

City of Hemet
Community Development Block Grant
Program Year 2025-2026
Annual Action Plan
Proposed Substantial Amendment 1
January, 2026

Items in italics denote relationship to Substantial Amendment.

January 2026- SA 1: In January of 2026, the City of Hemet City Council will review and consider a request for Substantial Amendment to include the activity of a Community Garden as a Public Facility Improvement at the cost of \$99,781.00. The City will utilize PY25 resources. The City of Hemet Public Works Department will oversee this project which will serve as Hemet's first community garden and will convert a long-vacant, City-owned parcel into an active, community-serving green space that aligns with Hemet's ongoing downtown revitalization efforts. The site is located within a HUD-qualified Low/Moderate Income Area (LMA) (Census Tract 043401 – GEOID 06065043401) with a Low/Mod percentage of 63.7%, thereby meeting the CDBG National Objective of Low/Moderate Income Area Benefit (LMA).

The community garden will support local food access, provide outdoor wellness opportunities, reduce blight, and offer a gathering space for area residents. It also creates opportunities for partnerships, including potential youth workforce development support through the CA Family Life Center (CFLC) YouthBuild cohort. Additionally, a metal storage container will be installed, and the possibility of an art mural will be explored in collaboration with the Arts Council.

Expected Resources

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

Introduction

The City of Hemet's SP-35 Anticipated Resources section outlines the expected financial resources available to address the community's housing and development needs over the Consolidated Plan period. These resources primarily include federal funding from the U.S. Department of Housing and Urban Development (HUD), supplemented by state and local funds, as well as private investments.

The primary federal resource is the Community Development Block Grant (CDBG), an annual allocation from HUD designed to support a wide range of community development activities, including affordable housing, anti-poverty programs, and infrastructure development.

To maximize the impact of these federal funds, the City actively seeks to leverage additional resources, including state and local funds, private investments, and program income. State and local funds consist of grants and allocations from state programs and local government budgets that align with the City's housing and community development objectives. Private investments involve partnerships with private developers, financial institutions, and non-profit organizations to attract capital for housing and economic development projects. Program income refers to revenue generated from previous HUD-funded activities, such as loan repayments, which can be reinvested into new projects.

The anticipated resources will be strategically allocated to address the priority needs identified in the Consolidated Plan, which include developing and preserving affordable rental and ownership housing options for low- and moderate-income households, providing assistance and services to prevent

homelessness and support those currently experiencing homelessness, and investing in public facilities, infrastructure improvements, and economic development initiatives to enhance the quality of life in Hemet's neighborhoods.

By effectively utilizing and coordinating these resources, the City of Hemet aims to make significant progress toward its goals of providing safe, affordable housing and fostering a vibrant, sustainable community.

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	894,066.00	0.00	201,753.20	1,095,819.20	4,426,496.00	The City anticipates an annual CDBG allocation of \$885,299. Including unallocated funds from prior fiscal of 201753.20 for a total of 1,087,052.20

Table 1 - 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

While the Community Development Block Grant (CDBG) program does not mandate a matching requirement, the City of Hemet is committed to maximizing the impact of these federal funds by leveraging a array of additional resources. This strategic approach involves integrating federal funds with state and local resources, as well as private investments, to comprehensively address the community's housing and development needs.

Historically, Hemet has successfully combined CDBG allocations with various funding sources to enhance project outcomes. For instance, the city has utilized funds from the State of California Housing and Community Development HOME program, Mortgage Credit Certificates (MCC) administered by

Riverside County, and local utility conservation and energy efficiency programs offered by Southern California Edison and Southern California Gas. These collaborations have been instrumental in advancing affordable housing projects, improving community facilities, upgrading infrastructure, and supporting public service programs.

Additionally, the city actively pursues other governmental funding opportunities, such as regional, state, and federal infrastructure grants. By identifying, monitoring, and applying for these funds, Hemet aims to supplement its CDBG resources, thereby facilitating more comprehensive and impactful community development initiatives.

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

The City of Hemet, in collaboration with the Housing Authority of Riverside County, owns various parcels of land and properties within its jurisdiction. These publicly owned assets present significant opportunities to address the housing and community development needs identified in the city's strategic plans. When development opportunities arise, the city and the housing authority work together to strategically plan and develop these properties. Such collaborations are designed to maximize the positive impact on the community, ensuring that developments align with broader goals of sustainability, affordability, and enhanced quality of life for residents.

Discussion

The challenges associated with meeting the housing and community development needs in Hemet often surpass the available resources. To bridge this gap, the city is proactive in seeking and securing additional funding from local, state, federal, and private sources. By leveraging CDBG funds alongside these supplementary resources, Hemet enhances its capacity to undertake and complete projects that might otherwise be unfeasible. This collaborative and resourceful approach underscores the city's dedication to fostering a vibrant, and sustainable community for all its residents.

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	Affordable Housing Preservation	2025	2026	Affordable Housing	City Wide	Affordable Housing	CDBG: \$300,000.00	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	<i>Public Facility Improvements</i>	2025	2026	<i>Non-Housing Community Development</i>	<i>City Wide</i>	<i>Infrastructure Improvement</i>	<i>CDBG: \$350,000.00</i>	<i>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2200 Persons Assisted</i>
3	Economic Development Support	2025	2026	Non-Housing Community Development	City Wide	Economic Development	CDBG: \$150,000.00	Jobs created/retained: 10 Jobs Businesses assisted: 15 Businesses Assisted
4	Homeless Services & Prevention	2025	2026	Homeless	City Wide	Homelessness Prevention	CDBG: \$100,000.00	Homeless Person Overnight Shelter: 500 Persons Assisted
5	Public Services for LMI Residents	2025	2026	Non-Homeless Special Needs	City Wide	Public Services	CDBG: \$85,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
6	Fair Housing & Tenant Support	2025	2026	Non-Housing Community Development	City Wide	Public Services	CDBG: \$50,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Infrastructure Improvements	2025	2026	Non-Housing Community Development	City Wide	Infrastructure Improvement	CDBG: \$150,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Preservation
	Goal Description	
2	Goal Name	Public Facility Improvements
	Goal Description	
3	Goal Name	Economic Development Support
	Goal Description	
4	Goal Name	Homeless Services & Prevention
	Goal Description	
5	Goal Name	Public Services for LMI Residents
	Goal Description	
6	Goal Name	Fair Housing & Tenant Support
	Goal Description	
7	Goal Name	Infrastructure Improvements
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Hemet has identified a range of projects that will be funded through Community Development Block Grant (CDBG) allocations for the 2025-2026 program year. These projects are designed to address the highest priority needs identified in the 2025-2029 Consolidated Plan, focusing on affordable housing preservation, public services, infrastructure improvements, economic development, and homelessness prevention.

The selection of projects is based on community input, needs assessments, and data analysis to ensure that resources are directed toward programs that will have the greatest impact on low- and moderate-income (LMI) residents. The City's investments will improve the quality of life for its most vulnerable populations by enhancing housing stability, accessibility, business opportunities, and social services.

The following section outlines the specific projects that will be undertaken in Program Year 2025-2026, including funding allocations and expected outcomes.

Projects

#	Project Name
1	Affordable Housing Rehabilitation Program
2	Public Facility ADA Improvements
3	Small Business Support & Microenterprise Assistance
4	Homeless Outreach & Emergency Shelter Services
5	Senior, Youth & Public Services Program
6	Fair Housing & Tenant Rights Assistance
7	Infrastructure Enhancements- Sidewalks, Streets, and Accessibility Upgrades
8	<i>Public Facility Community Garden</i>

Table 3 - Project Information

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

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. Public service dollars are always in high demand, but with limited funding, it is difficult to fund these programs to their fullest potential while staying within HUD parameters. The City continues to utilize its CDBG monies to the greatest extent possible to serve as many underserved needs as they are able in each program year.

Allocation priorities are determined based on the needs identified by analyzing data from HUD, ACS, and

other sources and soliciting feedback from community members and local stakeholders. The City awards CDBG funds to organizations to provide public services and housing for low-income and special needs households.

HUD requires that 70 percent of all CDBG funds be spent on activities that would benefit low- to moderate- income (LMI) households, which are those making 0-80% of AMI. The City allocates its CDBG funds to projects and programs that will primarily benefit 0-50% AMI households, persons experiencing homelessness, and special needs populations.

AP-38 Project Summary
Project Summary Information

1	Project Name	Affordable Housing Rehabilitation Program
	Target Area	City Wide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$300,000.00
	Description	Repairs and upgrades to owner-occupied housing
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 LMI households (seniors, disabled, low-income families)
	Location Description	Various locations in Hemet
	Planned Activities	Provide grants/loans for critical repairs, ADA upgrades, weatherization
2	Project Name	Public Facility ADA Improvements
	Target Area	City Wide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$250,000.00
	Description	ADA-compliant upgrades to public facilities
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,000 residents, including seniors and disabled individuals
	Location Description	Public buildings, parks, and sidewalks in LMI areas
	Planned Activities	Install ramps, curb cuts, accessible restrooms, and pathways
3	Project Name	Small Business Support & Microenterprise Assistance
	Target Area	City Wide
	Goals Supported	Economic Development Support
	Needs Addressed	Economic Development
	Funding	CDBG: \$150,772.00
	Description	Technical and financial assistance for small businesses

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 businesses assisted, 10 jobs created
	Location Description	Commercial corridors in LMI areas
	Planned Activities	Grants, training, and resources for microenterprises
4	Project Name	Homeless Outreach & Emergency Shelter Services
	Target Area	City Wide
	Goals Supported	Homeless Services & Prevention
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$100,000.00
	Description	Support for outreach, case management, and shelter services
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	500 homeless individuals assisted
	Location Description	Emergency shelters, service provider locations
	Planned Activities	Street outreach, case management, emergency shelter support
5	Project Name	Senior, Youth & Public Services Program
	Target Area	City Wide
	Goals Supported	Public Services for LMI Residents
	Needs Addressed	Public Services
	Funding	CDBG: \$85,000.00
	Description	Support for senior, youth programs, and social services programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,000 LMI residents (seniors, youth, disabled individuals)
	Location Description	Community centers and nonprofit partner locations

	Planned Activities	Meal programs, after-school activities, wellness support
6	Project Name	Fair Housing & Tenant Rights Assistance
	Target Area	City Wide
	Goals Supported	Fair Housing & Tenant Support
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000.00
	Description	Legal assistance, landlord-tenant mediation, and housing counseling
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200 households assisted
	Location Description	Citywide fair housing service providers
	Planned Activities	Tenant advocacy, legal aid, housing discrimination cases
7	Project Name	Infrastructure Enhancements- Sidewalks, Streets, and Accessibility Upgrades
	Target Area	City Wide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$160,046.38
	Description	Sidewalk and street improvements in LMI neighborhoods
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,000 residents benefiting from improved infrastructure
	Location Description	Various streets and pedestrian pathways
	Planned Activities	Street paving, sidewalk repair, ADA ramp installation
8	Project Name	<i>Hemet Community Garden</i>
	Target Area	<i>Low/Moderate Income Area (LMA) (Census Tract 043401 – GEOID 06065043401) with a Low/Mod percentage of 63.7%,</i>
	Goals Supported	<i>Public Facility Improvements</i>

Needs Addressed	<i>Infrastructure Improvement</i>
Funding	<i>\$ 99,781.00</i>
Description	<i>The Hemet Community Garden aims to provide a safe, accessible space where residents can grow their own fruits and vegetables, directly addressing local food insecurity and promoting healthier lifestyles. In partnership with the Hemet-San Jacinto Valley Green Coalition, the garden will offer 26 grower plots primarily leased to residents within the surrounding low- and moderate-income (LMI) area. The space will serve as a hub for community interaction, environmental education, and sustainable practices, fostering stronger connections among residents and encouraging civic engagement.</i>
Target Date	<i>9/30/26</i>
Estimate the number and type of families that will benefit from the proposed activities	<i>200 low/mod income households will have access to the Community Gardens</i>
Location Description	<i>Low/Moderate Income Area (LMA) (Census Tract 043401 – GEOID 06065043401) with a Low/Mod percentage of 63.7%,</i>
Planned Activities	<i>The garden will provide free or low-cost educational workshops on topics such as gardening techniques, composting, nutrition, cooking demonstrations, and sustainability. Tools, seeds, and starter plants will be available on-site at no cost to income-qualified gardeners, and a bilingual outreach plan will ensure accessibility and inclusive participation. Residents will have opportunities to join the garden’s steering team, promoting local leadership, while volunteer support will be available for participants with limited physical ability, ensuring that the garden remains an inclusive community resource. This project will transform a vacant, underutilized lot into a vibrant, community-serving space, effectively addressing blight in a disadvantaged area. Infrastructure improvements will include perimeter fencing (wrought iron for security), a shade structure for educational programming, garden boxes, storage containers, lighting, bike parking, and water infrastructure upgrades. Once complete, the garden will include more than 20 plots and is designed to evolve into a dynamic, inclusive, and sustainable community asset that strengthens neighborhood resilience and supports long-term well-being.</i>

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 of Hemet will direct the majority of its Community Development Block Grant (CDBG) funding to areas with the highest concentration of low- and moderate-income (LMI) residents, as defined by HUD’s Low/Moderate Income Area (LMA) data. These neighborhoods experience higher rates of poverty, housing instability, and aging infrastructure, making them a priority for investment in housing rehabilitation, public facility improvements, infrastructure enhancements, and public services. Based on the City’s 2025-2029 Consolidated Plan Needs Assessment, these areas also have a disproportionately high percentage of minority populations, particularly Hispanic, Black/African American, and senior residents who are more vulnerable to housing cost burdens and economic instability. The City’s funding strategy is designed to alleviate disparities, enhance neighborhood conditions, and expand economic opportunities for these communities.

Although a significant portion of funds will be concentrated in specific LMI neighborhoods, some funding will be allocated for citywide programs that benefit LMI individuals regardless of their location. These programs include homelessness prevention, fair housing services, small business assistance, and programs for seniors and youth. This approach ensures that while geographically targeted investments improve conditions in the most underserved neighborhoods, critical social services remain accessible to eligible residents citywide.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	95

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Hemet’s allocation of Community Development Block Grant (CDBG) funds is driven by a strategic analysis of demographic, economic, and housing data, combined with community input and HUD-designated Low- and Moderate-Income (LMI) Area (LMA) mapping. The primary objective is to direct resources where they are most needed while ensuring citywide access to critical services for low- and moderate-income individuals and families. A majority—approximately 70%—of CDBG funds are targeted to census tracts with high concentrations of LMI households. Many of these residents face severe rent burdens, spending over 30–50% of their income on housing. Investments in these areas aim to enhance housing stability, improve infrastructure, and expand economic opportunities. Older neighborhoods, particularly those with homes built before 1980, face significant housing quality issues such as lead-based paint, poor insulation, and accessibility limitations. Housing rehabilitation programs will focus on assisting low-income homeowners with critical repairs, improving health and safety, and

reducing displacement. Infrastructure gaps are also a major concern. Several LMI neighborhoods lack basic infrastructure like sidewalks, street lighting, drainage, and ADA-compliant public facilities. CDBG funds will support sidewalk repairs, ADA curb ramps, stormwater improvements, and upgrades to community centers and parks. Economic disparities persist, with high unemployment and limited access to small business capital in LMI areas. CDBG investments will support job training, small business assistance, and commercial revitalization to stimulate local economic development. While most CDBG funding is geographically targeted, 30% supports citywide programs—such as fair housing services, senior support, youth programs, and homelessness outreach—ensuring access across Hemet. This targeted strategy allows Hemet to address concentrated poverty and housing instability while also maintaining essential services for vulnerable residents citywide, advancing stability and quality of life for LMI communities.

Discussion

The City of Hemet’s Community Development Block Grant (CDBG) geographic investment strategy is informed by HUD-defined Low- and Moderate-Income (LMI) Area data, a citywide needs assessment, and community engagement. This approach ensures funding is directed to neighborhoods with the highest levels of need while maintaining citywide access to essential services for low- and moderate-income residents. Targeting LMI Areas (70%) Approximately 70% of Hemet’s CDBG funding will be invested in LMI-designated Census Tracts identified through HUD’s Low/Moderate Income Summary Data (LMISD). These areas experience higher rates of poverty, cost-burdened households, and aging infrastructure. Populations in these neighborhoods include seniors, renters, and minority residents who face economic hardship and limited access to stable housing and essential services. Priority investments in these areas include: Housing rehabilitation

Public infrastructure upgrades

ADA improvements

Support for small business development

These projects aim to stabilize neighborhoods, prevent displacement, and promote economic growth in historically underserved communities. To ensure access across the city, 30% of CDBG funds are reserved for citywide programs that support low- and moderate-income residents regardless of location. These programs include: Fair housing services and tenant advocacy Homelessness prevention and emergency shelter, Senior and youth programs Job training and small business support Justification and Impact Hemet’s geographic funding approach is guided by: HUD LMISD data identifying LMI tracts Infrastructure and housing conditions Poverty rates and housing cost burdens Community feedback from residents and service providers This balanced strategy targets the City’s most vulnerable neighborhoods while ensuring access to programs citywide. Long-term, these investments will enhance neighborhood livability, increase housing stability, and foster economic revitalization across Hemet.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Hemet is committed to expanding and preserving affordable housing for low- and moderate-income households by investing in targeted rehabilitation, rental assistance, and supportive housing programs. Through the use of Community Development Block Grant (CDBG) funding and other resources, the City aims to address housing instability, reduce the risk of homelessness, and improve living conditions for vulnerable residents—particularly seniors, disabled individuals, and low-income families. For the 2025–2026 program year, Hemet’s affordable housing strategy emphasizes three core priorities: preventing homelessness, preserving and rehabilitating affordable housing, and supporting special-needs populations. A key goal is to maintain existing affordable housing stock while ensuring safe, accessible, and sustainable homes for both renters and homeowners at risk of displacement or living in substandard conditions.

Strategic Focus Areas

1. Homelessness Prevention and Housing Assistance Support emergency shelter, transitional housing, and rapid rehousing programs for individuals and families experiencing homelessness. Provide rental assistance and case management to help at-risk households maintain stable housing.
2. Preservation and Rehabilitation of Affordable Housing Assist low-income homeowners with essential home repairs and accessibility upgrades. Improve rental housing quality through incentive programs that encourage landlords to maintain and upgrade older units
3. Support for Special-Needs Populations Fund home modifications for seniors and disabled residents to improve mobility, safety, and independence Partner with local nonprofits to deliver supportive housing services tailored to the needs of individuals with disabilities These coordinated efforts will strengthen housing stability citywide and enhance the overall quality of life for Hemet’s most at-risk populations during the 2025–2026 program year.

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

Table 5 - 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	0
Acquisition of Existing Units	0
Total	0

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Hemet’s 2025–2026 affordable housing strategy focuses on preserving existing housing, providing rental assistance, and preventing homelessness. Rather than developing new units, the City is prioritizing immediate needs based on funding constraints, aging housing stock, and the housing challenges faced by low- and moderate-income households—especially seniors, people with disabilities, and those experiencing housing instability. Many Hemet renters spend over 30–50% of their income on housing, making them highly vulnerable to eviction and homelessness. Rental assistance programs will play a central role in stabilizing these households. Meanwhile, much of Hemet’s housing stock predates 1980 and requires significant rehabilitation. Through the City’s CDBG-funded Housing Rehabilitation Program, low-income homeowners will receive financial support for essential repairs and ADA modifications to ensure homes remain safe and habitable. The cost of land, materials, and development fees continues to limit new affordable housing construction within this program year. Although no new units will be completed in 2025–2026, the City is actively pursuing future funding opportunities—including LIHTC, PLHA, and partnerships with private developers—to support long-term affordable housing production. Special-needs populations remain a top priority. Many seniors and disabled individuals on fixed incomes face accessibility challenges in older homes. The City will prioritize home modifications such as ramps, grab bars, and accessible bathrooms to promote independent living. To address homelessness, Hemet has allocated CDBG funds for emergency rental assistance, case management, and shelter services, with the goal of helping approximately 540 individuals and households will benefit from these programs. The City remains committed to preserving affordability and seeking partnerships and funding to expand housing options in the years ahead.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Hemet does not operate its own public housing authority (PHA) but works closely with the Housing Authority of the County of Riverside (HACR) to support public housing initiatives and rental assistance programs for low-income residents. HACR administers the Section 8 Housing Choice Voucher (HCV) Program and public housing units throughout Riverside County, including Hemet. The City coordinates with HACR to address affordable housing needs and improve access to rental assistance for eligible households.

Public housing plays a critical role in providing stable, affordable homes for extremely low- and very low-income households, including seniors, disabled individuals, and families with children. The demand for rental subsidies and public housing units continues to exceed available resources, resulting in long waitlists for Section 8 vouchers and subsidized housing options. The City of Hemet remains committed to supporting initiatives that expand affordable rental housing opportunities and improve the living conditions of public housing residents.

Hemet’s approach to public housing support focuses on collaboration with HACR, advocacy for additional rental assistance funding, and participation in regional housing initiatives. The City also works with nonprofit housing providers to develop and preserve affordable housing, ensuring that low-income residents have access to safe and stable housing.

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

The City of Hemet will continue its collaboration with the Housing Authority of the County of Riverside (HACR) to support low-income households who rely on public housing and rental assistance programs. Although the City does not own or manage public housing, it plays a vital role in advocacy, coordination, and support for residents utilizing Section 8 Housing Choice Vouchers (HCV) and other HACR-administered programs. Outreach and Access To address public housing needs in the upcoming year, the City will focus on increasing awareness of and access to rental assistance for eligible residents. Many households in Hemet face barriers such as long waitlists and limited knowledge of how to apply for assistance. In response, the City will provide outreach, referrals, and application support to help residents navigate HACR’s programs. Rehabilitation of Affordable Rentals. The City will also support the rehabilitation of affordable rental units, particularly those occupied by Section 8 voucher holders. Many of Hemet’s rental properties are aging and require essential upgrades to meet health and safety standards. Through CDBG-funded housing rehabilitation programs, the City will assist landlords and tenants with repairs such as plumbing, electrical, and accessibility improvements—helping to preserve both affordability and livability. Expansion of Affordable Housing In partnership with nonprofit developers and housing providers, Hemet will explore opportunities to expand affordable rental housing options. This includes pursuing Low-Income Housing Tax Credit (LIHTC) developments Permanent Local Housing Allocation (PLHA) funds Other federal and state resources. These strategies aim to increase Hemet’s affordable housing supply and meet growing demand. Advocacy and Coordination Additionally, the City will advocate for expanded funding and work with HACR to secure additional Section 8 vouchers

for Hemet residents.

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

The City of Hemet, in collaboration with the Housing Authority of the County of Riverside (HACR), is committed to strengthening resident engagement in public housing management and expanding opportunities for low-income households to achieve homeownership. Recognizing that tenant involvement and financial empowerment are key to housing stability, the City will implement supportive strategies to help residents take a more active role in their housing journey. To promote greater resident participation, the City will support HACR's Resident Advisory Board (RAB) meetings, where tenants provide feedback on housing policies, maintenance concerns, and community services. Hemet will assist by publicizing these meetings, distributing informational materials, and collaborating with local service providers to increase tenant engagement. By fostering open communication between residents and housing officials, Hemet aims to ensure that public housing decisions are informed by those directly impacted. In addition, the City will help promote homeownership opportunities for Section 8 Housing Choice Voucher (HCV) recipients through HACR's Homeownership Program. This initiative enables eligible participants to use their housing vouchers for mortgage payments, helping low-income families build long-term stability. The City will partner with financial institutions, housing counselors, and nonprofits to offer homebuyer education, credit repair, and down payment assistance to prospective homeowners. The City also recognizes the importance of financial literacy and economic mobility in helping residents move toward self-sufficiency. Hemet will support HACR's Family Self-Sufficiency (FSS) program, which enables participants to grow escrow savings accounts as their income increases. These funds can later be used for home purchases or education. The City will coordinate with workforce development agencies and local nonprofits to expand access to job training, career counseling, and entrepreneurial support, equipping residents with the tools they need to achieve lasting housing independence and financial well-being.

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

Not Applicable

Discussion

The Housing Authority of the County of Riverside (HACR), which oversees public housing and the Section 8 Housing Choice Voucher (HCV) program for the City of Hemet, is not currently designated as a troubled public housing authority by the U.S. Department of Housing and Urban Development (HUD). However, if HACR were to receive such a designation, the City of Hemet would take proactive steps to protect low-income residents and stabilize housing operations. In the event of a troubled designation, the City would collaborate with HACR, HUD, and County officials to assess the root causes of the

designation—whether financial mismanagement, administrative deficiencies, or poor housing conditions. This joint assessment would guide the development of a corrective action plan to restore compliance with HUD requirements and maintain essential housing services. The City would support HACR by advocating for technical and financial assistance from HUD, including emergency funding or administrative support. Hemet may also work with nonprofit organizations and private landlords to expand temporary rental assistance or identify alternative housing options for impacted residents. To protect tenant rights and prevent displacement, the City would coordinate with legal aid providers, housing counselors, and tenant advocacy groups. If needed, Community Development Block Grant (CDBG) funds could be allocated to support emergency rental assistance, legal services, and case management for at-risk households. Long-term, the City would promote stronger oversight, increase resident involvement in housing governance, and explore regional partnerships to improve public housing administration. Although HACR is currently in good standing, the City of Hemet remains prepared to respond quickly and effectively to any future challenges to ensure continued access to safe, stable, and affordable housing for its most vulnerable residents.

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

Introduction

The City of Hemet is committed to addressing homelessness and the housing needs of special-needs populations, including seniors, disabled individuals, victims of domestic violence, and those at risk of becoming homeless. Through collaboration with the Housing Authority of the County of Riverside (HACR), local nonprofit service providers, and regional agencies, the City works to expand access to emergency shelter, rapid rehousing, permanent supportive housing, and homelessness prevention programs.

Homelessness remains a critical challenge in Hemet, with a rising number of individuals and families facing housing instability due to economic hardship, mental health challenges, and lack of affordable housing options. The City utilizes Community Development Block Grant (CDBG) funds and other available resources to support street outreach, case management, rental assistance, and supportive services designed to help individuals transition from homelessness to stable housing.

The City also prioritizes the needs of special-needs populations, including the elderly, disabled persons, and individuals with chronic health conditions, by funding affordable housing rehabilitation programs, accessibility modifications, and supportive housing services. The goal is to ensure that vulnerable residents have access to safe, stable, and affordable housing while receiving the necessary services to maintain long-term housing stability.

The following section outlines the City's planned actions for addressing homelessness and the housing needs of other special-needs populations during the 2025-2026 program year.

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

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

The City of Hemet will expand street outreach efforts to engage unsheltered individuals and families in areas where they are most frequently found, including parks, public spaces, and encampments. The City will work with the Riverside County CoC, local homeless service providers, and law enforcement agencies to deploy trained outreach teams that conduct needs assessments, provide crisis intervention, and connect individuals with emergency shelter and support services.

A key outreach goal is to increase the use of the Coordinated Entry System (CES) and the Homeless Management Information System (HMIS), which help streamline services and ensure that homeless individuals receive personalized assistance based on their specific needs. Outreach teams will assist individuals with obtaining identification, signing up for benefits such as Supplemental Security Income (SSI), and accessing healthcare and behavioral health services.

The City will also support mobile outreach efforts, including mental health response teams and substance abuse counselors, to address the underlying issues that contribute to chronic homelessness.

In coordination with faith-based organizations and local nonprofits, the City will provide essential supplies such as food, hygiene kits, and clothing, ensuring that individuals experiencing homelessness receive both immediate relief and long-term solutions.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Hemet acknowledges the urgent need for accessible emergency shelter and transitional housing to support individuals and families experiencing homelessness. For the 2025–2026 program year, the City will collaborate with local emergency shelters and transitional housing providers to expand services that help people transition from homelessness to stable, permanent housing. CDBG and other local resources will be directed toward increasing shelter capacity, ensuring 24-hour accessibility, and enhancing wraparound services—including mental and physical healthcare, case management, and life skills training. These efforts will focus on vulnerable populations such as survivors of domestic violence, unaccompanied youth, and families with children by working closely with shelters that specialize in serving these groups. To support the transition from homelessness, Hemet will continue to invest in rapid rehousing and transitional housing programs. These initiatives provide rental assistance, employment support, and financial literacy training to promote long-term self-sufficiency. The aim is to reduce shelter stays and move individuals into permanent housing as efficiently as possible. The City also recognizes that some residents face complex challenges, such as substance use disorders or chronic homelessness. Hemet will advocate for increased funding from state and federal sources to expand long-term transitional housing options tailored to these high-need individuals, including veterans and those with behavioral health conditions. In parallel, homelessness prevention will remain a priority. The City will work with agencies serving individuals exiting institutions like hospitals, correctional facilities, and foster care to prevent homelessness before it begins. By combining outreach, emergency housing expansion, transitional services, and prevention strategies, the City of Hemet is taking a comprehensive and proactive approach to address homelessness. These coordinated efforts are designed to improve housing stability and overall well-being for Hemet’s most vulnerable populations.

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

The City of Hemet, in collaboration with the Riverside County Continuum of Care (CoC) and a network of nonprofit and public agencies, is committed to supporting homeless individuals and families—particularly those who are chronically homeless, families with children, veterans, and unaccompanied youth—in transitioning to permanent housing and achieving long-term stability. This is accomplished through a comprehensive and coordinated approach that integrates housing access, supportive services, and system-wide data tracking to reduce the duration and recurrence of homelessness.

A core component of this strategy is the Housing First model, which prioritizes immediate access to permanent housing without preconditions such as sobriety or income. Once housed, individuals and families receive wraparound services tailored to their needs, including case management, employment support, behavioral health services, and access to benefits. For chronically homeless individuals, Permanent Supportive Housing (PSH) programs provide long-term housing subsidies combined with intensive case management to promote stability and independence. Families and individuals with fewer barriers are served through Rapid Rehousing (RRH) programs, which offer short- to medium-term rental assistance and supportive services aimed at helping them secure and maintain housing quickly.

The Coordinated Entry System (CES), known locally as HomeConnect, serves as the primary access point for all housing interventions in the region. Through CES, households are assessed for vulnerability and matched to the most appropriate housing resource available. This system ensures that those with the highest needs—including veterans, families with children, and youth—are prioritized for housing placements.

Efforts to shorten the duration of homelessness focus on reducing the time between outreach, assessment, and housing placement. Outreach teams engage individuals living in encampments or unsheltered locations, working quickly to connect them to available resources. Once housed, program participants receive continued case management to help stabilize their lives and prevent future episodes of homelessness.

To prevent returns to homelessness, the City and CoC partners invest in post-housing stabilization services such as rental assistance extensions, employment training, and mental health care. These supports are critical during the transition to independent living and help ensure long-term housing retention.

Additionally, targeted prevention programs address the needs of individuals at imminent risk of homelessness. These include legal assistance for tenants facing eviction, one-time rental or utility assistance, and diversion services aimed at helping individuals identify safe alternatives to shelter entry. Special focus is given to individuals exiting systems of care such as hospitals, foster care, and correctional facilities to ensure they are not discharged into homelessness.

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

The City of Hemet, in coordination with Riverside County and the regional Continuum of Care (CoC), employs a multi-layered strategy to help low-income and extremely low-income individuals and families

avoid becoming homeless. This includes early intervention, cross-system coordination, targeted financial assistance, and proactive discharge planning for individuals exiting publicly funded institutions and systems of care.

A key prevention tool is the Homelessness Prevention and Diversion Program, which is implemented through County-administered Emergency Solutions Grant (ESG), HHAP, and other state and federal resources. This program provides short-term financial assistance—such as rent arrears, utility payments, or relocation support—to households facing eviction or imminent homelessness. Priority is given to extremely low-income households and those with multiple barriers to housing stability. Legal services and mediation programs also help tenants avoid eviction through advocacy and negotiated resolutions with landlords.

The Riverside County Department of Public Social Services (DPSS) and Department of Housing and Workforce Solutions (HWS) play a central role in identifying at-risk households and referring them to appropriate resources, including housing stabilization programs, Section 8 vouchers, and employment supports. The Coordinated Entry System (HomeConnect) integrates prevention screening into its intake process, allowing for early identification of at-risk individuals and rapid connection to services before homelessness occurs.

Special attention is given to individuals exiting publicly funded systems of care. The County has implemented a formal Discharge Planning Policy, which establishes protocols for collaboration between hospitals, behavioral health providers, the child welfare system, correctional institutions, and CoC service providers. This policy ensures that individuals are not released from institutions directly into homelessness, but are instead connected to housing resources, case management, and follow-up support. For example:

- Youth aging out of foster care are connected to transitional housing and extended services through programs like THP-Plus.
- Individuals leaving inpatient behavioral health facilities or substance use treatment programs are referred to supportive housing or recovery housing options.
- Persons exiting jails or reentry programs are linked to rapid rehousing, employment assistance, and peer navigation programs.

For households receiving ongoing assistance from public or private agencies—such as those accessing CalWORKs, Medi-Cal, or county behavioral health programs—the County integrates service navigation and housing counseling to address housing instability as part of the broader care plan. Nonprofit organizations in Hemet, including Valley Restart Shelter, City Net, and faith-based agencies, also play a frontline role in delivering outreach, rental assistance, and family stabilization services.

In summary, Hemet and its regional partners employ a collaborative, systems-based approach to homelessness prevention—anchored in financial stabilization, service coordination, and institutional discharge planning. These efforts ensure that the most vulnerable residents, including those exiting

public systems and receiving public services, are supported in maintaining housing and avoiding the trauma of homelessness.

Discussion

The City of Hemet remains committed to reducing homelessness through a comprehensive, coordinated approach that includes street outreach, emergency shelter, transitional housing, and permanent housing solutions. For the 2025–2026 program year, the City will prioritize increasing housing stability, expanding access to emergency services, and strengthening partnerships with the Riverside County Continuum of Care (CoC), nonprofits, and regional agencies. Homelessness in Hemet continues to grow due to rising rental costs, limited affordable housing, mental health challenges, and economic instability. The City’s CDBG-funded programs support vulnerable groups including unsheltered individuals, at-risk households, domestic violence survivors, veterans, seniors, and persons with disabilities. Street outreach will be essential for connecting individuals to services. Many unhoused individuals are hesitant to seek help due to trauma or behavioral health concerns. Through partnerships with nonprofits and mental health providers, Hemet will expand trauma-informed outreach teams to engage individuals in encampments and public areas, linking them to the Coordinated Entry System (CES) and support networks via the Homeless Management Information System (HMIS). To address shelter capacity shortages, the City will invest in emergency shelters and transitional housing with added mental health care, substance abuse treatment, and life skills programs. Specialized transitional housing will support youth, families, and survivors of domestic violence. For those exiting homelessness, rapid rehousing and short-term rental assistance will help secure permanent housing. The City will also pursue additional state and federal funds to expand long-term housing for high-need populations, including veterans and those recovering from substance use. Prevention remains a core focus. With many renters spending over 50% of their income on housing, Hemet’s rental assistance and eviction prevention programs will help keep low-income families housed. Through collaboration, expanded housing options, and wraparound services, Hemet aims to break the cycle of homelessness and ensure lasting stability for its residents.

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

Introduction:

The City of Hemet recognizes that several barriers to affordable housing development and access exist, limiting the ability of low- and moderate-income households to secure stable, affordable housing. These barriers include high housing costs, limited developable land, regulatory constraints, infrastructure deficiencies, and economic challenges that impact housing affordability and production. Additionally, factors such as zoning restrictions, development fees, and community opposition can further delay or prevent the construction of affordable housing units.

The 2025-2026 program year will focus on identifying and addressing these barriers through policy changes, financial incentives, and strategic partnerships with housing developers and nonprofit organizations. The City will work to streamline development processes, advocate for funding opportunities, and implement strategies that encourage the construction and preservation of affordable housing.

The following section outlines the primary barriers to affordable housing in Hemet and the actions the City will take to mitigate these challenges during the upcoming year.

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

The City of Hemet is dedicated to removing regulatory and financial barriers that limit the development and availability of affordable housing. In the 2025–2026 program year, the City will implement targeted policy reforms and incentives to support affordable housing creation and preservation. Streamlining Land Use and Zoning: Hemet will revise zoning ordinances to allow higher-density residential development, especially near transit corridors and commercial zones. Reduced parking requirements and flexible design standards will encourage mixed-use and affordable projects. The City will also promote Accessory Dwelling Units (ADUs) by simplifying permits and waiving impact fees for ADUs offered at affordable rents. Reducing Fees and Expediting Approvals: To lower development costs, the City will assess opportunities to reduce or defer impact fees for affordable projects. A fast-track permitting process will be introduced for developments that include low-income housing, especially those led by nonprofit developers. Expanding Developer Incentives: The City will offer density bonuses, parking reductions, and flexible design rules to incentivize affordable housing. It will also support developers in securing Low-Income Housing Tax Credits (LIHTC) and encourage Public-Private Partnerships to increase funding for affordable units. Tenant Protections and Fair Housing: Hemet will strengthen tenant rights by collaborating with legal aid groups and fair housing agencies. Services will include eviction prevention, landlord mediation, and legal support for renters. Infrastructure and Sustainable Development: To support housing growth, Hemet will pursue state infrastructure grants and invest CDBG funds into roads, sewer, and utilities in LMI areas. Sustainable housing options, including

green building, weatherization, and solar incentives, will also be promoted. Partnerships and Monitoring: The City will continue working with nonprofits and developers to identify land, secure funding, and track progress. Regular updates to the Housing Element will ensure policies align with community housing needs.

Discussion:

The City of Hemet acknowledges that affordable housing development is constrained by several barriers, including restrictive zoning, high development costs, infrastructure limitations, and limited land availability. These factors not only hinder new housing construction but also exacerbate housing cost burdens for low- and moderate-income residents. To address these challenges, the City is actively pursuing zoning reforms, development incentives, and strategic partnerships to support affordable housing development and preservation. A major barrier is zoning regulations that restrict higher-density and multifamily developments in many areas of the city. To address this, Hemet is reviewing and amending zoning ordinances to allow for increased density, mixed-use developments, and Accessory Dwelling Units (ADUs) in more neighborhoods. These changes aim to expand housing supply and affordability through infill development and smaller, lower-cost housing options. Development fees and permitting timelines also create financial burdens for affordable housing developers. The City is working to reduce or defer impact fees for affordable projects, fast-track permitting for developments with low-income units, and offer financial incentives such as density bonuses and tax abatements. These efforts aim to lower upfront costs and attract both nonprofit and private developers. Infrastructure limitations present another challenge, especially in areas lacking adequate sewer, utility, and road capacity. The City plans to leverage Community Development Block Grant (CDBG) and other federal and state funding sources to invest in infrastructure improvements that enable housing development in underserved areas. Additionally, the City is partnering with nonprofits, community development corporations, and private investors to pursue funding through programs like the Low-Income Housing Tax Credit (LIHTC). Hemet is also enhancing tenant protections by supporting fair housing education, legal assistance, and rental assistance programs. Together, these initiatives reflect Hemet's commitment to breaking down housing barriers, promoting affordability, and ensuring access to safe and stable housing for all residents.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Hemet is committed to implementing a comprehensive approach to addressing community development needs, affordable housing, and homelessness prevention through strategic partnerships and targeted investments. In addition to the initiatives outlined in previous sections, the City will undertake several key actions to address underserved needs, foster affordable housing development, reduce lead-based paint hazards, improve institutional coordination, and enhance anti-poverty strategies. Through Community Development Block Grant (CDBG) funds and collaboration with local, regional, and state agencies, the City aims to expand housing opportunities, improve access to essential services, and promote long-term economic stability for low- and moderate-income residents. The following sections outline specific actions the City will take during the 2025-2026 program year to further these objectives.

Actions planned to address obstacles to meeting underserved needs

The City of Hemet acknowledges that limited financial resources, lack of affordable housing, and gaps in supportive services create obstacles to meeting the needs of underserved populations, including low-income families, seniors, persons with disabilities, and individuals experiencing homelessness. To address these challenges, the City will continue to leverage federal, state, and local funding while expanding partnerships with nonprofit organizations, housing agencies, and service providers.

One of the primary strategies for overcoming obstacles is enhancing outreach and accessibility of social services. The City will work with community partners to improve public awareness of available resources, including rental assistance, food security programs, and healthcare services. Additionally, CDBG funds will be used to support homeless services, economic development initiatives, and infrastructure improvements that benefit low- and moderate-income residents.

The City will also work to reduce language and mobility barriers by ensuring that vital housing and service information is available in multiple languages and accessible to persons with disabilities. Expanding digital access to resources and partnering with faith-based organizations and grassroots community groups will help ensure that hard-to-reach populations receive the assistance they need.

To address the gap in affordable housing and emergency shelter availability, Hemet will continue to advocate for state and federal housing grants, explore public-private partnerships for housing development, and support nonprofit organizations that provide emergency shelter and supportive housing services.

Actions planned to foster and maintain affordable housing

The City of Hemet will implement multiple strategies to preserve, maintain, and expand affordable housing opportunities. One of the primary actions is to support housing rehabilitation programs that assist low-income homeowners in making critical repairs to their homes. CDBG-funded rehabilitation grants and loans will be available to help with roof repairs, plumbing, electrical updates, and accessibility

modifications to ensure that low-income residents can remain safely housed.

To encourage the development of new affordable housing, the City will continue to seek funding through programs such as Low-Income Housing Tax Credits (LIHTC), the Permanent Local Housing Allocation (PLHA), and other state and federal housing assistance programs. The City will also explore ways to streamline the permitting process for affordable housing developments, reduce impact fees for qualifying projects, and encourage the construction of Accessory Dwelling Units (ADUs) as a means of increasing affordable rental housing stock.

Maintaining existing affordable housing is equally important. The City will monitor publicly assisted rental housing units to prevent displacement due to expiring affordability covenants. Collaboration with local landlords and housing authorities will help ensure that rental units remain affordable and accessible to low-income households. Additionally, the City will enforce fair housing laws to prevent discrimination and unlawful evictions, ensuring that vulnerable populations are protected.

Actions planned to reduce lead-based paint hazards

Lead-based paint exposure remains a concern for households living in older housing units, particularly those built before 1978. To reduce health risks associated with lead exposure, the City of Hemet will integrate lead hazard assessments and abatement efforts into its housing rehabilitation programs. Any CDBG-funded housing rehabilitation projects will include a lead risk evaluation, and, where necessary, remediation measures such as paint stabilization, window replacements, and full lead abatement will be implemented.

The City will also increase awareness and education efforts regarding lead hazards by providing informational materials to homeowners, landlords, and tenants about the dangers of lead-based paint, proper maintenance practices, and available testing services. Outreach will be particularly targeted toward low-income families with young children, who are at the highest risk of lead poisoning.

To further mitigate risks, the City will work with local health agencies and certified lead abatement professionals to ensure that any renovation, repair, or demolition projects comply with HUD and EPA lead safety standards. By integrating lead hazard reduction efforts into existing housing initiatives, the City will help create safer living environments for vulnerable residents and protect future generations from lead exposure risks.

Actions planned to reduce the number of poverty-level families

The City of Hemet is committed to reducing poverty and promoting economic self-sufficiency for low-income families through job training, financial literacy programs, rental assistance, and access to essential services. One of the primary strategies for addressing poverty is to support workforce development initiatives that help residents gain the skills needed to secure higher-paying jobs. The City will work with local job training centers, community colleges, and workforce development agencies to connect low-income individuals with employment opportunities, career counseling, and job readiness programs.

The City will continue to invest CDBG funds into economic development programs that provide financial

assistance to small businesses and microenterprises. By supporting small businesses, the City aims to stimulate local job creation and expand employment opportunities for residents at risk of poverty. Additionally, programs that provide entrepreneurial training and small business grants will be promoted to help residents become self-sufficient through business ownership.

Rental assistance and housing stabilization programs will also play a critical role in helping families maintain stable housing and avoid financial hardship. By supporting rental assistance programs, eviction prevention services, and case management programs, the City will work to ensure that low-income families are not forced into homelessness due to economic challenges.

Childcare affordability is another barrier that impacts low-income working families. The City will coordinate with nonprofit organizations and childcare providers to ensure that affordable childcare options are available, allowing parents to enter and remain in the workforce without financial strain.

The City will also expand financial literacy programs and credit counseling services to help families manage their finances, improve credit scores, and prepare for homeownership. By integrating job training, small business support, financial education, and housing stability programs, the City aims to break the cycle of poverty and provide long-term economic opportunities for struggling families

Actions planned to develop institutional structure

The City of Hemet recognizes the importance of a strong institutional framework for effectively delivering housing, economic development, and social services. To improve efficiency, accountability, and collaboration, the City will continue to develop its institutional capacity by enhancing partnerships with local, regional, and state agencies involved in housing and community development.

One of the primary actions planned is to strengthen coordination between city departments, nonprofit organizations, housing developers, and service providers to ensure that resources are effectively allocated and duplication of services is minimized. The City will participate in regional housing and homelessness task forces, working closely with the Housing Authority of the County of Riverside (HACR) and the Riverside County Continuum of Care (CoC) to align efforts and maximize impact.

The City will also focus on improving data collection and performance tracking to better assess the effectiveness of its programs. By leveraging the Homeless Management Information System (HMIS) and Consolidated Plan HEMET 197

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other data-sharing platforms, the City can monitor progress, identify service gaps, and make data-driven decisions on funding priorities.

To strengthen institutional capacity, the City will provide training and technical assistance to staff, service providers, and nonprofit partners to improve grant management, compliance with HUD regulations, and program implementation. These efforts will ensure that resources are efficiently utilized, funding is effectively administered, and community development initiatives are sustainable over the long term.

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

The City of Hemet understands that coordination between public and private sectors is essential to creating a more effective and sustainable housing and social service system. The City will work to enhance collaboration between public housing agencies, nonprofit organizations, private developers, and social service providers to ensure that affordable housing and supportive services are accessible and well-integrated.

One of the key actions planned is strengthening partnerships with the Housing Authority of the County of Riverside (HACR) to expand rental assistance programs, increase affordable housing options, and improve access to supportive services for low-income tenants. The City will also collaborate with nonprofit housing developers and private sector partners to leverage funding sources such as Low-Income Housing Tax Credits (LIHTC), state housing grants, and private investments to increase the supply of affordable housing.

To enhance service coordination, the City will actively participate in regional meetings, interagency task forces, and policy discussions with organizations that address homelessness, mental health services, senior care, and disability support. By fostering stronger relationships with healthcare providers, workforce development agencies, and community organizations, the City can ensure that low-income residents have access to comprehensive support services that help them maintain stable housing and financial independence.

The City will also facilitate regular stakeholder meetings and public forums to improve communication between housing providers, landlords, tenant advocates, and social service agencies. This collaborative approach will help ensure that affordable housing projects are developed in alignment with community needs, funding opportunities are fully utilized, and service delivery is coordinated across multiple sectors.

Through strategic partnerships, improved data-sharing, and a focus on integrated service delivery, the City of Hemet will work to strengthen coordination between public and private entities, expand affordable housing opportunities, and enhance access to essential social services.

Discussion:

The City of Hemet is committed to addressing the interrelated challenges of poverty, affordable housing, and social service access through a comprehensive and collaborative strategy. By enhancing coordination among public agencies, nonprofit organizations, and private stakeholders, the City aims to improve outcomes for low-income residents and promote long-term economic stability. A central focus is reducing poverty by expanding access to employment, job training, and financial resources. Many households face barriers such as lack of childcare, limited workforce skills, and unreliable transportation. In response, the City will support workforce development programs, small business assistance, and financial literacy initiatives. CDBG-funded economic development efforts will prioritize job creation, entrepreneurship, and skills training to help residents achieve self-sufficiency. To strengthen institutional capacity, the City will enhance partnerships with regional service providers and housing developers. This includes streamlining grant administration, improving data collection, and providing technical support to nonprofits. Greater interagency collaboration will help align resources, avoid service duplication, and maximize funding from federal and state programs. Affordable housing remains

a pressing need, with many residents struggling with rent burdens and limited options. The City will collaborate with the Housing Authority of the County of Riverside (HACR), nonprofit housing organizations, and developers to identify opportunities for new construction, rehabilitation of existing units, and expanded rental assistance. Leveraging programs like Low-Income Housing Tax Credits (LIHTC), Permanent Local Housing Allocation (PLHA), and HUD funding will be critical to increasing housing availability and preventing displacement. Finally, the City will strengthen coordination between housing and social service providers—including mental health, substance abuse, and employment programs—to ensure residents receive holistic support. Stakeholder meetings, regional task forces, and engagement with landlords will further Hemet’s efforts to build a more resilient community.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

- | | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

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

0.00%

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

Discussion: