI	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190731	4/23/2020	82747 D & B INDUSTRIAL SAFETY SUPPLY	(Continued)			
				2020-000224	SAFETY SUPPLIES, HAND CLEANER AI	
					110-3200-2450	224.43
			38189		SAFETY SUPPLIES, HAND CLEANER AI	
				2020-000224	SAFETY SUPPLIES, HAND CLEANER AI	
					110-3200-2450	129.58
			38240		SAFETY SUPPLIES, HAND CLEANER AI	
				2020-000224	SAFETY SUPPLIES, HAND CLEANER AI	
					110-3200-2450	89.88
			38265		SAFETY SUPPLIES, HAND CLEANER AI	
				2020-000224	SAFETY SUPPLIES, HAND CLEANER AI	
					110-3200-2450	120.82
					Total :	**564.71**
190732	4/23/2020	96579 DECTON CORPORATE SERVICES INC	3033524		TEMPORARY INFORMATION TECHNOL	
				2020-000251	CO#2 FOR ADDITIONAL TEMPORRY ST	
					680-1930-1250	1,811.59
			3033588		TEMPORARY INFORMATION TECHNOL	
				2020-000251	CO#2 FOR ADDITIONAL TEMPORRY ST	
					680-1930-1250	1,782.52
					Total :	**3,594.11**
190733	4/23/2020	19780 DEPARTMENT OF CONSERVATION	JAN-MAR 2020		SEISMIC FEES COLLECTED	
					SEISMIC FEES COLLECTED	
					120-2071	-148.78
					SEISMIC FEES COLLECTED	
					110-2039	2,975.74
					Total :	**2,826.96**
190734	4/23/2020	19810 DEWEY PEST CONTROL	13352455		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	120.00
			13356865		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	36.00
			13356875		PEST CONTROL	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190734	4/23/2020	19810 DEWEY PEST CONTROL	(Continued)			
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	36.00
			13382873		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	50.00
			13386907		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	57.00
			13393317		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	421.00
			13393318		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	76.00
			13393549		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	76.00
			13393565		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	75.00
			13397530		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	75.00
			13397531		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	75.00
			13397538		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	75.00
			13398225		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	33.00
			13398226		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	33.00

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190734	4/23/2020	19810 DEWEY PEST CONTROL	(Continued)			
			13408785		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	75.00
			13408787		PEST CONTROL	
				2020-000287	PEST & TERMITE CONTROL	
					685-4560-2400	75.00
					Total :	**1,388.00**
190735	4/23/2020	73680 DIVISION OF THE STATE ARCHITEC	JAN-MAR 2020		SB 1186 PASS THRU FEES	
					SB 1186 PASS THRU FEES	
					741-2109	794.80
					Total :	**794.80**
190736	4/23/2020	96950 DOWNS, SHAWN	138850		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	57.83
					Total :	**57.83**
190737	4/23/2020	13570 E S BABCOCK & SONS, INC	CD00686-0142		LABORATORY TESTING OF CITY'S POT	
				2020-000174	LABORATORY TESTING OF CITY'S POT	
					571-9000-2720	267.40
			CD01211-0142		LABORATORY TESTING OF CITY'S POT	
				2020-000174	LABORATORY TESTING OF CITY'S POT	
					571-9000-2720	267.40
			CD01232-0142		LABORATORY TESTING OF CITY'S POT	
				2020-000174	LABORATORY TESTING OF CITY'S POT	
					571-9000-2720	30.00
					Total :	**564.80**
190741	4/23/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	10011802		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74
			10474001		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	109.89

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190741	4/23/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	(Continued)			
			1078301		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	84.38
			14710404		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	179.43
			14711302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	70.62
			15116402		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8264-2110	25.74
			1553502		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	197.73
			174259-01		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74
			17699002		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8265-2110	111.80
			1775805		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8267-2110	25.74
			17843302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8267-2110	18.81
			1788904		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	90.99
			1789006		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	25.74
			17943502		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190741	4/23/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	(Continued)			
					228-8266-2110	109.89
			18106702		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8268-2110	109.89
			18721702		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8270-2110	70.62
			18721802		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8270-2110	70.62
			1898523		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	43.89
			19088401		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	169.35
			19088501		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74
			19088601		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	43.89
			19696602		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8266-2110	109.89
			19909302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8277-2110	109.89
			19909402		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8278-2110	109.89
			1995323		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	326.56
			2012602		CITY OF HEMET WATER ACCOUNTS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190741	4/23/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	(Continued)			
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2110	70.62
			20361902		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8276-2110	70.62
			20362002		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8276-2110	70.62
			20362102		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8276-2110	70.62
			20362302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8290-2110	25.74
			20401402		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8279-2110	164.21
			20512402		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2110	519.67
			20512502		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2110	117.21
			20512702		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2110	74.90
			20641302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74
			20862202		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2110	18.81
			20963602		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8270-2110	25.74

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190741	4/23/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	(Continued)			
			21596704		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8271-2110	25.74
			21644904		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8271-2110	70.62
			22181302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2110	25.74
			22462602		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8292-2110	70.62
			22532003		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8288-2110	69.54
			22602202		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8285-2110	25.74
			22630902		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8292-2110	70.62
			22791802		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8292-2110	70.62
			22969302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8289-2110	70.62
			23296503		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8299-2110	50.74
			23862403		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8292-2110	95.62
			23886702		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190741	4/23/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	(Continued)			
					228-8301-2110	141.29
			23966801		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	184.53
			24053801		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8276-2110	18.81
			2423902		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	109.89
			2424102		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	109.89
			2440201		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
			2459201		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
			2719503		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
			2789501		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74
			3348102		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
			4210401		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
			5017103		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8289-2110	113.71
			5433902		CITY OF HEMET WATER ACCOUNTS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190741	4/23/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	(Continued)			
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
			8093802		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74
			8521802		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74
			8772502		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	70.62
			8820702		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8269-2110	35.29
			8836302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
			8852102		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	33.38
			8986102		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	109.89
			8995902		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	535.68
			9003702		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	77.04
			9080202		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	109.89
			9108902		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190741	4/23/2020	23010 EASTERN MUNICIPAL WATER DIST, CITY WATE	(Continued)			
			9109202		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	135.51
			9109302		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	109.89
			9109402		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	150.15
			9109502		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	109.89
			9161202		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	128.99
			9277702		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
			9459503		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	85.26
			9503801		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	109.89
			9530401		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2110	24.09
			9663101		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	25.74
			9876202		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2110	18.81
					Total :	**6,994.76**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190742	4/23/2020	74015 EASTERN MUNICIPAL WATER DISTR	30977		SOBOBA SETTLEMENT	
					SOBOBA SETTLEMENT	
					571-9000-2410	311,944.04
					Total :	**311,944.04**
190743	4/23/2020	69642 EDGE, WADE HAMPTON	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	1,028.00
					Total :	**1,028.00**
190744	4/23/2020	94805 EMPLOYMENT DEVELOPMENT DEPT	Ben458787		WAGE ASSIGNMENT: PAYMENT	
					WAGE ASSIGNMENT: Payment	
					750-2174	211.25
					Total :	**211.25**
190745	4/23/2020	71274 EVANSON, MILTON L	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	261.67
					Total :	**261.67**
190746	4/23/2020	81618 F B I	70372		NATIONAL MEMBERSHIP DUES~	
					NATIONAL MEMBERSHIP DUES~	
					110-3100-2553	95.00
					CALIFORNIA CHAPTER DUES~	
					110-3100-2553	30.00
					Total :	**125.00**
190747	4/23/2020	82121 F M LOCK & SAFE INC	100412		CITYWIDE LOCK & KEYS	
				2020-000176	CITYWIDE LOCK AND KEYS	
					685-4560-2450	14.68
					Total :	**14.68**
190748	4/23/2020	78950 FECHNER, PAMELA	MAY 2020		PYMT IN LIEU OF MEDICAL INS	
					PYMT IN LIEU OF MEDICAL INS	
					689-2150-2400	953.81
					Total :	**953.81**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190749	4/23/2020	74893 FERNANDEZ - STAPLES, IDA	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	161.82
					Total :	**161.82**
190750	4/23/2020	96987 FIERRO, JORGE/LIZ	134416		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	293.64
					Total :	**293.64**
190751	4/23/2020	69102 FIRE CONDIMENT FUND	Ben458755		FIRE CONDIMENT FUND: PAYMENT	
					FIRE CONDIMENT FUND: Payment	
					750-2173	1,750.00
					Total :	**1,750.00**
190752	4/23/2020	80949 FOREMAN, JAMES	MAY 2020		PYMT IN LIEU OF MEDICAL INS	
					PYMT IN LIEU OF MEDICAL INS	
					689-2150-2400	533.88
					Total :	**533.88**
190753	4/23/2020	77149 FRANCHISE TAX BOARD	Ben458785		WAGE ASSIGNMENT: PAYMENT	
					WAGE ASSIGNMENT: Payment	
					750-2174	368.53
					Total :	**368.53**
190754	4/23/2020	94495 FRONTIER	2091110474		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	230.23
			2091884196		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	2,733.77
			2130124492		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	45.83
			2130417140		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	41.70

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amount
190754	4/23/2020	94495 FRONTIER	(Continued)				
			2130481906		PHONE BILLS		
					PHONE BILLS		
					680-1930-2200		77.73
			9516524798		PHONE BILLS		
					PHONE BILLS		
					110-3100-2403		289.43
			9516583052		PHONE BILLS		
					PHONE BILLS		
					110-3100-2403		56.44
			9517651564		PHONE BILLS		
					PHONE BILLS		
					680-1930-2200		56.44
			9519270573		PHONE BILLS		
					PHONE BILLS		
					680-1930-2200		132.31
			9519295692		PHONE BILLS		
					PHONE BILLS		
					680-1930-2200		300.26
			9519298076		PHONE BILLS		
					PHONE BILLS		
					680-1930-2200		240.29
			9519299725		PHONE BILLS		
					PHONE BILLS		
					680-1930-2200		202.91
						Total :	**4,407.34**
190755	4/23/2020	70822 GALLS, LLC	BC1074878		PD GEAR & EQUIPMENT		
				2020-000277	PD UNIFORMS/SUPPLIES		
					110-3100-2702		114.77
			BC1088547		PD GEAR & EQUIPMENT		
				2020-000277	PD UNIFORMS/SUPPLIES		
					110-3100-2703		815.14
						Total :	**929.91**
190756	4/23/2020	80767 GARDA CL WEST, INC	10557790		ARMORED TRANSPORT		

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190756	4/23/2020	80767 GARDA CL WEST, INC	(Continued)			
					ARMORED TRANSPORT	
					140-1500-2770	585.28
			20426528		ARMORED TRANSPORT	
					ARMORED TRANSPORT	
					140-1500-2770	1,165.50
					Total :	**1,750.78**
190757	4/23/2020	77842 GIGANDET, VINCENT	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	649.03
					Total :	**649.03**
190758	4/23/2020	74479 GLENN, JOE	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	555.04
					Total :	**555.04**
190759	4/23/2020	75359 HALTOM, LYNETTE	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	740.00
					Total :	**740.00**
190760	4/23/2020	79661 HAMPTON, MARILYN	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	664.00
					Total :	**664.00**
190761	4/23/2020	96988 HARA, TAKESHI	129850		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	181.40
					Total :	**181.40**
190762	4/23/2020	69103 HEMET FIREFIGHTER ASSOC	Ben458757		HEMET FIRE FIGHTER ASSOC: PAYMEI	
					HEMET FIRE FIGHTER ASSOC: Paymen	
					750-2160	9,239.97

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190762	4/23/2020	69103 69103 HEMET FIREFIGHTER ASSOC	(Continued)		**Total :**	**9,239.97**
190763	4/23/2020	89709 HEMET MID MANAGER'S ASSOC	Ben458741		HEMET MID-MANAGERS ASSOC: PAYM	
					HEMET MID-MANAGERS ASSOC: Paym	
					750-2169	594.00
					Total :	**594.00**
190764	4/23/2020	92386 HEMET NON-SWORN POLICE	Ben458749		NON-SWORN POLICE EE ASSOC: PAYM	
					NON-SWORN POLICE EE ASSOC: Paym	
					750-2166	825.00
					Total :	**825.00**
190765	4/23/2020	70906 HEMET PUBLIC SAFETY MGMT ASSOC	Ben458753		POLICE MANAGEMENT UNION: PAYME	
					POLICE MANAGEMENT UNION: Paymer	
					750-2167	1,190.00
					Total :	**1,190.00**
190766	4/23/2020	69934 HEMET TRUE VALUE HARDWARE	1455		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					221-4200-2450	9.78
					Total :	**9.78**
190767	4/23/2020	30608 HEMET VALLEY TOOL	142844		SMALL TOOL SERVICE/SUPPLIER	
				2020-000184	SMALL TOOL SERVICE/SUPPLIER	
					221-4200-2450	53.77
					Total :	**53.77**
190768	4/23/2020	69110 HEMET, CITY OF POLICE ASSOC	Ben458761		HEMET POLICE ASSOCIATION: PAYMEI	
					HEMET POLICE ASSOCIATION: Paymen	
					750-2165	7,004.78
					Total :	**7,004.78**
190771	4/23/2020	18626 HEMET, CITY OF WATER	1101		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	41.77
			1102		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190771	4/23/2020	18626 HEMET, CITY OF WATER	(Continued)			
					225-8250-2110	42.59
			1103		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	42.01
			111068		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	48.24
			111681		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	28.85
			112598		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					228-8274-2110	32.87
			1309		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	41.49
			1310		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	38.76
			1311		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.25
			1312		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.65
			296		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	139.50
			297		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	629.02
			298		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	93.47
			357		DEPARTMENT WATER BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190771	4/23/2020	18626 HEMET, CITY OF WATER	(Continued)			
					DEPARTMENT WATER BILLS	
					685-4560-2110	76.75
			359		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	183.40
			398		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	76.75
			401		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	186.63
			402		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	675.30
			403		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	39.86
			404		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	28.85
			405		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	200.04
			406		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	126.31
			407		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	428.77
			414		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	34.84
			416		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	37.37

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190771	4/23/2020	18626 HEMET, CITY OF WATER	(Continued)			
			419		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	81.16
			427		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	104.99
			443		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	134.69
			47952		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	110.00
			4826		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2110	110.05
			4832		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2110	124.25
			48355		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					110-4250-2110	261.43
			4843		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2110	108.82
			48605		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	48.91
			5016		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2110	127.68
			51495		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	39.78
			51496		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190771	4/23/2020	18626 HEMET, CITY OF WATER	(Continued)			
					225-8250-2110	30.15
			52033		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	41.16
			527		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	121.86
			54115		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	48.24
			54123		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	37.23
			54124		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	37.23
			54125		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	30.15
			54348		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	126.15
			54804		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	44.99
			55894		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	30.15
			7339		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	81.55
			7444		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.99
			7458		DEPARTMENT WATER BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190771	4/23/2020	18626 HEMET, CITY OF WATER	(Continued)			
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.99
			7635		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	48.24
			7839		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	48.24
			7841		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.99
			7876		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	104.99
			7879		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	107.77
			789		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	124.53
			8033		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	110.26
			81275		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2110	73.84
			8248		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	35.93
			998		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2110	35.93
					Total :	**6,367.66**
190772	4/23/2020	74732 HOME DEPOT CREDIT SERVICES	9441		MISC BUILDING/MAINTENANCE SUPPL	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190772	4/23/2020	74732 HOME DEPOT CREDIT SERVICES	(Continued)			
				2020-000123	MISC BUILDING/MAINTENANCE SUPPL	
					221-4200-2450	449.36
			9458		MISC BUILDING/MAINTENANCE SUPPL	
				2020-000123	MISC BUILDING/MAINTENANCE SUPPL	
					120-3350-2850	25.11
				2020-000123	MISC BUILDING/MAINTENANCE SUPPL	
					120-3300-2850	8.32
			9557		MISC BUILDING/MAINTENANCE SUPPL	
				2020-000123	MISC BUILDING/MAINTENANCE SUPPL	
					685-4560-2450	8.53
				2020-000123	MISC BUILDING/MAINTENANCE SUPPL	
					225-8250-2450	367.25
					Total :	**858.57**
190773	4/23/2020	78179 HOUSTON & HARRIS PCS INC	20-22636		BLANKET PO FOR EMERGENCY SEWE	
				2020-000081	BLANKET PO FOR EMERGENCY SEWE	
					254-4600-2400	1,737.75
			20-22636A		SERVICES FOR ASSORTED SEWER LIN	
				2020-000326	Blanket Purchase order for Sewer	
					254-4600-2400	2,760.00
					Total :	**4,497.75**
190774	4/23/2020	32981 ICMA RETIREMENT TRUST M & T BK	Ben458767		DEFERRED COMP MGMT: PAYMENT	
					DEFERRED COMP MGMT: Payment	
					750-2135	3,015.30
					DEFERRED COMP: Payment	
					750-2135	14,055.38
					DEFERRED COMP PART TIME: Payment	
					750-2135	476.83
					DEFERRED COMP RETIREE MED: Payr	
					750-2135	7,700.00
					DEFERRED COMP MATCH: Payment	
					750-2135	2,335.00
					Total :	**27,582.51**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190775	4/23/2020	73226 INSIGHT PUBLIC SECTOR INC	1100716927		COMPUTER EQUIP/SUPPLIES	
					COMPUTER EQUIP/SUPPLIES	
					100-1200-2400	213.49
			1100719110		COMPUTER EQUIPMENT & PERIPHERA	
				2020-000106	COMPUTER EQUIPMENT & PERIPHERA	
					680-1930-2800	2,400.09
					Total :	**2,613.58**
190776	4/23/2020	94142 JORDAN, DONNA N	APR 2020		REIMBURSE MEDICAL PREMIUM	
					REIMBURSE MEDICAL PREMIUM	
					689-2150-2400	1,165.49
					Total :	**1,165.49**
190777	4/23/2020	36951 KAISER FOUNDATION HEALTH PLAN	Ben458743		KAISER PERMANENTE 2292-00: PAYME	
					KAISER PERMANENTE 2292-00: Payme	
					750-2156	244,765.60
					MEDICAL INS/ ACTIVE EMPLOYEES	
					110-3200-1410	7,729.44
					Total :	**252,495.04**
190778	4/23/2020	78064 KAISER FOUNDATION HEALTH PLAN	Ben458759		KAISER $30 PLAN 2292-0005: PAYMENT	
					KAISER $30 Plan 2292-0005: Payment	
					750-2156	62,505.10
					KAISER LOW-OPTION	
					571-9000-1410	1,530.45
					KAISER LOW-OPTION	
					254-4650-1410	327.95
					KAISER LOW-OPTION	
					254-4600-1410	327.95
					KAISER LOW-OPTION	
					110-3101-1410	1,071.72
					Total :	**65,763.17**
190779	4/23/2020	84865 KAISER FOUNDATION HEALTH PLAN	REQ		MEDICAL INS-TRIETSCH & ELISON	
					MEDICAL INS-TRIETSCH & ELISON	
					689-2150-2400	1,571.06

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190779	4/23/2020	84865 84865 KAISER FOUNDATION HEALTH PLAN	(Continued)		**Total :**	**1,571.06**
190780	4/23/2020	85881 KAISER FOUNDATION HEALTH PLAN	85881		MEDICAL INS/RETIREES	
					MEDICAL INS/RETIREES	
					689-2150-2400	66,215.49
					MEDICAL INS/RETIREES	
					750-2156	2,157.92
					Total :	**68,373.41**
190781	4/23/2020	96886 KANE, ARTURO	130990		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	94.54
					Total :	**94.54**
190782	4/23/2020	74845 KNOX COMPANY	INV01994434		SECURITY SUPPLIES	
					SECURITY SUPPLIES	
					110-3275-2452	2,468.63
					Total :	**2,468.63**
190783	4/23/2020	44113 KONE INC	959527464		ELEVATOR MAINTENANCE SERVICE	
				2020-000247	ELEVATOR MAINTENANCE SERVICE AT	
					685-4560-2400	1,980.00
					Total :	**1,980.00**
190784	4/23/2020	19095 L N CURTIS & SONS	INV374256		MISC FIRE DEPARTMENT SUPPLIES	
					MISC FIRE DEPARTMENT SUPPLIES	
					110-3200-2850	35.87
			INV374539		SAFETY EQUIPMENT	
					SAFETY EQUIPMENT	
					110-3200-2700	2,296.41
			INV376215		SAFETY EQUIPMENT	
					SAFETY EQUIPMENT	
					110-3200-2700	128.28
					Total :	**2,460.56**
190785	4/23/2020	38761 LAKE HEMET MUNICIPAL WATER DIS	05021102701		DEPT WATER BILLS	
					DEPT WATER BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190785	4/23/2020	38761 LAKE HEMET MUNICIPAL WATER DIS	(Continued)			
					225-8250-2110	37.40
					Total :	**37.40**
190786	4/23/2020	77865 LAKE HEMET MUNICIPAL WATER DIS	5092		FLAGGER TRAINING CLASS AT LHMWD	
					FLAGGER TRAINING CLASS AT LHMWD	
					221-4200-2560	165.00
					Total :	**165.00**
190787	4/23/2020	86418 LANGUAGE LINE SERVICES, INC	4776543		INTERPRETATION SERVICES	
					INTERPRETATION SERVICES	
					110-3100-2713	5.64
					Total :	**5.64**
190788	4/23/2020	88104 LANZ, DAVID/SHARON	00132543		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	207.37
					Total :	**207.37**
190789	4/23/2020	69099 LAWN TECH EQUIPMENT CO	609804		PARKS EQUIPMENT	
				2020-000192	PARKS EQUIPMENT & SUPPLIES	
					228-8265-2450	70.84
					Total :	**70.84**
190790	4/23/2020	78558 LIEBERT CASSIDY WHITMORE	1492514		LEGAL SERVICES	
					LEGAL SERVICES	
					100-1800-2710	3,078.45
			1492515		LEGAL SERVICES	
					LEGAL SERVICES	
					100-1800-2710	3,382.00
			1494222		LEGAL SERVICES	
					LEGAL SERVICES	
					100-1800-2710	7,492.10
			1494223		LEGAL SERVICES	
					LEGAL SERVICES	
					100-1800-2710	7,051.75

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190790	4/23/2020	78558 78558 LIEBERT CASSIDY WHITMORE	(Continued)		**Total :**	**21,004.30**
190791	4/23/2020	82468 LOWE'S OF HEMET STORE #1556	6451		MISC BUILDING/MAINTENANCE SUPPL	
				2020-000125	MISC BUILDING/MAINTENANCE SUPPL	
					110-3100-2701	116.69
					Total :	**116.69**
190792	4/23/2020	96563 M PINO & ASSOCIATES INC	625		BACKGROUND INVESTIGATIONS FOR I	
				2020-000144	Pre-Employment Background	
					110-3101-2710	4,680.00
					Total :	**4,680.00**
190793	4/23/2020	96989 MABON, BERMA	117694		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	70.85
					Total :	**70.85**
190794	4/23/2020	94236 MANIKANDA RAJA MD	500741		CITY PHYSICIAN SERVICES FY 19/20	
				2020-000281	CITY PHYSICIAN SERVICES FY 19/20 A	
					110-6100-2710	100.00
					Total :	**100.00**
190795	4/23/2020	96991 MCDONALD, ELLEN	5513		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	220.26
					Total :	**220.26**
190796	4/23/2020	69940 MCNIE, COLIN	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	4,023.64
					Total :	**4,023.64**
190797	4/23/2020	93414 MEDPRO WASTE DISPOSAL, LLC	306324		MEDICAL WASTE AND DISPOSAL	
					MEDICAL WASTE AND DISPOSAL	
					110-3275-2450	31.33
					Total :	**31.33**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190798	4/23/2020	92702 MERCHANTS BUILDING MNTCE LLC	574766		JANITORIAL SERVICES F/Y 19/20	
				2020-000289	JANITORIAL SERVICES PER CONTRAC	
					685-4560-2400	1,339.15
					Total :	**1,339.15**
190799	4/23/2020	85849 MERIT OIL CO	573526		UNLEADED FUEL PURCHASE APRIL 20	
				2020-000430	UNLEADED FUEL PURCHASE APRIL 20	
					684-1291	9,997.76
					FUEL/OIL	
					684-1291	0.07
			573529		UNLEADED FUEL PURCHASE APRIL 20	
				2020-000430	CORPORATION YARD~	
					684-1291	7,527.36
					FUEL/OIL	
					684-1291	0.04
			573531		ULTRA LOW SULFUR DIESEL FUEL PUF	
				2020-000429	ULTRA LOW SULFUR DIESEL FUEL PUF	
					684-1296	1,508.98
			573532		ULTRA LOW SULFUR DIESEL FUEL PUF	
				2020-000429	CORPORATION YARD~	
					684-1296	3,149.66
			573534		ULTRA LOW SULFUR DIESEL FUEL PUF	
				2020-000429	FIRE STN #3~	
					684-1296	945.95
					Total :	**23,129.82**
190800	4/23/2020	96373 MOTTOMOBILE INC	2094		APEX MOBILE ANNUAL SUPPORT&MNT	
					APEX MOBILE ANNUAL SUPPORT&MNT	
					110-3101-2710	2,450.00
					Total :	**2,450.00**
190801	4/23/2020	96990 MUNSEY, DIANE R	4349		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	264.67
					Total :	**264.67**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190802	4/23/2020	94900 NATIONAL UNION FIRE INSURANCE	SL032000057		AIG CLAIMS	
					AIG CLAIMS	
					681-2350-2501	1,824.49
					Total :	**1,824.49**
190803	4/23/2020	71641 NATIONWIDE RETIREMENT SOLUTION	Ben458769		DEFERRED COMPENSATION: PAYMEN	
					DEFERRED COMPENSATION: Payment	
					750-2130	21,733.85
					Total :	**21,733.85**
190804	4/23/2020	96020 NUTRIEN AG SOLUTIONS	41423035		LANDSCAPE MATERIALS CHEMICALS	
				2020-000064	LANDSCAPE MATERIALS CHEMICALS	
					110-4250-2450	682.13
				2020-000064	LANDSCAPE MATERIALS CHEMICALS	
					228-8265-2450	682.13
			41432585		LANDSCAPE MATERIALS CHEMICALS	
				2020-000064	LANDSCAPE MATERIALS CHEMICALS	
					254-4650-2450	547.09
					Total :	**1,911.35**
190805	4/23/2020	72291 OFFICE DEPOT	469011833001		OFFICE SUPPLIES	
				2020-000065	OFFICE SUPPLIES	
					120-3300-2250	60.36
			469019435001		OFFICE SUPPLIES	
				2020-000065	OFFICE SUPPLIES	
					120-3300-2250	25.64
			474220443001		OFFICE SUPPLIES	
				2020-000065	OFFICE SUPPLIES	
					110-3100-2253	228.72
					Total :	**314.72**
190806	4/23/2020	30380 OVERNIGHT INDUSTRIAL SUPPLY	18097		JANITORIAL SUPPLIES	
				2020-000237	JANITORIAL SUPPLIES	
					685-4560-2450	488.23
					Total :	**488.23**
190807	4/23/2020	96981 PEDIATRIC EMERGENCY STANDARDS	INV-2741		HANDTEVY BAG SET~	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190807	4/23/2020	96981 PEDIATRIC EMERGENCY STANDARDS	(Continued)			
					HANDTEVY BAG SET~	
					110-3275-2452	581.00
					Total :	**581.00**
190808	4/23/2020	96902 PENSERV PLAN SERVICES INC	Ben458781		DEFERRED COMPENSATION: PAYMEN	
					DEFERRED COMPENSATION: Payment	
					750-2125	2,095.00
					Total :	**2,095.00**
190809	4/23/2020	96992 PIMENTEL, ALEXIS/JORGE	111683		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	75.71
					Total :	**75.71**
190810	4/23/2020	92239 PINNEY, DEBRA	MAY 2020		PYMT IN LIEU OF MEDICAL INSURANCI	
					PYMT IN LIEU OF MEDICAL INSURANCI	
					689-2150-2400	1,324.03
					Total :	**1,324.03**
190811	4/23/2020	70826 POST AND PARCEL PLUS	28		PACKAGING/MAILING SERVICE	
					PACKAGING/MAILING SERVICE	
					571-9000-2710	64.64
					Total :	**64.64**
190812	4/23/2020	53916 QUINN, DAVID	MAY 2020		REIMBURSE MEDICAL INS PREMUIM	
					REIMBURSE MEDICAL INS PREMUIM	
					689-2150-2400	1,734.43
					Total :	**1,734.43**
190813	4/23/2020	93054 R O W TRAFFIC SAFETY INC	16693		TRAFFIC SAFETY EQUIPMENT	
				2020-000207	TRAFFIC SAFETY EQUIPMENT & SUPP	
					221-4200-2450	376.55
			16697		TRAFFIC SAFETY EQUIPMENT	
				2020-000207	TRAFFIC SAFETY EQUIPMENT & SUPP	
					221-4200-2450	1,958.59
			16698		TRAFFIC SAFETY EQUIPMENT	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190813	4/23/2020	93054 R O W TRAFFIC SAFETY INC	(Continued)			
				2020-000207	TRAFFIC SAFETY EQUIPMENT & SUPP	
					221-4200-2450	1,027.12
					Total :	**3,362.26**
190814	4/23/2020	88117 RAYA, JESUS	138439		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	109.11
					Total :	**109.11**
190815	4/23/2020	12114 READYREFRESH	10C0016410706		DRINKING WATER DELIVERY SERVICE	
				2020-000283	DRINKING WATER DELIVERY SERVICE	
					110-3100-2805	35.58
			10C0029569225		DRINKING WATER DELIVERY SERVICE	
				2020-000283	DRINKING WATER DELIVERY SERVICE	
					110-3100-2701	25.19
					Total :	**60.77**
190816	4/23/2020	70740 RECORDED BOOKS INC	76635527		LIBRARY BOOKS	
				2020-000284	LIBRARY BOOKS	
					363-6100-2226	174.40
					Total :	**174.40**
190817	4/23/2020	87048 RELIANCE STANDARD	Ben458751		VOLUNTARY LIFE INSURANCE: PAYME	
					VOLUNTARY LIFE INSURANCE: Paymer	
					750-2187	2,785.60
					Total :	**2,785.60**
190818	4/23/2020	89482 RICHARDS, REBECCA ANN	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	476.00
					Total :	**476.00**
190819	4/23/2020	55080 RIVERSIDE, COUNTY OF (WM)	202002001410		WASTE DISPOSAL SERVICES - ILLEGA	
				2020-000066	WASTE DISPOSAL SERVICES - ILLEGA	
					110-3100-2713	15.50

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190819	4/23/2020	55080 55080 RIVERSIDE, COUNTY OF (WM)	(Continued)		**Total :**	**15.50**
190820	4/23/2020	76780 RUSSO, JOHN	MAY 2020		PYMT IN LIEU OF MEDICAL INS	
					PYMT IN LIEU OF MEDICAL INS	
					689-2150-2400	953.81
					Total :	**953.81**
190821	4/23/2020	69109 S E I U LOCAL 721	Ben458777		SEIU CONTRIBUTIONS: PAYMENT	
					SEIU CONTRIBUTIONS: Payment	
					750-2163	1,096.81
					SEIU OTHER CONTRIBUTIONS: Paymer	
					750-2163	65.50
					Total :	**1,162.31**
190822	4/23/2020	57297 SAN DIEGO POLICE EQUIPMENT	642090		(3) BALLISTIC SWAT VESTS	
				2020-000343	(3) BALLISTIC SWAT VESTS~	
					110-3101-2700	4,227.00
				2020-000343	Product# AE-HASPIIIA-C~	
					110-3101-2700	927.00
				2020-000343	Product# AE-TACKPM4TMAG~	
					110-3101-2700	165.00
				2020-000343	Product# AE-TACKPDPM~	
					110-3101-2700	90.00
				2020-000343	Product# AE-POUCHSET-4~	
					110-3101-2700	267.00
				2020-000343	Product# AE-HARRIERIII+~	
					110-3101-2700	1,614.00
					NEW Riverside Co Sales Tax	
					110-3101-2700	637.88
					Total :	**7,927.88**
190823	4/23/2020	70507 SERNA, FRANK	MAY 2020		PYMT IN LIEU OF MEDICAL INSURANCI	
					PYMT IN LIEU OF MEDICAL INSURANCI	
					689-2150-2400	282.00
					Total :	**282.00**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190824	4/23/2020	73986 SHAMROCK SUPPLY CO, INC	2387891		INDUSTRIAL TOOLS	
					INDUSTRIAL TOOLS	
					221-4200-2450	358.36
					Total :	**358.36**
190825	4/23/2020	93782 SHEEHEY, AARON	REQ 031620		EDUCAT REIMB ~	
					EDUCAT REIMB ~	
					110-3200-2560	200.00
			REQ 032020		EDUCAT REIMB ~	
					EDUCAT REIMB ~	
					110-3200-2560	300.00
					Total :	**500.00**
190826	4/23/2020	96245 SHOETERIA	0006704-IN		EMPLOYEE SAFETY SHOES	
				2020-000208	EMPLOYEE SAFETY SHOES	
					221-4200-2700	129.40
					Total :	**129.40**
190827	4/23/2020	96622 SIEMENS MOBILITY INC	5620029445		STREET LIGHT WIRE REPLACEMENT	
				2020-000407	STREET LIGHT WIRE REPLACEMENT~	
					228-8301-2450	6,447.36
				2020-000407	SERVICE BUCKET TRUCK @$28.78 FOI	
					228-8301-2450	1,841.92
				2020-000407	WIRE- #4 RED	
					228-8301-2450	1,300.00
				2020-000407	WIRE- #4 BLACK	
					228-8301-2450	1,300.00
				2020-000407	WIRE- #8 BLACK	
					228-8301-2450	4,125.00
				2020-000407	WIRE- #8 RED	
					228-8301-2450	2,970.00
				2020-000407	WIRE- #8 WHITE	
					228-8301-2450	1,650.00
				2020-000407	WIRE- #8 GREEN	
					228-8301-2450	2,805.00
				2020-000407	WIRE- #6 RED	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190827	4/23/2020	96622 SIEMENS MOBILITY INC	(Continued)			
					228-8301-2450	1,075.00
				2020-000407	WIRE- #6 BLACK	
					228-8301-2450	1,075.00
				2020-000407	MARK UP 15%	
					228-8301-2450	2,668.51
					NEW Riverside Co Sales Tax	
					228-8301-2450	1,431.39
				2020-000407	SPLICE MATERIALS	
					228-8301-2450	58.69
					Total :	**28,747.87**
190828	4/23/2020	69002 SISTER CITIES INTERNATIONAL	20200414075975		MEMBERSHIP DUES	
					MEMBERSHIP DUES	
					100-1200-2710	810.00
					Total :	**810.00**
190829	4/23/2020	92966 SKYLINE SAFETY AND SUPPLY	5309		STREET MAINT & SAFETY SUPPLES	
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					225-8250-2100	110.72
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					228-8265-2700	110.71
			5330		STREET MAINT & SAFETY SUPPLES	
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					110-4250-2450	168.29
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					225-8250-2450	168.29
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					228-8265-2450	168.33
			5412		STREET MAINT & SAFETY SUPPLES	
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					221-4200-2700	280.99
			5440		STREET MAINT & SAFETY SUPPLES	
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					110-4250-2450	79.31
				2020-000209	STREET MAINT & SAFETY SUPPLES	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190829	4/23/2020	92966 SKYLINE SAFETY AND SUPPLY	(Continued)			
					225-8250-2450	79.31
				2020-000209	STREET MAINT & SAFETY SUPPLES	
					228-8265-2450	79.32
					Total :	**1,245.27**
190830	4/23/2020	58450 SMART & FINAL	65498		FOOD AND BREAKROOM SUPPLIES	
				2020-000141	FOOD, BREAKROOM & JANITORIAL SU	
					110-3100-2805	28.78
					Total :	**28.78**
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	2004613295		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	400.17
			2004613352		ELECTRIC BILLS	
					ELECTRIC BILLS	
					571-9000-2105	24,364.45
			2012028205		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	97.46
			2199065228		ELECTRIC BILLS	
					ELECTRIC BILLS	
					254-4650-2105	562.10
			2231716911		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	44.70
			2232323113		ELECTRIC BILLS	
					ELECTRIC BILLS	
					110-3100-2805	68.97
			2232323212		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	3,085.58
			2232323303		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	5,643.68
			2235084910		ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					ELECTRIC BILLS	
					221-4200-2105	127.01
			2235086006		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	11.31
			2240096164		ELECTRIC BILLS	
					ELECTRIC BILLS	
					571-9000-2105	972.48
			2242079879		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	45.69
			2245459771		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	10.45
			2247597602		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	10.12
			2248156309		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	32.76
			2248596652		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	43.46
			2252086566		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	32.15
			2253747133		ELECTRIC BILLS	
					ELECTRIC BILLS	
					110-4250-2105	405.71
			2253913719		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	19.48
			2257276675		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8264-2105	93.69

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
			2257302521		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8270-2105	22.36
			2257685602		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	26.45
			2257685602		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	49.96
			2257685701		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	12.73
			2259119022		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	56.85
			2260026125		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	994.25
			2263349581		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	177.78
			2265812206		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	62.55
					ELECTRIC BILLS	
					225-8250-2105	60.65
			2266176320		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	7.88
			2270491533		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	198.36
					ELECTRIC BILLS	
					225-8250-2105	30.57
			2275372696		ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					ELECTRIC BILLS	
					228-8265-2105	287.69
			2275726461		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	38.08
			2277162525		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	41.16
					ELECTRIC BILLS	
					225-8250-2105	7.49
			2277863965		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	10.46
			2278300660		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	41.89
			2278300777		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	76.13
			2278648761		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	42.93
			2278648845		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8265-2105	83.35
			2278648936		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8265-2105	10.13
			2279079552		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	53.88
					ELECTRIC BILLS	
					225-8250-2105	29.95
			2279880348		ELECTRIC BILLS	
					ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					225-8250-2105	10.98
			2280588955		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	35.75
					ELECTRIC BILLS	
					225-8250-2105	20.25
			2281016899		ELECTRIC BILLS	
					ELECTRIC BILLS	
					571-9000-2105	372.65
			2286669254		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	9.35
			2287778179		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8268-2105	28.71
					ELECTRIC BILLS	
					228-8268-2105	49.62
			2288075039		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	809.53
			2290036771		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	8.19
			2290834564		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	66.63
			2290866136		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8273-2105	61.69
			2291251585		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	21.91
			2291251817		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	10.67

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
			2292708153		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	15.49
			2293452942		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8266-2105	37.93
					ELECTRIC BILLS	
					228-8266-2105	534.35
			2299137406		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8270-2105	189.59
					ELECTRIC BILLS	
					228-8270-2105	10.94
					ELECTRIC BILLS	
					228-8290-2105	10.94
					ELECTRIC BILLS	
					228-8276-2105	33.88
					ELECTRIC BILLS	
					221-4200-2105	41.01
					ELECTRIC BILLS	
					227-8276-2105	88.62
			2301449542		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8267-2105	35.08
					ELECTRIC BILLS	
					227-8267-2105	55.58
			2302592803		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	51.54
					ELECTRIC BILLS	
					225-8250-2105	47.51
			2304560741		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8277-2105	31.76

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					ELECTRIC BILLS	
					227-8277-2105	19.16
					ELECTRIC BILLS	
					227-8278-2105	25.37
			2304888399		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	8.23
			2304888894		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	7.68
			2304889058		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	42.25
			2304889140		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	54.90
			2305076069		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	85.90
			2306028077		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	38.90
			2308761147		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8285-2105	11.50
					ELECTRIC BILLS	
					227-8285-2105	8.20
			2312418106		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8280-2105	18.30
			2315913368		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8270-2105	174.12
			2316667070		ELECTRIC BILLS	
					ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					225-8250-2105	14.79
			2318815362		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	898.95
			2321393449		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	140.20
			2326413903		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8284-2105	13.10
			2330239757		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8280-2105	244.47
			2332838028		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8292-2105	37.62
					ELECTRIC BILLS	
					221-4200-2105	60.91
					ELECTRIC BILLS	
					228-8292-2105	42.76
			2333964872		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	43.21
					ELECTRIC BILLS	
					227-8276-2105	41.36
			2334519717		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8271-2105	21.48
					ELECTRIC BILLS	
					227-8271-2105	70.98
			2336168786		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8265-2105	15.39
			2340622554		ELECTRIC BILLS	
					ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					225-8250-2105	17.27
			2343135992		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8272-2105	10.61
			2344590997		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8289-2105	10.67
			2344591011		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8289-2105	58.21
			2344591052		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8289-2105	10.65
			2344591102		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8289-2105	49.44
			2348438441		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8289-2105	38.11
			2364317586		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	72.82
			2366196400		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	82.30
			2372973339		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	91.96
			2374028710		ELECTRIC BILLS	
					ELECTRIC BILLS	
					571-9000-2105	208.90
			2388560799		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2105	12.37
			2390133205		ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					ELECTRIC BILLS	
					221-4200-2105	49.64
			2390133437		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	18.78
			2397230582		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8301-2105	0.82
			2398837526		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8290-2105	10.08
					ELECTRIC BILLS	
					227-8276-2105	156.79
			2399598440		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	7.12
			2399598457		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	33.10
			2402276430		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8299-2105	10.37
			2406966184		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	34.96
			2406966515		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2105	74.84
			2406966762		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2105	10.10
			2420704157		ELECTRIC BILLS	
					ELECTRIC BILLS	
					571-9000-2105	119.55
			2424098697		ELECTRIC BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190835	4/23/2020	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					ELECTRIC BILLS	
					227-8260-2105	693.61
					ELECTRIC BILLS	
					227-8261-2105	263.20
					ELECTRIC BILLS	
					225-8250-2105	8,331.23
					Total :	**53,802.33**
190836	4/23/2020	92383 SOUTHERN CALIFORNIA EMS	0003		EMS COORDINATOR CONTRACT FOR S	
				2020-000421	EMS Coordinator service from March	
					110-3275-2400	7,605.00
					Total :	**7,605.00**
190837	4/23/2020	59150 SOUTHERN CALIFORNIA GAS CO	01588594562		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	14.30
			03682435007		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	56.43
			04026816381		NATURAL GAS VEHICLE FUEL BILL	
					NATURAL GAS VEHICLE FUEL BILL	
					685-4560-2105	808.83
			08722433003		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	54.27
			09142433235		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	38.68
			12308894166		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					110-3100-2805	85.55
			13552433008		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	526.16
			14602433568		MONTHLY GAS BILLS	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190837	4/23/2020	59150 SOUTHERN CALIFORNIA GAS CO	(Continued)			
					MONTHLY GAS BILLS	
					685-4560-2115	115.84
			16265395737		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	66.06
			17542433523		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	127.26
			17752433346		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	97.01
			17962433391		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	44.55
			19222435406		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	223.86
			19432435725		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	402.14
			20052532007		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2115	98.56
					Total :	**2,759.50**
190838	4/23/2020	95470 SOUTHERN HILL NURSERY &	1534		PARKS LANDSCAPING MATERIALS & S	
				2020-000291	PARKS LANDSCAPING MATERIALS & S	
					228-8265-2450	90.51
					Total :	**90.51**
190839	4/23/2020	70870 STANDARD INSURANCE CO (LTD)	Ben458739		LONG TERM DISABILITY: PAYMENT	
					LONG TERM DISABILITY: Payment	
					750-2141	10,602.59
					Total :	**10,602.59**

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190840	4/23/2020	76654 STAPLES ADVANTAGE	3445041259		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1400-2250	76.73
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					254-4600-2250	21.80
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					254-4650-2250	21.80
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					571-9000-2250	34.52
			3445041260		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1400-2250	29.50
			3445041265		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1800-2250	32.61
			3445041266		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1800-2250	4.40
			3445041268		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					110-3100-2253	272.84
			3445380499		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1400-2250	10.53
			3445380500		OFFICE SUPPLIES FOR ALL CITY DEPA	
				2020-000140	OFFICE SUPPLIES FOR ALL CITY DEPA	
					100-1400-2250	112.47
					Total :	**617.20**
190841	4/23/2020	60258 STATE WATER RESOURCES (SWRCB)	35214		DIST OPERATOR RENEWAL FOR~	
					DIST OPERATOR RENEWAL FOR~	
					571-9000-2560	60.00
					Total :	**60.00**
190842	4/23/2020	96040 STEHLI, ERIN	Ben458789		WAGE ASSIGNMENT: PAYMENT	
					WAGE ASSIGNMENT: Payment	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190842	4/23/2020	96040 STEHLI, ERIN	(Continued)			
					750-2174	415.39
					Total :	**415.39**
190843	4/23/2020	85773 STOCKTON, JANET	137697		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	75.46
					Total :	**75.46**
190844	4/23/2020	30355 SUPERIOR REDI MIX	114057		BLANKET PURCHASE ORDER READY M	
				2020-000082	Blanket purchase order for Ready Mix	
					221-4200-2450	645.16
			116238		BLANKET PURCHASE ORDER READY M	
				2020-000082	Blanket purchase order for Ready Mix	
					221-4200-2450	113.10
			116341		BLANKET PURCHASE ORDER READY M	
				2020-000082	Blanket purchase order for Ready Mix	
					221-4200-2450	113.10
					Total :	**871.36**
190845	4/23/2020	61002 SWAINS ELECTRIC MOTOR SERVICE	B08132		ELECTRIC MOTOR SERVICE	
				2020-000214	ELECTRIC MOTOR SERVICE	
					685-4560-2450	381.28
					Total :	**381.28**
190846	4/23/2020	71611 TAVARES, JOSE	MAY 2020		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	176.00
					Total :	**176.00**
190847	4/23/2020	79809 TIME WARNER CABLE	0811768		CABLE/INTERNET SERVICE	
					CABLE/INTERNET SERVICE	
					110-3100-2403	118.69
			0998938		CABLE/INTERNET SERVICE	
					CABLE/INTERNET SERVICE	
					110-3100-2403	1,249.00
			1180239		CABLE/INTERNET SERVICE	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190847	4/23/2020	79809 TIME WARNER CABLE	(Continued)			
					CABLE/INTERNET SERVICE	
					680-1930-2200	333.33
			1180254		CABLE/INTERNET SERVICE	
					CABLE/INTERNET SERVICE	
					680-1930-2200	333.33
			1180288		CABLE/INTERNET SERVICE	
					CABLE/INTERNET SERVICE	
					680-1930-2200	333.33
			1180296		CABLE/INTERNET SERVICE	
					CABLE/INTERNET SERVICE	
					680-1930-2200	333.33
			1180312		CABLE/INTERNET SERVICE	
					CABLE/INTERNET SERVICE	
					680-1930-2200	333.33
			1180320		CABLE/INTERNET SERVICE	
					CABLE/INTERNET SERVICE	
					680-1930-2200	333.33
			1203916		CABLE/INTERNET SERVICE	
					CABLE/INTERNET SERVICE	
					680-1930-2200	689.30
					Total :	**4,056.97**
190849	4/23/2020	91112 UNIFIRST CORP	1529492		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					571-9000-2700	105.78
			1529493		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-4250-2700	13.20
			1529494		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					221-4200-2700	58.02
			1529495		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2700	18.13
			1529497		LAUNDRY CLEANING SERVICES	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190849	4/23/2020	91112 UNIFIRST CORP	(Continued)			
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	13.50
			1529498		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	17.60
			1529499		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	5.00
			1529500		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	6.25
			1529501		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	74.25
			1529502		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	24.25
			1529503		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	4.50
			1529504		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	3.25
			1529505		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					685-4560-2400	20.50
			1529512		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-4250-2700	8.93
				2020-000231	UNIFORM CLEANING SVC	
					225-8250-2700	8.93
				2020-000231	UNIFORM CLEANING SVC	
					228-8250-2700	8.92
			1529513		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190849	4/23/2020	91112 UNIFIRST CORP	(Continued)			
					254-4650-2700	16.88
			1529514		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4600-2700	3.94
			1529515		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					228-8265-2700	17.14
			1529516		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-3100-2701	49.61
			1531828		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					571-9000-2700	37.73
			1531829		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-4250-2700	13.20
			1531830		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					221-4200-2700	52.81
			1531838		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-4250-2700	8.93
				2020-000231	UNIFORM CLEANING SVC	
					225-8250-2700	8.93
				2020-000231	UNIFORM CLEANING SVC	
					228-8250-2700	8.92
			1531839		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4650-2700	16.88
			1531840		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4600-2700	3.94
			1531841		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					228-8265-2700	17.14

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190849	4/23/2020	91112 UNIFIRST CORP	(Continued)			
			1531842		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-3100-2701	49.61
			1534150		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					571-9000-2700	37.73
			1534152		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					221-4200-2700	52.81
			1534171		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4650-2700	16.88
			1534172		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					254-4600-2700	3.94
			1534174		LAUNDRY CLEANING SERVICES	
				2020-000231	UNIFORM CLEANING SVC	
					110-3100-2701	13.23
					Total :	**821.26**
190850	4/23/2020	95689 VALASAKOS, SPEARE	137923		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	72.26
					Total :	**72.26**
190851	4/23/2020	80404 VERIZON WIRELESS	371868188-01		CELL PHONES/AIR CARDS	
					CELL PHONES/AIR CARDS	
					110-3100-2203	2,904.74
					CELL PHONES/AIR CARDS	
					110-3101-2200	1,244.89
			771855254-02		CELL PHONES/AIR CARDS	
					CELL PHONES/AIR CARDS	
					100-1200-2200	162.81
					CELL PHONES/AIR CARDS	
					100-1300-2200	53.81

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190851	4/23/2020	80404 VERIZON WIRELESS	(Continued)			
					CELL PHONES/AIR CARDS 100-1400-2200	146.64
					CELL PHONES/AIR CARDS 100-1500-2200	53.81
					CELL PHONES/AIR CARDS 100-1800-2200	91.82
					CELL PHONES/AIR CARDS 110-3200-2200	613.07
					CELL PHONES/AIR CARDS 110-3225-2200	38.01
					CELL PHONES/AIR CARDS 110-3275-2200	148.56
					CELL PHONES/AIR CARDS 110-3275-2450	53.81
					CELL PHONES/AIR CARDS 692-3500-2450	91.82
					CELL PHONES/AIR CARDS 110-6100-2200	116.23
					CELL PHONES/AIR CARDS 120-1700-2200	53.97
					CELL PHONES/AIR CARDS 120-3300-2200	505.89
					CELL PHONES/AIR CARDS 120-3350-2200	559.74
					CELL PHONES/AIR CARDS 120-4100-2200	184.65
					CELL PHONES/AIR CARDS 120-4125-2200	146.64
					CELL PHONES/AIR CARDS 221-4200-2200	391.83
					CELL PHONES/AIR CARDS 225-8250-2200	101.71
					CELL PHONES/AIR CARDS 228-8250-2200	101.71

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190851	4/23/2020	80404 VERIZON WIRELESS	(Continued)			
					CELL PHONES/AIR CARDS	
					110-4250-2200	87.17
					CELL PHONES/AIR CARDS	
					228-8265-2200	49.27
					CELL PHONES/AIR CARDS	
					254-4600-2200	87.28
					CELL PHONES/AIR CARDS	
					254-4650-2200	152.35
					CELL PHONES/AIR CARDS	
					571-9000-2200	1,314.80
					CELL PHONES/AIR CARDS	
					680-1930-2200	939.43
					CELL PHONES/AIR CARDS	
					684-4550-2200	65.07
					CELL PHONES/AIR CARDS	
					685-4560-2200	627.82
					CELL PHONES/AIR CARDS	
					227-8250-2450	38.01
					CELL PHONES/AIR CARDS	
					686-4150-2200	224.00
			771855254-03		CELL PHONES/AIR CARDS	
					CELL PHONES/AIR CARDS	
					100-1100-2200	433.44
			771855254-04		CELL PHONES/AIR CARDS	
					CELL PHONES/AIR CARDS	
					110-3100-2202	7,565.31
			771855254-05		CELL PHONES/AIR CARDS	
					CELL PHONES/AIR CARDS	
					110-3200-2200	1,319.43
			771855254-08		CELL PHONES/AIR CARDS	
					CELL PHONES/AIR CARDS	
					110-3275-2200	39.18
					Total :	**20,708.72**
190852	4/23/2020	91109 VIZION'S WEST INC	20-1047		PROP ABATEMENT/EMERGENCY BOAF	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190852	4/23/2020	91109 VIZION'S WEST INC	(Continued)			
					PROP ABATEMENT/EMERGENCY BOAF	
					110-3100-2701	426.00
					Total :	**426.00**
190853	4/23/2020	32992 VULCAN MATERIALS CO	72536029		BLANKET PURCHASE ORDER ASPHAL	
				2020-000083	blanket purcahse order for asphalt &	
					221-4200-2450	228.29
			72536030		BLANKET PURCHASE ORDER ASPHAL	
				2020-000083	blanket purcahse order for asphalt &	
					221-4200-2450	146.16
			72538012		BLANKET PURCHASE ORDER ASPHAL	
				2020-000083	blanket purcahse order for asphalt &	
					571-9000-2450	154.48
			72540952		BLANKET PURCHASE ORDER ASPHAL	
				2020-000083	blanket purcahse order for asphalt &	
					221-4200-2450	168.51
			72543426		BLANKET PURCHASE ORDER ASPHAL	
				2020-000083	2blanket purcahse order for asphalt &	
					221-4200-2450	155.22
			72544734		BLANKET PURCHASE ORDER ASPHAL	
				2020-000083	blanket purcahse order for asphalt &	
					221-4200-2450	224.60
					Total :	**1,077.26**
190854	4/23/2020	96673 WAGEWORKS INC	Ben458775		FSA MEDICAL: PAYMENT	
					FSA MEDICAL: Payment	
					750-2185	1,484.12
					FSA CHILD CARE: Payment	
					750-2185	1,336.78
					Total :	**2,820.90**
190855	4/23/2020	89778 WATERLINE TECHNOLOGIES INC	5488991		BLANKET PR FOR BLEACH FOR SODIU	
				2020-000012	BLANKET PURCHASE ORDER AS-NEEI	
					571-9000-2450	129.41
			5488992		BLANKET PR FOR BLEACH FOR SODIU	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190855	4/23/2020	89778 WATERLINE TECHNOLOGIES INC	(Continued)			
				2020-000012	BLANKET PURCHASE ORDER AS-NEEI	
					571-9000-2450	142.35
			5489455		BLANKET PR FOR BLEACH FOR SODIU	
				2020-000012	BLANKET PURCHASE ORDER AS-NEEI	
					571-9000-2450	323.53
			5489456		BLANKET PR FOR BLEACH FOR SODIU	
				2020-000012	BLANKET PURCHASE ORDER AS-NEEI	
					571-9000-2450	194.12
					Total :	**789.41**
190856	4/23/2020	96497 WEBER WATER RESOURCES CA LLC	1107		WELL 12 REHAB PROJECT CIP 5694	
				2019-000540	WELL 12 REHAB PROJECT CIP 5694~	
					571-5694-5500	12,965.32
					RETENTION CIP 5694	
					571-2015	-648.27
					Total :	**12,317.05**
190857	4/23/2020	84853 WESTERN STATE DESIGN INC	0470966-IN		LAUNDRY MACHINE PARTS/SERVICE	
					LAUNDRY MACHINE PARTS/SERVICE	
					110-3200-2450	242.00
					Total :	**242.00**
190858	4/23/2020	96993 WHITFIELD ARMSTRONG, SHERRIE	134375		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	9.92
					Total :	**9.92**
190859	4/23/2020	67735 WISEHART, DUANE A	MAY 2020		PYMT IN LIEU OF MEDICAL INSURANCI	
					PYMT IN LIEU OF MEDICAL INSURANCI	
					689-2150-2400	1,028.00
					Total :	**1,028.00**
190860	4/23/2020	96976 WOODSIDE MCSWEENY 148 INC	REQ 040120		CASH MONUMENT BOND RELEASE~	
					CASH MONUMENT BOND RELEASE~	
					110-2060	16,800.00

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
190860	4/23/2020	96976 96976 WOODSIDE MCSWEENY 148 INC	(Continued)		**Total :**	**16,800.00**
169	**Vouchers for bank code :**	001			**Bank total :**	**1,383,948.18**
169	**Vouchers in this report**				**Total vouchers :**	**1,383,948.18**

I, Lorena Rocha, Finance Director, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of Hemet, and that I am authorized to authenticate and certify to said claim.

City of Hemet
Regular City Council Meeting

STAFF REPORT

Meeting: Regular City Council Meeting - May 12 2020
Department: Community Development
Submitted by: Christopher Lopez, City Manager
H. P. Kang, Community Development Director,

☒ **Consent Calendar** ☐ **Business Item** ☐ **Public Hearing**

TITLE:

An Ordinance of the City Council of the City of Hemet adding section 90-83 (Detention Facility) and amending Sections 90-312 D (Single-Family Residential), 90-383 C (Multiple Family Residential), 90-893 C (Commercial) and Section 90-1043 F (Manufacturing) of chapter 90 (Zoning) of the Hemet Municipal Code to prohibit the construction or operation of Private Detention Centers and Community Detention Facilities for unaccompanied minors in the City of Hemet in all zones, and amending the definition of Transitional Housing in Section 90-262 (Second Reading)

RECOMMENDED ACTION:

Adopt Ordinance adding Section 90-83 (Detention Facility) and amending Sections 90-312 D (Single-Family Residential), 90-383 C (Multiple Family Residential), 90-893 C (Commercial) and Section 90-1043 F (Manufacturing) of Chapter 90 (Zoning) of the Hemet Municipal Code to prohibit the construction or operation of private detention centers and community detention facilities for unaccompanied minors in the City of Hemet in all zones, and amending the definition of Transitional Housing in Section 90-262 based on the findings outlined therein (Second Reading).

BACKGROUND:

On October 11, 2019, Governor Newsom signed into law Assembly Bill 32 (Bonta), which bans private prisons and detention facilities from operating in California, and prevents the State from entering into or renewing contracts with for-profit prison companies after January 1, 2020, phasing out such facilities by 2028. Just before the new State law went into effect, the federal government awarded new contracts to private companies that operate private detention centers in California.

The City has been contacted by an organization seeking to establish a community detention facility for unaccompanied minors in the City. This organization has stated that it has already leased a facility in the City for such purposes. The City's Zoning Ordinance does not expressly address uses of this nature.

On March 24, 2020, the City Council of the City of Hemet adopted an Urgency Ordinance Prohibiting the Construction or Operation of Private Detention Centers and Community Detention Facilities for Unaccompanied Minors. At that meeting, the City Council discussed and gave direction to staff to

prepare an ordinance that prohibits privately-operated detention facilities regardless of the age of the detainees.

On April 7, 2020, the Planning Commission adopted a resolution recommending that the City Council approve an Ordinance adopting Zoning Ordinance Amendment 20-001 based on the findings outlined therein.

On April 14, 2020, the City Council continued the item to a future date with a new public advertisement to include the decision of the Planning Commission.

DISCUSSION:

On April 28, 2020, City Council introduced the attached Ordinance. The attached proposed Ordinance will prohibit the construction or operation of Private Detention Centers and Community Detention Facilities for unaccompanied minors in the City of Hemet in all zones, and amending the definition of Transitional Housing.

The ordinance was processed as Zone Ordinance Amendment (ZOA) 20-001. Summarized below are the proposed language for the Section 90-83 Detention Facility. The proposed text changes in redline additions and strikeout deletions are shown in Attachment 2.

Sec. 90-83. – Detention Facility.

This section provides the definition of the detention facility and the hardship exemptions for such facility.

(a) **Definitions**

(1) **Community Detention Facility for Unaccompanied Minors**. A facility operated by a private or nongovernmental person or entity to house unaccompanied, undocumented minors in the custody of the federal government.

(2) **Private Detention Center**. A facility operated by a private or nongovernmental person or entity where persons are incarcerated or otherwise involuntarily confined for purposes of execution of a punitive sentence imposed by a court, or detention pending a trial, hearing, or other judicial or administrative proceeding, except:

a. A Private Detention Center shall not include any facility described in Penal Code Section 9502. However, a Private Detention Center shall include a facility described in Penal Code Section 9502, subsection (d), if that facility is used to house persons in the custody of the federal government.

(b) **PROHIBITION**. Private Detention Centers and Community Detention Facilities for Unaccompanied Minors are prohibited in all zoning districts of the City.

In addition, City staff is recommending that the definition of “Transitional Housing” in Section 90-262 of the Code be revised to help distinguish these uses from Private Detention Centers and Community Detention Facilities for Unaccompanied Minors. Transitional Housing is broadly defined in State law, and City staff is suggesting that clarifying language obtained from the Department of Housing and Community Development’s website be added to the definitions in the Code.

Sec. 90-262. – Definitions.

Transitional housing is defined by California Government Code § 65582 and means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible

program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living.

FISCAL IMPACT:

The adoption of the ordinance has no fiscal impact to the City.

REVIEWED BY LEGAL:

☒ Staff report ☐ Resolution
☒ Ordinance ☐ Agreement

ATTACHMENT(S):

Ordinance

CITY OF HEMET
Hemet, California
ORDINANCE NO. 2020-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET ADDING SECTION 90-83 (DETENTION FACILITY) AND AMENDING SECTIONS 90-312 D (SINGLE-FAMILY RESIDENTIAL), 90-383 C (MULTIPLE FAMILY RESIDENTIAL), 90-893 C (COMMERCIAL) AND SECTION 90-1043 F (MANUFACTURING) OF CHAPTER 90 (ZONING) OF THE HEMET MUNICIPAL CODE TO PROHIBIT PRIVATE DETENTION CENTERS AND COMMUNITY DETENTION FACILITIES FOR UNACCOMPANIED MINORS IN THE CITY OF HEMET IN ALL ZONES, AND AMENDING THE DEFINITION OF TRANSITIONAL HOUSING IN SECTION 90-262

WHEREAS, the proposed ordinance prohibits private detention centers and community detention facilities for unaccompanied minors in the City of Hemet in all zones; and

WHEREAS, the proposed text revisions will not substantially alter existing land use policy or development processing procedures; and

WHEREAS, approval of these zoning ordinance amendments will not detrimentally affect the health, safety, or welfare of residents of the City of Hemet; and

WHEREAS, on April 7, 2020, the Planning Commission was presented with a draft of this Ordinance and, after conducting a duly noticed public hearing, voted to recommend City Council approval; and

WHEREAS, on April 14, 2020, the City continued the item to a future date with a new public advertisement to include the decision of the Planning Commission.

WHEREAS, on April 28, 2020, the City Council considered the Ordinance, the Planning Commission's findings, and the record of information regarding Zoning

Ordinance Amendment No. 20-001 at a duly noticed public hearing, at which time interested persons had an opportunity to provide testimony on this matter.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HEMET DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: ADDITION OF SECTION 90-83 (DETENTION FACILITY) OF ARTICLE III (SPECIAL USES AND CONDITIONS) OF CHAPTER 90 (ZONING) OF THE HEMET MUNICIPAL CODE.

Section 90-83 of Article III of Chapter 90 of the Hemet Municipal Code is hereby added to read as follows:

"Sec. 90-83. – Detention Facility.

(a) **Definitions**

(1) **COMMUNITY DETENTION FACILITY FOR UNACCOMPANIED MINORS**. A facility operated by a private or nongovernmental person or entity to house unaccompanied, undocumented minors in the custody of the federal, state, or county government.

(2) **PRIVATE DETENTION CENTER**. A facility operated by a private or nongovernmental person or entity where persons are incarcerated or otherwise involuntarily confined for purposes of execution of a punitive sentence imposed by a court, or detention pending a trial, hearing, or other judicial or administrative proceeding, except:

i. A Private Detention Center shall not include any facility described in Penal Code Section 9502.

ii. However, a Private Detention Center shall include a facility described in Penal Code Section 9502, subsection (d), if that facility is used to house persons in the custody of the federal, state, or county government.

(b) **PROHIBITION**.

Private Detention Centers and Community Detention Facilities for Unaccompanied Minors are prohibited in all zoning districts of the City."

SECTION 2: AMENDMENT OF SECTION 90-312 (PERMITTED USES) OF ARTICLE XI (SINGLE-FAMILY RESIDENTIAL ZONES) OF CHAPTER 90 (ZONING) THE HEMET MUNICIPAL CODE.

Paragraph D of Section 90-312 of Article XI of Chapter 90 of the Hemet Municipal Code is hereby amended to read as shown below:

SINGLE-FAMILY RESIDENTIAL LAND USE MATRIX

P = Permitted C = Conditionally Permitted (CUP) A = Administrative Use (AUP)

TUP = Temporary Use Permit SGHP = Small Group Home Permit

X = Not Permitted

	LAND USE	ZONE		REQUIREMENTS
		R-R	R-1	
D.	**Care Uses**			
	1. Detention Facility			Sec 90-83
	a. Community detention facility for unaccompanied minors	X	X	Sec 90-83
	b. Private detention center	X	X	Sec 90-83
	2. Family child care home, licensed			Sec. 90-4
	a. Small (up to 8 children)	P	P	Sec. 90-72
	b. Large (up to 14 children)	P	P	
	3. Group homes and small licensed care facilities			Article X
	a. Small licensed care facility	P	P	
	b. Large group home	X	X	
	c. Small group home	SGHP	SGHP	
	d. Supportive housing	P	P	

SECTION 3: AMENDMENT OF SECTION 90-383 (PERMITTED USES) OF ARTICLE XIII (MULTIPLE-FAMILY RESIDENTIAL ZONES) OF CHAPTER 90 (ZONING) THE HEMET MUNICIPAL CODE.

Paragraph C of Section 90-383 of Article XIII of Chapter 90 of the Hemet Municipal Code is hereby amended to read as shown below:

MULTIPLE-FAMILY RESIDENTIAL LAND USE MATRIX
X=Not Permitted Use P=Permitted Use C=Conditionally Permitted Use (CUP)

A=Administrative Use (AUP) SGHP=Small Group Home Permit

	LAND USE	ZONE			REQUIREMENTS
		R-2	R-3	R-4	Additional or explanatory regulations or requirements
C.	**Care Uses**				
1.	Assisted living facility	C	C	C	90-4
2.	Boarding houses	C	C	X	90-261 90-4
3.	Continuing care retirement communities	C	C	C	90-4
4.	Child or adult day care facility	C	C	C	
5.	Detention Facility				Sec 90-83
	a. Community detention facility for unaccompanied minors	X	X	X	Sec 90-83
	b. Private detention center	X	X	X	Sec 90-83
6.	Group homes and small licensed care facilities				
	a. Small, licensed residential care facilities	P	P	X	Article X
	b. Large group homes (10 or fewer occupants)	A	A	X	Article X
	c. Large group homes (11 or more occupants)	C	C	X	Article X
	d. Small group home	SGHP	SGHP	X	Article X
	e. Supportive housing pursuant to Government Code § 65582	P	P	X	Article X, Sec. 90-262
7.	Skilled nursing facility	X	C	C	90-4
8.	Transitional housing pursuant to Government Code § 65582	P	P	P	Article X, Sec. 90-262

SECTION 4: AMENDMENT OF SECTION 90-893 (PERMITTED USES) OF ARTICLE XXVI (COMMERCIAL ZONES) OF CHAPTER 90 (ZONING) THE HEMET MUNICIPAL CODE.

Paragraph C of Section 90-893 of Article XXVI of Chapter 90 of the Hemet Municipal Code is hereby amended to read as shown below:

COMMERCIAL ZONES LAND USE MATRIX
P=Permitted Use
A=Administratively Permitted Use
C=Conditionally Permitted Use
T=Temporary Use Permit
X=Not Permitted
Requirements: Additional or explanatory regulations or requirements

	LAND USE	ZONE				ADDITIONAL REQUIREMENTS
		O-P	C-1	C-2	C-M	
C.	**Care Uses**					
1.	Assisted living facility	C	C	C	X	
2.	Detention Facility					Sec 90-83

	a. Community detention facility for unaccompanied minors	X	X	X	X	Sec 90-83
	b. Private detention center	X	X	X	X	Sec 90-83
3.	Emergency shelter. Existing shelter permitted in C-1 zone pursuant to section 90-303(b)	X	X	X	C	Article X, Division 4
4.	Skilled nursing facility	C	C	C	X	

SECTION 5: AMENDMENT OF SECTION 90-1043 (PERMITTED USES) OF ARTICLE XXX (MANUFACTURING ZONES) OF CHAPTER 90 (ZONING) THE HEMET MUNICIPAL CODE.

Paragraph F of Section 90-1043 of Article XXX of Chapter 90 of the Hemet Municipal Code is hereby amended to read as shown below:

MANUFACTURING ZONES LAND USE MATRIX

P = Permitted Use
A = Administratively Permitted Use
C = Conditionally Permitted Use
X = Not Permitted
Requirements: Additional or explanatory regulations or requirements

	ZONE	BP	M-1	M-2	Requirements
F.	**Service Uses**				
1.	Ambulance services	X	P	P	
2.	Animal services				
	a. Boarding/Training - day only	X	A	A	
	b. Boarding/Training - overnight stays	X	C	C	
	c. Grooming	X	A	A	
	d. Veterinary clinic, animal hospital	C	C	C	
3.	Business support services such as printing, copying, shipping, postal	P	P	P	
4.	Detention Facility				Sec 90-83
	a. Community detention facility for unaccompanied minors	X	X	X	Sec 90-83
	b. Private detention center	X	X	X	Sec 90-83
5.	Health and fitness centers				
	a. Small - less than 3,000 sf	P	P	P	
	b. Large - 3,000 sf or greater	A	C	C	
6.	Hotel	C	X	X	
7.	Laboratory for medical, dental, film, research and similar uses	P	P	P	
8.	Medical and Dental				
	a. Laboratories	P	P	P	
	b. Offices and clinics	P	X	X	
	c. Urgent care clinics with extended hours	A	A	A	
9.	Mortuary with or without crematorium	X	C	C	

10.	Offices - general				
	a. Professional	P	P	P	
	b. Technological such as graphic design, GIS, film editing	P	P	P	
11.	Taxi, bus charter, dial-a-ride and other similar transportation service	X	P	P	

SECTION 6: AMENDMENT OF SECTION 90-262.

The definition of Transitional Housing in Section 90-262 (Definitions) of Article X (Special Housing Classifications), Division 1 (Boarding Houses and Group Homes) is amended to read as follows:

Transitional housing is defined by California Government Code § 65582 and means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living.

SECTION 7: CEQA FINDINGS.

The City has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under Sections 15060, Subdivision (c)(2) and Section 15061, Subdivision (b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed text changes do not relate to any physical project and will not result in any physical change to the environment. Therefore, it can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment, and therefore the adoption of this Ordinance is exempt from CEQA pursuant to Sections 15060 (c)(2) and 15061(b)(3) of the CEQA Guidelines.

SECTION 8: SEVERABILITY.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 9: EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days from its passage by the City Council of the City of Hemet.

SECTION 10: PUBLICATION.

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

INTRODUCED at the regular meeting of the Hemet City Council on the 28th day of April, 2020.

APPROVED AND ADOPTED this 12th day of May, 2020

_____

Russ Brown, Mayor

ATTEST:

_____

Clay James, Deputy City Clerk

APPROVED AS TO FORM:

_____

Eric S. Vail, City Attorney

State of California)
County of Riverside)
City of Hemet)

I, Clay James, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance was introduced and first read on the 28th day of April 2020, and had its second reading at the regular meeting of the Hemet City Council on the 12th day of May 2020, and was passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Clay James, Deputy City Clerk

City of Hemet
Regular City Council Meeting

STAFF REPORT

Meeting: Regular City Council Meeting - May 12 2020
Department: City Attorney
Submitted by: Christopher Lopez, City Manager
Eric Vail, City Attorney;

☐ **Consent Calendar** ☒ **Business Item** ☐ **Public Hearing**

TITLE:

A resolution Consenting to the Jurisdiction of the Riverside County Health Officer within the City Pursuant to Health & Safety Code Section 101375

RECOMMENDED ACTION:

Adopt a resolution Consenting to the Jurisdiction of the Riverside County Health Officer within the City Pursuant to Health & Safety Code Section 101375

BACKGROUND:

The City of Hemet adopted Resolution No. 2106 on June 8, 1982 consenting to enforcement of state laws and regulations relating to public health by the Riverside County Health Officer pursuant to California Health and Safety Code section 476 (Attachment 1). California Health and Safety Code section 476 has since been repealed and readopted as California Health and Safety Code section 101375.

ANALYSIS:

To ensure clarity with regard to the continued validity of the City's consent, the City Council directed the City Attorney to draft an updated resolution superseding and replacing Resolution No. 2106 to reference current Health & Safety Code Section 101375, and to clarify that the County Health Official will advise and confer with the City Council regarding implementation and enforcement of public health law, regulations and orders and will undertake to enforce such equitably between incorporated and non-incorporated areas within the County (Attachment 2).

Adoption of the attached Resolution means the Riverside County Health Officer will remain the Health Officer of the City of Hemet with the general power necessary to enforce all health and sanitation laws and the rules and regulations of the state.

FISCAL IMPACT:

None.

REVIEWED BY LEGAL:

☒ Staff report ☒ Resolution
☐ Ordinance ☐ Agreement

ATTACHMENT(S):

Attachment 1 - Resolution No. 2106
Attachment 2 - Proposed Resolution

RESOLUTION NO. 2106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, PERMITTING THE COUNTY HEALTH OFFICER OF RIVERSIDE COUNTY TO ENFORCE PUBLIC HEALTH RULES, REGULATIONS AND ORDERS WITHIN THE CITY

WHEREAS, the City of Hemet is a general law city existing pursuant to the laws of the State of California; and

WHEREAS, Health and Safety Code Section 476 permits the County Health Officer to enforce certain health-related duties within the City, with the consent of the City,

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Hemet hereby consents, pursuant to the provisions of Section 476 of the Health and Safety Code of the State of California, that the Health Officer of the County of Riverside enforce and observe in the corporate limits of the City all orders, quarantine regulations, and rules prescribed by the California State Department of Health Services and other rules and regulations issued under the provisions of said Health and Safety Code; and, also, all statutes of the State of California which relate to the public health.

The City Clerk shall serve a certified copy of this resolution on the Clerk of the Board of Supervisors and upon the Department of Health, Riverside County, to the attention of Allyn G. Bridge, M.D., Director of Health.

MOVED, PASSED and ADOPTED this 8th day of June, 1982, by the following vote:

AYES: Council members Baskett, Ward, Young, Herron

NOES: None

ABSENT: Morgan

Patricia L. Herron, Mayor

ATTEST:

Edward J. Rodeghier
City Clerk

CITY OF HEMET
Hemet, California
RESOLUTION NO. 2020-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, CONSENTING TO THE JURISDICTION OF THE RIVERSIDE COUNTY HEALTH OFFICER WITHIN THE CITY PURSUANT TO HEALTH & SAFETY CODE SECTION 101375

WHEREAS, the City Council of the City of Hemet, on June 8, 1982, adopted Resolution No. 2106 providing for the enforcement of State laws and regulations relating to public health by the County Health Officer pursuant to California Health and Safety Code section 476; and

WHEREAS, California Health and Safety Code section 476 has since been repealed and readopted as California Health and Safety Code section 101375; and

WHEREAS, Resolution No. 2106 remains valid despite the change in code section number, the City Council desires to clarify the declaration of consent; and

WHEREAS, the City Council desires this Resolution supersede Resolution No. 2106 in all respects.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEMET AS FOLLOWS:

SECTION 1. DEFINITIONS

A. *Health Officer* shall mean the Riverside County Health Officer.

SECTION 2. COUNTY ENFORCEMENT OF STATE REGULATIONS AND STATUES.

The City Council of the City of Hemet, hereby consents to the Health Officer enforcing and observing, within the jurisdictional boundaries of the City of Hemet all of the following:

A. Orders, quarantine regulations, and rules prescribed by the State Department of Public Health and other public health rules and regulations issued under the provisions of the California Health and Safety Code.

B. Statutes of the State of California related to public health enacted and signed.

SECTION 3. IMPLEMENTATION.

In implementing the authority subscribed by this Resolution, the Health Officer will:

A. Advise and confer with the City of Hemet Mayor and City Manager, or their designee, a reasonable time prior to the Health Officer, or any agent, employee, or contractor of the County under the supervision or direction of the Health Officer, enacting, promulgating or otherwise adopting, or seeking to implement or enforce within the jurisdictional boundaries of the City of Hemet, any law, statute, code, regulation, rule order, decree or similar measure related to matters public health.

B. Implement and enforce public health statutes, rules and regulations equitably among the unincorporated and incorporated areas of the County of Riverside.

SECTION 4. ADOPTION AND AUTHORIZATION TO SIGN RESOLUTION

This Resolution is adopted pursuant to California Health and Safety Code section 101375 and supersedes and replaces Resolution No. 2106.

PASSED, APPROVED AND ADOPTED this 12th day of May, 2020.

_____
Russ Brown, Mayor

ATTEST:

_____
Clay James, Deputy City Clerk

State of California)
County of Riverside)
City of Hemet)

I, Clay James, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing resolution was adopted by the Hemet City Council on the 12th day of May, 2020, and was passed by the following vote:

AYES:	Council Members:
NOES:	Council Member:
ABSTAIN:	Council Member:
ABSENT:	Council Member:

_____
Clay James, Deputy City Clerk

City of Hemet
Regular City Council Meeting

STAFF REPORT

Meeting: Regular City Council Meeting - May 12 2020
Department: City Council
Submitted by: Council Member Meyer

☒ **Consent Calendar** ☐ **Business Item** ☐ **Public Hearing**

TITLE:

Appointment of Jacob Beamesderfer as a Planning Commissioner for the Hemet Planning Commission

RECOMMENDED ACTION:

Appoint Jacob Beamesderfer as Planning Commissioner for the Hemet Planning Commission with a term expiring in April 2022.

BACKGROUND:

The City of Hemet conducted a recruitment to fill vacancies on the Hemet Planning Commission beginning March 26, 2020. The City received many qualified and interested applicants for the Commission. At the April 28, 2020 City Council Meeting, the Council recognized former Planning Commissioner James Ollerton for his services on the Commission due to the expiration of his term.

The Planning Commission was created in accordance with the provisions of the State Planning Act. The Commission consists of five members appointed by the City Council to serve a two-year term. The Commission meets on the first and third Tuesdays of the month beginning at 6:00 p.m., unless otherwise noticed.

In the previous weeks, the selection process was conducted to fill the seat left vacant by the expiration of James Ollerton's term. During the process, it was found that Jacob Beamesderfer should be appointed to the Planning Commission. Mr. Beamesderfer has lived in the City of Hemet for 35 years and has contributed to the community throughout the years. Mr. Beamesderfer's history in the City is valuable for the Planning Commission. Jacob Beamesderfer has maintained himself involved in planning and infrastructure topics in the City of Hemet. Attached, for reference, is Jacob Beamesderfer's advisory body application.

If the recommendation to appoint Jacob Beamesderfer is ratified by the Council, his term will expire in April 2022.

PREVIOUS COUNCIL ACTION:

According to adopted Council Protocols, “appointments to Citizen Advisory Boards, Commissions, and Committees will be placed on the Consent Calendar. After Council action on the Consent Calendar, the Mayor may ask the appointee to stand and be recognized.”

REVIEWED BY LEGAL:

☐ Staff report ☐ Resolution
☐ Ordinance ☐ Agreement

ATTACHMENT(S):

Advisory Body Application: Beamesderfer, Jacob

9-5-2019 Rev 9-11-19 SF

20.20.C

RECEIVED
SEP 11 2019
City Clerk's Office
City of Hemet

City of Hemet

Application for Appointment to Volunteer Commissions/Boards/Committees

Thank you for your interest in serving your community. Interested applicants are encouraged to contact the City Clerk's Office for more information about the benefits and responsibilities of Advisory Body service. Applications will be kept on file for one year, during which time the applicant will be given the opportunity to interview for any opening for which the applicant is eligible.

City Clerk's office (951) 765-2316 – 445 E. Florida Avenue, Hemet, CA 92543

1. CONTACT INFORMATION:	
Name: Jacob Beamesderfer	Home Address: [redacted]
City: Hemet	Zip: 92543
Name and Address of Business (if applying as business owner)	
Mobile Phone: [redacted]	Home Phone: [redacted]
Work Phone: [redacted]	Personal Email Address: [redacted]
Work Email Address: [redacted]	

2. APPLYING FOR (MARK ONE OR MORE): Applicants are encouraged to apply for no more than 2 Advisory Bodies best suiting their skills and interests. If applying for multiple bodies, please rank those in order of preference "1" being most preferred. **Qualifications for membership:** Meet one of the following criteria, 1) The individual is current resident of the City who has lived in the city for at least one year immediately prior to the individual's appointment to the board, commission or committee; or 2) Current resident of the City of Hemet's "Sphere of influence" who has lived in the city or in the city's sphere of influence for at least one year immediately prior to the individual's appointment to the board, commission or committee. See attached for specific qualifications.

☒ **Planning Commission**	☐ **Library Board**
☐ **Measure U Citizen Oversight Committee**	☒ **Infrastructure Commission**
☐ **Mobile Home Rent Review Commission**	

3. QUALIFICATIONS: You are encouraged to attach a resume or other additional documentation that may be of interest to the City Council in their evaluation of your application.

Are you a City resident? ☒ Yes, # of years 35 ☐ No, are you a resident of the Sphere of Influence? ☐ Yes ☒ No

Relevant Experience (employment, community organizations, etc.): (*Attach pages if desired*)

My career for the past 13 years is a Hearing Aid Specialist here in our Valley. I currently work as a Clinic Manager at Sonus Hearing Care Professionals and prior to that for the last 12 years I worked at Jester's Hearing Aid Center. Not only do I fit patients in need with their hearing aids but I myself have worn hearing hearing aids most my life as well. My job includes but not limited to: Audiometric testing, programming hearing aids, taking impressions of ear, service/repairs and working with insurance. I enjoy helping our community one person at a time to hear. I would enjoy being involved with our community and be a voice of the people.

Advisory Body Experience (body and agency):	
Current:	Term: From _____ to _____
Previous:	Term: From _____ to _____

4. **ADDITIONAL INFORMATION:** The City Council would like more information about your interest in serving on an Advisory Body. Please indicate your comments and views relative to the subject matter of the Advisory Body (ies) for which you are applying: (Attach pages if desired.)

I've ALWAYS had the desire to be a part of what's going on in our valley. Since I was 2 years old I've lived in the Hemet Valley, went to school here, have family here, and do my best to support our local business. My father dedicated 20 years to the City of Hemet Police Department and now I have the desire to be involved. I currently do my best to be in touch with the current Planning and Infrastructure Commission ongoings. If implemented I would love to make great things happen for this valley once again.

5. SIGNATURE: *READ CAREFULLY –*

I understand that, if I am appointed to an Advisory Body, I will be required to comply with: the City's Ethics Policy, Advisory Body Policies and Conflict of Interest Code; applicable provisions of the Political Reform Act including filing financial interest disclosure statements (Form 700); and applicable provisions of the Brown Act; and that I must complete state-mandated ethics training and sexual harassment prevention training courses. I understand that, while City staff will make a good faith effort to educate me regarding these requirements, I am responsible for my conduct as an Advisory Member. I understand that all Advisory Body Members serve at the pleasure of the City Council and may be removed from office due to poor attendance, unacceptable conduct, or for any other reason.

I understand that Advisory Body members are volunteers, are not City employees, and do not receive benefits or protections other than workers' compensation in case of injury in the course of duty. I understand that this is a public document, and that information contained within it may be provided to the public upon request. In regard to the online availability of my information, I declare the following:

☒ **A.** If I am appointed, I authorize the City to post the following contact information (check applicable below) on its website. I understand that other websites not controlled by the City may provide links to a City webpage that has my personal information on it. I also authorize the City to update my personal contact information on its website if my contact information changes.

☐ Cell Phone ☐ Home Phone ☐ Work Phone
☒ Personal Email address ☐ Business Email address

Further, if my home address and telephone number are otherwise non-disclosable under the California Public Records Act (California Government Code 6250 et seq.), I understand that by agreeing to the release of the informaiton above, this informaiton may be provided by the City in response to a request made under the Public Records Act.

OR

☐ **B.** If I am appointed, I do not authorize the City to post my contact informaiton on its website. The City may however, disclose on the internet and in all other venues that fact that I serve on a City Advisory Body.

Applicants Signature: [redacted] Date: 09/05/2019

For Office Use Only
Assigned to Commission/Committee/Board:
☐ Planning Commission ☐ Library Board ☐ Evidence of Hemet Resident
☐ Infrastructure Commission ☐ Measure U Committee ☐ Evidence Sphere of influence)
☐ Mobile Home Rent Review Commission

Staff Initials: _____
Expiration of Term: _____

City of Hemet
Regular City Council Meeting
STAFF REPORT

Meeting: City Council Meeting - May 12 2020
Department: Administration
Submitted by: Christopher Lopez, City Manager
Ericka Murphy, Executive Analyst;

☐ **Consent Calendar** ☒ **Business Item** ☐ **Public Hearing**

TITLE:

Consider the Benefits of Membership with California Joint Powers Insurance Authority (CJPIA) and Provide Direction to Staff

RECOMMENDED ACTION:

It is respectfully recommended that the City Council consider the benefits of membership with CJPIA and either:

1. Maintain membership with CSAC-EIA; or
2. Authorize the City Manager to complete membership requirements for admission with CJPIA beginning July 1, 2020, and adopt the following Resolutions:
   - A **Resolution** of the City Council of the City of Hemet Approving Execution of the Joint Powers Agreement Creating the California Joint Powers Insurance Authority.
   - A **Resolution** of the City Council of the City of Hemet Establishing a Policy Which Delegates Tort Liability Claims Handling Responsibilities to the California Joint Powers Insurance Authority as Authorized by Government Code Sections 910, Et Seq.
   - A **Resolution** of the City Council of the City of Hemet Authorizing Pooling of Self-Insurance through the Excess Liability Protection Program of the California Joint Powers Insurance Authority.
   - A **Resolution** of the City Council of the City of Hemet Authorizing Pooling of Self-Insurance through the Primary Workers' Compensation Program of the California Joint Powers Insurance Authority.
   - A **Resolution** of the City Council of the City of Hemet, Providing Workers' Compensation Coverage for Certain City of Hemet Volunteers Pursuant to the Provisions of Section 3363.5 of the Labor Code.

BACKGROUND:

At the April 14, 2020 City Council Meeting, the Council reaffirmed its interest in taking a more proactive approach toward risk management through membership with the California Joint Powers Insurance Authority (CJPIA). Staff acquired cost indications from CJPIA and our current provider, CSAC-EIA, and provided Council an overview at the April 14 meeting.

This report provides the cost indications, as well as the key points of CJPIA's risk assessment report. Should the Council decide to attain membership on the CJPIA, the City will be committed to three years of membership in each program, respectively: General Liability, Primary Worker's Comp, Property (beginning July 2021), and Cyber; the City will also be precluded from membership on any of the EIA programs for a period of three years.

DISCUSSION:

At CJPIA's Executive Committee Meeting on April 22, 2020, Hemet was approved for membership. As a member, CJPIA staff will work with City staff to bring the City's operations and activities in accordance with standard risk management best practices.

As detailed in Attachment 1, staff participated in an intensive risk evaluation with CJPIA staff as a part of its Loss Control Action Plan Program, designed to assist cities in limiting areas of risk exposure by changing operations as needed. The City is provided this report free of charge, even if we decide to maintain membership with CSAC-EIA.

The evaluation highlighted several areas of unnecessary exposure that CJPIA would work with Hemet staff to correct. The report provides detailed suggested changes in Records and Contract Management, Occupational Safety and Health Programs, Human Resources, Infrastructure Management, and the City's contracts in general.

Beginning on page 39 of the report (Attachment 1), CJPIA provides a guide on best practices that cities should employ for risk management, and a highlight of items Hemet specifically needs to complete in order to cover the basic risk exposures. Some highlights include: standard hiring practices, social media policy, violence in the work place policy, mandated reporter program and training, and many other trainings, which would be provided by CJPIA.

Membership on the Authority will provide the City access to a full gamut of trainings, draft policies and manuals, and a risk manager that will work with staff to adjust our practices so they conform with risk management best practices.

The Risk Manager assigned to Hemet would be an extension of City staff, providing the following assistance:

- Analyze contracts indemnification language and insurance requirements
- Identify, evaluate, and discuss agency risk exposures
- Participate in safety committee meetings
- Attend City Council meetings, as needed
- Review open claims
- Help develop loss mitigation strategies
- Help implement a customized Loss Control Action Plan (LossCAP)
- Recommend and provide customized training
- Serve as a liaison to help members access Authority resources and programs
- Proactively monitor new and emerging risks unique to each agency

With membership, CJPIA staff will evaluate, manage, and handle each of the City's claims. Should the Council opt to move forward with membership, the attached resolutions must be adopted:

- Attachment 2: Resolution executing Hemet's membership on the Joint Powers Authority
- Attachment 3: Resolution ceding claims management to CJPIA
- Attachment 4: Resolution approving Hemet's membership in the Excess Liability Program
- Attachment 5: Resolution approving Hemet's membership in the Primary Workers' Comp Program
- Attachment 6: Resolution allowing CJPIA to cover certain volunteers with workers' comp
- Additionally, the Council will need to designate one of its members to serve as a delegate on the CJPIA board, and an alternate.

We will continue membership with CSAC EIA, in the Property program, which renewed in March 2020. With our continued membership, Hemet will still be entitled to its subsidy funds that have collected over the last several years. The subsidy fund balance is currently $45,000, which can be used toward any number of trainings or risk management activities, until the City is no longer a member with the EIA. Staff will actively cooperate with both authorities to develop a transition plan for the Property program, pending the Council's decision.

PREVIOUS COUNCIL ACTION:

April 14, 2019 - Direction to Issue Provisional Withdrawal to CSAC EIA.

FISCAL IMPACT:

The following chart provides the actual cost for participation in CJPIA's Liability, Worker's Comp, Crime and Cyber programs—CSAC is still working with its partners to determine if there will be any changes in its indications; therefore, the amounts listed have not been updated since the last presentation to Council.

Some Considerations:

1. We asked that both authorities base their indications on the updated payroll estimate;
2. CSAC's Property Program cost is included in the total cost of both comparisons;
3. The City's cost in CJPIA is lower, and there are additional cost savings for the Lexipol subscription ($18,600) and other trainings that will be provided by CJPIA.

City of Hemet - Coverage Cost Comparison EIA and CJPIA

	CSAC EIA - Current Program		CJPIA	Premium Difference
	2019-2020 Actual	2020-2021 Estimate	2020-2021 Indication	
Excess Liability				
Payroll	$26,358,000.00	$27,719,555.00	$27,719,555.00	$0.00
SIR	$250,000.00	$250,000.00	$250,000.00	
GL Premium	$418,225.00	$668,000.00	$954,900.00	$286,900.00
Claims Administration	$35,000.00	$35,000.00	$39,200.00	$4,200.00
Primary WC				
Payroll	$26,358,000.00	$27,719,555.00	$27,719,555.00	$0.00
SIR	$0.00	$0.00	$0.00	$0.00
WC Premium	$2,523,556.00	$2,321,046.00	$1,997,900.00	($323,146.00)
Claims Administration	Included	Included	Included	
Property				
TIVs	$86,829,729.00	$89,300,347.00		
Property Premium	$164,826.00	$232,242.00	$232,242.00 CSAC	
Other Programs				
Cyber Liab. Premium	$1,600.00	$1,624.00	Included	($1,624.00)
Crime Premium	$2,175.00	$2,175.00	$2,500.00	$325.00
Total Premiums	**$3,145,382.00**	**$3,260,087.00**	**$3,226,742.00**	**($33,345.00)**

REVIEWED BY LEGAL:

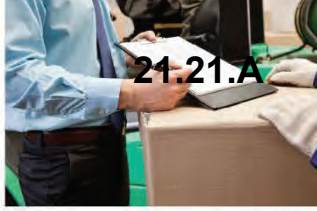
☒ Staff report ☒ Resolution
☐ Ordinance ☐ Agreement

ATTACHMENT(S):

Attachment 1 - Initial Risk Management Evaluation
Attachment 2 - Resolution, Approving Execution of the California Joint Powers Insurance Authority
Attachment 3 - Resolution, Establishing a Policy Which Delegates Tort Liability Claims Handling Responsibilities to the California Joint Powers Insurance Authority
Attachment 4 - Resolution, Authorizing Pooling of Self-Insurance through the Excess Liability Protection Program
Attachment 5 - Resolution, Authorizing Pooling of Self-Insurance through the Primary Workers' Compensation Program
Attachment 6 - Resolution, Providing Workers' Compensation Coverage for Certain City of Hemet Volunteers







LossCAP Program

Initial Risk Management Evaluation

City of Hemet

April 10, 2020

CALIFORNIA J · P · I · A

Table of Contents

Executive Summary....3
Records & Contract Management....4
Occupational Safety & Health Programs....7
Human Resources....13
Infrastructure Management....15
Parks and Recreation....18
Law Enforcement....20
Report Summary....21
Agency Exemplar....22

Executive Summary

This report contains the findings of an independent Initial Risk Management Evaluation of the City of Hemet. The evaluation was conducted by the California Joint Powers Insurance Authority (California JPIA) and concluded on April 10, 2020.

The California JPIA extends its thanks to the staff for their support and assistance in completing this evaluation.

This report is part of the Authority's Loss Control Action Plan (LossCAP). LossCAP is a comprehensive program designed to assist your agency in addressing areas in which risk exposure or loss data support the need for change in operations or activity. This report is an important component of the LossCAP program and is arranged to outline the various areas of concern identified during the evaluation. Specifically, the Risk Management Evaluation (RME), although not exhaustive in scope, does this by examining key areas of your operations.

Action items made are drawn from information provided by agency staff and conditions observed at the time of the evaluation and are measured against various applicable statutes, regulatory codes, and Best Risk Management Practices. Best Risk Management Practices (BRMP) are accepted in the professional community as those measures best able to control risk exposure. BRMP do not have an associated regulatory requirement, but are considered sound measures to reduce losses. Each action item may be supported by a standard (statute, regulatory code, or publication) and/or resource, and will be noted accordingly; otherwise, it is considered a BRMP. Your agency is encouraged to act upon the findings contained herein, in a manner that is consistent with their importance to your agency.

If applicable, this report provides your agency with a status report on previously made action items by comparing them against current practices. As a result, each action item is classified as "new" or "concurrent." New action items are classified as urgent, important, or average priority.

Risk management, loss control, and safety are daily responsibilities of your agency. Visits and related efforts made by the California JPIA are not considered or intended to supplant your agency's comprehensive risk management and safety programs. Successfully managing risk ensures that your agency is able to reduce impact on key areas of your operations, including services, personnel, and property.

Finally, we have included an Agency Exemplar at the end of the report to serve as a guide to help our members better understand the elements of good risk management.

Records & Contract Management

Action Item: 2020 – 001
Observations:

The following agreements were reviewed during the evaluation:

a) Design Professional Services Template:
    a. The template does not require General Liability, Automobile Liability, or Workers' Compensation Insurance.
    b. Insurance requirements are not consistent with California JPIA recommended guidelines.
b) General Vendor/Contractor City Template:
    a. The template's insurance provisions and aggregates do not match the California JPIA's recommended guidelines.
c) Houston Harris PCS contractor agreement for sewer maintenance: No findings.
d) HR Green Pacific Professional Services Agreement (City Engineer):
    a. The agreement does not require General Liability or Automobile Liability Insurance. The contractor has provided proof of this coverage.
e) Independent Contractor Agreement with Stephany Borders (Party Planning):
    a. The agreement does not require General Liability Insurance.
    b. The agreement only requires $100,000 combined single limit in Automobile Liability. Automobile limits of at least $1,000,000 combined single limit are recommended.
f) Golden West Arbor Services, Inc.:
    a. The agreement requires $1,000,000 in General Liability Insurance with a $1,000,000 general aggregate.
    b. The agreement only requires $1,000,000 Automobile Insurance. Higher General Liability and Automobile Liability limits are recommended for this service agreement.
g) HdL Companies (Cannabis Management): No findings.
h) Lease Agreement with Congressman Raul Ruiz: No findings.
i) Landscape Maintenance Agreement with Fadi Mansur:
    a. The insurance requirements do not match the California JPIA's recommended guidelines.
j) Agreement with RSG, Inc. (Affordable Housing Compliance): No findings.
k) Agreement with the Hemet Shuffleboard Club:
    a. The agreement does not require the club to provide insurance. The insurance certificates provided by the club expired in 1996.
l) Agreement with the Hemet Joslyn Lawn Bowls Club:
    a. The agreement does not require the club to provide insurance.

Action Required:

Based on the observations made when reviewing the above contracts, the following recommendations are made to enhance your agency's contract management efforts:

a) Review existing specifications for the most frequently used types of contracts and ensure that required levels of insurance are adequate to the scope of services provided by contractors. Increase limits when necessary, using the minimum suggested insurance limits outlined in the Contractual Risk Transfer for California Public Agencies manual.
b) Renegotiate contracts as needed at renewal times, and clearly delineate insurance requirements based on the exposure of the contract.
c) Implement contract documentation tracking procedures to ensure that insurance documents required in contracts are received in a timely fashion. Contractors should be notified immediately in writing when insurance documentation is deficient or is not received as required.

By properly managing its contracts, the agency can reduce its loss exposures and likewise reduce disputes with contractors and their insurers when a loss occurs.

Resources:

Contractual Risk Transfer for California Public Agencies manual. California JPIA, Seventh Edition, 2018

Action Item: 2020 – 002

Observations:

The agency does not have a formal insurance documentation tracking system.

Action Required:

Develop contract documentation tracking procedures to monitor contractor compliance with contract provisions and to ensure that insurance documents required in contracts are received in a timely fashion. Develop a system to ensure that contractors provide certificates of insurance and policy endorsements before they are allowed to begin work. Contractors should be notified immediately in writing when insurance documentation is deficient or is not received as required.

Resources:

Contractual Risk Transfer for California Public Agencies manual. California JPIA, Seventh Edition, 2018

Action Item: 2020 – 003

Observations:

The agency does not require insurance as part of the encroachment permit application and its indemnity language is broad.

Action Required:

Revise the encroachment permit to include insurance requirements and appropriate indemnity language.

Resources:

A sample template is located on the California JPIA's website.

Occupational Safety & Health Programs

Action Item: 2020 – 004

Observations:

The agency could not produce records showing that appropriate safety training has been conducted.

Action Required:

Establish an Occupational Health and Safety Training Program designed to instruct employees in general safety issues and healthy work practices. The program should provide instructions specific to the hazards of each employee's assigned duties to comply with the requirements of the California Code of Regulations, Title 8, Section 3203 (a) (3) which reads, "The program must include a system for communicating with employees in a form readily understandable by all affected employees on matters relating to occupational safety and health, including provisions designed to encourage employees to inform the agency of hazards at the worksite without fear of reprisal. Substantial compliance with this provision includes meetings, training programs, posting written communications, and a system of anonymous notification by employees about hazards."

The training program should include employees from all departments.

Standard:

California Code of Regulations, Title 8, Section 3203 (a) (7)

Resources:

Register for workshops on the California JPIA's website.

Action Item: 2020 – 005

Observations:

The agency does not have a formal Injury and Illness Prevention Program.

Action Required:

Establish a written Injury and Illness Prevention Program. As of July 1, 1991, the employer's Injury and Illness Prevention Program should be a written document and should include the following elements:

- Identification of the person or persons responsible for implementing the program;
- The employer's system for identifying and evaluating workplace hazards, including scheduled periodic inspections to identify unsafe conditions and work practices;
- Procedures for investigating all occupational injuries and illnesses;
- The employer's methods and procedures for correcting unsafe or unhealthy conditions and work practices in a timely manner;
- An occupational health and safety training program designed to instruct employees in general safe and healthy work practices and to provide specific instructions with respect to hazards specific to each employee's job assignment;
- The employer's system for communicating with employees on occupational health and safety matters, including provisions designed to encourage employees to inform the employer of hazards at the work site without fear of reprisal (anonymous reporting system); and
- The employer's system for ensuring that employees comply with safe and healthy work practices, which must include training, re-training, and disciplinary action.
- Only the elements required should be included in the Injury and Illness Prevention Program.

Standard:

California Code of Regulations, Title 8, Section 3203

Resources:

A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 006

Observations:

The agency does not have a formal Emergency Evacuation Program.

Action Required:

Develop and implement an Emergency Action Program consistent with the requirements of Cal/OSHA. This plan shall be in writing and shall cover those designated actions employers and employees must take to ensure employee safety from fire and other emergencies.

Elements of the plan include (at a minimum):

- Emergency escape procedures and emergency escape route assignments;
- Procedures to be followed by employees who remain to operate critical plant operations before they evacuate;
- Procedures to account for all employees after emergency evacuation has been completed;
- Rescue and medical duties for those employees who are to perform them;
- The preferred means of reporting fires and other emergencies;
- Names or regular job titles of persons or departments who can be contacted for further information or explanation of duties under the plan;
- An employee alarm system that complies with Article 165;
- The types of evacuation to be used in emergency circumstances; and
- Training.

Standard:

California Code of Regulations, Title 8, Section 3220

Resources:

A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 007

Observations:

The agency does not have a formal Heat Illness Prevention Program.

Action Required:

A Heat Illness Prevention Program should be developed and implemented. The program should include provision of shade, breaks, drinking water, and employee/supervisor training in recognizing the symptoms of heat illness.

Standard:

California Code of Regulations, Title 8, Section 3395

Resources:

A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 008
Observations:
The agency does not have a formal Lockout/Tagout Program.
Action Required:
Develop a written Lockout/Tagout Program, consistent with the requirements of Cal/OSHA. The agency's lockout/tagout procedures must be followed whenever outside servicing personnel are engaged in this work.
Standard:
California Code of Regulations, Title 8, Section 3314; Electrical Safety Orders, Section 2320
Resources:
A link to additional website resources has been provided and is located on the California JPIA's website.

Action Item: 2020 – 009
Observations:
The agency does not have a formal Trenching/Shoring/Excavation Safety Program.
Action Required:
A Trenching and Excavation Safety Program consistent with the requirements of Cal/OSHA should be developed. Training should be conducted as needed and as required.
Standard:
California Code of Regulations, Title 8, Section 1541
Resources:
A sample program has been developed and is located on the California JPIA's website.

Action Item: 2020 – 010
Observations:
The agency does not have a formal Fire Prevention Program.
Action Required:
Develop and implement a Fire Prevention Plan consistent with the requirements of Cal/OSHA. This plan should include an inventory of fuels and sources of ignition, fire protection systems, housekeeping policies, employee training, and the names or job titles of responsible personnel.
Standard:
California Code of Regulations, Title 8, Section 3221
Resources:
A sample program has been developed and is located on the California JPIA's website.

Action Item: 2020 – 011
Observations:
The agency does not have a formal Hazard Communication Program.
Action Required:
Develop and implement a Hazard Communication Program, consistent with the requirements of Cal/OSHA. This program should include product labeling, Safety Data Sheets (SDS) availability, and employee training.
Standard:
California Code of Regulations, Title 8, Section 5194
Resources:
A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 012
Observations:
The agency does not have a formal Hazardous Waste Emergency Response Program.
Action Required:
Develop and implement procedures for Hazardous Waste Operations and Emergency Response.
Standard:
California Code of Regulations, Title 8, Section 5192
Resources:
A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 013
Observations:
The agency does not have a formal Hearing Conservation Program.
Action Required:
Assess employee exposure to hazardous noise levels, document the findings, and include this in the centralized Safety Manual. This program should contain provisions for pre-employment assessment, appropriate hearing protection, annual audiometric tests, annual employee training, and periodic environmental assessments.

Determine if existing machinery emits noise greater than 85 dB and how long employees are exposed to the machinery. If the research indicates that employees are exposed to noise levels in excess of 85 dB for an eight-hour time-weighted average, a Hearing Conservation Program, consistent with Cal/OSHA, should be developed.
Standard:
California Code of Regulations, Title 8, Article 105, Section 5097
Resources:
A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 014
Observations:
The agency does not have a formal Respiratory Protection Program.
Action Required:
Document the agency's assessment regarding employee exposure to airborne health hazards in the workplace and include this in the centralized Safety Manual. Reassess employee exposure periodically. If identified hazards cannot be eliminated, develop and implement a Respiratory Protection Program, consistent with the requirements of Cal/OSHA.
Standard:
California Code of Regulations, Title 8, Section 5144
Resources:
A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 015
Observations:
It was not determined if training has been conducted for traffic control for safe work zones (flagging).
Action Required:
Provide training on traffic control in construction zones to all affected employees.
Standard:
California Code of Regulations, Title 8, Sections 1598 & 1599
Resources:
Register for workshops on the California JPIA's website.

Action Item: 2020 – 016
Observations:
The agency does not have a centralized Safety Manual.
Action Required:
Develop a centralized Safety Manual to encourage employee awareness of and compliance with each of the agency's specific safety policies. The manual should include all department-specific safety policies and be formally adopted by the agency governing body.

The Injury and Illness Prevention Program Administrator will be better prepared to respond to questions posed by a Cal/OSHA inspector if a centralized Safety Manual is maintained, and it will also enable the agency to maintain greater control over the Cal/OSHA inspection process.

Human Resources

Action Item: 2020 – 017
Observations:
The agency does not require prospective employees or volunteers to provide a Motor Vehicle Report.
Action Required:
Require prospective employees to provide a current Motor Vehicle Report. This will allow the agency to determine whether prospective employees have acceptable driving histories before extending an employment offer to those for whom driving will be a job function.

Action Item: 2020 – 018
Observations:
The agency does not enroll employees in the Department of Motor Vehicles' (DMV's) Employer Pull Notice Program when driving will be an essential function of their job position.
Action Required:
Enroll employees who drive on agency business in the Department of Motor Vehicles' Employer Pull Notice Program. This should be required of Class A and B drivers and Class C drivers with endorsements.

Action Item: 2020 – 019
Observations:
The agency is active on Social Media; however, there is no formal policy in place.
Action Required:
Develop a Social Media Usage Policy. The policy should provide general requirements governing agency use of social media sites for communicating with the public. Branding, staff responsible for administration of the agency's social media sites, content, and site-specific standards should be outlined in the agency's policy.

Action Item: 2020 – 020
Observations:
The agency does not have a formal Reasonable Accommodation Process.
Action Required:
Establish an interactive process as required to make reasonable accommodations for the known disabilities and injuries of an employee to enable them to perform the essential functions of their position. Employers are required to do this unless doing so would result in an undue hardship for the employer. The employee, an HR Representative, and a Supervisor familiar with the job duties and the environment should participate in the process.
Resources:
A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 021

Observations:

The agency's existing Vehicle Usage Policy is missing key provisions.

Action Required:

Revise the agency's existing Vehicle Usage Policy to include the following:

- A definition of an acceptable driving record and the impact on employment when employees with driving as an essential job function do not meet the minimum acceptable driving record criteria;
- What the minimum acceptable personal auto liability insurance limits are when using an employee's personal auto on agency business;
- A requirement for employees to provide proof of personal auto liability insurance as a condition for mileage reimbursement eligibility;
- A section addressing the use of cell phones and other electronic devices during vehicle operation; and
- A notice that all employees with driving as an essential job function are enrolled in the Department of Motor Vehicles' Employer Pull Notice Program. This is required of employers of Class A or B drivers under California Vehicle Code Section 1808.1. Employees possessing Class C licenses, without endorsements, must give permission to enrollment by signing waiver form INF 1101 or an internal document with similar language.

Resources:

A sample policy has been developed and is located on the California JPIA's website.

Action Item: 2020 – 022

Observations:

The agency does not have a formal Transitional Return to Work Program.

Action Required:

Establish a written Transitional Return to Work Policy for injured or ill employees and volunteers and include this policy in both the Employee and Volunteer Handbooks and respective orientation programs. Individuals who cannot return to their previous work or volunteer functions, either temporarily or permanently, should be medically examined to determine their work capacity, and every effort should be made to accommodate transitional light duty requirements.

Transitional light duty assignments should be identified and developed before injuries occur to best ensure the effectiveness and success of the program. The agency should consider including individuals on light duty assignments in some of the various inspection programs recommended in other formal recommendations contained within this report.

Resources:

A sample policy has been developed and is located on the California JPIA's website.

Infrastructure Management

Action Item: 2020 – 023
Observations:
The agency does not have a Privacy Policy and Terms & Conditions posted to its website.
Action Required:
Develop website Terms and Conditions for Use and a Privacy Policy, and post these to the agency's website.

Action Item: 2020 – 024
Observations:
The agency does not have a formal Facility Inspection Program.
Action Required:
Develop and implement a program to regularly inspect agency facilities to identify hazardous conditions and practices that require corrective or preventive measures, consistent with the requirements of Cal/OSHA. This program should be coordinated with the inspection program required by the Injury and Illness Prevention Program and should include documentation of identified deficiencies and corrective actions that are completed or planned.
Standards:
California Code of Regulations, Title 8, Section 3203 (a) (4)
Resources:
A sample policy including checklists have been developed and are located on the California JPIA's website.

Action Item: 2020 – 025
Observations:
The agency has not surveyed facilities built prior to 1978 for the presence of asbestos and/or lead-based paint. It was not determined if training has taken place.
Action Required:
Develop and implement an Operations and Maintenance Program to manage exposures to asbestos-containing materials and lead-based paint, consistent with the requirements of the California Code of Regulations, Title 8. The program should include employee awareness training. It should also contain a provision advising all employees, service vendors, contractors, and tenants of the known presence of asbestos-containing materials (ACM) and lead-based paint (LBP) in agency facilities, as well as any pre-1978 facilities that have not been sampled. Awareness training reduces the potential for any accidental disturbance of ACM and LBP, and it ensures that proper response procedures are initiated in the event of an incident.
Standards:
California Code of Regulations, Title 8, Sections 1529, 1532.1, 5198, and 5208

Action Item: 2020 – 026
Observations:
The agency does not have a formal Sidewalk Inspection Program.
Action Required:
Develop and implement a formal program for the periodic inspection, repair, and replacement of sidewalks in order to better manage the overall Sidewalk Maintenance Program.

Regularly inspect sidewalks for uneven surfaces that might pose a trip hazard. Tripping hazards should be considered between adjacent concrete sections as well as between the adjacent curb and the sidewalk where the curb abuts the sidewalk. Hazards identified through the inspection process should be noted on a checklist. Vertical variance nearing the defined threshold should be marked at the time of the inspection with spray paint that will provide sufficient contrast with the color of the sidewalk. The recommendation to use spray paint to demark potential hazards is a means of satisfying the agency's obligation to warn the public of known hazards. Consideration should be given to more obvious warning mechanisms when the situation warrants. Once a defect has been marked, the agency must act within a reasonable period of time to correct the condition.

Inspections should occur at sufficient frequency to allow identification of potential hazards, in sufficient time to correct the hazard, before they reach the repair threshold as defined in the agency's Administrative Policy. For example, if the agency's Administrative Policy states that potential trip hazards will be corrected before the vertical variance reaches 1", then vertical variances identified through the inspection process should be noted when they reach 1/2"-3/4". Record of each hazard correction should be maintained according to the agency's Record Retention Policy; a minimum retention of five years is recommended.
Resources:
A sample program has been developed and is located on the California JPIA's website.

Action Item: 2020 – 027
Observations:
The agency does not have a formal Roadway Infrastructure Inspection Program.
Action Required:
Develop and implement a Street and Traffic Control Devices Inspection and Maintenance Program. Develop and implement formal inspection and repair standards to guide the inspection and maintenance of streetlights, pavement markings, traffic control signals, roadway signs, and related infrastructure features. Documentation of inspections, conditions requiring action, and corrective actions should be maintained.

Action Item: 2020 – 028

Observations:

The agency does not have a formal inspection program for its bike lanes.

Action Required:

Inspect all bike lanes, paths, and routes to ensure all required signage and pavement markings are present and legible.

Parks and Recreation

Action Item: 2020 – 029

Observations:

The agency regularly inspects its playgrounds; however, it does not have a formal Playground Equipment Inspection Plan.

Action Required:

Develop a Playground Equipment Inspection Plan that includes an initial audit, daily inspections, and periodic inspections. Create safety checklists for each play area and document all inspections and corrective actions taken. Revise current playground equipment inspection procedures to include an initial audit of newly installed equipment.

Standards:

U.S. Consumer Product Safety Commission's *Public Playground Safety Handbook*; California Health and Safety Code, Sections 115725 – 115750

Resources:

A sample checklist has been developed to augment parks and playground inspection programs, which are located on the California JPIA's website.

Action Item: 2020 – 030

Observations:

The agency could not produce Certified Playground Safety Audits for its playgrounds.

Action Required:

All playgrounds must have an initial inspection completed by a Certified Playground Safety Inspector (CPSI) prior to their use. Locate the Certified Playground Safety Audit reports and review corrective actions to ensure compliance with applicable regulations.

Standards:

U.S. Consumer Product Safety Commission's *Public Playground Safety Handbook*; California Health and Safety Code Sections 115725 – 115750

Action Item: 2020 – 031

Observations:

The agency's Park Use/Reservation Request form and process do not outline a requirement for providing insurance. Users are not required to indemnify and hold harmless the agency.

Action Required:

Utilize rental agreements with agency facility renters. The Rental Agreement should include indemnification and hold harmless language, and it should contain insurance requirements as recommended by the California JPIA. Require facility renters to provide evidence of sufficient insurance to support the indemnity agreements in the Facility Rental Agreements.

Compliance with insurance requirements should be monitored and consistently enforced.

Resources:

A sample facility rental agreement has been developed and is located on the California JPIA's website.

Law Enforcement

Action Item: 2020 – 032

Observations:

The waiver signed by participants in the Ride-Along Program does not match the California JPIA's recommended guidelines.

Action Required:

Revise the participant waiver for police ride-along participants. The waiver should be signed by the participant's parent or legal guardian, if under the age of 18. Ensure the waiver is executed before the activity begins.

Resources:

A sample participant waiver has been developed and is located on the California JPIA's website.

Report Summary

The information noted in this report is based upon an assessment of your agency's overall operations. Because the evaluation is only a snapshot in time, your agency should continue evaluating its risk management practices, and take action as necessary when conditions change. Your agency need not wait on a formal process to identify its risk exposures.

Each observation was carefully documented, and attention was given to ensure its accuracy. The observations identify risk exposures that, if not addressed, have the potential to adversely impact your agency's operations. Your agency should prioritize concurrent action items. Thank you again for your partnership in completing this undertaking.

We look forward to working with you in managing your agency's risk.

Agency Exemplar

An Agency Exemplar has a structure in place to effectively lead agency-wide risk management policies and practices. These policies and practices are part of the organizational culture. Such policies and practices include the adoption and implementation of the following:

1. Injury and Illness Prevention Program
2. Citizen complaint logging system
3. Americans with Disabilities Act Compliance Program
4. Safety/risk management committee
5. Records retention policy
6. Employee training programs
7. Environmental protection programs
8. Contracts administration
9. Evaluation of general liability claims for frequency and severity trends
10. Evaluation of workers' compensation claims frequency and severity trends

As the agency's leadership embraces risk management through agency-wide policies and practices, each department and division will have their own areas of responsibilities including:

1. Human Resources
   - Personnel manual
   - Employee handbook
   - Standard hiring practices
   - Safety manual
   - Cal/OSHA compliance training
   - Discrimination and harassment training
   - Discrimination and harassment complaint processing
   - Management, direction, and control of volunteers
   - Violence in the work place policy
   - OSHA 300 log and summary
   - DMV pull notice
   - Proper driver licenses
   - Supervisor training for reasonable suspicion testing for drug/alcohol abuse
   - Transitional return to work policy
   - Interactive/reasonable accommodation process (ADA/FEHA)
   - Job descriptions include job function analysis elements
   - Social media policy
   - Mandated reporter program and training

2. Public Works/Public Service
   - Supervisor Training
   - Safety training for field personnel based on job duties
   - Water treatment
   - Water distribution
   - Wastewater treatment
   - Sanitary sewer operations
   - Confined space
   - Trench spaces
   - Facilities maintenance
   - Fleet maintenance
   - Vehicle inspection and maintenance programs
   - Traffic control
   - Lockout/blockout program
   - Sidewalk inspection and maintenance program
   - Tree inspection and maintenance program
   - Defensible space/vegetation management program
   - Proper driver licenses

3. Facilities and Infrastructure
   - Asbestos and lead based paint operations and maintenance programs and awareness training
   - Facility inspection and maintenance program
   - Pavement management inspection and maintenance program
   - Parks and playground inspection and maintenance program
   - Streetlight inspection program
   - Power generation facilities protocols
   - Evaluation of property claims for frequency and severity trends

4. Recreation and Community Services
   - Participant waivers and application program
   - Facility use procedure and agreements
   - Proper indemnification and hold-harmless clauses in contracts
   - Compliant day care programs
   - Mandated reporter program and training

5. Animal Control
   - Employee training
   - Policies and procedures for handling of animals
   - Waivers and indemnity agreements for animal release or adoption

6. Police Services
   - Lexipol policy manual and daily training bulletin service
   - POST training requirements

7. Fire Services
   - Policy manual in place and current
   - Hearing protection
   - Special operational programs and training
   - Hazardous material
   - Trench rescue
   - Swift water rescue
   - Confined space entry
   - Advanced Life Support

Managed risks are of great importance. The consequences of ignoring their importance include lost employee time, increased operational costs and payment of claims. Furthermore, an agency's fiduciary responsibility means that it owes a high standard of care to protect public funds. More importantly, the obligation to safeguard workers, the public, and assets should compel every organization to manage risk effectively.
An Agency Exemplar must manage risk exposures by:

1. Examining feasible alternative for addressing exposures
2. Selecting and implementing best risk management techniques
3. Monitoring results of the chosen techniques to ensure effectiveness, and modify if necessary

An Agency Exemplar must also view risk management holistically by recognizing its scope:

1. Casualty and/or hazard risk (accidents – including property, liability, personnel)
2. Cash flow risks (insufficient cash or assets to function normally in the event of a major loss)
3. Operational risk (not being able to fulfill the organization's mission, exposing the stakeholders, lack of succession planning)
4. Political risk (adverse action of governments that might expropriate or excessively restrict or tax an organization's assets and activities)
5. Technological risk (failure to keep pace with changes in operating techniques, and security protection)
6. Reputational risk (risk of loss resulting from not being able to maintain a good name or standing)

In conclusion, an Agency Exemplar begins and ends with the belief that an individual who is charged with managing the organization overall, then creates a culture in which all others similarly are committed to risk management.

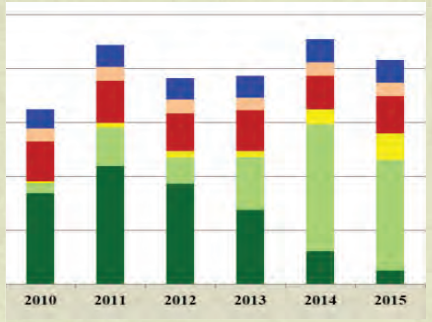
It is the Authority's desire to support each member in becoming an Agency Exemplar. The Authority is committed to assisting each member in working toward this goal.











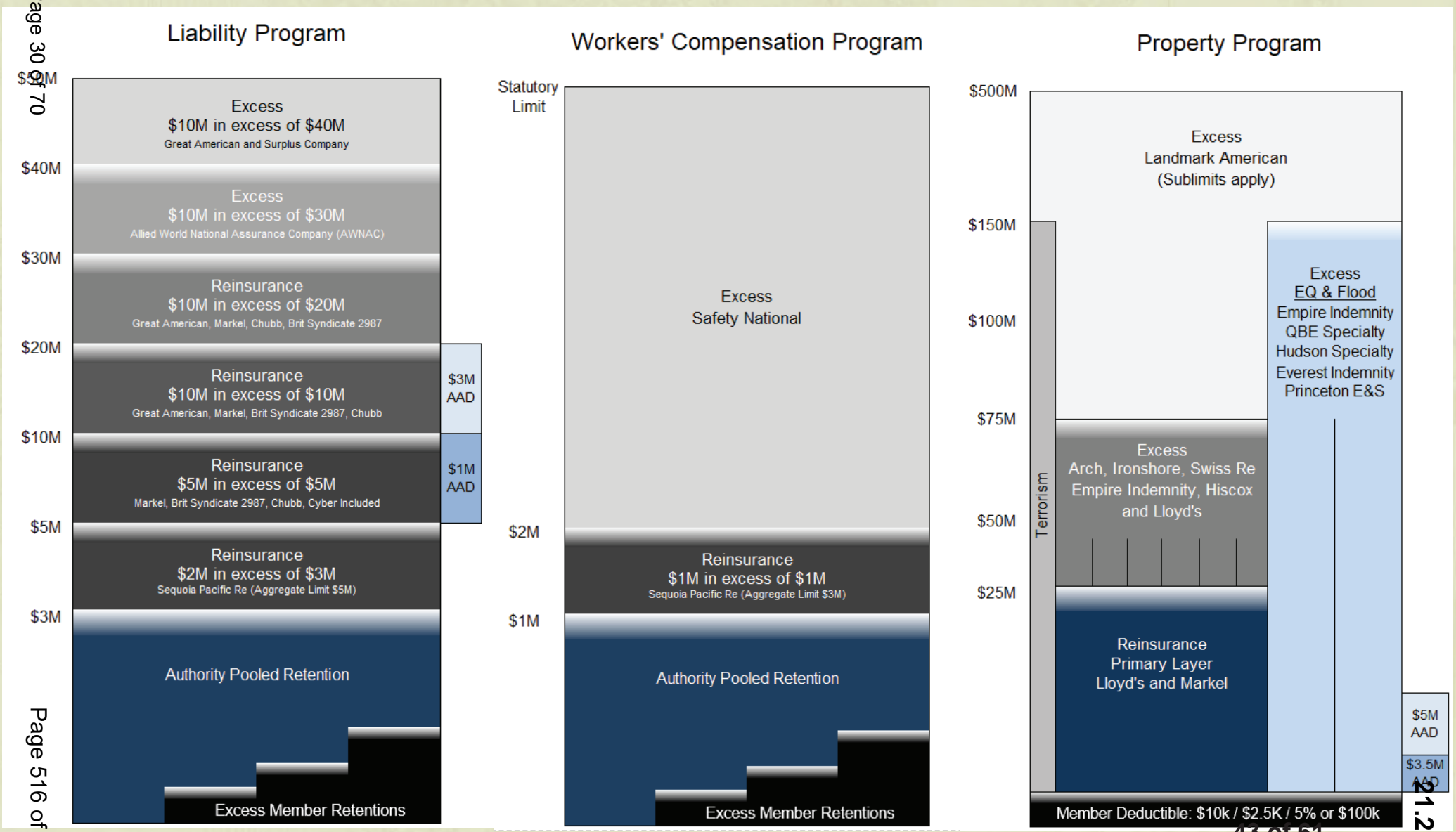


City of Hemet
Cost Indication – March 3, 2020

CALIFORNIA
J · P · I · A

Providing innovative risk management solutions for our public agency partners

California JPIA Coverage Structure



Liability Program

City of Hemet
Liability Payroll

Coverage Year	General Government	Police	Total	Trend
2013-2014	$ 15,842,673	$ 6,330,472	$ 22,173,145	
2014-2015	16,083,932	6,426,875	22,510,808	1.5%
2015-2016	15,693,576	7,107,666	22,801,242	1.3%
2016-2017	16,066,267	7,642,972	23,709,239	4.0%
2017-2018	16,688,555	9,476,678	26,165,233	10.4%
2018-2019	$ 17,997,921	$ 9,721,634	$ 27,719,555	5.9%

Medicare Wages Per IRS Form 941		Payroll Per Application	
2018 Q1		Police	$ 9,721,634
2018 Q2		Fire	7,001,182
2018 Q3		Other	10,996,738
2018 Q4		Total	$ 27,719,555
Total	$ -		
		GG	17,997,921
		PO	9,721,634
Q4 Annualized	$ -	Total	$ 27,719,555
			-

Note: Payroll data was delayed one year for underwriting purposes

City of Hemet

Largest GL Claims

Liability Losses
Valuation Date: 12/31/19
Coverage Years: 2009-10 through 2018-19

Claim #	Claimaint	GG/PO	Department	DOL	Cov. Yr.	Status	Description	Paid	Reserve	Total Incurred
1967334	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	$ 276,084	$ 2,724,916	**$ 3,001,000**
1975569	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	52,488	1,152,812	**1,205,300**
1859021	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	252,537	-	**252,537**
1984760	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	-	250,000	**250,000**
1988716	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	-	250,000	**250,000**
1929774	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	249,356	-	**249,356**
1897791	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	248,389	-	**248,389**
1868709	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	239,503	-	**239,503**
1595220	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	230,519	-	**230,519**
1926127	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	210,380	-	**210,380**
1980022	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	35,268	164,732	**200,000**
1902553	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	178,898	-	**178,898**
1939055	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	174,551	-	**174,551**
1955729	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	173,608	-	**173,608**
1989701	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	-	165,000	**165,000**
1893791	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	164,680	-	**164,680**
1971584	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	7,749	142,251	**150,000**
1982109	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	2,790	147,210	**150,000**
1988709	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	-	150,000	**150,000**
1519936	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	148,455	-	**148,455**
1979502	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	55,667	84,334	**140,000**
1948821	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	131,713	-	**131,713**
1768086	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	122,338	-	**122,338**
1761682	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	118,678	-	**118,678**
1983189	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	53,766	47,234	**101,000**
1947407	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	100,887	-	**100,887**
1992276	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	17	100,000	**100,017**
1959126	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	95,499	2,954	**98,453**
1958230	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	90,682	-	**90,682**
1982922	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	1,410	88,590	**90,000**
1548848	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	83,687	-	**83,687**
1966907	[redacted]	PO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	32,392	50,000	**82,392**
1986086	[redacted]	GG	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	950	79,094	**80,044**

City of Hemet

GL Claims Not Covered Under MOC (Excluded)

Liability Losses
Valuation Date: 12/31/19
Coverage Years: 2009-10 through 2018-19

Claim #	Claimaint	GG/PO	Department	DOL	Cov. Yr.	Status	Description	Paid	Reserve	Total Incurred
[redacted]								$ 164,680	$ -	**$ 164,680**
								118,678	-	**118,678**
								53,766	47,234	**101,000**
							ARAT	100,887	-	**100,887**
							VE RI	95,499	2,954	**98,453**
								71,645	-	**71,645**
								23,549	26,451	**50,000**
								43,051	-	**43,051**
								42,111	-	**42,111**
								35,594	-	**35,594**
								20,185	-	**20,185**
								18,530	-	**18,530**
							VE RI	17,125	-	**17,125**
							CITY	12,701	-	**12,701**
							ELIEF	5,577	-	**5,577**
								4,685	-	**4,685**
								2,712	-	**2,712**
								2,409	-	**2,409**
								1,413	-	**1,413**
								1,224	-	**1,224**
								1,093	-	**1,093**
								1,012	-	**1,012**
								936	-	**936**
								690	-	**690**
								591	-	**591**
								240	-	**240**
								37	-	**37**
								$ 840,621	**$ 76,639**	**$ 917,260**

Claim Count **27**

City of Hemet
GL Frequency and Severity Stratification
Consolidated: General Government and Police

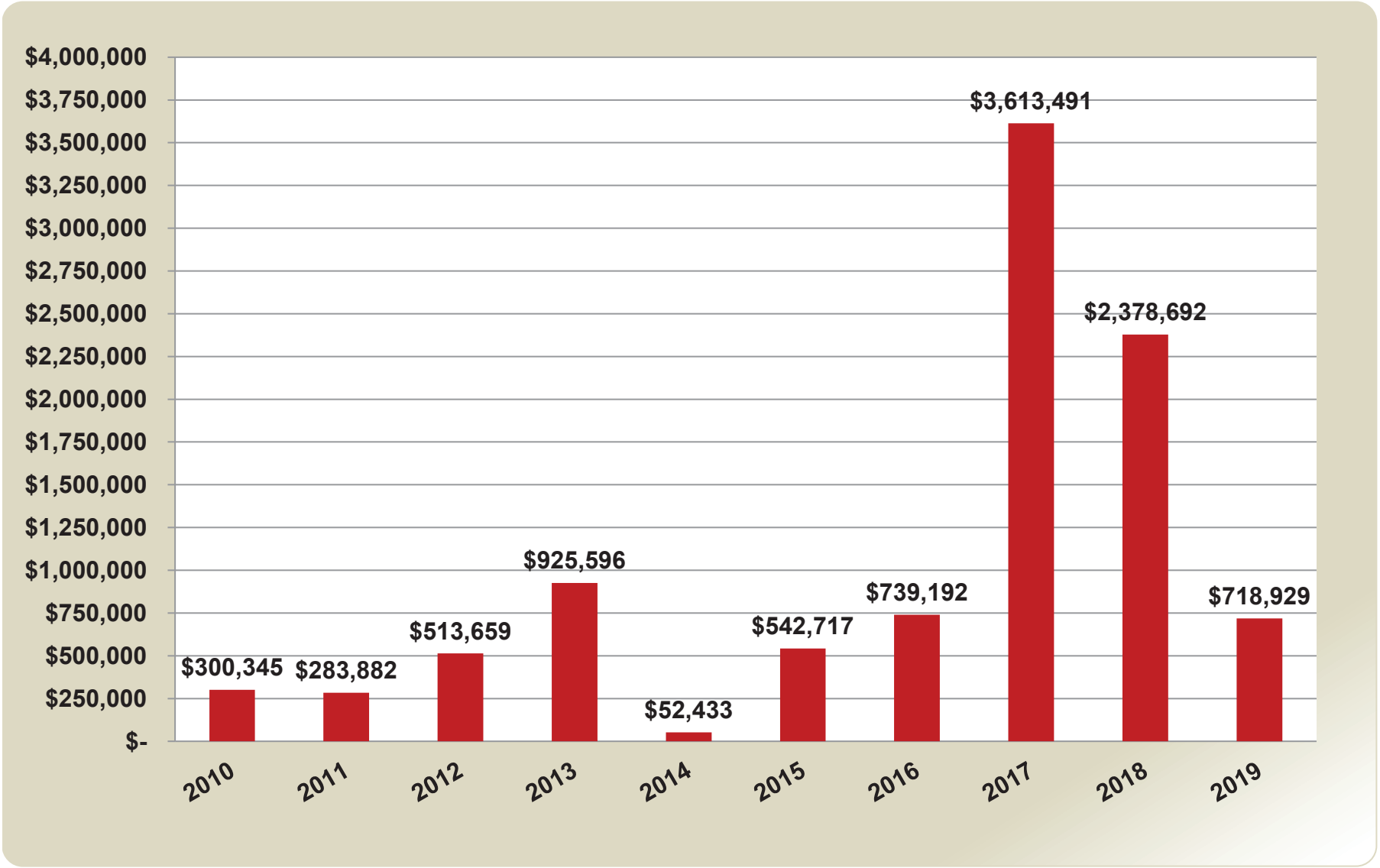
FREQUENCY

		Zero Value	Between $1-$100k	Between $100k-$150k	Between $150k-$200k	Between $200k-$250k	Between $250k-$300k	Between $300k-$400k	$400k+	Total
1	2009-2010	2	40	1	-	-	-	-	-	43
2	2010-2011	9	39	-	-	-	-	-	-	48
3	2011-2012	5	28	1	-	1	-	-	-	35
4	2012-2013	4	34	-	-	2	1	-	-	41
5	2013-2014	10	38	-	-	-	-	-	-	48
6	2014-2015	26	12	-	1	1	-	-	-	40
7	2015-2016	31	16	1	2	1	-	-	-	51
8	2016-2017	41	19	1	1	-	-	-	1	63
9	2017-2018	32	23	-	2	1	1	-	1	60
10	2018-2019	24	16	1	1	-	1	-	-	43
	10 Year Avg	18.4	26.5	0.5	0.7	0.6	0.3	-	0.2	47.2
	5 Year Avg	28.0	21.6	0.4	1.2	0.6	0.2	-	0.4	52.4
	% in Layer	53.4%	41.2%	0.8%	2.3%	1.1%	0.4%	0.0%	0.8%	100.0%

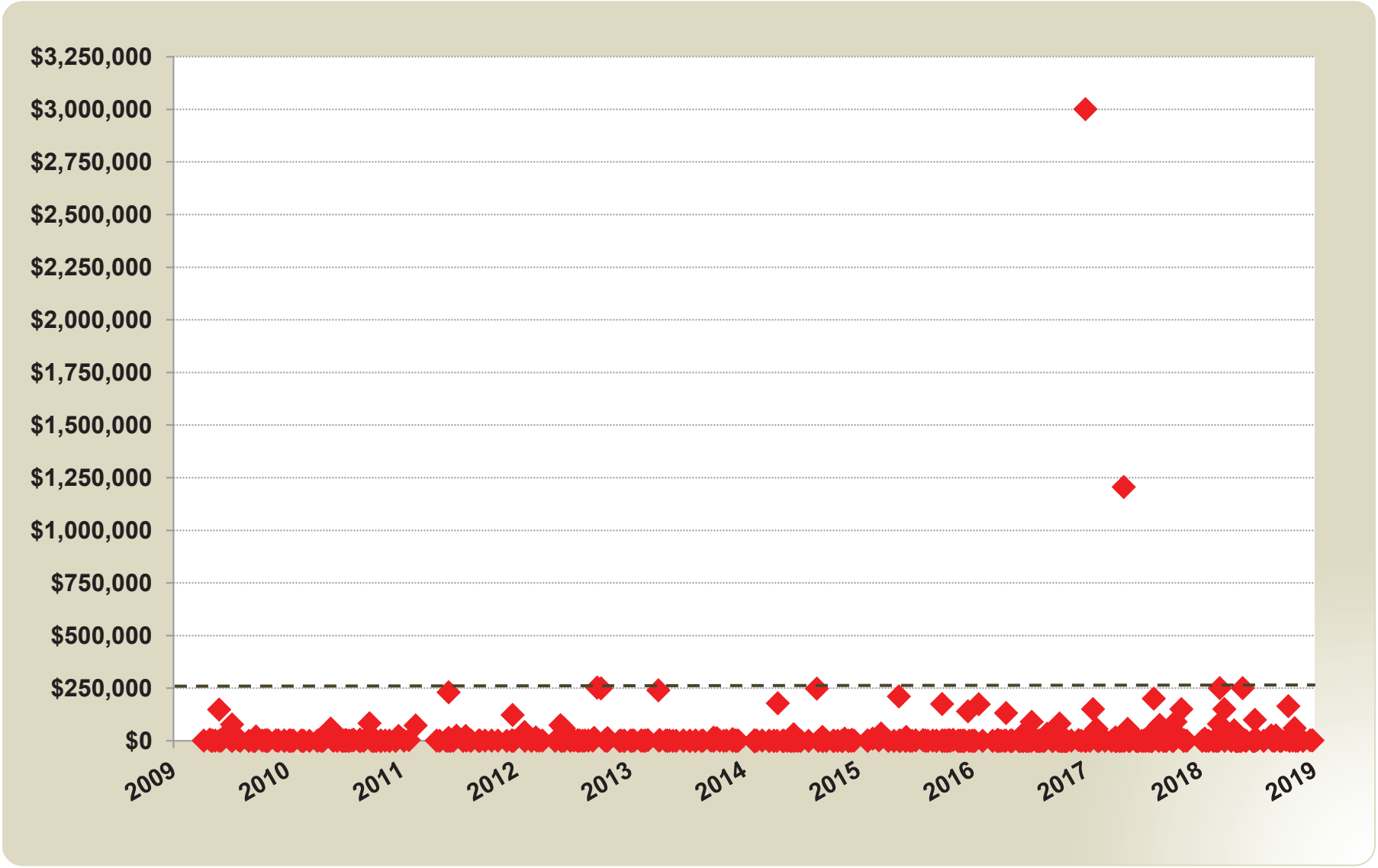
SEVERITY

		Zero Value	Between $1-$100k	Between $100k-$150k	Between $150k-$200k	Between $200k-$250k	Between $250k-$300k	Between $300k-$400k	$400k+	Total
1	2009-2010	-	$ 251,890	$ 48,455	$ -	$ -	$ -	$ -	$ -	$ 300,345
2	2010-2011	-	283,882	-	-	-	-	-	-	283,882
3	2011-2012	-	360,802	72,338	50,000	30,519	-	-	-	513,659
4	2012-2013	-	484,199	150,000	150,000	138,859	2,537	-	-	925,596
5	2013-2014	-	52,433	-	-	-	-	-	-	52,433
6	2014-2015	-	315,430	100,000	78,898	48,389	-	-	-	542,717
7	2015-2016	-	440,652	190,000	98,159	10,380	-	-	-	739,192
8	2016-2017	-	630,777	131,713	50,000	50,000	50,000	100,000	2,601,000	3,613,491
9	2017-2018	-	923,392	250,000	150,000	100,000	50,000	100,000	805,300	2,378,692
10	2018-2019	-	503,912	100,017	65,000	50,000	-	-	-	718,929
	10 Year Avg	-	$ 424,737	$ 104,252	$ 64,206	$ 42,815	$ 10,254	$ 20,000	$ 340,630	$ 1,006,894
	5 Year Avg	-	$ 472,537	$ 134,343	$ 75,411	$ 41,754	$ 20,000	$ 40,000	$ 681,260	$ 1,465,305
	% in Layer		32.2%	9.2%	5.1%	2.8%	1.4%	2.7%	46.5%	100.0%

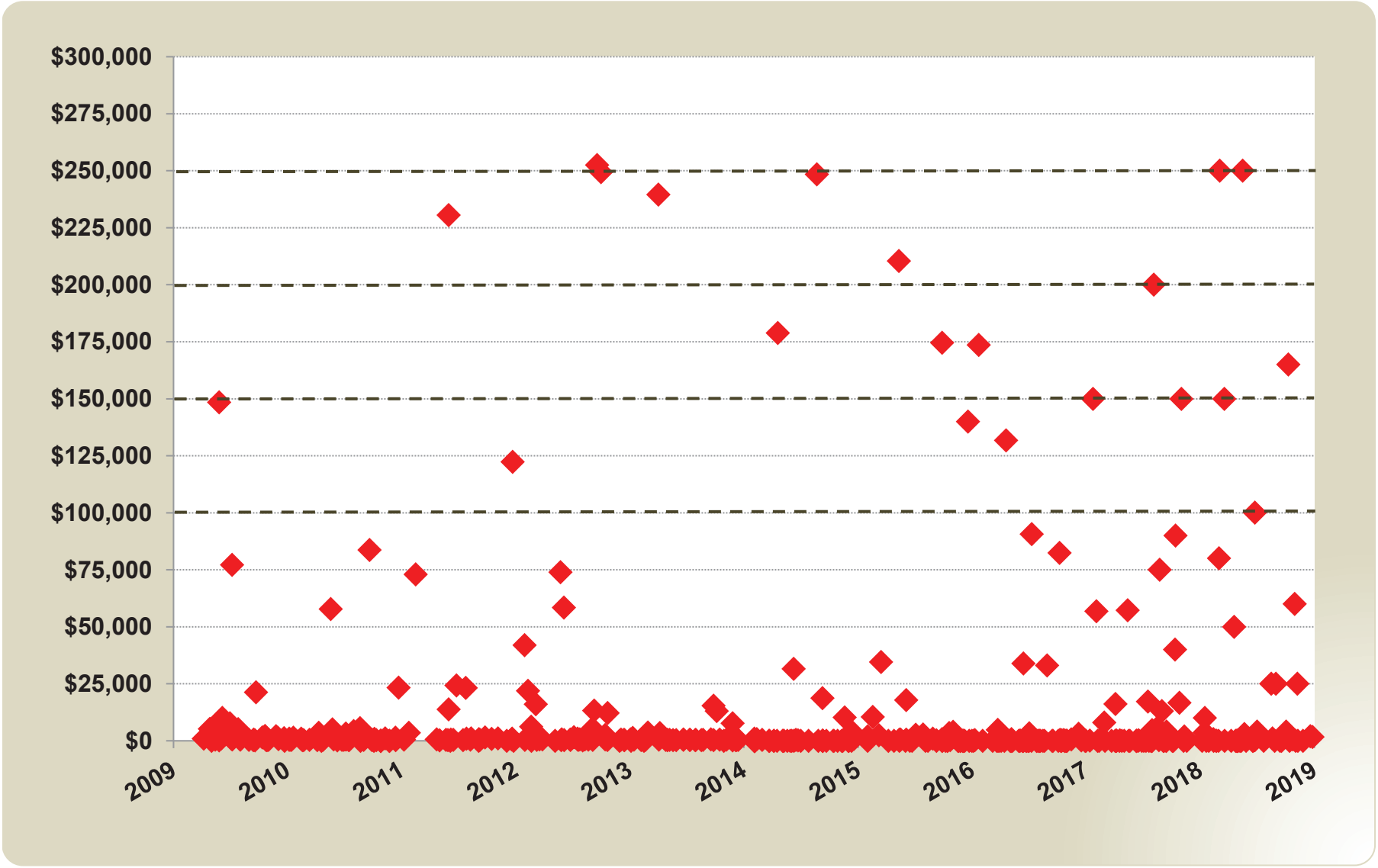
City of Hemet
Liability Claim Bar Chart
Consolidated: General Government and Police, All Claims



City of Hemet
Liability Claim Scattergram
Consolidated: General Government and Police, All Claims



City of Hemet
Liability Claim Scattergram
Consolidated: General Government and Police, Claims Below $300K



CALIFORNIA J • P • I • A

Primary and Excess Liability Programs
Covered Party: City of Hemet
Coverage Term: 07/01/20 - 07/01/21
Cost Indication Date: 3/3/20

Cost Indication

	Optional Member Retained Limits (MRLs)						
	Primary	**$ 100k**	**$ 150k**	**$ 200k**	**$ 250k**	**$ 300k**	**$ 400k**
Annual Contribution							
General Government	$ 857,000	$ 457,600	$ 435,700	$ 418,800	$ 405,900	$ 394,900	$ 377,000
Police	2,092,900	648,300	608,400	575,800	549,000	527,000	491,200
Total	**$ 2,949,900**	**$ 1,105,900**	**$ 1,044,100**	**$ 994,600**	**$ 954,900**	**$ 921,900**	**$ 868,200**
MRL Discount %		-63%	-65%	-66%	-68%	-69%	-71%
MRL Discount $		$ (1,844,000)	$ (1,905,800)	$ (1,955,300)	$ (1,995,000)	$ (2,028,000)	$ (2,081,700)
Rate per $100 of Payroll							
General Government	$ 4.76	$ 2.54	$ 2.42	$ 2.33	$ 2.26	$ 2.19	$ 2.09
Police	21.53	6.67	6.26	5.92	5.65	5.42	5.05
Blended	10.64	3.99	3.77	3.59	3.44	3.33	3.13

Note: This is a preliminary cost indication based on data submitted to the California JPIA, as well as written and verbal representations made by staff members of the government agency applying for membership. The amounts stated above may change, based on subsequent events, claim development, and new information regarding the risk profile of the applying agency, as it becomes available, up until the completion of the underwriting process. Claims administration fees are included in the contribution for the Primary Liability Program; and excluded from the Excess Liability Program.

Workers' Compensation Program

City of Hemet
Workers' Compensation Payroll

Coverage Year	General Government	Public Safety	Total	Trend
2013-2014	$ 10,722,207	$ 11,450,938	$ 22,173,145	
2014-2015	10,885,489	11,625,318	22,510,808	1.5%
2015-2016	10,434,140	12,367,102	22,801,242	1.3%
2016-2017	10,551,289	13,157,950	23,709,239	4.0%
2017-2018	10,460,449	15,704,783	26,165,233	10.4%
2018-2019	$ 10,996,738	$ 16,722,816	$ 27,719,555	5.9%

Medicare Wages Per IRS Form 941		Payroll Per Application	
2018 Q1		Police	$ 9,721,634
2018 Q2		Fire	7,001,182
2018 Q3		Other	10,996,738
2018 Q4		Total	$ 27,719,555
Total	$ -		
		GG	10,996,738
		PS	16,722,816
Q4 Annualized	$ -	Total	$ 27,719,555

Note: Payroll data was delayed one year for underwriting purposes

City of Hemet

Workers' Compensation Losses
Valuation Date: 12/31/2019
Coverage Years: 2010-11 through 2018-19

Largest WC Claims

Claim #	GG/PS	Department/Job	DOL	Cov. Yr.	Status	Body Part	Description	Paid	Reserve	Total Incurred
[redacted]								$ 205,592	$ 476,021	**$ 681,613**
								225,122	249,443	**474,565**
								317,567	-	**317,567**
								89,077	174,323	**263,401**
								43,873	198,327	**242,200**
								133,227	77,431	**210,658**
								137,407	68,266	**205,673**
								185,386	-	**185,386**
								-	181,409	**181,409**
								176,615	-	**176,615**
								140,408	33,791	**174,200**
								137,297	34,430	**171,727**
								171,504	-	**171,504**
								165,611	-	**165,611**
								151,396	-	**151,396**
								16,066	134,103	**150,169**
								144,358	-	**144,358**
								140,879	-	**140,879**
								90,818	46,542	**137,360**
								134,367	-	**134,367**
								133,612	-	**133,612**
								94,458	38,567	**133,024**
								132,791	-	**132,791**
								104,798	26,761	**131,559**
								128,809	-	**128,809**
								89,755	37,862	**127,617**
								100,869	-	**100,869**
								100,517	-	**100,517**
								68,619	30,436	**99,055**
								96,323	-	**96,323**
								96,164	-	**96,164**
								89,404	-	**89,404**
								87,926	-	**87,926**
								84,184	-	**84,184**
								67,375	16,170	**83,545**

City of Hemet
WC Frequency and Severity Stratification
Consolidated: General Government and Public Safety

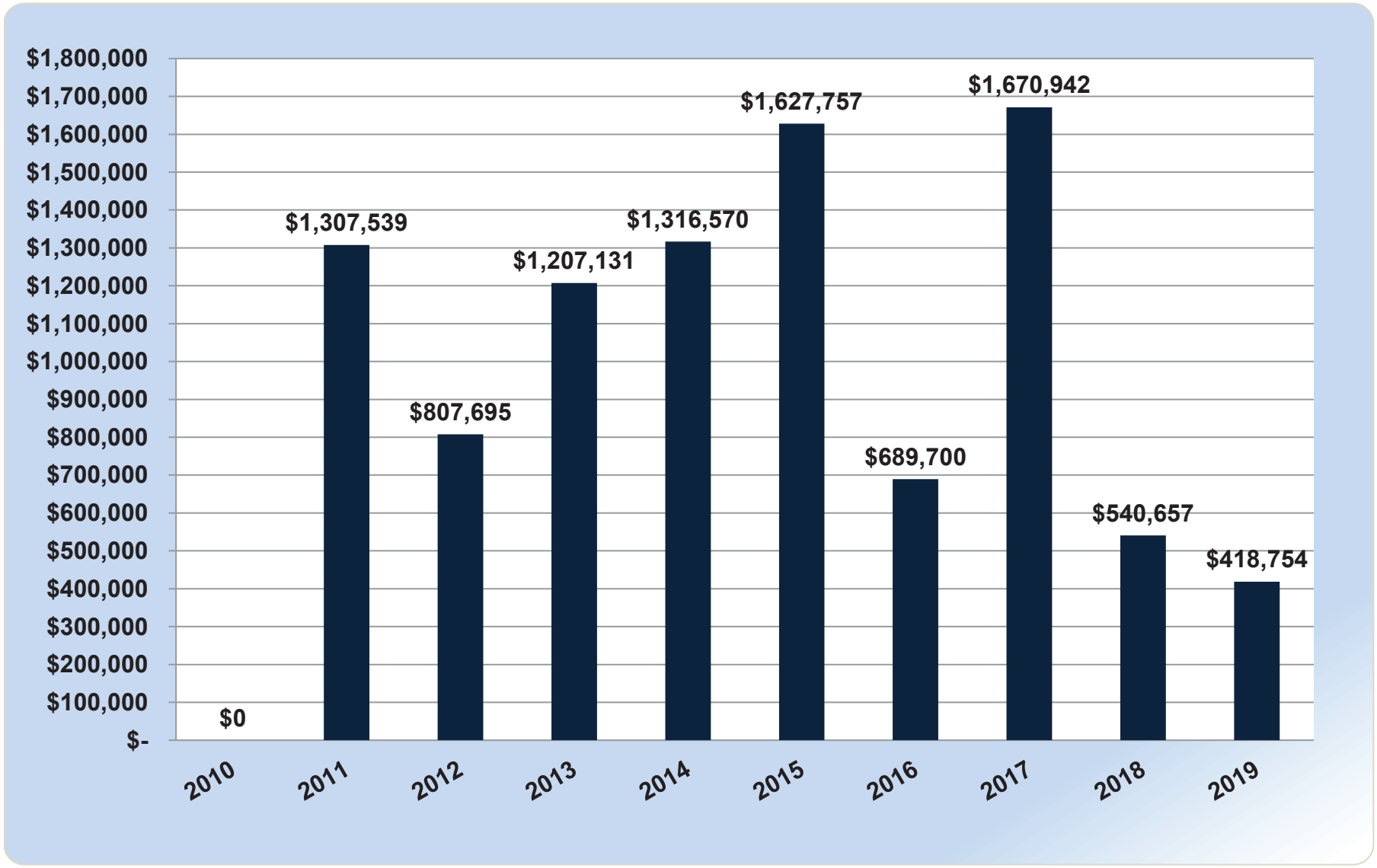
FREQUENCY

		Zero Value	Between $1-$100k	Between $100k-$150k	Between $150k-$200k	Between $200k-$250k	Between $250k-$300k	Between $300k-$400k	$400k+	Total
1	2009-2010	-	-	-	-	-	-	-	-	-
2	2010-2011	3	55	2	2	1	-	-	-	63
3	2011-2012	-	51	1	1	-	-	-	-	53
4	2012-2013	3	53	3	-	-	1	-	-	60
5	2013-2014	2	59	2	1	-	-	1	-	65
6	2014-2015	1	48	2	2	-	-	-	1	54
7	2015-2016	-	41	1	1	-	-	-	-	43
8	2016-2017	-	55	1	-	2	-	-	1	59
9	2017-2018	-	44	-	2	-	-	-	-	46
10	2018-2019	2	45	-	-	-	-	-	-	47
	10 Year Avg	1.1	45.1	1.2	0.9	0.3	0.1	0.1	0.2	49.0
	5 Year Avg	0.6	49.4	1.2	1.2	0.4	-	0.2	0.4	53.4
	% in Layer	1.1%	92.5%	2.2%	2.2%	0.7%	0.0%	0.4%	0.7%	100.0%

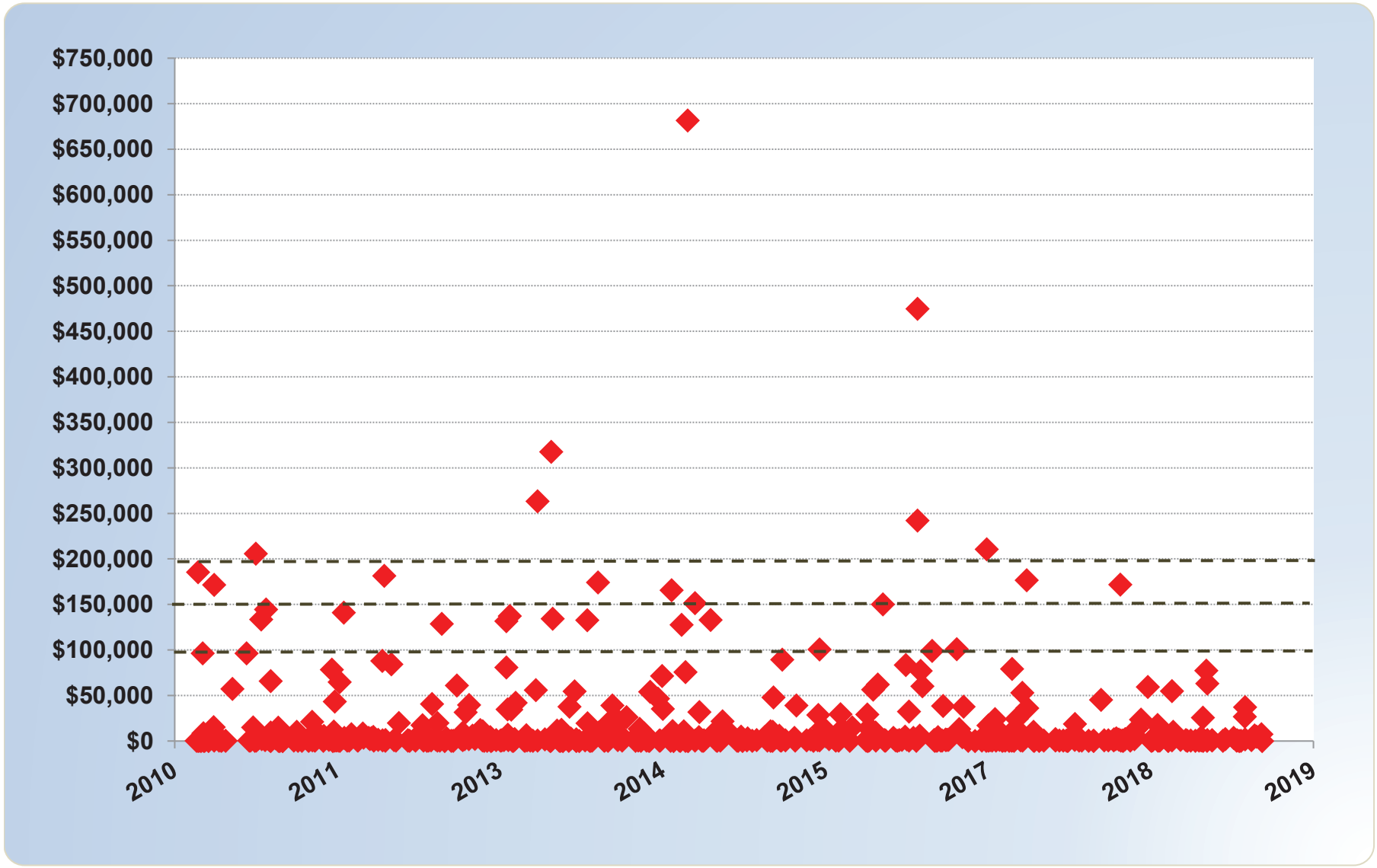
SEVERITY

		Zero Value	Between $1-$100k	Between $100k-$150k	Between $150k-$200k	Between $200k-$250k	Between $250k-$300k	Between $300k-$400k	$400k+	Total
1	2009-2010	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	2010-2011	-	967,005	227,970	106,890	5,673	-	-	-	1,307,539
3	2011-2012	-	685,408	90,879	31,409	-	-	-	-	807,695
4	2012-2013	-	946,003	147,728	50,000	50,000	13,401	-	-	1,207,131
5	2013-2014	-	957,646	167,158	74,200	50,000	50,000	17,567	-	1,316,570
6	2014-2015	-	868,496	210,641	67,007	50,000	50,000	100,000	281,613	1,627,757
7	2015-2016	-	639,014	50,517	169	-	-	-	-	689,700
8	2016-2017	-	1,042,650	150,869	150,000	102,858	50,000	100,000	74,565	1,670,942
9	2017-2018	-	392,315	100,000	48,342	-	-	-	-	540,657
10	2018-2019	-	418,754	-	-	-	-	-	-	418,754
	10 Year Avg	-	$ 691,729	$ 114,576	$ 52,802	$ 25,853	$ 16,340	$ 21,757	$ 35,618	$ 958,674
	5 Year Avg	-	$ 780,024	$ 135,837	$ 67,943	$ 40,572	$ 30,000	$ 43,513	$ 71,236	$ 1,169,125
	% in Layer		66.7%	11.6%	5.8%	3.5%	2.6%	3.7%	6.1%	100.0%

City of Hemet
Workers' Compensation Claim Bar Chart
Consolidated: General Government and Public Safety



City of Hemet
Workers' Compensation Claim Scattergram
Consolidated: General Government and Public Safety



CALIFORNIA J · P · I · A

Excess Workers' Compensation Program
Covered Party: City of Hemet
Coverage Term: 07/01/20 - 07/01/21
Cost Indication Date: 2/5/20

Cost Indication

	Optional Member Retained Limits (MRLs)						
	Primary	**$ 100k**	**$ 150k**	**$ 200k**	**$ 250k**	**$ 300k**	**$ 400k**
Annual Contribution							
General Government	$ 313,100	$ 159,700	$ 143,700	$ 134,400	$ 128,300	$ 123,300	$ 117,800
Public Safety	1,684,800	1,019,900	828,500	726,100	644,600	568,800	487,300
Total	**$ 1,997,900**	**$ 1,179,600**	**$ 972,200**	**$ 860,500**	**$ 772,900**	**$ 692,100**	**$ 605,100**
MRL Discount %		-41%	-51%	-57%	-61%	-65%	-70%
MRL Discount $		$ (818,300)	$ (1,025,700)	$ (1,137,400)	$ (1,225,000)	$ (1,305,800)	$ (1,392,800)
Rate per $100 of Payroll							
General Government	$ 2.85	$ 1.45	$ 1.31	$ 1.22	$ 1.17	$ 1.12	$ 1.07
Public Safety	10.07	6.10	4.95	4.34	3.85	3.40	2.91
Blended	7.21	4.26	3.51	3.10	2.79	2.50	2.18

Note: This is a preliminary cost indication based on data submitted to the California JPIA, as well as written and verbal representations made by staff members of the government agency applying for membership. The amounts stated above may change, based on subsequent events, claim development, and new information regarding the risk profile of the applying agency, as it becomes available, up until the completion of the underwriting process. Claims administration fees are included in this cost indication, however the California state assessment is only included for the Primary Program (first dollar coverage).

Coverage Cost Comparison

CALIFORNIA J · P · I · A

Coverage Cost Comparison

	Current Program			CJPIA	Difference	
	2019-20 Actual	Trend Assumption	2020-21 Estimate	2020-21 Indication	$	%
Excess Liability						
Payroll	$ 26,358,000	5.2%	$ 27,719,555	$ 27,719,555	-	0.0%
SIR	$ 250,000		$ 250,000	$ 250,000	-	0.0%
Blended Rate	$ 1.59	19.8%	$ 1.90	$ 3.44	$ 1.54	81.2%
GL Premium	$ 418,225		$ 501,000	$ 954,900	$ 453,900	90.6%
Claims Administration	$ 35,000		35,000	$ 39,200	$ 4,200	12.0%
Primary WC						
Payroll	$ 26,358,000	5.2%	$ 27,719,555	$ 27,719,555	-	0.0%
SIR	-		-	-	-	0.0%
Blended Rate	$ 9.58	-5.0%	$ 9.10	$ 7.21	$ (1.90)	-20.8%
WC Premium	$ 2,524,556		$ 2,399,370	$ 1,997,900	$ (401,470)	-16.7%
Claims Administration	Included		Included	Included		
Property						
TIVs	$ 86,829,729		$ 86,829,729	$ 86,829,729	-	0.0%
Blended Rate	$ 0.19	18.3%	$ 0.22	$ 0.19	$ (0.04)	-16.2%
Property Premium	$ 164,826		$ 195,000	$ 163,500	$ (31,500)	-16.2%
Other Programs						
Cyber Liab. Premium	$ 1,600	1.5%	$ 1,624	Included	$ (1,624)	-100.0%
Crime Premium	$ 2,175	0.0%	$ 2,175	$ 2,500	$ 325	14.9%
Pollution Premium	-		-	-	-	0.0%
Total Premium	**$ 3,146,382**		**$ 3,134,169**	**$ 3,158,000**	**$ 23,831**	**0.8%**

Note: The liability coverage limit for the California JPIA's program is $50 million per occurrence vs. $25 million in the current program

CITY OF HEMET
Hemet, California
RESOLUTION NO. 2020-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING EXECUTION OF THE JOINT POWERS AGREEMENT CREATING THE CALIFORNIA JOINT POWERS INSURANCE AUTHORITY.

WHEREAS, pursuant to the provisions of Sections 990, 990.4, 990.8 and 6500 of the California Government Code, the California Joint Powers Insurance Authority ("California JPIA") has been created by a Joint Powers Agreement; and

WHEREAS, Joint Protection Programs have been developed by the California JPIA pursuant to the provisions of said Agreement; and

WHEREAS, Article 22 of said Agreement provides for additional members to become parties to the Joint Powers Agreement creating the California JPIA and enter one or more Joint Protection Programs providing self-insurance and loss pooling; and

WHEREAS, the self-insurance and loss pooling programs of the California JPIA, as well as its group insurance coverage programs, offer significant advantages to the member in terms of cost, protection, risk management and loss control advice and assistance, and entering such programs would be in the best interest of the CITY OF HEMET.

NOW, THEREFORE, the City Council of the City of Hemet does hereby find and resolve:

Section 1. That the City Manager of the City of Hemet is hereby authorized and directed to execute the Joint Powers Agreement and other requisite documents on behalf of the City of Hemet, binding the Member to the terms and conditions of said Agreement. The City of Hemet understands and agrees that, by executing the Agreement, it will be bound by the terms of the Joint Powers Agreement, specifically

Article 21, “Responsibilities of Members,” including the obligation to make deposits and deposit adjustments for joint protection programs it joins.

Section 2. That the City of Hemet hereby joins the California JPIA, for a period of not less than three (3) years.

Section 3. That the City of Hemet acknowledges and agrees to the provisions of Article 24 of the Agreement, which provides:

(a) A Member that enters into this Agreement may not withdraw as a party to this Agreement and as a Member of the Authority for a three-year period commencing on the effective date of its membership.

(b) Member that enters into a joint protection program may not withdraw as a participant in that program for a three-year period commencing on the effective date of its participation in the joint protection program.

(c) After the initial three-year non-cancellable commitment to membership in the Authority or participation in a joint protection program, a Member may withdraw only at the end of any protection period, provided it has given the Authority a twelve-month written notice of its intent to withdraw from this Agreement and/or any joint protection programs in which it participates.

PASSED, APPROVED AND ADOPTED this 12th day of May 2020.

_____

Russ Brown, Mayor

ATTEST:

_____

Clay James, Deputy City Clerk

State of California)

County of Riverside)
City of Hemet)

I, Clay James, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing resolution was adopted by the Hemet City Council on the 12th day of May, 2020, and was passed by the following vote:

AYES:	Council Members:
NOES:	Council Member:
ABSTAIN:	Council Member:
ABSENT:	Council Member:

_____
Clay James, Deputy City Clerk

CITY OF HEMET
Hemet, California
RESOLUTION NO. 2020-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, ESTABLISHING A POLICY WHICH DELEGATES TORT LIABILITY CLAIMS HANDLING RESPONSIBILITIES TO THE CALIFORNIA JOINT POWERS INSURANCE AUTHORITY AS AUTHORIZED BY GOVERNMENT CODE SECTIONS 910, ET SEQ.

WHEREAS, the City of Hemet is a member of the California Joint Powers Insurance Authority (California JPIA) effective July 1, 2020, and pursuant to Government Code sections 990.4, et seq. and 6500 et seq. pools its self-insured liability claims and losses with other California JPIA members under a Memorandum of Coverage; and

WHEREAS, the Joint Powers Agreement creating the California JPIA authorizes it to exercise powers common to members and appropriate to defend and indemnify members from liability claims under the Memorandum of Coverage.

NOW, THEREFORE, the City Council of the City of Hemet does hereby find and resolve:

SECTION 1. City of Hemet delegates to California JPIA authority to act on its behalf pursuant to Government Code sections 910, et seq. to accept, reject, return as insufficient, or return as untimely any claims against it, and to provide any notices authorized under those statutes on behalf of the City of Hemet.

SECTION 2. This Resolution shall become effective July 1, 2020.

SECTION 3. The City of Hemet's Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 12th day of March 2020.

_____
Russ Brown, Mayor

ATTEST:

_____
Clay James, Deputy City Clerk

State of California)
County of Riverside)
City of Hemet)

I, Clay James, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing resolution was adopted by the Hemet City Council on the 12th day of May, 2020, and was passed by the following vote:

AYES:	Council Members:
NOES:	Council Member:
ABSTAIN:	Council Member:
ABSENT:	Council Member:

_____
Clay James, Deputy City Clerk

CITY OF HEMET
Hemet, California
RESOLUTION NO. 2020-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET TO AUTHORIZING POOLING OF SELF-INSURANCE THROUGH THE EXCESS LIABILITY PROTECTION PROGRAM OF THECALIFORNIA JOINT POWERS INSURANCE AUTHORITY.

WHEREAS, pursuant to the provisions of Section 6500 et seq. and also Sections 990.4 and 990.8 of the California Government Code, the California Joint Powers Insurance Authority ("California JPIA") was created in 1977; and

WHEREAS, the City of Hemet has executed the Joint Powers Agreement, to become a member of the California JPIA; and

WHEREAS, the California JPIA has established and administered a successful Liability Self-Insurance and Loss Pooling Program since April 1, 1978, and

WHEREAS, there are significant financial and administrative advantages for the City of Hemet to participate in the Excess Liability Protection Program.

NOW, THEREFORE, the City Council of the City of Hemet does hereby find and resolve:

Section 1. Liability coverage for the City of Hemet through the Excess Liability Program of the California JPIA is hereby authorized and directed, effective July 1, 2020, for a minimum commitment period of three years, pursuant to the terms of the Excess Liability Program Memorandum of Coverage in effect at the time of any occurrence covered by the Memorandum of Coverage.

Section 2. An initial annual contribution of $954,900, or such pro-rata part thereof as the California JPIA might determine for coverage of less than a fiscal period, for the Excess Liability Protection Program is approved and the appropriate officers of the City of Hemet are authorized to pay the same to the California JPIA.

Section 3. That the City of Hemet will subsequently be required to make deposits and deposit adjustments as provided in the California JPIA Joint Powers Agreement.

Section 4. That the Mayor shall sign and the City of Hemet's Clerk shall certify to the passage and adoption of this Resolution, and thereupon the same shall take effect and be in force.

Section 5. That the City of Hemet's Clerk is directed to forward a certified copy of this Resolution to the California JPIA, 8081 Moody Street, La Palma, CA 90623.

PASSED, APPROVED AND ADOPTED this 12th day of May 2020.

_____

Russ Brown, Mayor

ATTEST:

_____

Clay James, Deputy City Clerk

State of California)

County of Riverside)
City of Hemet)

I, Clay James, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing resolution was adopted by the Hemet City Council on the 12th day of May, 2020, and was passed by the following vote:

AYES:	Council Members:
NOES:	Council Member:
ABSTAIN:	Council Member:
ABSENT:	Council Member:

_____
Clay James, Deputy City Clerk

CITY OF HEMET
Hemet, California
RESOLUTION NO. 2020-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, AUTHORIZING POOLING OF SELF-INSURANCE THROUGH THE PRIMARY WORKERS' COMPENSATION PROGRAM OF THE CALIFORNIA JOINT POWERS INSURANCE AUTHORITY.

WHEREAS, pursuant to the provisions of Section 6500 et seq. and also Sections 990.4 and 990.8 of the California Government Code, the California Joint Powers Insurance Authority ("California JPIA") was created in 1977; and

WHEREAS, the City of Hemet has executed the Joint Powers Agreement to become a member of the California JPIA; and

WHEREAS, the California JPIA has established and administered a successful Workers' Compensation Self-Insurance and Loss Pooling Program for its members since January 1, 1980; and

WHEREAS, there are significant financial and administrative advantages for the City of Hemet to provide workers' compensation coverage for its employees through the Primary Workers' Compensation Protection Program of California JPIA.

NOW, THEREFORE, the City Council of the City of Hemet does hereby find and resolve:

Section 1. Workers' Compensation coverage for employees of the City of Hemet through the Primary Workers' Compensation Protection Program of the California JPIA is hereby authorized and directed, effective July 1, 2020 for a minimum commitment period of three years, pursuant to the terms of the Primary Workers' Compensation Program Memorandum of Coverage in effect at the time of any occurrence covered by the Memorandum of Coverage.

Section 2. The City Manager of the City of Hemet is authorized and directed

to apply to the Department of Industrial Relations for a Certificate of Consent to Self-Insure, and to take such other actions as necessary to effectuate self-insurance of workers' compensation for employees of the City of Hemet.

Section 3. That an initial annual contribution of $1,997,900 or such pro-rata part thereof as the California JPIA might determine for coverage of less than a fiscal period, for the Primary Workers' Compensation Protection Program is approved and the appropriate officers of the City of Hemet are authorized to pay the same to the California JPIA.

Section 4. That the City of Hemet will subsequently be required to make annual contributions and annual contribution adjustments as provided in Articles 17 and 21 of the Joint Powers Agreement.

Section 5. That coverage is provided on a first dollar, incurred per claim basis, and there is no self-insured retention level. The cost allocation formula, including the self-insured retention level, is periodically reviewed by the California JPIA and may be changed or amended in subsequent Program years.

Section 6. That the Mayor shall sign and the City of Hemet's Clerk shall certify to the passage and adoption of this Resolution, and thereupon the same shall take effect and be in force.

Section 7. The City of Hemet's Clerk is directed to forward a certified copy of this Resolution to California JPIA, 8081 Moody Street, La Palma, California 90623.

PASSED, APPROVED AND ADOPTED this 12th day of May 2020.

_____

Russ Brown, Mayor

ATTEST:

_____

Clay James, Deputy City Clerk

State of California)
County of Riverside)
City of Hemet)

I, Clay James, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing resolution was adopted by the Hemet City Council on the 12th day of May, 2020, and was passed by the following vote:

AYES: Council Members:
NOES: Council Member:
ABSTAIN: Council Member:
ABSENT: Council Member:

_____
Clay James, Deputy City Clerk

CITY OF HEMET
Hemet, California
RESOLUTION NO. 2020-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, PROVIDING WORKERS' COMPENSATION COVERAGE FOR CERTAIN CITY OF HEMET VOLUNTEERS PURSUANT TO THE PROVISIONS OF SECTION 3363.5 OF THE LABOR CODE.

WHEREAS, the City of Hemet finds its best interest will be served by utilizing volunteers in the provision of certain government services; and

WHEREAS, said volunteers should be eligible for workers' compensation coverage while on duty.

NOW, THEREFORE, the City Council of the City of Hemet does hereby find and resolve:

SECTION 1. Find and determine that the public interest is best served by providing workers' compensation coverage for the City of Hemet volunteer workers as specified by the City Manager; and

SECTION 2. Provide eligibility for said volunteers for workers' compensation benefits which will be applicable during the time the person actually performs volunteer services, provided, however, that the rights of volunteers shall be limited as set forth in the Labor Code.

PASSED, APPROVED AND ADOPTED this 12th day of March 2020.

_____
Russ Brown, Mayor

ATTEST:

_____

Clay James, Deputy City Clerk

State of California)

County of Riverside)
City of Hemet)

I, Clay James, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing resolution was adopted by the Hemet City Council on the 12th day of May, 2020, and was passed by the following vote:

AYES:	Council Members:
NOES:	Council Member:
ABSTAIN:	Council Member:
ABSENT:	Council Member:

_____
Clay James, Deputy City Clerk

City of Hemet
Regular City Council Meeting

STAFF REPORT

Meeting: Regular City Council Meeting - May 12 2020
Department: Community Development
Submitted by: Christopher Lopez, City Manager
H. P. Kang, Community Development Director, Sara Retmier, Building Official;

☐ **Consent Calendar** ☒ **Business Item** ☐ **Public Hearing**

TITLE:

2019 California Plumbing, Mechanical & Electrical Code Update Comparison

RECOMMENDED ACTION:

It is respectfully recommended that City Council discuss the updates and changes from the 2019 California Plumbing, Mechanical, and Electrical Code Update and provide direction to staff to either make amendments or to maintain the adopted Code Updates effective January 1, 2020.

BACKGROUND:

At the November 12, 2019 City Council Meeting, the Hemet City Council adopted Ordinance No. 2019-1961, adopting the 2019 California Building Standards Code. During the meeting, City Council requested a comparison table of changes for discussion.

The building codes have been adopted several times on their triennial adoption, and a majority of the amendments have remained the same over the years. Staff was provided direction to bring a comparison table of the code updates back to City Council for review of the changes. Due to the size of the code updates, each part of the code will be brought to Council in 4 or 5 segments. The Building Code comparison was first presented at the April 14, 2020 City Council Meeting. The Residential Code was presented second at the April 28 City Council Meeting. This third portion is brought to the Council at this May 12, 2020 City Council Meeting and attached below for reference. The following portions will be brought to Council at a subsequent City Council Meeting.

The majority of the Plumbing, Mechanical, and Residential Code amendments are identical to the Building Code and Residential revisions as presented at the April 14 and April 28 City Council Meetings; therefore, we will be highlighting only those sections that are different than were discussed previously.

FISCAL IMPACT:

There is no fiscal impact as presented and adopted, but changes to the refund policy and special investigation fees could have a negative impact on revenues.

REVIEWED BY LEGAL:

☐ Staff report ☐ Resolution
☐ Ordinance ☐ Agreement

ATTACHMENT(S):

Attachment 1 - Plumbing Code Compared Model Code and Adopted Code
Attachment 2 - Mechanical Code Compared Model Code to Adopted Code
Attachment 3 - Electrical Code Compared Model Code and Adopted Code

	Division 7. California Plumbing Code	
	Model Code (Building Code Revised)	Revised Hemet Municipal Code
	101.0 General	
X	101.1 Title. This document shall be known as the "Uniform Plumbing Code," may be cited as such, and will be referred to herein as "this code."	101.1 Title. This document shall be known as the "**Plumbing Code of City of Hemet,**" may be cited as such, and will be referred to herein as "this code."
	101.2 Scope. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of plumbing systems within this jurisdiction.	101.2 Scope. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of plumbing systems within this jurisdiction.
	101.3 Purpose. This code is an ordinance providing minimum requirements and standards for the protection of the public health, safety, and welfare.	101.3 Purpose. This code is an ordinance providing minimum requirements and standards for the protection of the public health, safety, and welfare.
	101.4 Unconstitutional. Where a section, subsection, sentence, clause, or phrase of this code is, for a reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code. The legislative body hereby declares that it would have passed this code, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, and phrases are declared unconstitutional.	101.4 Unconstitutional. Where a section, subsection, sentence, clause, or phrase of this code is, for a reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code. The legislative body hereby declares that it would have passed this code, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, and phrases are declared unconstitutional.
	101.5 Validity. Where a provision of this code, or the application thereof to a person or circumstance, is held invalid, the remainder of the code, or the application of such provision to other persons or circumstances, shall not be affected thereby.	101.5 Validity. Where a provision of this code, or the application thereof to a person or circumstance, is held invalid, the remainder of the code, or the application of such provision to other persons or circumstances, shall not be affected thereby.
	102.0 Applicability	
	102.1 Conflicts Between Codes. Where the requirements within the jurisdiction of this plumbing code conflict with the requirements of the mechanical code, this code shall prevail. In instances where this code, applicable standards, or the manufacturer's installation instructions conflict, the more stringent provisions shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall prevail.	102.1 Conflicts Between Codes. Where the requirements within the jurisdiction of this plumbing code conflict with the requirements of the mechanical code, this code shall prevail. In instances where this code, applicable standards, or the manufacturer's installation instructions conflict, the more stringent provisions shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall prevail.

	102.2 Existing Installations. Plumbing systems lawfully in existence at the time of the adoption of this code shall be permitted to have their use, maintenance, or repair continued where the use, maintenance, or repair is in accordance with the original design and location and no hazard to life, health, or property has been created by such plumbing system.	102.2 Existing Installations. Plumbing systems lawfully in existence at the time of the adoption of this code shall be permitted to have their use, maintenance, or repair continued where the use, maintenance, or repair is in accordance with the original design and location and no hazard to life, health, or property has been created by such plumbing system.
	102.3 Maintenance. The plumbing and drainage system, both existing and new, of a premise under the Authority Having Jurisdiction shall be maintained in a sanitary and safe operating condition. Devices or safeguards required by this code shall be maintained in accordance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for maintenance of plumbing systems. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a plumbing system to be reinspected.	102.3 Maintenance. The plumbing and drainage system, both existing and new, of a premise under the Authority Having Jurisdiction shall be maintained in a sanitary and safe operating condition. Devices or safeguards required by this code shall be maintained in accordance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for maintenance of plumbing systems. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a plumbing system to be reinspected.
	102.4 Additions, Alterations, Renovations, or Repairs. Additions, alterations, renovations or repairs shall conform to that required for a new system without requiring the existing plumbing system to be in accordance with the requirements of this code. Additions, alterations, renovations, or repairs shall not cause an existing system to become unsafe, insanitary, or overloaded. Additions, alterations, renovations, or repairs to existing plumbing installations shall comply with the provisions for new construction, unless such deviations are found to be necessary and are first approved by the Authority Having Jurisdiction.	102.4 Additions, Alterations, Renovations, or Repairs. Additions, alterations, renovations or repairs shall conform to that required for a new system without requiring the existing plumbing system to be in accordance with the requirements of this code. Additions, alterations, renovations, or repairs shall not cause an existing system to become unsafe, insanitary, or overloaded. Additions, alterations, renovations, or repairs to existing plumbing installations shall comply with the provisions for new construction, unless such deviations are found to be necessary and are first approved by the Authority Having Jurisdiction.

	102.4.1 Building Sewers and Drains. Existing building sewers and building drains shall be permitted to be used in connection with new buildings or new plumbing and drainage work where they are found on examination and test to be in accordance with the requirements governing new work, and the proper Authority Having Jurisdiction shall notify the owner to make changes necessary to be in accordance with this code. No building, or part thereof, shall be erected or placed over a part of a drainage system that is constructed of materials other than those approved elsewhere in this code for use under or within a building.	102.4.1 Building Sewers and Drains. Existing building sewers and building drains shall be permitted to be used in connection with new buildings or new plumbing and drainage work where they are found on examination and test to be in accordance with the requirements governing new work, and the proper Authority Having Jurisdiction shall notify the owner to make changes necessary to be in accordance with this code. No building, or part thereof, shall be erected or placed over a part of a drainage system that is constructed of materials other than those approved elsewhere in this code for use under or within a building.
	102.4.2 Openings. Openings into a drainage or vent system, excepting those openings to which plumbing fixtures are properly connected or which constitute vent terminals, shall be permanently plugged or capped in an approved manner, using the appropriate materials in accordance with this code.	102.4.2 Openings. Openings into a drainage or vent system, excepting those openings to which plumbing fixtures are properly connected or which constitute vent terminals, shall be permanently plugged or capped in an approved manner, using the appropriate materials in accordance with this code.
	102.5 Health and Safety. Where compliance with the provisions of this code fail to eliminate or alleviate a nuisance, or other dangerous or insanitary condition that involves health or safety hazards, the owner or the owner's agent shall install such additional plumbing and drainage facilities or shall make such repairs or alterations as ordered by the Authority Having Jurisdiction.	102.5 Health and Safety. Where compliance with the provisions of this code fail to eliminate or alleviate a nuisance, or other dangerous or insanitary condition that involves health or safety hazards, the owner or the owner's agent shall install such additional plumbing and drainage facilities or shall make such repairs or alterations as ordered by the Authority Having Jurisdiction.
	102.6 Changes in Building Occupancy. Plumbing systems that are a part of a building or structure undergoing a change in use or occupancy, as defined in the building code, shall be in accordance with the requirements of this code that are applicable to the new use or occupancy.	102.6 Changes in Building Occupancy. Plumbing systems that are a part of a building or structure undergoing a change in use or occupancy, as defined in the building code, shall be in accordance with the requirements of this code that are applicable to the new use or occupancy.
	102.7 Moved Structures. Parts of the plumbing system of a building or part thereof that is moved from one foundation to another, or from one location to another, shall be in accordance with the provisions of this code for new installations and completely tested as prescribed elsewhere in this section for new work, except that walls or floors need not be removed	102.7 Moved Structures. Parts of the plumbing system of a building or part thereof that is moved from one foundation to another, or from one location to another, shall be in accordance with the provisions of this code for new installations and completely tested as prescribed elsewhere in this section for new work, except that walls or floors need not be removed

	during such test where other equivalent means of inspection acceptable to the Authority Having Jurisdiction are provided.	during such test where other equivalent means of inspection acceptable to the Authority Having Jurisdiction are provided.
	102.8 Appendices. The provisions in the appendices are intended to supplement the requirements of this code and shall not be considered part of this code unless formally adopted as such.	102.8 Appendices. The provisions in the appendices are intended to supplement the requirements of this code and shall not be considered part of this code unless formally adopted as such.
	103.0 Duties and Powers of the Authority Having Jurisdiction	
	103.1 General. The Authority Having Jurisdiction shall be the Authority duly appointed to enforce this code. For such purposes, the Authority Having Jurisdiction shall have the powers of a law enforcement officer. The Authority Having Jurisdiction shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, and regulations shall comply with the intent and purpose of this code. In accordance with the prescribed procedures and with the approval of the appointing authority, the Authority Having Jurisdiction shall be permitted to appoint such number of technical officers, inspectors, and other employees as shall be authorized from time to time. The Authority Having Jurisdiction shall be permitted to deputize such inspectors or employees as necessary to carry out the functions of the code enforcement agency. The Authority Having Jurisdiction shall be permitted to request the assistance and cooperation of other officials of this jurisdiction so far as required in the discharge of the duties in accordance with this code or other pertinent law or ordinance.	103.1 General. The Authority Having Jurisdiction shall be the Authority duly appointed to enforce this code. For such purposes, the Authority Having Jurisdiction shall have the powers of a law enforcement officer. The Authority Having Jurisdiction shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, and regulations shall comply with the intent and purpose of this code. In accordance with the prescribed procedures and with the approval of the appointing authority, the Authority Having Jurisdiction shall be permitted to appoint such number of technical officers, inspectors, and other employees as shall be authorized from time to time. The Authority Having Jurisdiction shall be permitted to deputize such inspectors or employees as necessary to carry out the functions of the code enforcement agency. The Authority Having Jurisdiction shall be permitted to request the assistance and cooperation of other officials of this jurisdiction so far as required in the discharge of the duties in accordance with this code or other pertinent law or ordinance.
	103.2 Liability. The Authority Having Jurisdiction charged with the enforcement of this code, acting in good faith and without malice in the discharge of the Authority Having Jurisdiction's duties, shall not thereby be rendered personally liable for damage that accrues to persons or property as a result of an act	103.2 Liability. The Authority Having Jurisdiction charged with the enforcement of this code, acting in good faith and without malice in the discharge of the Authority Having Jurisdiction's duties, shall not thereby be rendered personally liable for damage that accrues to persons or property as a result of an act

	or by reason of an act or omission in the discharge of duties. A suit brought against the Authority Having Jurisdiction or employee because of such act or omission performed in the enforcement of provisions of this code shall be defended by legal counsel provided by this jurisdiction until final termination of such proceedings.	or by reason of an act or omission in the discharge of duties. A suit brought against the Authority Having Jurisdiction or employee because of such act or omission performed in the enforcement of provisions of this code shall be defended by legal counsel provided by this jurisdiction until final termination of such proceedings.
	103.3 Applications and Permits. The Authority Having Jurisdiction shall be permitted to require the submission of plans, specifications, drawings, and such other information in accordance with the Authority Having Jurisdiction, prior to the commencement of, and at a time during the progress of, work regulated by this code. The issuance of a permit upon construction documents shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said construction documents or from preventing construction operations being carried on thereunder where in violation of this code or of other pertinent ordinance or from revoking a certificate of approval where issued in error.	103.3 Applications and Permits. The Authority Having Jurisdiction shall be permitted to require the submission of plans, specifications, drawings, and such other information in accordance with the Authority Having Jurisdiction, prior to the commencement of, and at a time during the progress of, work regulated by this code. The issuance of a permit upon construction documents shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said construction documents or from preventing construction operations being carried on thereunder where in violation of this code or of other pertinent ordinance or from revoking a certificate of approval where issued in error.
	103.3.1 Licensing. Provision for licensing shall be determined by the Authority Having Jurisdiction.	103.3.1 Licensing. Provision for licensing shall be determined by the Authority Having Jurisdiction.
	103.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Authority Having Jurisdiction has reasonable cause to believe that there exists in a building or upon a premises a condition or violation of this code that makes the building or premises unsafe, insanitary, dangerous, or hazardous, the Authority Having Jurisdiction shall be permitted to enter the building or premises at reasonable times to inspect or to perform the duties imposed upon the Authority Having Jurisdiction by this code, provided that where such building or premises is occupied, the Authority Having Jurisdiction shall present credentials to the occupant and request entry. Where such building or premises is unoccupied, the Authority Having Jurisdiction shall first make a	103.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Authority Having Jurisdiction has reasonable cause to believe that there exists in a building or upon a premises a condition or violation of this code that makes the building or premises unsafe, insanitary, dangerous, or hazardous, the Authority Having Jurisdiction shall be permitted to enter the building or premises at reasonable times to inspect or to perform the duties imposed upon the Authority Having Jurisdiction by this code, provided that where such building or premises is occupied, the Authority Having Jurisdiction shall present credentials to the occupant and request entry. Where such building or premises is unoccupied, the Authority Having Jurisdiction shall first make a

	reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. Where entry is refused, the Authority Having Jurisdiction has recourse to every remedy provided by law to secure entry. Where the Authority Having Jurisdiction shall have first obtained an inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or person having charge, care, or control of a building or premises shall fail or neglect, after a request is made as herein provided, to promptly permit entry herein by the Authority Having Jurisdiction for the purpose of inspection and examination pursuant to this code.	reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. Where entry is refused, the Authority Having Jurisdiction has recourse to every remedy provided by law to secure entry. Where the Authority Having Jurisdiction shall have first obtained an inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or person having charge, care, or control of a building or premises shall fail or neglect, after a request is made as herein provided, to promptly permit entry herein by the Authority Having Jurisdiction for the purpose of inspection and examination pursuant to this code.
	104.0 Permits	
	104.1 Permits Required. It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a plumbing system regulated by this code except as permitted in Section 104.2, or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure.	104.1 Permits Required. It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a plumbing system regulated by this code except as permitted in Section 104.2, or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure.
	104.2 Exempt Work. A permit shall not be required for the following: 1. The stopping of leaks in drains, soil, waste, or vent pipe, provided, however, that a trap, drain pipe, soil, waste, or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code. 2. The clearing of stoppages, including the removal and reinstallation of water closets, or the repairing of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures. Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of the code or other laws or	104.2 Exempt Work. A permit shall not be required for the following: 1. The stopping of leaks in drains, soil, waste, or vent pipe, provided, however, that a trap, drain pipe, soil, waste, or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code. 2. The clearing of stoppages, including the removal and reinstallation of water closets, or the repairing of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures. Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of the code or other laws or

	ordinances of this jurisdiction.	ordinances of this jurisdiction.
	104.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Authority Having Jurisdiction for that purpose. Such application shall: 1. Identify and describe the work to be covered by the permit for which application is made. 2. Describe the land upon which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work. 3. Indicate the use or occupancy for which the proposed work is intended. 4. Be accompanied by construction documents in accordance with Section 104.3.1. 5. Be signed by the permittee or the permittee's authorized agent. The Authority Having Jurisdiction shall be permitted to require evidence to indicate such authority. 6. Give such other data and information in accordance with the Authority Having Jurisdiction.	104.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Authority Having Jurisdiction for that purpose. Such application shall: 1. Identify and describe the work to be covered by the permit for which application is made. 2. Describe the land upon which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work. 3. Indicate the use or occupancy for which the proposed work is intended. 4. Be accompanied by construction documents in accordance with Section 104.3.1. 5. Be signed by the permittee or the permittee's authorized agent. The Authority Having Jurisdiction shall be permitted to require evidence to indicate such authority. 6. Give such other data and information in accordance with the Authority Having Jurisdiction.
	104.3.1 Construction Documents. Construction documents, engineering calculations, diagrams, and other data shall be submitted in two or more sets with each application for a permit. The construction documents, computations, and specifications shall be prepared by, and the plumbing designed by, a registered design professional. Construction documents shall be drawn to scale with clarity to identify that the intended work to be performed is in accordance with the code. Exception: The Authority Having Jurisdiction shall be permitted to waive the submission of construction documents, calculations, or other data where the Authority Having Jurisdiction finds that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with the code.	104.3.1 Construction Documents. Construction documents, engineering calculations, diagrams, and other data shall be submitted in two or more sets with each application for a permit. The construction documents, computations, and specifications shall be prepared by, and the plumbing designed by, a registered design professional. Construction documents shall be drawn to scale with clarity to identify that the intended work to be performed is in accordance with the code. Exception: The Authority Having Jurisdiction shall be permitted to waive the submission of construction documents, calculations, or other data where the Authority Having Jurisdiction finds that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with the code.

X	104.3.2 Plan Review Fees. Where a plan or other data is required to be submitted in accordance with Section 104.3.1, a plan review fee shall be paid at the time of submitting construction documents for review. The plan review fees for plumbing work shall be determined and adopted by this jurisdiction. The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 104.5. Where plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate shown in Table 104.5.	104.3.2 Plan Review Fees. When plans or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. **The plan review fees for plumbing work shall be as set forth in the City of Hemet Fee Schedule. Upon submittal construction documents, this fee shall be due and payable before the construction documents will be reviewed.** The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 104.5 **and are in addition to the permit fees.** When plans are incomplete or changed so as to require additional plan review, **an additional plan review fee shall be charged at the rate shown in the City of Hemet Fee Schedule.**
X		**104.3.3 Fee Not Specified. When a plan review is required for buildings, structures, electrical, gas, mechanical and plumbing systems or alterations and a fee is not specifically specified in the City of Hemet, Building Division Schedule of Fees and Charges, a fee shall be charged based on the Fully Burdened Hourly Rate (FBHR) staff classification performing the plan review as set forth in the City of Hemet Fee Schedule or the actual cost to the jurisdiction by an outside consultant. The administration cost for processing such plan review and extensions shall be charged at the FBHR for the staff classification performing such work.**
X	104.3.3 Time Limitation of Application. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, plans and other data submitted for review thereafter, shall be returned to the applicant or destroyed by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be permitted to exceed the time for action by the applicant for a period not to exceed 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once.	104.3.4 Time Limitation of Application**.** Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, plans and other data submitted for review thereafter, shall be returned to the applicant or destroyed by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be permitted to extend the time for action by the applicant for a period not to exceed 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken **and accompanied by a plan review extension fee as**

	In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.	**set forth in the City of Hemet Fee Schedule.** No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.
	104.4 Permit Issuance. The application, construction documents, and other data filed by an applicant for a permit shall be reviewed by the Authority Having Jurisdiction. Such plans shall be permitted to be reviewed by other departments of this jurisdiction to verify compliance with applicable laws under their jurisdiction. Where the Authority Having Jurisdiction finds that the work described in an application for permit and the plans, specifications, and other data filed therewith are in accordance with the requirements of the code and other pertinent laws and ordinances, and that the fees specified in Section 104.5 have been paid, the Authority Having Jurisdiction shall issue a permit therefore to the applicant.	104.4 Permit Issuance. The application, construction documents, and other data filed by an applicant for a permit shall be reviewed by the Authority Having Jurisdiction. Such plans shall be permitted to be reviewed by other departments of this jurisdiction to verify compliance with applicable laws under their jurisdiction. Where the Authority Having Jurisdiction finds that the work described in an application for permit and the plans, specifications, and other data filed therewith are in accordance with the requirements of the code and other pertinent laws and ordinances, and that the fees specified in Section 104.5 have been paid, the Authority Having Jurisdiction shall issue a permit therefore to the applicant.
	104.4.1 Approved Plans or Construction Documents. Where the Authority Having Jurisdiction issues the permit where plans are required, the Authority Having Jurisdiction shall endorse in writing or stamp the construction documents "APPROVED." Such approved construction documents shall not be changed, modified, or altered without authorization from the Authority Having Jurisdiction, and the work shall be done in accordance with approved plans. The Authority Having Jurisdiction shall be permitted to issue a permit for the construction of a part of a plumbing system before the entire construction documents for the whole system have been submitted or approved, provided adequate information and detailed statements have been filed in accordance with the pertinent requirements of this code. The holder of such permit shall be permitted to proceed at the holder's risk without assurance that the permit for the entire building, structure, or plumbing system will be granted.	104.4.1 Approved Plans or Construction Documents. Where the Authority Having Jurisdiction issues the permit where plans are required, the Authority Having Jurisdiction shall endorse in writing or stamp the construction documents "APPROVED." Such approved construction documents shall not be changed, modified, or altered without authorization from the Authority Having Jurisdiction, and the work shall be done in accordance with approved plans. The Authority Having Jurisdiction shall be permitted to issue a permit for the construction of a part of a plumbing system before the entire construction documents for the whole system have been submitted or approved, provided adequate information and detailed statements have been filed in accordance with the pertinent requirements of this code. The holder of such permit shall be permitted to proceed at the holder's risk without assurance that the permit for the entire building, structure, or plumbing system will be granted.
	104.4.2 Validity of Permit. The issuance of a permit or approval	104.4.2 Validity of Permit. The issuance of a permit or approval

	of construction documents shall not be construed to be a permit for, or an approval of, a violation of the provisions of this code or other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid. The issuance of a permit based upon plans, specifications, or other data shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said plans, specifications, and other data or from preventing building operations being carried on thereunder where in violation of this code or of other ordinances of this jurisdiction.	of construction documents shall not be construed to be a permit for, or an approval of, a violation of the provisions of this code or other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid. The issuance of a permit based upon plans, specifications, or other data shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said plans, specifications, and other data or from preventing building operations being carried on thereunder where in violation of this code or of other ordinances of this jurisdiction.
X	104.4.3 Expiration. A permit issued by the Authority Having Jurisdiction under the provisions of this code shall expire by limitation and become null and void where the work authorized by such permit is not commenced within 180 days from the date of such permit, or where the work authorized by such permit is suspended or abandoned at a time after the work is commenced for a period of 180 days. Before such work is recommenced, a new permit shall first be obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspensions or abandonment has not exceeded 1 year.	104.4.3 Expiration. **Every** permit issued by the **building official** shall expire by limitation and become null **unless work for which the permit was issued has** not commenced within 180 days from the date of such permit, or **if the building or** work authorized by such permit is suspended or abandoned at **any** time after the work is commenced **and no inspection of significant progress (as determined by the building official) is obtained** for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original **plans and specifications** for such work; and provided further that such suspension or abandonment has not exceeded one year. **In order to renew action on a permit after one year, the permittee shall pay a new full permit fee.** **Exceptions:** **1. Demolition permits shall be valid for a period not to exceed 60 days.** **2. A permittee holding an unexpired permit may apply for an extension of the time when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The**

		building official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once. **3. Permits issued for work started prior to obtaining a building permit as required under section 104 shall be valid for a period not to exceed 30 days. If an inspection(s) is performed that can verify compliance with all code requirements at the current stage of construction, therein after the permit will be automatically extended per section 104.** **4. Every permit issued by the building official for residential construction shall expire by limitation and become null unless work for which the permit was issued has not commenced within 365 days from permit issuance date.**
	104.4.4 Extensions. A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The Authority Having Jurisdiction shall be permitted to extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.	104.4.4 Extensions. A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The Authority Having Jurisdiction shall be permitted to extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.
	104.4.5 Suspension or Revocation. The Authority Having Jurisdiction shall be permitted to, in writing, suspend or revoke a permit issued under the provisions of this code where the permit is issued in error or on the basis of incorrect information	104.4.5 Suspension or Revocation. The Authority Having Jurisdiction shall be permitted to, in writing, suspend or revoke a permit issued under the provisions of this code where the permit is issued in error or on the basis of incorrect information

	supplied or in violation of other ordinance or regulation of the jurisdiction.	supplied or in violation of other ordinance or regulation of the jurisdiction.
	104.4.6 Retention of Plans. One set of approved construction documents and computations shall be retained by the Authority Having Jurisdiction until final approval of the work covered therein. One set of approved construction documents, computations, and manufacturer's installation instructions shall be returned to the applicant, and said set shall be kept on the site of the building or work at times during which the work authorized thereby is in progress.	104.4.6 Retention of Plans. One set of approved construction documents and computations shall be retained by the Authority Having Jurisdiction until final approval of the work covered therein. One set of approved construction documents, computations, and manufacturer's installation instructions shall be returned to the applicant, and said set shall be kept on the site of the building or work at times during which the work authorized thereby is in progress.
X		**104.4.7 Unfinished buildings and structures. Whenever the building official determines by inspection that work in or on any building or structure for which a permit has been issued and the work started thereon has been suspended for a period of 180 days or more, the owner of the property upon which such building or structure is located or other person or agent of control of said property, upon receipt of notice in writing from the building official to do so, shall, within 60 days from the date of such written notice, obtain a new permit to complete the required work and diligently pursue the work to completion or shall remove or demolish the unpermitted work within 90 days from the date of written notice.**
X	104.5 Fees. Fees shall be assessed in accordance with the provisions of this section and as set forth in the fee schedule, Table 104.5. The fees are to be determined and adopted by this jurisdiction.	104.5 **Permit** Fees. **On buildings, structures, plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the City of Hemet Fee Schedule.**

X	104.5.1 Work Commencing Before Permit Issuance. Where work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit is issued for such work.	104.5.1 **Fee. Whenever any** work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. **An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be twice the amount of all permit fees, required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in the current City of Hemet Fee Schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.**
X	104.5.2 Investigation Fees. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee that is required by this code if a permit were to be issued. The payment of such investigation fee shall not exempt a person from compliance with other provisions of this code, nor from a penalty prescribed by law.	104.5.2 **Special** Investigation Fee. **Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be **twice the amount** of all permit fees, required by this code. **The minimum investigation fee shall be the same as the minimum fee set forth in the current City of Hemet, Building Division Schedule of Fees and Charges.** The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

X	104.5.3 Fee Refunds. The Authority Having Jurisdiction shall be permitted to authorize the refunding of a fee as follows: 1. The amount paid hereunder that was erroneously paid or collected. 2. Refunding of not more than a percentage, as determined by this jurisdiction where no work has been done under a permit issued in accordance with this code. The Authority Having Jurisdiction shall not authorize the refunding of a fee paid except upon written application filed by the original permittee not to exceed 180 days after the date of fee payment.	104.5.3 Fee Refunds. The **Building Official may authorize** refunding of any fee paid **hereunder in the following situations.** 1**. Wherein a fee** was erroneously paid or collected. 2. **The building official may authorize** refunding of not more than **75 percent of the permit application fee when an application for a permit is withdrawn or canceled before any plan review is done.** 3. **The building official may authorize refunding of not more than 75 percent of the permit fee when an application for permit is withdrawn or canceled before any inspections are performed.** **The building official** shall not authorize refunding of any fee paid except on written application filed by the original **applicant not later than** 180 days after the date of fee payment. **Except for the refunding of fees paid in error no refund of permit or plan review fees shall be made where the permit or plan review fee paid is $100.00 or less.**
	105.0 Inspections and Testing	
	105.1 General. Plumbing systems for which a permit is required by this code shall be inspected by the Authority Having Jurisdiction. No plumbing system or portion thereof shall be covered, concealed, or put into use until inspected and approved as prescribed in this code. Neither the Authority Having Jurisdiction nor the jurisdiction shall be liable for expense entailed in the removal or replacement of material required to permit inspection. Plumbing systems regulated by this code shall not be connected to the water, the energy fuel supply, or the sewer system until authorized by the Authority Having Jurisdiction.	105.1 General. Plumbing systems for which a permit is required by this code shall be inspected by the Authority Having Jurisdiction. No plumbing system or portion thereof shall be covered, concealed, or put into use until inspected and approved as prescribed in this code. Neither the Authority Having Jurisdiction nor the jurisdiction shall be liable for expense entailed in the removal or replacement of material required to permit inspection. Plumbing systems regulated by this code shall not be connected to the water, the energy fuel supply, or the sewer system until authorized by the Authority Having Jurisdiction.

	105.2 Required Inspection. New plumbing work and such portions of existing systems as affected by new work, or changes, shall be inspected by the Authority Having Jurisdiction to ensure compliance with the requirements of this code and to ensure that the installation and construction of the plumbing system is in accordance with approved plans. The Authority Having Jurisdiction shall make the following inspections and other such inspections as necessary. The permittee or the permittee's authorized agent shall be responsible for the scheduling of such inspections as follows: 1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. 2. Rough-in inspection shall be made prior to the installation of wall or ceiling membranes. 3. Final inspection shall be made upon completion of the installation.	105.2 Required Inspection. New plumbing work and such portions of existing systems as affected by new work, or changes, shall be inspected by the Authority Having Jurisdiction to ensure compliance with the requirements of this code and to ensure that the installation and construction of the plumbing system is in accordance with approved plans. The Authority Having Jurisdiction shall make the following inspections and other such inspections as necessary. The permittee or the permittee's authorized agent shall be responsible for the scheduling of such inspections as follows: 1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. 2. Rough-in inspection shall be made prior to the installation of wall or ceiling membranes. 3. Final inspection shall be made upon completion of the installation.
	105.2.1 Uncovering. Where a drainage or plumbing system, building sewer, private sewage disposal system, or part thereof, which is installed, altered, or repaired, is covered or concealed before being inspected, tested, and approved as prescribed in this code, it shall be uncovered for inspection after notice to uncover the work has been issued to the responsible person by the Authority Having Jurisdiction. The requirements of this section shall not be considered to prohibit the operation of plumbing installed to replace existing equipment or fixtures serving an occupied portion of the building in the event a request for inspection of such equipment or fixture has been filed with the Authority Having Jurisdiction not more than 72 hours after such replacement work is completed, and before a portion of such plumbing system is concealed by a permanent portion of the building.	105.2.1 Uncovering. Where a drainage or plumbing system, building sewer, private sewage disposal system, or part thereof, which is installed, altered, or repaired, is covered or concealed before being inspected, tested, and approved as prescribed in this code, it shall be uncovered for inspection after notice to uncover the work has been issued to the responsible person by the Authority Having Jurisdiction. The requirements of this section shall not be considered to prohibit the operation of plumbing installed to replace existing equipment or fixtures serving an occupied portion of the building in the event a request for inspection of such equipment or fixture has been filed with the Authority Having Jurisdiction not more than 72 hours after such replacement work is completed, and before a portion of such plumbing system is concealed by a permanent portion of the building.
	105.2.1.1 Water Supply System. No water supply system or portion thereof shall be covered or concealed until it first has	105.2.1.1 Water Supply System. No water supply system or portion thereof shall be covered or concealed until it first has

	been tested, inspected, and approved.	been tested, inspected, and approved.
	105.2.1.2 Covering or Using. No plumbing or drainage system, building sewer, private sewer disposal system, or part thereof, shall be covered, concealed, or put into use until it has been tested, inspected, and accepted as prescribed in this code.	105.2.1.2 Covering or Using. No plumbing or drainage system, building sewer, private sewer disposal system, or part thereof, shall be covered, concealed, or put into use until it has been tested, inspected, and accepted as prescribed in this code.
	105.2.2 Other Inspections. In addition to the inspections required by this code, the Authority Having Jurisdiction shall be permitted to require other inspections to ascertain compliance with the provisions of this code and other laws that are enforced by the Authority Having Jurisdiction.	105.2.2 Other Inspections. In addition to the inspections required by this code, the Authority Having Jurisdiction shall be permitted to require other inspections to ascertain compliance with the provisions of this code and other laws that are enforced by the Authority Having Jurisdiction.
	105.2.3 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the Authority Having Jurisdiction that such work is ready for inspection. The Authority Having Jurisdiction shall be permitted to require that a request for inspection be filed not less than 1 working day before such inspection is desired. Such request shall be permitted to be made in writing or by telephone, at the option of the Authority Having Jurisdiction. It shall be the duty of the person requesting inspections in accordance with this code to provide access to and means for inspection of such work.	105.2.3 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the Authority Having Jurisdiction that such work is ready for inspection. The Authority Having Jurisdiction shall be permitted to require that a request for inspection be filed not less than 1 working day before such inspection is desired. Such request shall be permitted to be made in writing or by telephone, at the option of the Authority Having Jurisdiction. It shall be the duty of the person requesting inspections in accordance with this code to provide access to and means for inspection of such work.
	105.2.4 Advance Notice. It shall be the duty of the person doing the work authorized by the permit to notify the Authority Having Jurisdiction, orally or in writing, that said work is ready for inspection. Such notification shall be given not less than 24 hours before the work is to be inspected.	105.2.4 Advance Notice. It shall be the duty of the person doing the work authorized by the permit to notify the Authority Having Jurisdiction, orally or in writing, that said work is ready for inspection. Such notification shall be given not less than 24 hours before the work is to be inspected.
	105.2.5 Responsibility. It shall be the duty of the holder of a permit to make sure that the work will stand the test prescribed before giving the notification. The equipment, material, and labor necessary for inspection or tests shall be furnished by the person to whom the permit is issued or by whom inspection is requested.	105.2.5 Responsibility. It shall be the duty of the holder of a permit to make sure that the work will stand the test prescribed before giving the notification. The equipment, material, and labor necessary for inspection or tests shall be furnished by the person to whom the permit is issued or by whom inspection is requested.
	105.2.6 Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such	105.2.6 Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such

	portion of work for which inspection is called is not complete or where required corrections have not been made. This provision shall not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or reinspection. Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the Authority Having Jurisdiction. To obtain reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with Table 104.5. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.	portion of work for which inspection is called is not complete or where required corrections have not been made. This provision shall not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or reinspection. Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the Authority Having Jurisdiction. To obtain reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with Table 104.5. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
	105.3 Testing of Systems. Plumbing systems shall be tested and approved in accordance with this code or the Authority Having Jurisdiction. Tests shall be conducted in the presence of the Authority Having Jurisdiction or the Authority Having Jurisdiction's duly appointed representative. No test or inspection shall be required where a plumbing system, or part thereof, is set up for exhibition purposes and has no connection with a water or drainage system. In cases where it would be impractical to provide the required water or air tests, or for minor installations and repairs, the Authority Having Jurisdiction shall be permitted to make such inspection as deemed advisable in order to be assured that the work has been performed in accordance with the intent of this code. Joints and connections in the plumbing system shall be gastight and watertight tor the pressures required by the test.	105.3 Testing of Systems. Plumbing systems shall be tested and approved in accordance with this code or the Authority Having Jurisdiction. Tests shall be conducted in the presence of the Authority Having Jurisdiction or the Authority Having Jurisdiction's duly appointed representative. No test or inspection shall be required where a plumbing system, or part thereof, is set up for exhibition purposes and has no connection with a water or drainage system. In cases where it would be impractical to provide the required water or air tests, or for minor installations and repairs, the Authority Having Jurisdiction shall be permitted to make such inspection as deemed advisable in order to be assured that the work has been performed in accordance with the intent of this code. Joints and connections in the plumbing system shall be gastight and watertight tor the pressures required by the test.
	105.3.1 Defective Systems. An air test shall be used in testing	105.3.1 Defective Systems. An air test shall be used in testing

	the sanitary condition of the drainage or plumbing system of building premises where there is reason to believe that it has become defective. In buildings or premises condemned by the Authority Having Jurisdiction because of an insanitary condition of the plumbing system, or part thereof, the alterations in such system shall be in accordance with the requirements of this code.	the sanitary condition of the drainage or plumbing system of building premises where there is reason to believe that it has become defective. In buildings or premises condemned by the Authority Having Jurisdiction because of an insanitary condition of the plumbing system, or part thereof, the alterations in such system shall be in accordance with the requirements of this code.
	105.3.2 Retesting. Where the Authority Having Jurisdiction finds that the work will not pass the test, necessary corrections shall be made, and the work shall be resubmitted for test or inspection.	105.3.2 Retesting. Where the Authority Having Jurisdiction finds that the work will not pass the test, necessary corrections shall be made, and the work shall be resubmitted for test or inspection.
	105.3.3 Approval. Where prescribed tests and inspections indicate that the work is in accordance with this code, a certificate of approval shall be issued by the Authority Having Jurisdiction to the permittee on demand.	105.3.3 Approval. Where prescribed tests and inspections indicate that the work is in accordance with this code, a certificate of approval shall be issued by the Authority Having Jurisdiction to the permittee on demand.
	105.4 Connection to Service Utilities. No person shall make connections from a source of energy or fuel to a plumbing system or equipment regulated by this code and for which a permit is required until approved by the Authority Having Jurisdiction. No person shall make connection from a water supply line nor shall connect to a sewer system regulated by this code and for which a permit is required until approved by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be permitted to authorize temporary connection of the plumbing equipment to the source of energy or fuel for the purpose of testing the equipment.	105.4 Connection to Service Utilities. No person shall make connections from a source of energy or fuel to a plumbing system or equipment regulated by this code and for which a permit is required until approved by the Authority Having Jurisdiction. No person shall make connection from a water supply line nor shall connect to a sewer system regulated by this code and for which a permit is required until approved by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be permitted to authorize temporary connection of the plumbing equipment to the source of energy or fuel for the purpose of testing the equipment.
	106.0 Violations and Penalties	
X	106.1 General. It shall be unlawful for a person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain plumbing or permit the same to be done in violation of this code.	**106.1 Penalties. Any person, firm or corporation violating any of the provisions, regulations, requirements, additions, amendments and/or deletions of this code is guilty of a misdemeanor and the penalty for such a misdemeanor shall be as set forth in Chapter 1-8 of the Hemet Municipal Code.**
X	106.2 Notices of Correction or Violation. Notices of correction or violation shall be written by the Authority Having Jurisdiction	106.2 **Notice of Violation. The building official is authorized to serve a notice of violation or order on the person responsible**

	and shall be permitted to be posted at the site of the work or mailed or delivered to the permittee or their authorized representative. Refusal, failure, or neglect to comply with such notice or order within 10 days of receipt thereof, shall be considered a violation of this code and shall be subject to the penalties set forth by the governing laws of the jurisdiction.	**for the erection, construction, alteration, enlargement, alteration, repair, moving, improving, removing, converting or demolishing, equipping, using, or maintaining mechanical systems or equipment in violation of this code, or in violation of a permit under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.**
X	106.3 Penalties. A person, firm, or corporation violating a provision of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine, imprisonment, or both set forth by the governing laws of the jurisdiction. Each separate day or portion thereof, during which a violation of this code occurs or continues, shall be deemed to constitute a separate offense.	106.3 Penalties. Any person, firm or corporation violating **any of the** provisions, **regulations, requirements, additions, amendments and/or deletions** of this code is guilty of a misdemeanor and **the penalty for such a misdemeanor shall be as set forth in Chapter 1-8 of the Hemet Municipal Code.** Each separate day or portion thereof, during which a violation of this code occurs or continues, shall be deemed to constitute a separate offense.
	106.4 Stop Orders. Where work is being done contrary to the provisions of this code, the Authority Having Jurisdiction shall be permitted to order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop work until authorized by the Authority Having Jurisdiction to proceed with the work.	106.4 Stop Orders. Where work is being done contrary to the provisions of this code, the Authority Having Jurisdiction shall be permitted to order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop work until authorized by the Authority Having Jurisdiction to proceed with the work.
X		**106.5 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.**
	106.5 Authority to Disconnect Utilities in Emergencies. The Authority Having Jurisdiction shall have the authority to disconnect a plumbing system to a building, structure, or equipment regulated by this code in case of emergency where	106.6 Authority to Disconnect Utilities in Emergencies. The Authority Having Jurisdiction shall have the authority to disconnect a plumbing system to a building, structure, or equipment regulated by this code in case of emergency where

	necessary to eliminate an immediate hazard to life or property.	necessary to eliminate an immediate hazard to life or property.
	106.6 Authority to Condemn. Where the Authority Having Jurisdiction ascertains that a plumbing system or portion thereof, regulated by this code, has become hazardous to life, health, or property, or has become insanitary, the Authority Having Jurisdiction shall order in writing that such plumbing either be removed or placed in a safe or sanitary condition. The order shall fix a reasonable time limit for compliance. No person shall use or maintain defective plumbing after receiving such notice. Where such plumbing system is to be disconnected, written notice shall be given. In cases of immediate danger to life or property, such disconnection shall be permitted to be made immediately without such notice.	106.7 Authority to Condemn. Where the Authority Having Jurisdiction ascertains that a plumbing system or portion thereof, regulated by this code, has become hazardous to life, health, or property, or has become insanitary, the Authority Having Jurisdiction shall order in writing that such plumbing either be removed or placed in a safe or sanitary condition. The order shall fix a reasonable time limit for compliance. No person shall use or maintain defective plumbing after receiving such notice. Where such plumbing system is to be disconnected, written notice shall be given. In cases of immediate danger to life or property, such disconnection shall be permitted to be made immediately without such notice.
	107.0 Board of Appeals	
X	107.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Authority Having Jurisdiction relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to plumbing design, construction, and maintenance and the public health aspects of plumbing systems and who are not employees of the jurisdiction. The Authority Having Jurisdiction shall be an ex-officio member and shall act as secretary to said board but shall have no vote upon a matter before the board. The Board of Appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render decisions and findings in writing to the appellant with a duplicate copy to the Authority Having Jurisdiction.	107.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the **building official** relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of **five** members who are qualified by experience and training to pass upon matters pertaining to **building construction** and who are not employees of the jurisdiction. The **Building official** shall be an ex officio member and shall act as secretary to said Board, but shall have no vote upon any matter before the Board. The Board of Appeals shall be appointed by the **City Council** and shall hold office at its pleasure. The board shall adopt rules and procedures for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the **building official.**
X	107.2 Limitations of Authority. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code, nor shall the board be empowered to	107.2 Limitations on authority. **An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly**

	waive requirements of this code.	**interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.** The Board of Appeals shall have no authority relative to interpretation of administrative provisions of this Code, nor shall the board have authority to waive requirements of this code.
X		**107.3 Appeal Hearing Fee. A fee, as provided in the current City of Hemet Fee Study shall accompany an application for a hearing before the Board of Appeals.**
X		**107.4 Special Purposes Members. For the purpose of appeals to the standards of Title 24 of the California Code of Regulations affecting accommodations for persons with disabilities, two (2) members shall be added who shall have a disability as defined by Section 202 of the California Building Code, 2019 Edition.**
X		**107.5 Notice of Appeal. Within the limitations provided for below, a person aggrieved by any order, act or determination of the building official or his subordinates, may appeal therefrom to the board of appeals. The appeal shall be taken by filing a written notice of appeal within 15 days, exclusive of holidays, after the date of making the order or determination or performing the act and by paying the appeal hearing fee. The notice of appeal must be in writing on a form provided by the city, and the notice must be filed and the fee paid at the office of the building official. The notice of appeal shall be sufficient to identify the act, order or determination appealed from and stated wherein it is erroneous or invalid. The operation of the act, order, or determination appealed from its suspended by the filing of the notice and appeal upon the determination of the appeal or termination of proceedings thereunder.**
X		**107.6 Hearing. The chairman of said board shall fix the time and place of hearing the appeal. The date of hearing shall not be less than 5 days nor more than 15 days after the date of**

		filing the notice of appeal, and the hearing must not be postponed for more than ten days without good and sufficient cause. The board shall give written notice of the time and place of such hearing to the appellant and the officer or head of the department or division who act, order, or determination is appealed from. Witnesses may be sworn and examined and evidence produced by interested parties, who may appear in person or by attorney. The board shall keep a record of each appeal and proceeding thereunder. At the conclusion of the hearing, the board shall prepare and file its written findings and decision. The affirmative vote of two-thirds of the board is necessary to modify or reverse the order, act or determination appealed from. The failure of the board to file its findings and decisions within five days after termination of the hearing shall result in the automatic confirmation of the order, act or determination appealed from.
X		**107.7 Final Decision. Any person aggrieved or affected by a decision of the board may appeal to the city council from such decision at any time within ten days after the date upon which the board announces its decision or loses jurisdiction. AN appeal to the city council shall be taken by filling a letter of appeal with the building division and by concurrently paying to such division an appeal hearing fee in the amount established by the City of Hemet Fee Schedule. Such letter shall set forth the grounds upon which the appeal is based. Within 15 days after the receipt of the letter of appeal and the filing fee, the building division shall transmit to the city council the letter of appeal and the record of appeal at the board and the board's findings and decisions. The city council may firm, reverse, or modify the decision of the board.**
X		**107.8 Absence of Board of Appeals. I the event the board as established in Section 107.1 herein above should for any reason not be appointed by the city council or cease to exist after such appointment, the city council may serve as the**

		board of appeals.
	Section 108 Violations	
X		**108.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.**
X		**108.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. 108.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.**
X		**108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.**
X		**108.5 Violation Penalties. Any person, firm or corporation violating any of the provisions, regulations, requirements, additions, amendments and/or deletions of this code is guilty**

		of a misdemeanor and the penalty for such a misdemeanor shall be set forth in Chapter 1-8 of the Hemet Municipal Code.
X		**108.5.1 In addition thereto, violation of this code is declared to be a public nuisance, and the city attorney may institute necessary legal procedures for the abatement, removal or enjoinment thereof in the manner provided by law, or any take such other steps as he or she deems necessary to accommodate these ends.**
	Section 109 Stop Work Order	
X		**109.1 Authority. Where the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.**
X		**109.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.**
X		**109.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.**

Division 6. California Mechanical Code		
	Model Code	Revised Hemet Municipal Code
101.0 General		
X	101.1 Title. This document shall be known as the "Uniform Mechanical Code," may be cited as such, and will be referred to herein as "this code."	101.1 Title. This document shall be known as the ~~Uniform~~ Mechanical Code **of City of Hemet,** may be cited as such, and will be referred to herein as "this code."
	101.2 Scope. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of mechanical systems within this jurisdiction.	101.2 Scope. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of mechanical systems within this jurisdiction.
	101.3 Purpose. This code is an ordinance providing minimum requirements and standards for the protection of the public health, safety, and welfare.	101.3 Purpose. This code is an ordinance providing minimum requirements and standards for the protection of the public health, safety, and welfare.
	101.4 Unconstitutional. Where a section, subsection, sentence, clause, or phrase of this code is, for a reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code. The legislative body hereby declares that it would have passed this code, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, and phrases are declared unconstitutional.	101.4 Unconstitutional. Where a section, subsection, sentence, clause, or phrase of this code is, for a reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code. The legislative body hereby declares that it would have passed this code, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, and phrases are declared unconstitutional.
	101.5 Validity. Where a provision of this code, or the application thereof to a person or circumstance, is held invalid, the remainder of the code, or the application of such provision to other persons or circumstances, shall not be affected thereby.	101.5 Validity. Where a provision of this code, or the application thereof to a person or circumstance, is held invalid, the remainder of the code, or the application of such provision to other persons or circumstances, shall not be affected thereby.

	102.0 Applicability	
	102.1 Conflicts Between Codes. Where the requirements within the jurisdiction of this mechanical code conflict with the requirements of the plumbing code, the plumbing code shall prevail. In instances where this code, applicable standards, or the manufacturer's installation instructions conflict, the more stringent provisions shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall prevail. [OSHPD 1, 1R, 2, 3, 4 & 5] See Chapter 1, Division I, Section 1.1.7.	102.1 Conflicts Between Codes. Where the requirements within the jurisdiction of this mechanical code conflict with the requirements of the plumbing code, the plumbing code shall prevail. In instances where this code, applicable standards, or the manufacturer's installation instructions conflict, the more stringent provisions shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall prevail. [OSHPD 1, 1R, 2, 3, 4 & 5] See Chapter 1, Division I, Section 1.1.7.
	102.2 Existing Installations. Mechanical systems lawfully in existence at the time of the adoption of this code shall be permitted to have their use, maintenance, or repair continued where the use, maintenance, or repair is in accordance with the original design and location and no hazard to life, health, or property has been created by such mechanical system.	102.2 Existing Installations. Mechanical systems lawfully in existence at the time of the adoption of this code shall be permitted to have their use, maintenance, or repair continued where the use, maintenance, or repair is in accordance with the original design and location and no hazard to life, health, or property has been created by such mechanical system.
	102.3 Maintenance. Mechanical systems, materials, and appurtenances, both existing and new, of a premise under the Authority Having Jurisdiction shall be maintained in operating condition. Devices or safeguards required by this code shall be maintained in accordance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for maintenance of mechanical systems. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a mechanical system to be reinspected.	102.3 Maintenance. Mechanical systems, materials, and appurtenances, both existing and new, of a premise under the Authority Having Jurisdiction shall be maintained in operating condition. Devices or safeguards required by this code shall be maintained in accordance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for maintenance of mechanical systems. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a mechanical system to be reinspected.
	102.3.1 Commercial HVAC Systems. Commercial HVAC systems both existing and new, and parts thereof shall be inspected and maintained in operating condition in accordance with ASHRAE/ACCA 180. The owner or the owner's designated agent shall be responsible for maintenance of mechanical systems and equipment. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a	102.3.1 Commercial HVAC Systems. Commercial HVAC systems both existing and new, and parts thereof shall be inspected and maintained in operating condition in accordance with ASHRAE/ACCA 180. The owner or the owner's designated agent shall be responsible for maintenance of mechanical systems and equipment. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a

	HVAC system to be reinspected.	HVAC system to be reinspected.
	102.3.2 Residential HVAC Systems. Residential HVAC systems both existing and new, and parts thereof shall be inspected in accordance with ACCA 4 QM. The owner or the owner's designated agent shall be responsible for maintenance of mechanical systems and equipment. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a HVAC system to be reinspected.	102.3.2 Residential HVAC Systems. Residential HVAC systems both existing and new, and parts thereof shall be inspected in accordance with ACCA 4 QM. The owner or the owner's designated agent shall be responsible for maintenance of mechanical systems and equipment. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a HVAC system to be reinspected.
	102.4 Additions, Alterations, Renovations, or Repairs. Additions, alterations, renovations, or repairs shall conform to that required for a new system without requiring the existing mechanical system to be in accordance with the requirements of this code. Additions, alterations, renovations, or repairs shall not cause an existing system to become unsafe, insanitary or overloaded. Additions, alterations, renovations, or repairs to existing mechanical system installations shall comply with the provisions for new construction, unless such deviations are found to be necessary and are first approved by the Authority Having Jurisdiction.	102.4 Additions, Alterations, Renovations, or Repairs. Additions, alterations, renovations, or repairs shall conform to that required for a new system without requiring the existing mechanical system to be in accordance with the requirements of this code. Additions, alterations, renovations, or repairs shall not cause an existing system to become unsafe, insanitary or overloaded. Additions, alterations, renovations, or repairs to existing mechanical system installations shall comply with the provisions for new construction, unless such deviations are found to be necessary and are first approved by the Authority Having Jurisdiction.
	102.5 Health and Safety. Where compliance with the provisions of this code fail to eliminate or alleviate a nuisance, or other dangerous or insanitary condition that involves health or safety hazards, the owner or the owner's agent shall install such additional mechanical system facilities or shall make such repairs or alterations as ordered by the Authority Having Jurisdiction.	102.5 Health and Safety. Where compliance with the provisions of this code fail to eliminate or alleviate a nuisance, or other dangerous or insanitary condition that involves health or safety hazards, the owner or the owner's agent shall install such additional mechanical system facilities or shall make such repairs or alterations as ordered by the Authority Having Jurisdiction.
	102.6 Changes in Building Occupancy. Mechanical systems that are a part of a building or structure undergoing a change in use or occupancy, as defined in the building code, shall be in accordance with the requirements of this code that are applicable to the new use or occupancy.	102.6 Changes in Building Occupancy. Mechanical systems that are a part of a building or structure undergoing a change in use or occupancy, as defined in the building code, shall be in accordance with the requirements of this code that are applicable to the new use or occupancy.

	102.7 Moved Structures. Parts of the mechanical system of a building and part thereof that is moved from one foundation to another, or from one location to another, shall be in accordance with the provisions of this code for new installations and completely tested as prescribed elsewhere in this section for new work, except that walls or floors need not be removed during such test where equivalent means of inspection acceptable to the Authority Having Jurisdiction are provided.	102.7 Moved Structures. Parts of the mechanical system of a building and part thereof that is moved from one foundation to another, or from one location to another, shall be in accordance with the provisions of this code for new installations and completely tested as prescribed elsewhere in this section for new work, except that walls or floors need not be removed during such test where equivalent means of inspection acceptable to the Authority Having Jurisdiction are provided.
	102.8 Appendices. The provisions in the appendices are intended to supplement the requirements of this code and shall not be considered part of this code unless formally adopted as such.	102.8 Appendices. The provisions in the appendices are intended to supplement the requirements of this code and shall not be considered part of this code unless formally adopted as such.
103.0 Duties and Powers of the Authority Having Jurisdiction		
	103.1 General. The Authority Having Jurisdiction shall be the Authority duly appointed to enforce this code. For such purposes, the Authority Having Jurisdiction shall have the powers of a law enforcement officer. The Authority Having Jurisdiction shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, and regulations shall comply with the intent and purpose of this code. In accordance with the prescribed procedures and with the approval of the appointing authority, the Authority Having Jurisdiction shall be permitted to appoint such number of technical officers, inspectors, and other employees as shall be authorized from time to time. The Authority Having Jurisdiction shall be permitted to deputize such inspectors or employees as necessary to carry out the functions of the code enforcement agency. The Authority Having Jurisdiction shall be permitted to request the assistance and cooperation of other officials of this	103.1 General. The Authority Having Jurisdiction shall be the Authority duly appointed to enforce this code. For such purposes, the Authority Having Jurisdiction shall have the powers of a law enforcement officer. The Authority Having Jurisdiction shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, and regulations shall comply with the intent and purpose of this code. In accordance with the prescribed procedures and with the approval of the appointing authority, the Authority Having Jurisdiction shall be permitted to appoint such number of technical officers, inspectors, and other employees as shall be authorized from time to time. The Authority Having Jurisdiction shall be permitted to deputize such inspectors or employees as necessary to carry out the functions of the code enforcement agency. The Authority Having Jurisdiction shall be permitted to request the assistance and cooperation of other officials of this

	jurisdiction so far as required in the discharge of the duties required by this code or other pertinent law or ordinance. 103.2 Liability. The Authority Having Jurisdiction charged with the enforcement of this code, acting in good faith and without malice in the discharge of the authority Having Jurisdiction's duties, shall not thereby be rendered personally liable for damage that accrues to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the Authority Having Jurisdiction or employee because of such act or omission performed in the enforcement of provisions of this code shall be defended by legal counsel provided by this jurisdiction until final termination of such proceedings.	jurisdiction so far as required in the discharge of the duties required by this code or other pertinent law or ordinance. 103.2 Liability. The Authority Having Jurisdiction charged with the enforcement of this code, acting in good faith and without malice in the discharge of the authority Having Jurisdiction's duties, shall not thereby be rendered personally liable for damage that accrues to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the Authority Having Jurisdiction or employee because of such act or omission performed in the enforcement of provisions of this code shall be defended by legal counsel provided by this jurisdiction until final termination of such proceedings.
	103.3 Applications and Permits. The Authority Having Jurisdiction shall be permitted to require the submission of plans, specifications, drawings, and such other information in accordance with the Authority Having Jurisdiction, prior to the commencement of, and at a time during the progress of, work regulated by this code. The issuance of a permit upon construction documents shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said construction documents or from preventing construction operations being carried on thereunder where in violation of this code or of other pertinent ordinance or from revoking a certificate of approval where issued in error.	103.3 Applications and Permits. The Authority Having Jurisdiction shall be permitted to require the submission of plans, specifications, drawings, and such other information in accordance with the Authority Having Jurisdiction, prior to the commencement of, and at a time during the progress of, work regulated by this code. The issuance of a permit upon construction documents shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said construction documents or from preventing construction operations being carried on thereunder where in violation of this code or of other pertinent ordinance or from revoking a certificate of approval where issued in error.
	103.3.1 Licensing. Provision for licensing shall be determined by the Authority Having Jurisdiction.	103.3.1 Licensing. Provision for licensing shall be determined by the Authority Having Jurisdiction.
	103.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Authority Having Jurisdiction has reasonable cause to believe that there exists in a building or upon a premises a condition or violation of this code that makes the building or premises unsafe, insanitary, dangerous, or hazardous, the Authority	103.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Authority Having Jurisdiction has reasonable cause to believe that there exists in a building or upon a premises a condition or violation of this code that makes the building or premises unsafe, insanitary, dangerous, or hazardous, the Authority

	Having Jurisdiction shall be permitted to enter the building or premises at reasonable times to inspect or to perform the duties imposed upon the Authority Having Jurisdiction by this code, provided that where such building or premises is occupied, the Authority Having Jurisdiction shall present credentials to the occupant and request entry. Where such building or premises is unoccupied, the Authority Having Jurisdiction shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. Where entry is refused, the Authority Having Jurisdiction has recourse to every remedy provided by law to secure entry. Where the Authority Having Jurisdiction shall have first obtained an inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or person having charge, care, or control of a building or premises shall fail or neglect, after a request is made as herein provided, to promptly permit entry herein by the Authority Having Jurisdiction for the purpose of inspection and examination pursuant to this code.	Having Jurisdiction shall be permitted to enter the building or premises at reasonable times to inspect or to perform the duties imposed upon the Authority Having Jurisdiction by this code, provided that where such building or premises is occupied, the Authority Having Jurisdiction shall present credentials to the occupant and request entry. Where such building or premises is unoccupied, the Authority Having Jurisdiction shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. Where entry is refused, the Authority Having Jurisdiction has recourse to every remedy provided by law to secure entry. Where the Authority Having Jurisdiction shall have first obtained an inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or person having charge, care, or control of a building or premises shall fail or neglect, after a request is made as herein provided, to promptly permit entry herein by the Authority Having Jurisdiction for the purpose of inspection and examination pursuant to this code
104.0 Permits		
	104.1 Permits Required. It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a mechanical system regulated by this code except as permitted in Section 104.2, or to cause the same to be done without first obtaining a separate mechanical permit for each separate building or structure.	104.1 Permits Required. It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a mechanical system regulated by this code except as permitted in Section 104.2, or to cause the same to be done without first obtaining a separate mechanical permit for each separate building or structure.
	104.2 Exempt Work. A permit shall not be required for the following: 1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler. 2. A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by this code.	104.2 Exempt Work. A permit shall not be required for the following: 1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler. 2. A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by this code.

	3. Replacement of a component part that does not alter its original approval and is in accordance with other applicable requirements of this code. 4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code. 5. A unit refrigerating system. Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of the code or other laws or ordinances of this jurisdiction.	3. Replacement of a component part that does not alter its original approval and is in accordance with other applicable requirements of this code. 4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code. 5. A unit refrigerating system. Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of the code or other laws or ordinances of this jurisdiction.
	104.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Authority Having Jurisdiction for that purpose. Such application shall: 1. Identify and describe the work to be covered by the permit for which application is made. 2. Describe the land upon which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work. 3. Indicate the use or occupancy for which the proposed work is intended. 4. Be accompanied by construction documents and other data in accordance with Section 104.3.1. 5. Be signed by the permittee or the permittee's authorized agent. The Authority Having Jurisdiction shall be permitted to require evidence to indicate such authority. 6. Give such other data and information in accordance with the Authority Having Jurisdiction.	104.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Authority Having Jurisdiction for that purpose. Such application shall: 1. Identify and describe the work to be covered by the permit for which application is made. 2. Describe the land upon which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work. 3. Indicate the use or occupancy for which the proposed work is intended. 4. Be accompanied by construction documents and other data in accordance with Section 104.3.1. 5. Be signed by the permittee or the permittee's authorized agent. The Authority Having Jurisdiction shall be permitted to require evidence to indicate such authority. 6. Give such other data and information in accordance with the Authority Having Jurisdiction.
	104.3.1 Construction Documents. Construction documents, engineering calculations, diagrams, and other data shall be submitted in two or more sets with each application for a permit. The construction documents, computations, and	104.3.1 Construction Documents. Construction documents, engineering calculations, diagrams, and other data shall be submitted in two or more sets with each application for a permit. The construction documents, computations, and

	specifications shall be prepared by, and the mechanical system designed by, a registered design professional. Construction documents shall be drawn to scale with clarity to identify that the intended work to be performed is in accordance with the code. Exception: The Authority Having Jurisdiction shall be permitted to waive the submission of construction documents, calculations, or other data where the Authority Having Jurisdiction finds that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with the code.	specifications shall be prepared by, and the mechanical system designed by, a registered design professional. Construction documents shall be drawn to scale with clarity to identify that the intended work to be performed is in accordance with the code. Exception: The Authority Having Jurisdiction shall be permitted to waive the submission of construction documents, calculations, or other data where the Authority Having Jurisdiction finds that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with the code.
X	104.3.2 Plan Review Fees. Where a plan or other data is required to be submitted in accordance with Section 104.3.1, a plan review fee shall be paid at the time of submitting construction documents for review. The plan review fees for mechanical system work shall be determined and adopted by this jurisdiction. The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 104.5. Where plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate shown in Table 104.5.	104.3.2 Plan Review Fees. ~~Where a plan~~ **When plans** or other data are required to be submitted, ~~in accordance with Section 104.3.1~~ a plan review fee shall be paid at the time of submitting **plans and specifications for review. The plan review fees for mechanical work shall be charged as stated in the City of Hemet Fee Schedule. Upon submittal** construction documents ~~**for review**~~**, this fee shall be due and payable before the construction documents will be reviewed.** ~~**The plan review fees for mechanical system work shall be determined and adopted by this jurisdiction.**~~ The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 104.5 **and are in addition to the permit fees.** When plans are incomplete, changed **or require 3 or more reviews** so as to require additional **plan** review, **an additional plan review** fee shall be charged ~~at the rate shown~~ **stated in the City of Hemet Fee Schedule or the actual expense incurred by the City of Hemet.**
X		**104.3.3 Fee Not Specified. When a plan review is required for buildings, structures, electrical, gas, mechanical and plumbing systems or alterations and a fee is not specifically specified in the City of Hemet Fee Schedule, a fee shall be charged based on the Fully Burdened Hourly Rate (FBHR) staff classification**

		performing the plan review as set forth in the City of Hemet Fee Schedule or the actual cost to the jurisdiction by an outside consultant. The administration cost for processing such plan review and extensions shall be charged at the FBHR for the staff classification performing such work.
X	104.3.3 Time Limitation of Application. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, plans and other data submitted for review thereafter, shall be returned to the applicant or destroyed by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be permitted to extend the time for action by the applicant for a period not to exceed 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.	104.3.3 Time Limitation of Application. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, plans and other data submitted for review thereafter, shall be returned to the applicant or destroyed by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be permitted to extend the time for action by the applicant for a period not to exceed 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken **and accompanied by a plan review extension fee as set forth in the City of Hemet Fee Schedule**. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.
	104.4 Permit Issuance. The application, construction documents, and other data filed by an applicant for a permit shall be reviewed by the Authority Having Jurisdiction. Such plans shall be permitted to be reviewed by other departments of this jurisdiction to verify compliance with applicable laws under their jurisdiction. Where the Authority Having Jurisdiction finds that the work described in an application for permit and the plans, specifications, and other data filed therewith are in accordance with the requirements of the code and other pertinent laws and ordinances, and that the fees specified in Section 104.5 have been paid, the Authority Having Jurisdiction shall issue a permit therefore to the applicant.	104.4 Permit Issuance. The application, construction documents, and other data filed by an applicant for a permit shall be reviewed by the Authority Having Jurisdiction. Such plans shall be permitted to be reviewed by other departments of this jurisdiction to verify compliance with applicable laws under their jurisdiction. Where the Authority Having Jurisdiction finds that the work described in an application for permit and the plans, specifications, and other data filed therewith are in accordance with the requirements of the code and other pertinent laws and ordinances, and that the fees specified in Section 104.5 have been paid, the Authority Having Jurisdiction shall issue a permit therefore to the applicant.
	104.4.1 Approved Plans or Construction Documents. Where the Authority Having Jurisdiction issues the permit where plans are required, the Authority Having Jurisdiction shall endorse in	104.4.1 Approved Plans or Construction Documents. Where the Authority Having Jurisdiction issues the permit where plans are required, the Authority Having Jurisdiction shall endorse in

	writing or stamp the construction documents "APPROVED." Such approved construction documents shall not be changed, modified, or altered without authorization from the Authority Having Jurisdiction, and the work shall be done in accordance with approved plans. The Authority Having Jurisdiction shall be permitted to issue a permit for the construction of a part of a mechanical system before the entire construction documents for the whole system have been submitted or approved, provided adequate information and detailed statements have been filed in accordance with pertinent requirements of this code. The holder of such permit shall be permitted to proceed at the holder's risk without assurance that the permit for the entire building, structure, or mechanical system will be granted.	writing or stamp the construction documents "APPROVED." Such approved construction documents shall not be changed, modified, or altered without authorization from the Authority Having Jurisdiction, and the work shall be done in accordance with approved plans. The Authority Having Jurisdiction shall be permitted to issue a permit for the construction of a part of a mechanical system before the entire construction documents for the whole system have been submitted or approved, provided adequate information and detailed statements have been filed in accordance with pertinent requirements of this code. The holder of such permit shall be permitted to proceed at the holder's risk without assurance that the permit for the entire building, structure, or mechanical system will be granted.
	104.4.2 Validity of Permit. The issuance of a permit or approval of construction documents shall not be construed to be a permit for, or an approval of, a violation of the provisions of this code or other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid. The issuance of a permit based upon plans, specifications, or other data shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said plans, specifications, and other data or from preventing building operations being carried on thereunder where in violation of this code or of other ordinances of this jurisdiction.	104.4.2 Validity of Permit. The issuance of a permit or approval of construction documents shall not be construed to be a permit for, or an approval of, a violation of the provisions of this code or other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid. The issuance of a permit based upon plans, specifications, or other data shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said plans, specifications, and other data or from preventing building operations being carried on thereunder where in violation of this code or of other ordinances of this jurisdiction.

X	104.4.3 Expiration. A permit issued by the Authority Having Jurisdiction under the provisions of this code shall expire by limitation and become null and void where the work authorized by such permit is not commenced within 180 days from the date of such permit, or where the work authorized by such permit is suspended or abandoned at a time after the work is commenced for a period of 180 days. Before such work is recommenced, a new permit shall first be obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded 1 year.	104.4.3 Expiration. **Every** permit issued by the ~~**Authority Having Jurisdiction under the provisions of this code**~~ **building official** shall expire by limitation and become ~~**null and void where the**~~ **unless** work ~~**authorized by such**~~ **for which the** permit **was issued has** not commenced within 180 days from the date of such permit, or **if the building or** work authorized by such permit is suspended or abandoned at any time after the work is commenced **and no inspection of significant progress (as determined by the building official) is obtained** for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original ~~**construction documents**~~ **plans and specifications** for such work; and provided further that such suspension or abandonment has not exceeded one year. **In order to renew action on a permit after one year, the permittee shall pay a new full permit fee.** **Exceptions:** **1. Demolition permits shall be valid for a period not to exceed 60 days.** **2. A permittee holding an unexpired permit may apply for an extension of the time when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.** **3. Permits issued for work started prior to obtaining a building permit as required under section 104 shall be valid for a period not to exceed 30 days. If an inspection(s) is performed that can verify compliance with all code**

		requirements at the current stage of construction, therein after the permit will be automatically extended per section 104. **4. Every permit issued by the building official for residential construction shall expire by limitation and become null unless work for which the permit was issued has not commenced within 365 days from permit issuance date.**
X	104.4.4 Extension. A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The Authority Having Jurisdiction shall be permitted to extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.	104.4.4 Extension. A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The Authority Having Jurisdiction shall be permitted to extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken **and accompanied by a permit extension fee as established in the City of Hemet Fee Schedule.** No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.
	104.4.5 Suspension or Revocation. The Authority Having Jurisdiction shall be permitted to, in writing, suspend or revoke a permit issued under the provisions of this code where the permit is issued in error or on the basis of incorrect information supplied or in violation of other ordinance or regulation of the jurisdiction.	104.4.5 Suspension or Revocation. The Authority Having Jurisdiction shall be permitted to, in writing, suspend or revoke a permit issued under the provisions of this code where the permit is issued in error or on the basis of incorrect information supplied or in violation of other ordinance or regulation of the jurisdiction.
	104.4.6 Retention of Plans. One set of approved construction documents, and computations shall be retained by the Authority Having Jurisdiction until final approval of the work is covered therein. One set of approved construction documents, computations, and manufacturer's installation instructions shall be returned to the applicant, and said set shall be kept on the site of the	104.4.6 Retention of Plans. One set of approved construction documents, and computations shall be retained by the Authority Having Jurisdiction until final approval of the work is covered therein. One set of approved construction documents, computations, and manufacturer's installation instructions shall be returned to the applicant, and said set shall be kept on the site of the

	building or work at times during which the work authorized thereby is in progress.	building or work at times during which the work authorized thereby is in progress.
X		**104.4.7 Unfinished buildings and structures. Whenever the building official determines by inspection that work in or on any building or structure for which a permit has been issued and the work started thereon has been suspended for a period of 180 days or more, the owner of the property upon which such building o structure is located or other person or agent of control of said property, upon receipt of notice in writing from the building official to do so, shall, within 60 days from the date of such written notice, obtain a new permit to complete the required work and diligently pursue the work to completion or shall remove or demolish the unpermitted work within 90 days from the date of written notice.**
X	104.5 Fees. Fees shall be assessed in accordance with the provisions of this section and as set forth in the fee schedule, Table 104.5. The fees are to be determined and adopted by this jurisdiction.	~~**Fees. Fees shall be assessed in accordance with the provisions of this section and as set forth in the fee schedule, Table 104.5. The fees are to be determined and adopted by this jurisdiction.**~~ **104.5 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the City of Hemet Fee Schedule.**
X		**104.5.1 Fee Not Specified. When a permit is required for buildings, structures, electrical, gas, mechanical and plumbing systems or alterations and a fee is not specifically specified in the City of Hemet Fee Schedule, a fee shall be charged based on the Fully Burdened Hourly Rate (FBHR) staff classification performing the inspection as set forth in the City of Hemet Fee Schedule or the actual cost to the jurisdiction by an outside consultant. The administration cost for processing such inspection shall be charged at the FBHR for the staff classification performing such work.**

X	104.5.1 Work Commencing Before Permit Issuance. Where work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit is issued for such work.	**104.5.2 Investigation. Whenever any** work for which a permit is required by this code has been commenced without first obtaining said permit **shall be subject to** a special investigation **fee. This fee shall be in addition to the required permit fees. The special investigation fee** shall be made before a permit **may be** issued for such work**.**
X	104.5.2 Investigation Fees. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee that is required by this code if a permit were to be issued. The payment of such investigation fee shall not exempt a person from compliance with other provisions of this code, nor from a penalty prescribed by law.	104.5.3 **Special** Investigation Fees. **A special** investigation fee ~~**in addition to the permit fee**~~ shall be ~~**collected whether or not a permit is then or subsequently issued.**~~ **charged to any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee.** The **special** investigation fee shall be ~~equal to the amount of~~ **double** the permit fee. **This fee shall be in addition** to the required permit fees. The **special investigation fee shall be made before a permit may be issued for such work. The** payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.
X	104.5.3 Fee Refunds. The Authority Having Jurisdiction shall be permitted to authorize the refunding of a fee as follows: 1. The amount paid hereunder that was erroneously paid or collected. 2. Refunding of not more than a percentage, as determined by this jurisdiction where no work has been done under a permit issued in accordance with this code. The Authority Having Jurisdiction shall not authorize refunding of a fee paid except upon written application filed by the original permittee not to exceed 180 days after the date of fee payment.	104.5.4 Fee Refunds. The ~~**Authority Having Jurisdiction shall be permitted**~~ building official may authorize refunding of any fee paid hereunder in the following situations. 1.**Wherein a fee** was erroneously paid or collected. ~~**2. Refunding of not more than a percentage, as determined by this jurisdiction where no work has been done under a permit issued in accordance with this code.**~~ ~~**The Authority Having Jurisdiction**~~ **2.The building official may authorize refunding of not more than 75 percent of the permit application fee when an application for a permit is withdrawn or canceled before any plan review is done.** **3.The building official may authorize refunding of not more than 75 percent of the permit fee when an application for permit is withdrawn or canceled before any inspections are**

		performed. The **building official** shall not authorize refunding of any fee paid except on written application filed by the original applicant not later than 180 days after the date of fee payment. **Except for the refunding of fees paid in error, no refund of permit or plan review fees shall be made where the permit or plan review fee paid is $100.00 or less.**
105.0 Inspections and Testing		
	105.1 General. Mechanical systems for which a permit is required by this code shall be inspected by the Authority Having Jurisdiction. No mechanical system or portion thereof shall be covered, concealed, or put into use until inspected and approved as prescribed in this code. Neither the Authority Having Jurisdiction nor the jurisdiction shall be liable for expense entailed in the removal or replacement of material required to permit inspection. Mechanical systems regulated by this code shall not be connected to the energy fuel supply lines until authorized by the Authority Having Jurisdiction.	105.1 General. Mechanical systems for which a permit is required by this code shall be inspected by the Authority Having Jurisdiction. No mechanical system or portion thereof shall be covered, concealed, or put into use until inspected and approved as prescribed in this code. Neither the Authority Having Jurisdiction nor the jurisdiction shall be liable for expense entailed in the removal or replacement of material required to permit inspection. Mechanical systems regulated by this code shall not be connected to the energy fuel supply lines until authorized by the Authority Having Jurisdiction.
	105.2 Required Inspections. New mechanical system work and such portions of existing systems as affected by new work, or changes, shall be inspected by the Authority Having Jurisdiction to ensure compliance with the requirements of this code and to ensure that the installation and construction of the mechanical system is in accordance with approved plans. The Authority Having Jurisdiction shall make the following inspections and other such inspections as necessary. The permittee or the permittee's authorized agent shall be responsible for the scheduling of such inspections as follows: 1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. 2. Rough-in inspection shall be made prior to the installation of wall or ceiling membranes.	105.2 Required Inspections. New mechanical system work and such portions of existing systems as affected by new work, or changes, shall be inspected by the Authority Having Jurisdiction to ensure compliance with the requirements of this code and to ensure that the installation and construction of the mechanical system is in accordance with approved plans. The Authority Having Jurisdiction shall make the following inspections and other such inspections as necessary. The permittee or the permittee's authorized agent shall be responsible for the scheduling of such inspections as follows: 1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. 2. Rough-in inspection shall be made prior to the installation of wall or ceiling membranes.

	3. Final inspection shall be made upon completion of the installation.	3. Final inspection shall be made upon completion of the installation.
	105.2.1 Uncovering. Where a mechanical system, or part thereof, which is installed, altered, or repaired, is covered or concealed before being inspected, tested, and approved as prescribed in this code, it shall be uncovered for inspection after notice to uncover the work has been issued to the responsible person by the Authority Having Jurisdiction. The requirements of this section shall not be considered to prohibit the operation of mechanical systems installed to replace existing equipment serving an occupied portion of the building in the event a request for inspection of such equipment has been filed with the Authority Having Jurisdiction not more than 72 hours after such replacement work is completed, and before a portion of such mechanical system is concealed by a permanent portion of the building.	105.2.1 Uncovering. Where a mechanical system, or part thereof, which is installed, altered, or repaired, is covered or concealed before being inspected, tested, and approved as prescribed in this code, it shall be uncovered for inspection after notice to uncover the work has been issued to the responsible person by the Authority Having Jurisdiction. The requirements of this section shall not be considered to prohibit the operation of mechanical systems installed to replace existing equipment serving an occupied portion of the building in the event a request for inspection of such equipment has been filed with the Authority Having Jurisdiction not more than 72 hours after such replacement work is completed, and before a portion of such mechanical system is concealed by a permanent portion of the building.
	105.2.2 Other Inspections. In addition to the inspections required by this code, the Authority Having Jurisdiction shall be permitted to require other inspections to ascertain compliance with the provisions of this code and other laws that are enforced by the Authority Having Jurisdiction.	105.2.2 Other Inspections. In addition to the inspections required by this code, the Authority Having Jurisdiction shall be permitted to require other inspections to ascertain compliance with the provisions of this code and other laws that are enforced by the Authority Having Jurisdiction.
	105.2.3 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the Authority Having Jurisdiction that such work is ready for inspection. The Authority Having Jurisdiction shall be permitted to require that a request for inspection be filed not less than 1 working day before such inspection is desired. Such request shall be permitted to be made in writing or by telephone, at the option of the Authority Having Jurisdiction. It shall be the duty of the person requesting inspections in accordance with this code to provide access to and means for inspection of such work.	105.2.3 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the Authority Having Jurisdiction that such work is ready for inspection. The Authority Having Jurisdiction shall be permitted to require that a request for inspection be filed not less than 1 working day before such inspection is desired. Such request shall be permitted to be made in writing or by telephone, at the option of the Authority Having Jurisdiction. It shall be the duty of the person requesting inspections in accordance with this code to provide access to and means for inspection of such work.
	105.2.4 Advance Notice. It shall be the duty of the person doing the work authorized by the permit to notify the Authority	105.2.4 Advance Notice. It shall be the duty of the person doing the work authorized by the permit to notify the Authority

	Having Jurisdiction, orally or in writing that said work is ready for inspection. Such notification shall be given not less than 24 hours before the work is to be inspected.	Having Jurisdiction, orally or in writing that said work is ready for inspection. Such notification shall be given not less than 24 hours before the work is to be inspected.
	105.2.5 Responsibility. It shall be the duty of the holder of a permit to make sure that the work will stand the test prescribed before giving the notification. The equipment, material, and labor necessary for inspection or tests shall be furnished by the person to whom the permit is issued or by whom inspection is requested.	105.2.5 Responsibility. It shall be the duty of the holder of a permit to make sure that the work will stand the test prescribed before giving the notification. The equipment, material, and labor necessary for inspection or tests shall be furnished by the person to whom the permit is issued or by whom inspection is requested.
	105.2.6 Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made. This provision shall not be interpreted as requiring reinspect ion fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or reinspection. Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the Authority Having Jurisdiction. To obtain reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with Table 104.5. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.	105.2.6 Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made. This provision shall not be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or reinspection. Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the Authority Having Jurisdiction. To obtain reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with Table 104.5. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

	105.3 Testing of Systems. Mechanical systems shall be tested and approved in accordance with this code or the Authority Having Jurisdiction. Tests shall be conducted in the presence of the Authority Having Jurisdiction or the Authority Having Jurisdiction's duly appointed representative. No test or inspection shall be required where a mechanical system, or part thereof, is set up for exhibition purposes and has no connection with water or an energy fuel supply. In cases where it would be impractical to provide the required water or air tests, or for minor installations and repairs, the Authority Having Jurisdiction shall be permitted to make such inspection as deemed advisable in order to be assured that the work has been performed in accordance with the intent of this code. Joints and connections in the mechanical system shall be airtight, gastight, or watertight for the pressures required by the test.	105.3 Testing of Systems. Mechanical systems shall be tested and approved in accordance with this code or the Authority Having Jurisdiction. Tests shall be conducted in the presence of the Authority Having Jurisdiction or the Authority Having Jurisdiction's duly appointed representative. No test or inspection shall be required where a mechanical system, or part thereof, is set up for exhibition purposes and has no connection with water or an energy fuel supply. In cases where it would be impractical to provide the required water or air tests, or for minor installations and repairs, the Authority Having Jurisdiction shall be permitted to make such inspection as deemed advisable in order to be assured that the work has been performed in accordance with the intent of this code. Joints and connections in the mechanical system shall be airtight, gastight, or watertight for the pressures required by the test.
	105.3.1 Defective Systems. In buildings or premises condemned by the Authority Having Jurisdiction because of an insanitary condition of the mechanical system, or part thereof, the alterations in such system shall be in accordance with the requirements of this code.	105.3.1 Defective Systems. In buildings or premises condemned by the Authority Having Jurisdiction because of an insanitary condition of the mechanical system, or part thereof, the alterations in such system shall be in accordance with the requirements of this code.
	105.3.2 Retesting. Where the Authority Having Jurisdiction finds that the work will not pass the test, necessary corrections shall be made, and the work shall be resubmitted for test or inspection.	105.3.2 Retesting. Where the Authority Having Jurisdiction finds that the work will not pass the test, necessary corrections shall be made, and the work shall be resubmitted for test or inspection.
	105.3.3 Approval. Where prescribed tests and inspections indicate that the work is in accordance with this code, a certificate of approval shall be issued by the Authority Having Jurisdiction to the permittee on demand.	105.3.3 Approval. Where prescribed tests and inspections indicate that the work is in accordance with this code, a certificate of approval shall be issued by the Authority Having Jurisdiction to the permittee on demand.
	105.4 Connection to Service Utilities. No person shall make connections from a source of energy or fuel to a mechanical system or equipment regulated by this code and for which a permit is required until approved by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be	105.4 Connection to Service Utilities. No person shall make connections from a source of energy or fuel to a mechanical system or equipment regulated by this code and for which a permit is required until approved by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be

	permitted to authorize temporary connection of the mechanical system equipment to the source of energy or fuel for the purpose of testing the equipment.	permitted to authorize temporary connection of the mechanical system equipment to the source of energy or fuel for the purpose of testing the equipment.
	106.0 Violations and Penalties	
X	106.1 General. It shall be unlawful for a person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain a mechanical system or permit the same to be done in violation of this code.	106.1 **Unlawful acts**. It shall be unlawful for **any** person, firm or corporation to erect, construct, alter, enlarge, alter, repair, move, improve, remove, convert **or** demolish, equip, use, or maintain mechanical **systems or equipment or cause** or permit the same to be done in violation of this code.
X	106.2 Notices of Correction or Violation. Notices of correction or violation shall be written by the Authority Having Jurisdiction and shall be permitted to be posted at the site of the work or mailed or delivered to the permittee or their authorized representative. Refusal, failure, or neglect to comply with such notice or order within 10 days of receipt thereof, shall be considered a violation of this code and shall be subject to the penalties set forth by the governing laws of the jurisdiction.	106.2 **Notice of Violation**. **The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, enlargement, alteration, repair, moving, improving, removing, converting or demolishing, equipping, using, or maintaining mechanical systems or equipment in violation of this code, or in violation of a permit under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.**
X		**106.2.1 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.**
X	106.3 Penalties. A person, firm, or corporation violating a provision of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine, imprisonment, or both set forth by the governing laws of the jurisdiction. Each separate day or a portion thereof, during which a violation of this code occurs or continues, shall be deemed to constitute a separate offense.	106.3 **Violation penalties. Any** person, firm or corporation violating **any of** the provisions, **regulations, requirements, additions, amendments and/or** deletions of this code **is** guilty of a misdemeanor ~~**and upon conviction thereof**~~ **and the penalty for such a misdemeanor** ~~**shall be punishable by a fine, imprisonment, or both set forth by the governing laws of the jurisdiction. Each separate day or a portion thereof, during**~~

		~~which~~ as set forth in Chapter 1-8 of the Hemet Municipal Code. **In addition thereto, violation of this code ~~occurs~~ is declared to be a public nuisance, and the city attorney may institute necessary legal procedures for the abatement, removal or the enjoinment thereof in the manner provided by law, or may take such other steps as he or ~~continues, shall be deemed to constitute a separate offense~~ she deems necessary to accommodate these ends.**
	106.4 Stop Orders. Where work is being done contrary to the provisions of this code, the Authority Having Jurisdiction shall be permitted to order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop work until authorized by the Authority Having Jurisdiction to proceed with the work.	106.4 Stop Orders. Where work is being done contrary to the provisions of this code, the Authority Having Jurisdiction shall be permitted to order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop work until authorized by the Authority Having Jurisdiction to proceed with the work.
	106.5 Authority to Disconnect Utilities in Emergencies. The Authority Having Jurisdiction shall have the authority to disconnect a mechanical system to a building, structure, or equipment regulated by this code in case of emergency where necessary to eliminate an immediate hazard to life or property.	106.5 Authority to Disconnect Utilities in Emergencies. The Authority Having Jurisdiction shall have the authority to disconnect a mechanical system to a building, structure, or equipment regulated by this code in case of emergency where necessary to eliminate an immediate hazard to life or property.
	106.6 Authority to Condemn. Where the Authority Having Jurisdiction ascertains that a mechanical system or portion thereof, regulated by this code, has become hazardous to life, health, or property, or has become insanitary, the Authority Having Jurisdiction shall order in writing that such mechanical system either be removed or placed in a safe or sanitary condition. The order shall fix a reasonable time limit for compliance. No person shall use or maintain a defective mechanical system after receiving such notice. Where such mechanical system is to be disconnected, written notice shall be given. In cases of immediate danger to life or property, such disconnection shall be permitted to be made immediately without such notice.	106.6 Authority to Condemn. Where the Authority Having Jurisdiction ascertains that a mechanical system or portion thereof, regulated by this code, has become hazardous to life, health, or property, or has become insanitary, the Authority Having Jurisdiction shall order in writing that such mechanical system either be removed or placed in a safe or sanitary condition. The order shall fix a reasonable time limit for compliance. No person shall use or maintain a defective mechanical system after receiving such notice. Where such mechanical system is to be disconnected, written notice shall be given. In cases of immediate danger to life or property, such disconnection shall be permitted to be made immediately without such notice.

107.0 Board of Appeals		
X	107.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Authority Having Jurisdiction relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to mechanical system design, construction, and maintenance and the public health aspects of mechanical systems and who are not employees of the jurisdiction. The Authority Having Jurisdiction shall be an ex-officio member and shall act as secretary to said board but shall have no vote upon a matter before the board. The Board of Appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render decisions and findings in writing to the appellant with a duplicate copy to the Authority Having Jurisdiction.	107.1 General. In order to hear and decide appeals of orders, decisions or determinations made by ~~**Authority Having Jurisdiction**~~ **the building official r**elative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of **five** members who are qualified by experience and training to pass upon matters pertaining to ~~**mechanical system design**~~ **building** construction and ~~**and maintenance and the public health aspects of mechanical systems**~~ who are not employees of the jurisdiction. **The Building official** shall be an ex officio member and shall act as secretary to said Board, but shall have no vote upon any matter before the Board. The Board of Appeals shall be appointed by the **City Council** and shall hold office at its pleasure. The board shall adopt rules and procedures for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to **the building official**.
X	107.2 Limitations of Authority. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code, nor shall the board be empowered to waive requirements of this code.	107.2 Limitations on authority. **An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.** The Board of Appeals shall have no authority relative to interpretation of administrative provisions of this Code, nor shall the board have authority to waive requirements of this code.
X		**107.3 Appeal Hearing Fee. A fee, as provided in the current City of Hemet Fee Study shall accompany an application for a hearing before the Board of Appeals.**
X		**107.4 Special Purposes Members. For the purpose of appeals to the standards of Title 24 of the California Code of Regulations affecting accommodations for persons with disabilities, two (2) members shall be added who shall have a**

		disability as defined by Section 202 of the California Building Code, 2019 Edition.
X		**107.5 Notice of Appeal. Within the limitations provided for below, a person aggrieved by any order, act or determination of the building official or his subordinates, may appeal therefrom to the board of appeals. The appeal shall be taken by filing a written notice of appeal within 15 days, exclusive of holidays, after the date of making the order or determination or performing the act and by paying the appeal hearing fee. The notice of appeal must be in writing on a form provided by the city, and the notice must be filed and the fee paid at the office of the building official. The notice of appeal shall be sufficient to identify the act, order or determination appealed from and stated wherein it is erroneous or invalid. The operation of the act, order, or determination appealed from its suspended by the filing of the notice and appeal upon the determination of the appeal or termination of proceedings thereunder.**
X		**107.6 Hearing. The chairman of said board shall fix the time and place of hearing the appeal. The date of hearing shall not be less than 5 days nor more than 15 days after the date of filing the notice of appeal, and the hearing must not be postponed for more than ten days without good and sufficient cause. The board shall give written notice of the time and place of such hearing to the appellant and the officer or head of the department or division who act, order, or determination is appealed from. Witnesses may be sworn and examined and evidence produced by interested parties, who may appear in person or by attorney. The board shall keep a record of each appeal and proceeding thereunder. At the conclusion of the hearing, the board shall prepare and file its written findings and decision. The affirmative vote of two-thirds of the board is necessary to modify or reverse the order, act or determination appealed from. The failure of the**

		board to file its findings and decisions within five days after termination of the hearing shall result in the automatic confirmation of the order, act or determination appealed from.
X		**107.7 Final Decision. Any person aggrieved or affected by a decision of the board may appeal to the city council from such decision at any time within ten days after the date upon which the board announces its decision or loses jurisdiction. AN appeal to the city council shall be taken by filling a letter of appeal with the building division and by concurrently paying to such division an appeal hearing fee in the amount established by the City of Hemet Fee Schedule. Such letter shall set forth the grounds upon which the appeal is based. Within 15 days after the receipt of the letter of appeal and the filing fee, the building division shall transmit to the city council the letter of appeal and the record of appeal at the board and the board's findings and decisions. The city council may firm, reverse, or modify the decision of the board.**
		107.8 Absence of Board of Appeals. I the event the board as established in Section 107.1 herein above should for any reason not be appointed by the city council or cease to exist after such appointment, the city council may serve as the board of appeals.
Section 109 Stop Work Order		
X		**109.1 Authority. Where the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.**
X		**109.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason**

		for the order and the conditions under which the cited work will be permitted to resume.
X		**109.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law**

Division 5 California Electrical Code		
	Model Code	Revised Hemet Municipal Code
	89.108.4 Permits, Fees, Applications and Inspections. 89.108.4.1 Permits. (a) Except as exempted in paragraph (b) of this subsection, a written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, movement, or alteration of any electrical system. (b) Consistent with the requirements of Section 17960 of the Health and Safety Code, the local enforcing agency shall enforce the requirements of this code, but shall exempt the following activities from the requirement for a permit or inspection. 1. Listed cord and plug connected temporary decorative lighting. 2. Reinstallation of attachment plug receptacles, but not the outlets therefore. 3. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location. 4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment. Exemptions from permit and inspection requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of any other provision of law or this code.	89.108.4 Permits, Fees, Applications and Inspections. 89.108.4.1 Permits. (a) Except as exempted in paragraph (b) of this subsection, a written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, movement, or alteration of any electrical system. (b) Consistent with the requirements of Section 17960 of the Health and Safety Code, the local enforcing agency shall enforce the requirements of this code, but shall exempt the following activities from the requirement for a permit or inspection. 1. Listed cord and plug connected temporary decorative lighting. 2. Reinstallation of attachment plug receptacles, but not the outlets therefore. 3. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location. 4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment. Exemptions from permit and inspection requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of any other provision of law or this code.
X	89.108.4.2 Fees. Subject to other provisions of law, the governing body of any city, county, or city and county may prescribe fees to defray the cost of enforcement of rules and	89.108.4.2 Fees. Subject to other provisions of law, the governing body of any city, county, or city and county may prescribe fees to defray the cost of enforcement of rules and

	regulations promulgated by the Department of Housing and Community Development. The amount of the fees shall not exceed the amount reasonably necessary to administer or process permits, certificates, forms, or other documents, or to defray the costs of enforcement. Those fees are specified in the City of Hemet, Building Division Schedule of Fees and Charges. For additional information, see State Housing Law, Health and Safety Code, Division 13, Part 1.5, Section 17951 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 3, commencing with Section 6.	regulations promulgated by the Department of Housing and Community Development. The amount of the fees shall not exceed the amount reasonably necessary to administer or process permits, certificates, forms, or other documents, or to defray the costs of enforcement. **Those fees are specified in the City of Hemet, Building Division Schedule of Fees and Charges.** For additional information, see State Housing Law, Health and Safety Code, Division 13, Part 1.5, Section 17951 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 3, commencing with Section 6.
X		**89.108.4.2.1 Fee Not Specified. When a permit is required for buildings, structures, electrical, gas, mechanical and plumbing systems or alterations and a fee is not specifically specified in the City of Hemet, Building Division Schedule of Fees and Charges, a fee shall be charged based on the Fully Burdened Hourly Rate (FBHR) staff classification performing the inspection as set forth in the City of Hemet, Fee Schedule or the actual cost to the jurisdiction by an outside consultant. The administration cost for processing such inspection shall be charged at the FBHR for the staff classification performing such work.**
X		**89.104.4.2.2 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.**
X		**89.104.4.2.3 Refunds. The building official may authorize refunding of any fee paid hereunder in the following situations.** **1. Wherein a fee was erroneously paid or collected.** **2. The building official may authorize refunding of not more than 75 percent of the permit application fee when an**

		application for a permit is withdrawn or canceled before any plan review is done. **3. The building official may authorize refunding of not more than 75 percent of the permit fee when an application for permit is withdrawn or canceled before any inspections are performed.** **The building official shall not authorize refunding of any fee paid except on written application filed by the original applicant not later than 180 days after the date of fee payment. Except for the refunding of fees paid in error, no refund of permit or plan review fees shall be made where the permit or plan review fee paid is $100.00 or less.**
X		**89.104.2.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The special investigation fee shall be double the permit fee. This fee shall be in addition to the required permit fees. The special investigation fee shall be made before a permit may be issued for such work.**
	89.108.4.3 Plan Review and Time Limitations. Subject to other provisions of law, provisions related to plan checking, prohibition of excessive delays and contracting with or employment of private parties to perform plan checking are set forth in State Housing Law, Health and Safety Code Section 17960.1, and for employee housing, in Health and Safety Code Section 17021.	89.108.4.3 Plan Review and Time Limitations. Subject to other provisions of law, provisions related to plan checking, prohibition of excessive delays and contracting with or employment of private parties to perform plan checking are set forth in State Housing Law, Health and Safety Code Section 17960.1, and for employee housing, in Health and Safety Code Section 17021.
	89.108.4.3.1 Retention of Plans. The building department of every city, county, or city and county shall maintain an official copy, microfilm, or electronic or other type of photographic copy of the plans of every building, during the life of the building, for which the department issued a building permit. Exceptions: 1. Single or multiple dwellings not more than two stories	89.108.4.3.1 Retention of Plans. The building department of every city, county, or city and county shall maintain an official copy, microfilm, or electronic or other type of photographic copy of the plans of every building, during the life of the building, for which the department issued a building permit. Exceptions: 1. Single or multiple dwellings not more than two stories

	and basement in height. 2. Garages and other structures appurtenant to buildings listed in Exception (1). Farm or ranch buildings appurtenant to buildings listed in Exception (I). Any one-story building where the span between bearing walls does not exceed 25 feet (7620 mm), except a steel frame or concrete building. All plans for common interest developments as defined in Section 4100 of the California Civil Code shall be retained. For additional information regarding plan retention and reproduction of plans by an enforcing agency, see Health and Safety Code Sections 19850 through 19852.	and basement in height. 2. Garages and other structures appurtenant to buildings listed in Exception (1). Farm or ranch buildings appurtenant to buildings listed in Exception (I). Any one-story building where the span between bearing walls does not exceed 25 feet (7620 mm), except a steel frame or concrete building. All plans for common interest developments as defined in Section 4100 of the California Civil Code shall be retained. For additional information regarding plan retention and reproduction of plans by an enforcing agency, see Health and Safety Code Sections 19850 through 19852.
X		**89.108.4.3.2 Plan Review Fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a plan review, a fee for each plan review shall be paid as required in accordance with the City of Hemet, Building Division Schedule of Fees and Charges. Upon submittal construction documents, this fee shall be due and payable before the construction documents will be reviewed.** **When plans are incomplete, changed so as to require additional plan review or require 3 or more reviews, an additional plan review fee shall be charged at the rate shown in the City of Hemet, Building Division Schedule of Fees and Charges or fees accrued by the City of Hemet consultant.**
X		**89.108.4.3.3 Fee Not Specified. When a plan review is required for buildings, structures, electrical, gas, mechanical and plumbing systems or alterations and a fee is not specifically specified in the City of Hemet, Building Division**

		Schedule of Fees and Charges, a fee shall be charged based on the Fully Burdened Hourly Rate (FBHR) staff classification performing the plan review as set forth in the City of Hemet, Fee Schedule or the actual cost to the jurisdiction by an outside consultant. The administration cost for processing such plan review shall be charged at the FBHR for the staff classification performing such work.
	89.108.4.4 Inspections. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or other regulations of the Department of Housing and Community Development.	89.108.4.4 Inspections. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or other regulations of the Department of Housing and Community Development.
X		**89.108.4.5 Unfinished buildings and structures. Whenever the building official determines by inspection that work in or on any building or structure for which a permit has been issued and the work started thereon has been suspended for a period 180 days or more, the owner of the property upon which such building or structure is located or other person or agent of control of said property, upon receipt of notice in writing from the building official to do so, shall, within 60 days from the date of such written notice, obtain a new permit to complete the required work and diligently pursue the work to completion or shall remove or demolish the building or structure within 90 days from the date of written notice.**
X		**89.108.4.6 Qualified Persons. For all commercial projects and multi-family dwelling units containing 4 or more units, a California Licensed Electrical Contractor shall be responsible for obtaining permits for electrical work performed within or on the building. When an electrical system has been altered to the extent in violation of this code, the Building Official**

		may authorize, at his discretion, that the electrical system and any repairs necessary be performed or certified by a California Licensed Electrical Contractor.
X	89.108.8 Appeals Board 89.108.8.1 General. Every city, county or city and county shall establish a process to hear and decide appeals of orders, decisions, and determinations made by the enforcement agency relative to the application and interpretation of this code and other regulations governing construction, use, maintenance and change of occupancy. The governing body of any city, county, or city and county may establish a local appeals board and a housing appeals board to serve this purpose. Members of the appeals board(s) shall not be employees of the enforcing agency and shall be knowledgeable in the applicable building codes, regulations and ordinances as determined by the governing body of the city, county, or city and county. Where no such appeals boards or agencies have been established, the governing body of the city, county, or city and county shall serve as the local appeals board or housing appeals board as specified in California Health and Safety Code Sections 17920.5 and 17920.6.	**89.108.8 Appeals Board.** **89.108.8.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this Code, there shall be and is hereby created a Board of Appeals consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the jurisdiction. The Building Official shall be an ex officio member and shall act as secretary to said Board, but shall have no vote upon any matter before the Board. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. The Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.**
X		**89.108.8.2 Limitations of Authority. The Board of Appeals shall have no authority relative to interpretation of administrative provisions of this Code, nor shall the Board be empowered to waive requirements of this Code.**
X		**89.108.8.3 Appeal hearing fee. A fee, as provided in the current City of Hemet, Building Division Schedule of Fees and Charges, shall accompany an application for a hearing before the Board of Appeals.**
X		**89.108.8.4 Special purposes members. For the purpose of appeals to the standards of Title 24 of the California Code of Regulations affecting accommodations for persons with disabilities, two (2) members shall be added who shall have a**

		disability as defined by Section 202 of the California Building Code, 2019 Edition.
X	89.108.8.3 Appeals. Except as otherwise provided by law, any person, firm, or corporation adversely affected by a decision, order, or determination by a city, county, or city and county relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any lawfully enacted ordinance by a city, county, or city and county, may appeal the issue for resolution to the local appeals board or housing appeals board as appropriate. The local appeals board shall hear appeals relating to new building construction and the housing appeals board shall hear appeals relating to existing buildings.	**89.108.8.5 Notice of appeal. Within the limitations provided for below, a person aggrieved by any order, act or determination of the building official or his subordinates, may appeal therefrom to the board of appeals. The appeal shall be taken by filing a written notice of appeal within 15 days, exclusive of holidays, after the date of making the order or determination or performing the act and by paying the appeal hearing fee. The notice of appeal must be in writing on a form provided by the city, and the notice must be filed and the fee paid at the office of the building official. The notice of appeal shall be sufficient if it identifies the act, order or determination appealed from and stated wherein it is erroneous or invalid. The operation of the act, order, or determination appealed from is suspended by the filing of the notice of appeal and upon the determination of the appeal or termination of proceedings thereunder.**
X		**89.108.8.6. Hearing. The chairman of said board shall fix the time and place of hearing the appeal. The date of hearing shall not be less than five days nor more than 15 days after the date of filing the notice of appeal, and the hearing must not be postponed for more than ten days without good and sufficient cause. The board shall give written notice of the time and place of such hearing to the appellant and the officer or head of the department or division whose act, order, or determination is appealed from. Witnesses may be sworn and examined and evidence produced by interested parties, who may appear in person or by attorney. The board shall keep a record of each appeal and proceedings thereunder. At the conclusion of the hearing, the board shall prepare and file its written findings and decision. The affirmative vote of two-thirds of the board is necessary to modify or reverse the order, act or determination appealed**

		from. The failure of the board to file its findings and decisions within five days after termination of the hearing shall result in the automatic confirmation of the order, act or determination appealed from.
X		**89.108.8.7 Final decision. Any person aggrieved or affected by a decision of the board may appeal to the city council from such decision at any time within ten days after the date upon which the board announces its decision or loses jurisdiction. An appeal to the city council shall be taken by filing a letter of appeal with the building division and by concurrently paying to such division an appeal hearing fee in the amount established by Table A. Such letter shall set forth the grounds upon which the appeal is based. Within 15 days after the receipt of the letter of appeal and the filing fee, the building division shall transmit to the city council the letter of appeal and the record of appeal at the board and the board's findings and decision. The city council may affirm, reverse, or modify the decision of the board.**
X		**89.108.8.8 Absence of Board of Appeals. In the event the board as established in Section R112.1 herein above should for any reason not be appointed by the city council or cease to exist after such appointment, the city council may serve as the board of appeals.**

City of Hemet
Regular City Council Meeting

STAFF REPORT

Meeting: City Council Meeting - May 12 2020
Department: Administration
Submitted by: Christopher Lopez, City Manager
Ericka Murphy, Executive Analyst;

☐ **Consent Calendar** ☒ **Business Item** ☐ **Public Hearing**

TITLE:

Novel Coronavirus (COVID-19) Emergency Declaration Update

RECOMMENDED ACTION:

That the City Council consider the following information and items.

BACKGROUND:

At the March 16, 2020 Emergency Meeting of the City Council, staff was directed to maintain an ongoing agenda item for the COVID-19 Emergency Declaration. This report is intended to provide the Council with updates on the efforts made towards mitigating impacts to the community.

The Council has reviewed and considered the continued existence of the COVID-19 emergency situation at every Council Meeting since adoption, and has not taken any action to rescind the resolution. Due to the recent directions from both the Federal and State governments, the Council should consider how the City would reopen when permitted by the State and County orders.

DISCUSSION:

On April 15, 2020 the President released guidelines to State and County governments in order to enter into a phased reopening. This framework requires a 14-day downward trajectory of documented cases and COVID-like symptoms, and the ability to test and treat patients without crisis care. It is only after these conditions exist that the phased outline may be considered. The document is included as Attachment 1.

Additionally, on April 14, 2020 the Governor announced six factors to determine when the State would reopen. The detailed plan is included as Attachment 2 and requires the following:

1.The ability to monitor and protect communities through testing, contact tracing, isolating, and supporting those who are positive or exposed;
2.The ability to prevent infection in people who are at risk for more severe COVID-19;
3.The ability of the hospital and health systems to handle surges;
4.The ability to develop therapeutics to meet the demand;
5.The ability for businesses, schools, and childcare facilities to support physical distancing; and
6.The ability to determine when to reinstitute certain measures, such as the stay-at-home orders, if necessary.

Riverside County issued an amended order relaxing some of the restrictions, but it furthered the requirements for social distancing and face coverings. The County Board of Supervisors discussed the rescission of the County Health Orders on May 5, 2020 but the Board tabled the consideration of reopening the County. Under the current circumstances, the City of Hemet is bound by the existing Health orders and the Governor's existing Executive Orders.

While the City has not seen any formal plans on reopening Riverside County, the City Manager joined a conference call hosted by Supervisor Washington to discuss the region's economic recovery, on May 7, 2020. The City of Hemet has a strong interest in providing input and recommendations for the County's plan for reopening from both a public health perspective, and an economic perspective. As the City Manager continues to collaborate with various planning groups for reopening, it will be helpful to share the consensus and opinions of the Hemet City Council.

Staff provided an update on the local economic impact of COVID-19 at the April 28, 2020 Council Meeting, and has attached Riverside County's COVID-19 Trajectory as Attachment 3. Geared with this information, staff requests that the Council collectively provide its preference and thoughts on reopening, and what the Council would like to see when the region begins to reoopen. The Council's position will assist in communicating to the public, participating at various stakeholder meetings, and in other pertinent and related discussions.

The information below includes updates since the last council meeting on April 28, 2020.

April 29, 2020

IT staff coordinated the restoration of the City's PEG channel and it has been operational since April 26, 2020 on Spectrum Cable Channel 3 Frontier FiOS Channel 38. The channel is currently running several PSA clips including the video updates the Mayor provided to the community, and "Remembering When: The Story of Mr. Whittier's Hemet." It also features information on food resources for seniors, information hotline phone numbers for COVID-19 testing, and other COVID-19 related information. We are currently coordinating with the School District to broadcast this year's graduations, since they won't be held in person.

Riverside County made resources available for food delivery to seniors throughout its jurisdiction. Staff prepared information and shared it through the City's social media platforms, and released it on the City’s PEG channel. We’ve partnered with Supervisor Washington’s office to reach out to Hemet businesses to employ the State’s Great Plates food delivery service. Those interested can visit http://www.rcaging.org.

May 4, 2020

Police Department dispatch returned to the traditional shift schedule. Patrol will return on May 18, 2020.

May 7, 2020

Staff began working on a page on the City's website specifically for businesses so they can more easily navigate the variety of resources available to them.

FISCAL IMPACT:

There is no fiscal impact.

REVIEWED BY LEGAL:

☐ Staff report ☐ Resolution
☐ Ordinance ☐ Agreement

ATTACHMENT(S):

Attachment 1 - Federal Guidelines for Opening Up America Again
Attachment 2 - California Roadmap to Reopening
Attachment 3 - Riverside County COVID-19 Trajectory

GUIDELINES

OPENING UP AMERICA AGAIN

Proposed State or Regional Gating Criteria

(Satisfy Before Proceeding to Phased Opening)

SYMPTOMS

Downward trajectory of influenza-like illnesses (ILI) reported within a 14-day period

AND

Downward trajectory of covid-like syndromic cases reported within a 14-day period

CASES

Downward trajectory of documented cases within a 14-day period

OR

Downward trajectory of positive tests as a percent of total tests within a 14-day period (flat or increasing volume of tests)

HOSPITALS

Treat all patients without crisis care

AND

Robust testing program in place for at-risk healthcare workers, including emerging antibody testing

*State and local officials may need to tailor the application of these criteria to local circumstances (e.g., metropolitan areas that have suffered severe COVID outbreaks, rural and suburban areas where outbreaks have not occurred or have been mild). Additionally, where appropriate, Governors should work on a regional basis to satisfy these criteria and to progress through the phases outlined below.

Core State Preparedness Responsibilities

TESTING & CONTACT TRACING

- ✓ Ability to quickly set up safe and efficient screening and testing sites for symptomatic individuals and trace contacts of COVID+ results
- ✓ Ability to test Syndromic/ILI-indicated persons for COVID and trace contacts of COVID+ results
- ✓ Ensure sentinel surveillance sites are screening for asymptomatic cases and contacts for COVID+ results are traced (sites operate at locations that serve older individuals, lower-income Americans, racial minorities, and Native Americans)

HEALTHCARE SYSTEM CAPACITY

- ✓ Ability to quickly and independently supply sufficient Personal Protective Equipment and critical medical equipment to handle dramatic surge in need
- ✓ Ability to surge ICU capacity

PLANS

- ✓ Protect the health and safety of workers in critical industries
- ✓ Protect the health and safety of those living and working in high-risk facilities (e.g., senior care facilities)
- ✓ Protect employees and users of mass transit
- ✓ Advise citizens regarding protocols for social distancing and face coverings
- ✓ Monitor conditions and immediately take steps to limit and mitigate any rebounds or outbreaks by restarting a phase or returning to an earlier phase, depending on severity

Proposed Phased Approach

BASED ON **UP-TO-DATE DATA** AND READINESS

MITIGATES RISK OF RESURGENCE

PROTECTS THE MOST VULNERABLE

IMPLEMENTABLE ON **STATEWIDE OR COUNTY-BY-COUNTY** BASIS AT GOVERNORS' DISCRETION

Guidelines for All Phases: Individuals

CONTINUE TO PRACTICE GOOD HYGIENE

- ✓ Wash your hands with soap and water or use hand sanitizer, especially after touching frequently used items or surfaces.
- ✓ Avoid touching your face.
- ✓ Sneeze or cough into a tissue, or the inside of your elbow.
- ✓ Disinfect frequently used items and surfaces as much as possible.
- ✓ Strongly consider using face coverings while in public, and particularly when using mass transit.

PEOPLE WHO FEEL SICK SHOULD STAY HOME

- ✓ Do not go to work or school.
- ✓ Contact and follow the advice of your medical provider.

> Continue to adhere to State and local guidance as well as complementary CDC guidance, particularly with respect to face coverings.

Guidelines for All Phases: Employers

Develop and implement appropriate policies, in accordance with Federal, State, and local regulations and guidance, and informed by industry best practices, regarding:

- ✓ Social distancing and protective equipment
- ✓ Temperature checks
- ✓ Testing, isolating, and contact tracing
- ✓ Sanitation
- ✓ Use and disinfection of common and high-traffic areas
- ✓ Business travel

Monitor workforce for indicative symptoms. Do not allow symptomatic people to physically return to work until cleared by a medical provider.

Develop and implement policies and procedures for workforce contact tracing following employee COVID+ test.

Phase One

FOR STATES AND REGIONS

THAT SATISFY THE GATING CRITERIA

Phase One

INDIVIDUALS

ALL VULNERABLE INDIVIDUALS* should continue to shelter in place. Members of households with vulnerable residents should be aware that by returning to work or other environments where distancing is not practical, they could carry the virus back home. Precautions should be taken to isolate from vulnerable residents.

All individuals, **WHEN IN PUBLIC** (e.g., parks, outdoor recreation areas, shopping areas), should maximize physical distance from others. Social settings of more than 10 people, where appropriate distancing may not be practical, should be avoided unless precautionary measures are observed.

Avoid **SOCIALIZING** in groups of more than 10 people in circumstances that do not readily allow for appropriate physical distancing (e.g., receptions, trade shows)

MINIMIZE NON-ESSENTIAL TRAVEL and adhere to CDC guidelines regarding isolation following travel.

*See Appendix 1 for Definition of Vulnerable Individuals

EACH PHASE OF THIS GUIDANCE ADDRESSES THOSE ASPECTS OF DAILY LIFE FOR WHICH RESTRICTIONS REMAIN APPROPRIATE DUE TO COVID.

Phase One

EMPLOYERS

Continue to **ENCOURAGE TELEWORK**, whenever possible and feasible with business operations.

If possible, **RETURN TO WORK IN PHASES.**

Close **COMMON AREAS** where personnel are likely to congregate and interact, or enforce strict social distancing protocols.

Minimize **NON-ESSENTIAL TRAVEL** and adhere to CDC guidelines regarding isolation following travel.

Strongly consider **SPECIAL ACCOMMODATIONS** for personnel who are members of a **VULNERABLE POPULATION.**

EACH PHASE OF THIS GUIDANCE ADDRESSES THOSE ASPECTS OF DAILY LIFE FOR WHICH RESTRICTIONS REMAIN APPROPRIATE DUE TO COVID.

Phase One

SPECIFIC TYPES OF EMPLOYERS

SCHOOLS AND ORGANIZED YOUTH ACTIVITIES (e.g., daycare, camp) that are currently closed should remain closed.

VISITS TO SENIOR LIVING FACILITIES AND HOSPITALS should be prohibited. Those who do interact with residents and patients must adhere to strict protocols regarding hygiene.

LARGE VENUES (e.g., sit-down dining, movie theaters, sporting venues, places of worship) can operate under strict physical distancing protocols.

ELECTIVE SURGERIES can resume, as clinically appropriate, on an outpatient basis at facilities that adhere to CMS guidelines.

GYMS can open if they adhere to strict physical distancing and sanitation protocols.

BARS should remain closed.

EACH PHASE OF THIS GUIDANCE ADDRESSES THOSE ASPECTS OF DAILY LIFE FOR WHICH RESTRICTIONS REMAIN APPROPRIATE DUE TO COVID.

Phase Two

FOR STATES AND REGIONS WITH NO EVIDENCE OF A REBOUND AND THAT SATISFY THE GATING CRITERIA A SECOND TIME

Phase Two

INDIVIDUALS

ALL VULNERABLE INDIVIDUALS should continue to shelter in place. Members of households with vulnerable residents should be aware that by returning to work or other environments where distancing is not practical, they could carry the virus back home. Precautions should be taken to isolate from vulnerable residents.

All individuals, **WHEN IN PUBLIC** (e.g., parks, outdoor recreation areas, shopping areas), should maximize physical distance from others. Social settings of more than 50 people, where appropriate distancing may not be practical, should be avoided unless precautionary measures are observed.

NON-ESSENTIAL TRAVEL can resume.

EACH PHASE OF THIS GUIDANCE ADDRESSES THOSE ASPECTS OF DAILY LIFE FOR WHICH RESTRICTIONS REMAIN APPROPRIATE DUE TO COVID.

Phase Two

EMPLOYERS

Continue to **ENCOURAGE TELEWORK**, whenever possible and feasible with business operations.

Close **COMMON AREAS** where personnel are likely to congregate and interact, or enforce moderate social distancing protocols.

NON-ESSENTIAL TRAVEL can resume.

Strongly consider **SPECIAL ACCOMMODATIONS** for personnel who are members of a **VULNERABLE POPULATION.**

EACH PHASE OF THIS GUIDANCE ADDRESSES THOSE ASPECTS OF DAILY LIFE FOR WHICH RESTRICTIONS REMAIN APPROPRIATE DUE TO COVID.

Phase Two

SPECIFIC TYPES OF EMPLOYERS

SCHOOLS AND ORGANIZED YOUTH ACTIVITIES (e.g., daycare, camp) can reopen.

VISITS TO SENIOR CARE FACILITIES AND HOSPITALS should be prohibited. Those who do interact with residents and patients must adhere to strict protocols regarding hygiene.

LARGE VENUES (e.g., sit-down dining, movie theaters, sporting venues, places of worship) can operate under moderate physical distancing protocols.

ELECTIVE SURGERIES can resume, as clinically appropriate, on an outpatient and in-patient basis at facilities that adhere to CMS guidelines.

GYMS can remain open if they adhere to strict physical distancing and sanitation protocols.

BARS may operate with diminished standing-room occupancy, where applicable and appropriate.

EACH PHASE OF THIS GUIDANCE ADDRESSES THOSE ASPECTS OF DAILY LIFE FOR WHICH RESTRICTIONS REMAIN APPROPRIATE DUE TO COVID.

Phase Three

FOR STATES AND REGIONS WITH NO EVIDENCE OF A REBOUND AND THAT SATISFY THE GATING CRITERIA A THIRD TIME

Phase Three

INDIVIDUALS

VULNERABLE INDIVIDUALS can resume public interactions, but should practice physical distancing, minimizing exposure to social settings where distancing may not be practical, unless precautionary measures are observed.

LOW-RISK POPULATIONS should consider minimizing time spent in crowded environments.

Phase Three

EMPLOYERS

Resume **UNRESTRICTED STAFFING** of worksites.

EACH PHASE OF THIS GUIDANCE ADDRESSES THOSE ASPECTS OF DAILY LIFE FOR WHICH RESTRICTIONS REMAIN APPROPRIATE DUE TO COVID.

Phase Three

SPECIFIC TYPES OF EMPLOYERS

VISITS TO SENIOR CARE FACILITIES AND HOSPITALS can resume. Those who interact with residents and patients must be diligent regarding hygiene.

LARGE VENUES (e.g., sit-down dining, movie theaters, sporting venues, places of worship) can operate under limited physical distancing protocols.

GYMS can remain open if they adhere to standard sanitation protocols.

BARS may operate with increased standing room occupancy, where applicable.

EACH PHASE OF THIS GUIDANCE ADDRESSES THOSE ASPECTS OF DAILY LIFE FOR WHICH RESTRICTIONS REMAIN APPROPRIATE DUE TO COVID.

Appendix

Vulnerable Individuals

1. Elderly individuals.

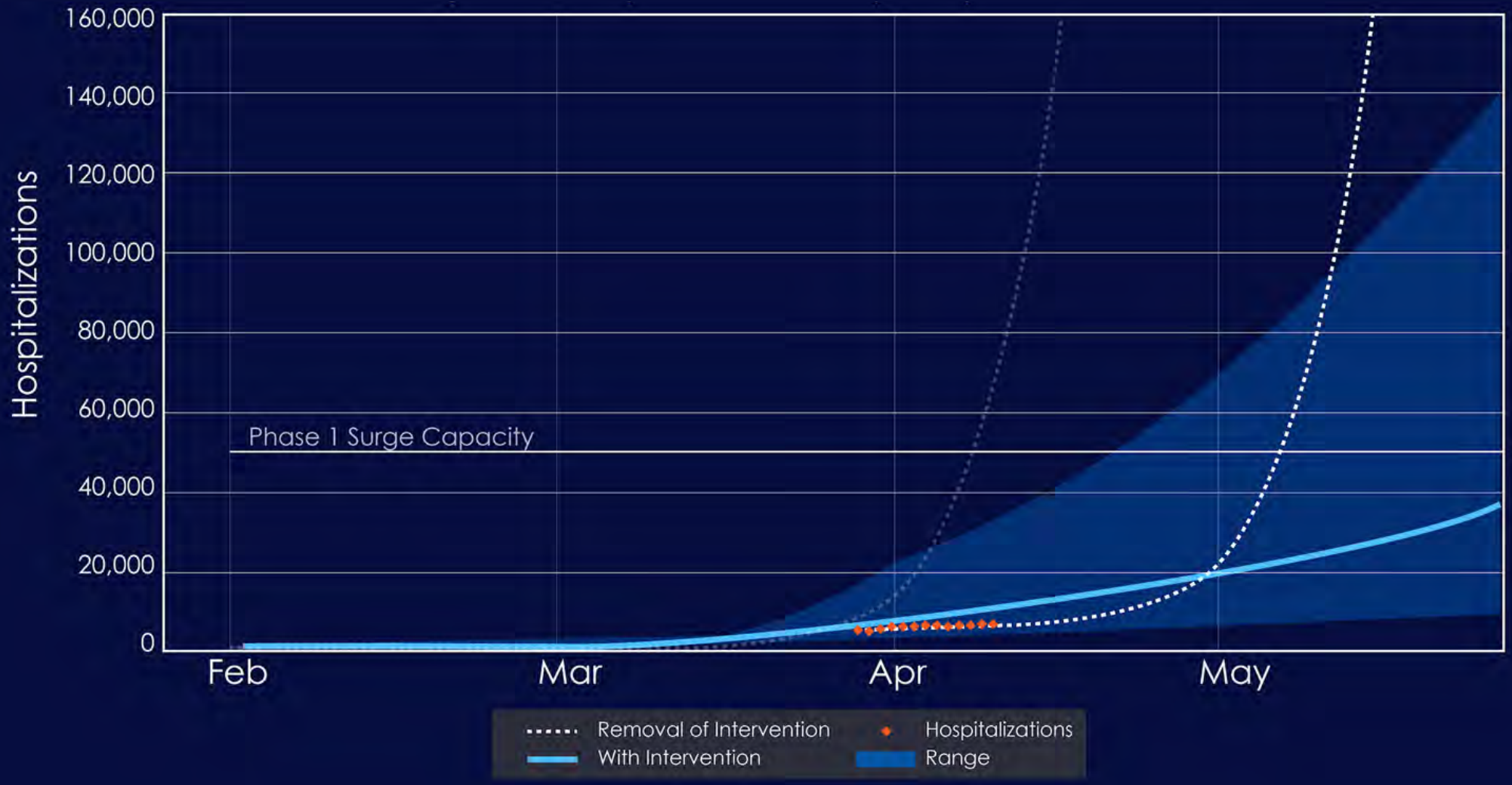
2. Individuals with serious underlying health conditions, including high blood pressure, chronic lung disease, diabetes, obesity, asthma, and those whose immune system is compromised such as by chemotherapy for cancer and other conditions requiring such therapy.



California's Roadmap to Modify the Stay-at-Home Order

Page 77 of 87
Page 536 of 551
21-2212

Efforts to flatten the curve



Until we build immunity, our actions will be aligned to achieve the following



Ensure our ability to care for the sick within our hospitals



Build the capacity to protect the health and well-being of the public



Prevent infection in people who are at high risk for severe disease



Reduce social, emotional and economic disruptions

Current efforts are hard to sustain



Impact on economy



Impact on poverty



Impact on healthcare

California's 6 indicators for modifying the Stay-at-Home Order

1

The ability to monitor and protect our communities through testing, contact tracing, isolating, and supporting those who are positive or exposed

Key Questions

- How prepared is our state to test everyone who is symptomatic?

- Do we have the ability to identify contacts of those who are positive to reduce further transmission?

Page 27 of 37

Page 151 of 151

21-21C

2

The ability to prevent infection in people who are at risk for more severe COVID-19

Key Questions

- ❑ Are older Californians and the medically vulnerable living in their own homes supported so they can continue appropriate physical distancing?
- ❑ Have we developed a plan to quickly identify and contain outbreaks in facilities housing older Californians, those living with disabilities, those currently incarcerated, and those with co-morbidities?

3

The ability of the hospital and health systems to handle surges

Key Questions:

- ❑ Do we have adequate bed capacity, staff and supplies such as ventilators and masks?
- ❑ Can our healthcare system adequately address COVID-19 and other critical healthcare needs?

4

The ability to develop therapeutics to meet the demand

Key Questions:

- ❑ Have we built a coalition of private, public, and academic partners to accelerate the development of therapeutics?

- ❑ Have we identified potential therapeutics that have shown promise?

5

The ability for businesses, schools, and child care facilities to support physical distancing

Key Questions

- ❑ Have we worked with businesses to support physical distancing practices and introduced guidelines to provide health checks when employees or the general public enter the premises?

- ❑ Do we have supplies and equipment to keep the workforce and customers safe?

6

The ability to determine when to reinstitute certain measures, such as the stay-at-home orders, if necessary

Key Questions

- ❑ Are we tracking the right data to provide us an early warning system?

- ❑ Do we have the ability to quickly communicate the need to reinstate these measures?

Page 37 of 37

Page 1 of 1

21121C

Things will look different...



Restaurants will likely reopen with fewer tables



Face coverings will likely be common in public



New opportunities will likely arise to support mitigation

CALIFORNIA

ALL

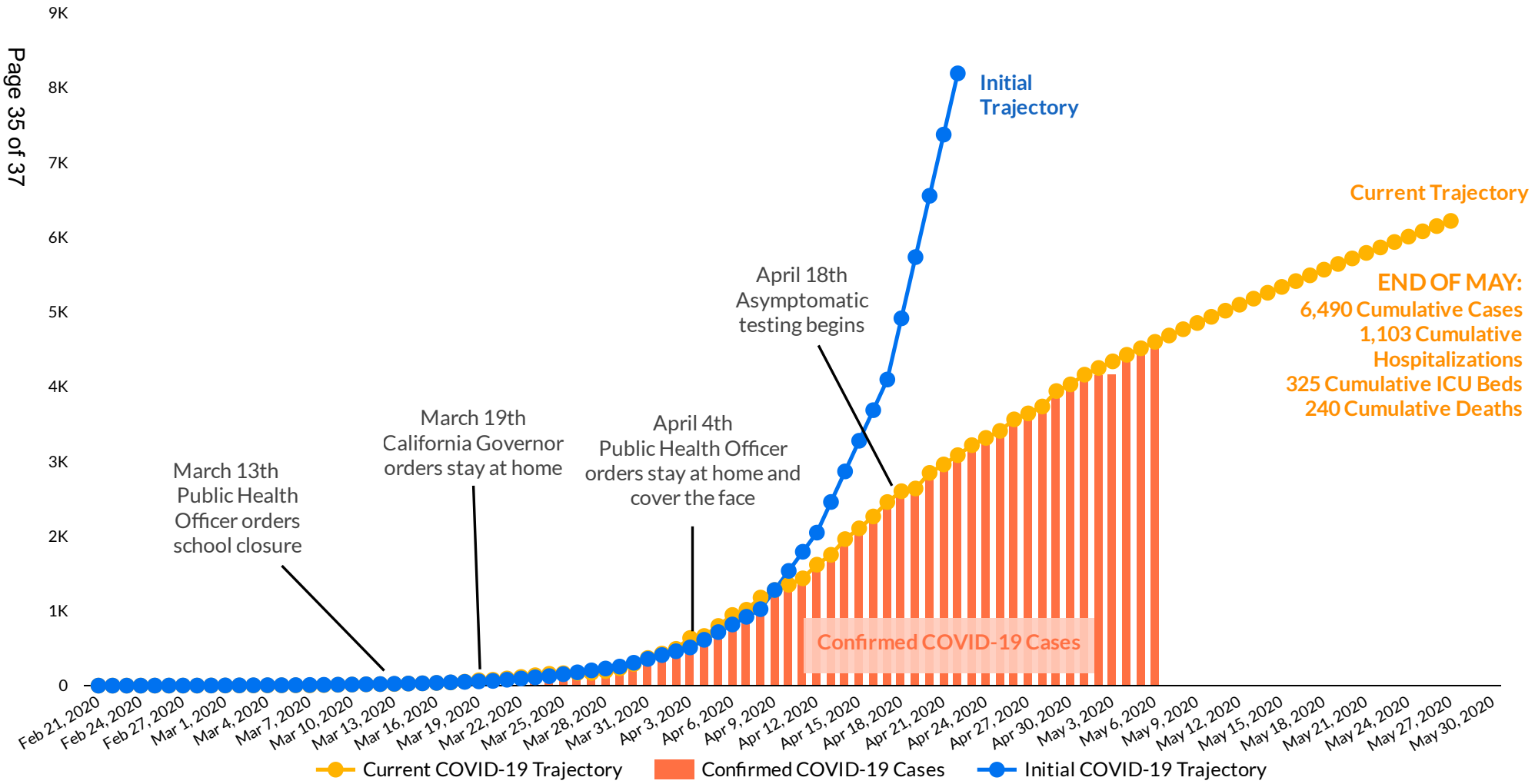
Your Actions Save Lives

covid19.ca.gov

Page 2 of 2

RIVERSIDE COUNTY COVID-19 TRAJECTORY

Feb 21, 2020 - May 6, 2020



COVID-19 Cases Recent Doubling Time (3-Day Average)

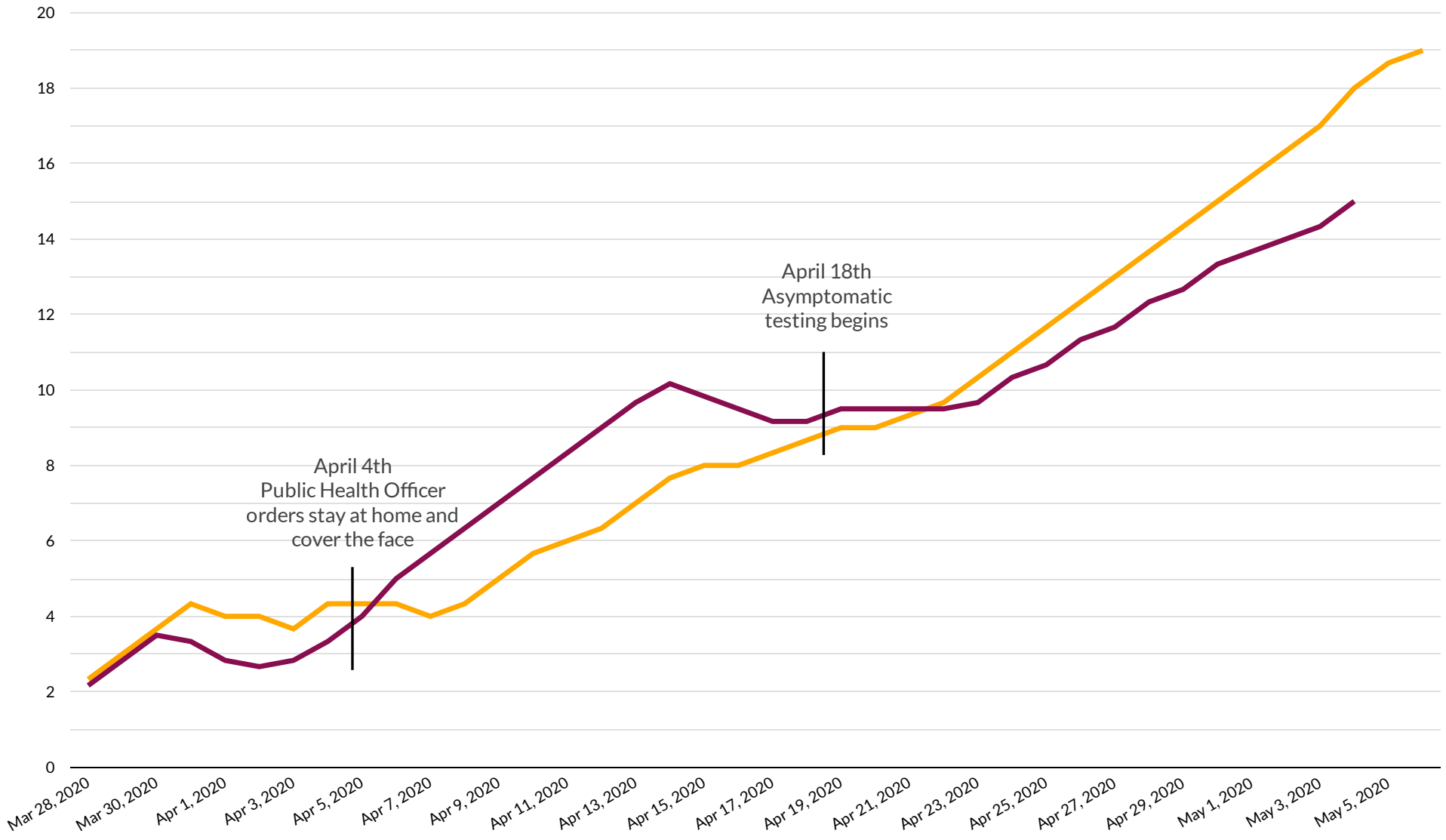
19
days

KEY POINTS

- Trajectory of COVID-19 cases are based on current data and are likely to change as the situation evolves.
-Trajectory is influenced by factors such as collective community behavior (e.g. social distancing, hand washing, face coverings) and testing.
- As we receive results from asymptomatic testing, trajectory may change.

RIVERSIDE COUNTY COVID-19 DOUBLING TIME
CASES & DEATHS

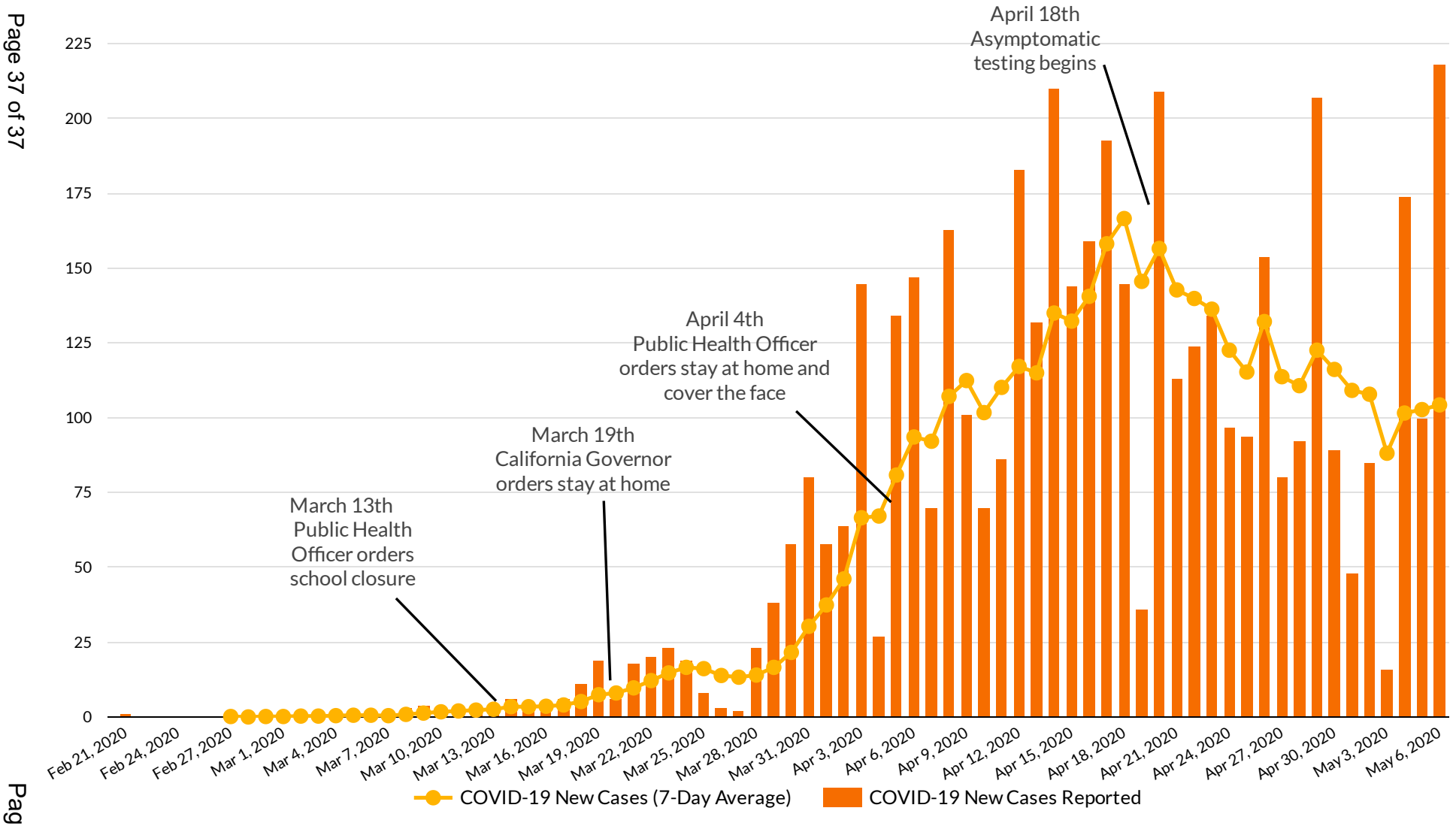
Mar 28, 2020 - May 6, 2020



*Based on case report date and day of death

RIVERSIDE COUNTY DAILY COVID-19 CASES

Feb 21, 2020 - May 6, 2020



*Based on case report date