

CITY OF HEMET

5-Year Consolidated Plan 2010-2015

Strategic Plan Narrative Responses

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The City of Hemet is dedicated to providing a superior level of responsive service to the community that results in a safe, caring attractive environment for residents, businesses and visitors.

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5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

The Consolidated Plan is a planning document that identifies the City of Hemet's overall housing and community development needs, and outlines a strategy to address those needs. Key components of the Plan are identifying community needs, prioritizing those needs for funding purposes, and proposing solutions to meet those needs in the context of the Consolidated Plan. Input and needs identified by Hemet residents, service providers, City staff, and elected officials are important sources of information for this Consolidated Plan.

Executive Summary

Introduction

Hemet is located at the heart of Riverside County, incorporated from a town of 992 residents in 1910 to a community estimated at 75,906 in 2008. The City of Hemet has a total of 27.7 square miles consisting of a suburban community and Diamond Valley Lake to the South. Hemet was considered one of the fastest growing communities in the nation from 2000-2006, due to its large tracts of undeveloped land and moderate prices. During this time, Hemet experienced high population growth that increased its demographic diversity.

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

The City of Hemet receives funds each year from the federal government for housing and community development activities. These funds are intended to meet priority needs locally identified by the City. To receive these federal funds, the City must submit a Consolidated Plan every five years to the U.S. Department of Housing and Urban Development (HUD) that identifies local needs and how these needs will be addressed. The Consolidated Plan must also demonstrate how the City will meet national goals set by the U.S. Congress to develop viable communities by providing decent housing, a

suitable living environment, and expanded economic opportunities, principally for persons of low- and moderate-income.

The CDBG program stipulates that in order for programs and activities to qualify for federal funding certain areas usually those of high concentration must benefit persons where no less than 51 percent of the residents are low- and moderate income. The 2000 Census data designated seventeen (17) census tracts that are at least 51 percent low and moderate-income. Those areas include census tract numbers 433.04, 06, 07, 08, 09, 10, 12; 434.01, 03, 04, 05; and, 435.03, 04, 05, 07, 08.

Purpose of the Plan

The purpose of the Consolidated Plan is to guide funding decisions in the next five years of specific federal funds. It is guided by three overarching goals that are applied according to a community's needs. The three overarching goals are:

- **To provide decent housing** by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- **To provide a suitable living environment** through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- **To expand economic opportunities** through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

The four major federal funding resources discussed in the 2010–2015 Consolidated Plan are:

Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for persons of low- and moderate-income. Funds can be used for a wide array of activities, including: housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

HOME Investment Partnership Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can

be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.

The Emergency Shelter Grants (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of a shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

Grantees, which are state governments, large cities, urban counties, and U.S. territories, receive ESG grants and make these funds available to eligible recipients, which can be either local government agencies or private nonprofit organizations. The recipient agencies and organizations, which actually run the homeless assistance projects, apply for ESG funds to the governmental grantee, and not directly to HUD.

ESG funds are available for the rehabilitation or remodeling of a building used as a new shelter, operations, and maintenance of the facility, essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare, etc.), homeless prevention, and grant administration.

Grantees, except for state governments, must match ESG grant funds dollar for dollar with their own locally generated amounts. These local amounts can come from the grantee or recipient agency or organization; other federal, state and local grants; and from "in-kind" contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

Housing Opportunities for People with Aids (HOPWA) funding provides housing assistance and related supportive services. Grantees are encouraged to develop community-wide strategies and form partnerships with area nonprofit organizations. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

Other Federal Resources

Neighborhood Stabilization Program (NSP): The Neighborhood Stabilization Program (NSP) was established in July 2008 for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized. NSP1, a term

that references the NSP funds authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, provides grants to all states and selected local governments on a formula basis. NSP2, a term that references the NSP funds authorized under the American Recovery and Reinvestment Act (the Recovery Act) of 2009, provides grants to states, local governments, nonprofits and a consortium of nonprofit entities on a competitive basis. The Recovery Act also authorized HUD to establish NSP-TA, a \$50 million allocation made available to national and local technical assistance providers to support NSP grantees.

CDBG-R: The American Recovery and Reinvestment Act of 2009 ("Recovery Act") was signed into law by President Obama on February 17, 2009. The Recovery Act awarded \$1 billion in CDBG Recovery (CDBG-R) funds to be distributed to cities, counties, insular areas and states, of which \$10 million has been reserved by HUD for its administrative costs and \$10 million of which will be awarded to Indian tribes. The use of CDBG-R funds will meet the requirements of Title XII of Division A and Section 1602 of ARRA. CDBG-R funds will be used in a manner that maximizes job creation and economic benefit in relation to the CDBG-R funds obligated, and will address the Recovery Act, by:

- Preserving and creating jobs and promoting economic recovery;
- Assisting those most impacted by the recession;
- Providing investment needed to increase economic efficiency;
- Investing in transportation, environmental protection, or other infrastructure that will provide long-term economic benefits;
- Minimizing or avoiding reductions in essential services; or
- Fostering energy independence

Focus of the Plan

As required by the federal government, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households.

The Consolidated Plan must also address special-needs identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and persons with HIV/AIDS.

Citizen Participation and Planning Process

The preparation of the Consolidated Plan began first by identifying potential needs, services gaps, and key issues on which to focus the community outreach process.

The City of Hemet Finance Department was responsible for coordinating the citizen participation process for the City's Consolidated Plan. Community meetings and the availability of the Community Needs Survey were published at community and senior centers, public libraries, and on the City website. They were also advertised public announcements made in newspapers of general circulation.

Two primary methods were used to solicit public input:

- Community meetings were held throughout the City, where participants were introduced to the Consolidated Plan process and asked to discuss community needs.
- Community Needs Surveys to assess housing and community development needs, were distributed at public meetings and public locations, and were made available online at <http://www.cityofhemet.org>. The survey form (see Attachment A in the Consolidated Plan) was prepared in two languages (English, Spanish) and widely distributed throughout the City.

The Survey results are attached under separate cover available through the City of Hemet. A summary of Survey results is located in Attachment B. The Survey asked respondents to rank the needs in each of the following three (3)

- Suitable Living Environment - public services, transportation services, accessibility needs, infrastructure;
- Decent Housing - housing, homeless housing needs, special needs housing; and
- Economic Opportunity - businesses and jobs.

Among the specific needs identified in the survey, the top seven needs for all City residents are shown in Table 2.

When asked what the respondents believed to be a *high* priority-need, Youth Activities at 71 percent received the highest priority. Approximately 67 percent of the respondents believed Health Care Facilities was a high priority need while 66 percent considered Youth Centers a high priority.

When analyzing the survey results, each *Need* was given a percentage breakdown and listed from the highest percentage to the lowest percentage according to the priority scale.

Community Needs Assessment Survey						
City of Hemet						
Category	Highest Priority		2nd Highest Priority		3rd Highest Priority	
Community Services	Youth Activities	71	Health Services	62	Anti-Crime Programs	59
Community Facilities	Health Care Facilities	67	Youth Centers	66	Park & Recreational Facilities	52
Economic Development	Job Creation/Retention	64	Employment Training	56	Small Business Loans	37
Housing	Energy Efficient Improvements	57	Affordable Rental Housing	50	Fair Housing	44
Special Needs Services	Neglected/Abused Children Centers and Services	52	Substance Abuse Services	43	Homeless Shelters/Services	40
Neighborhood Services	Cleanup of Abandoned Lots & Buildings	48	Code Enforcement	37	Trash & Debris Removal	35
Infrastructure	Drainage Improvement	45	Street Lighting	42	Sidewalk Improvements	39

Note: Due to funding limitations, only 15% of CDBG funds may be allocated to community services.

Each subcategory of the Survey was tabulated by the respondent's rating of each item from high to low or no need. The highest tabulation of each ranking determined the priority for that subcategory.

Priority Needs and Strategies

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 that they can achieve a reasonable standard of living.

The City is committed to allocating funds that serve 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.

The City has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, 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.

This priority can be achieved through a combination of:

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

- Education and technical skills that allow individuals to obtain jobs paying self-sufficiency wages.

The City, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional affordable housing to address the gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for the City's lowest income residents;
- Programs that improve community facilities and services, particularly in low-income areas;
- A network of shelter, housing, and support services to prevent homelessness, move the homeless to permanent housing and independence, and eliminate homelessness within ten years;
- Programs that promote economic development, create jobs and increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

The Plan requires the City to specifically address needs and proposed strategies in the following three areas: housing, homelessness, and community development.

Housing Goals and Objectives

High housing costs reduce economic opportunities, access to jobs and services, and the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice.

The affordability gap results in a concentration of lower-income households in older neighborhoods that have higher levels of substandard housing and overcrowding.

HUD and regulatory requirements are restricted to assist households at 80 of the County median income or lower. Given the current market conditions as well as funding limitations, the City is continuing to focus its CDBG funds to support activities across the housing spectrum seeking to increase and improve multi-family stock, provide first time homebuyer financing, rehabilitate existing single family housing, provide code enforcement and affirmatively further fair housing (see Attachment B, Housing Needs Table).

The City has established the following priority housing needs and subsequent goals:

- Expand affordable home ownership through rehabilitation, preservation, acquisition, construction, and assistance for first time home buyers.
- Expand affordable rental housing through rehabilitation, preservation, acquisition, and/or construction.
- Improve residential energy efficiency.
- Enhance very low, low and moderately low income neighborhoods.
- Provide fair housing and rental assistance services.

Goal 1: Expand affordable home ownership through rehabilitation, preservation, acquisition, construction, and/or assistance for first time home buyers.

City of Hemet				
Summary of 5-Year Specific Objectives				
Affordability of Decent Housing (DH-1)				
5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
DH-1.1 Owner: Acquire and/or rehabilitate 1000 single-family housing units. Install 50 handicapped ramps for seniors. Build 5 single-family housing units for homeownership in partnership with Habitat for Humanity. Provide 25 first-time homebuyers with down payment assistance.	CDBG, in-kind funding, NSP, Redevelopment Set-Aside, State HOME Grant, MCC, Bank Financing	Neighborhood Stabilization Program, Owner Occupied Housing Rehabilitation, Senior Home Repair, Handicap Ramps for Senior/Disabled, Habitat for Humanity, Down Payment Assistance	1080 affordable units for LMI households	Improve access to affordable owner housing

Goal 2: Expand Affordable Rental Housing through Rehabilitation, Preservation, Acquisition, and/or Construction

City of Hemet				
Summary of 5-Year Specific Objectives				
Availability/Accessibility of Decent Housing (DH-2)				
5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
DH-2.1 Rental: Acquire and/or rehabilitate 115 multi-family housing units. Construct 65 affordable senior units. Construct 5 affordable units for the disabled.	Cal HFA, CDBG, in-kind funding, NSP, Redevelopment Set-Aside, State HOME Grant, Bank Financing, HUD 202	Neighborhood Stabilization Program, Habitat for Humanity, Nonprofit agencies	185 affordable units for LMI rental households	Improve access to affordable rental housing

Goal 3: Improve Residential Energy Efficiency

City of Hemet Summary of 5-Year Specific Objectives

Sustainability of Decent Housing (DH-3)				
5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
<p>DH-3.1 Increase energy efficiency of 25 single-family housing units. Increase energy efficiency in 25 multi-family housing units. Incorporate energy efficient elements in 10 single-family housing units built in partnership with Habitat for Humanity. Enforce State energy efficiency standards in new residential construction. Develop and implement building and zoning policies/standards for energy efficiency. Coordinate with local utility providers to encourage participation in conservation programs.</p>	<p>CDBG, in-kind funding, Department of Energy, NSP, Redevelopment Set-Aside, State HOME Grant, Bank Financing, utility companies</p>	<p>Energy Efficiency and Conservation Block Grant, Habitat for Humanity, Neighborhood Stabilization Program, Owner Occupied Housing Rehabilitation, Senior Home Repair, local utility conservation programs</p>	<p>60 LMI households</p>	<p>Improve Sustainability</p>

Goal 4: Enhance Very Low, Low, and Moderately Low Income Neighborhoods

City of Hemet Summary of 5-Year Specific Objectives

Sustainability of Decent Housing (DH-3)				
5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
<p>DH-3.1 Provide foreclosure counseling to 100 very low, low and moderately low income households. Preserve 200 foreclosed or abandoned properties in CDBG target areas. Assign Code Enforcement Officers to concentrate 60 percent of time to improve CDBG target areas. Present Community Acton Plan to 40 communities in CDBG target areas. Provide 20 presentations of the Crime Free Multi Housing Program to landlords, managers, and tenants of multi-family housing units.</p>	<p>CDBG, NSP, Redevelopment Set-Aside, General funds</p>	<p>Code Enforcement, Crime Free Multi-Housing, Community Action Plan, Neighborhood Housing Service of the Inland Empire, Neighborhood Watch, NSP</p>	<p>300 LMI households</p>	<p>Improve Sustainability</p>

Goal 5: Provide Fair Housing and Rental Assistance Services

Summary of 5-Year Specific Objectives
 City of Hemet

Sustainability of Decent Housing (DH-3)

	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
DH-3.1	Provide Fair Housing services for 200 Hemet residents. Provide 20 meetings to educate landlords, lenders, managers, owners, realtors and tenants about housing industry rights/responsibilities. Provide rental assistance for 914 households annually.	CDBG, Riverside County Housing Authority	Inland Fair Housing and Mediation Board, Section 8 Housing Vouchers, Affordable Public Housing Programs	1134 units of service for LMI persons	Improve Sustainability

Hemet implements the following programs to address priority housing needs in the City:

Neighborhood Stabilization Program

HUD created under Title III of Division B of the Housing and Economic Recovery Act of 2008, policy for the purpose of assisting in the redevelopment of abandoned and foreclosed homes under the Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes, referred to throughout this document as the Neighborhood Stabilization Program (NSP).

NSP is a component of the Community Development Block Grant (CDBG) Program, the CDBG regulatory structure is the platform used to implement NSP, and the HOME program provides a safe harbor for NSP affordability requirements.

Owner Occupied Housing Rehabilitation

The Owner-Occupied Rehabilitation Housing Loan Program provides thirty year, zero interest, deferred loans of up to \$30,000 for substantial rehabilitation to single family owner-occupied residences within the City of Hemet. Eligible improvements include but are not limited to painting, roofing, siding, landscaping, windows, doors, fencing, plumbing, electrical, cabinets, built-in appliances, heating/cooling systems, weatherization and energy conservation items. (Program funds may not be utilized for refinancing purposes). There is a limit of one program loan per eligible homeowner. Deferred loans are due and payable upon sale of the property or transfer of title. Under certain circumstances, all or a portion of the loans are repayable upon refinancing.

Senior Home Repair

The Senior Home Repair program utilizes RDA funds to all Hemet residents, age 55 and over, whose gross income does not exceed the very low income limits as determined by the State of California Housing and Community Development department (HCD). The purpose of this program is to eliminate substandard living by providing minor repairs to roofs, water heaters, heating/air conditioning units, windows, and doors; installation of hand rails, safety bars, door locks, and smoke detectors; and repair of appliances necessary for the health and safety of the residents, thereby helping to preserve the homes of the community.

Grants will not exceed \$800 per fiscal year per household, with a \$3,000 lifetime maximum. Eligible participants must own and occupy their home within the City of Hemet and meet the designated income guidelines.

Handicap Ramps for Senior/Disabled

The Handicap Ramps for Senior/Disabled Program offers handicapped ramp or lift improvements for low to moderate income, seniors who have limited access to their homes due to disability. Program funds will be utilized for ramps or lifts only. There is a limit of one ramp or lift per eligible household. Grants are non-repayable and applicants must live in and own their home within Hemet City limits.

Habitat for Humanity

Habitat for Humanity's current project of 6 homes in a low income area (census tract 434.01 block group 3) near the intersection of Tahquitz & Latham is expected to cost approximately \$1.25 million. In January 2009 the City committed \$526,000 for the site purchase, subdivision, grading and off-site improvements. In order to participate, families must contribute at least 500 hours in labor and \$1,000 in escrow fees. These families may be eligible for the City's new Down Payment Assistance program.

Down Payment Assistance

Beginning with the 2009/10 program year, the City will provide down payment assistance loans up to \$30,000, in the form of 0% interest, silent second mortgages to households making up to 120% of the area median income, in exchange for 45-year affordability restrictions. Borrowers must provide 3% towards closing costs, qualify for a first mortgage with a conventional lender and take an eight-hour homeownership class. The source of the down payment assistance loans is the City Redevelopment Agency's Low and Moderate Income Housing Fund.

Mortgage Certificate Program (MCC)

Administered by the County of Riverside, the Mortgage Certificate Program (MCC) entitles qualified home buyers to reduce the amount of their federal

income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage.

This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a fifteen percent (15 percent) rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 15 percent of the interest paid during the year. Since the borrowers taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit. The buyer takes the remaining 85 percent interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible.

The Hemet Housing Department will continue efforts to implement new strategies and strengthen participation of its partners to expand support for affordable housing programs in the City. These programs will include housing and related support services for people transitioning out of homelessness, including implementation of the Ten-Year Plan to End Chronic Homelessness discussed in the homeless section of this document, as well as services for seniors and youth.

Homeless Goals and Objectives

The priorities for ending homelessness are based on the recognition that homelessness results from more than just a lack of affordable housing, although providing housing is the ultimate objective. Since homelessness is a regional issue, homeless data is based on countywide statistics (all the cities within the County are included).

The City of Hemet participates in the Riverside County Continuum of Care which oversees local homeless services (with the exception of ESG funding). The Riverside County Department of Public Social Services (DPSS) serves as the lead Agency and as such conducts a homeless census and survey biannually as part of the Continuum of Care planning process. The census consists of a one day "point-in-time count" of homeless persons, county wide including the City of Hemet, the last week of January.

To gather more comprehensive data, DPSS also administers a survey during the 90 days following the census which provides information on household income, disability status, and serves to identify significant subpopulations. The results of the census and survey are published in a detailed report and made available to the public.

According to the 2009 Continuum of Care application homeless census, there are approximately 3,366 homeless adults and children on any given day throughout the County of Riverside, including 172 who were counted in Hemet. Of these adults and children; 2,043 (60.7 percent) were unsheltered and 1,323

(39.3 percent) were sheltered. The census revealed that families comprised 42.4 percent of the persons counted and almost half of those families were unsheltered.

The survey identified 969 (28.8 percent) of the Riverside County homeless population as 'chronically homeless', 536 (15.9 percent) as severely mentally ill, 830 (24.7 percent) as chronic substance abusers, 210 (6.2 percent) as veterans, 50 (1.5 percent) as persons with HIV/AIDS, 197 (5.9 percent) as Victims of Domestic Violence and 164 (4.9 percent) as Unaccompanied Youth. Regarding gender, the survey reported nearly 70 percent of the persons counted were male and 30 percent were female.

Additionally, of the 2602 that declared race/ethnicity at least half (50.1 percent or 1303) of the persons counted identified themselves as White/Caucasian, 791 (30.4 percent) as Hispanic/Latino; 349 (13.4 percent) as Black/African American; 59 (2.3 percent) as American Indian/Alaskan Native; 44 (1.7 percent) as Asian/Pacific Islander; and 56 (2.2 percent) identified themselves as other.

Hemet established the following three goals and objectives to address the homeless needs for the next five years in the City; including the *high need* to aid homeless persons and families to transitional and permanent housing and the *high need* to end chronic homelessness by 2015:

GOAL 1: Support non-profit agencies and City-operated programs that provide assisted housing and services and/or emergency shelter to assist homeless persons/families or those at risk of becoming homeless.

City of Hemet Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (SL-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1	Provide shelter for 50 homeless or at-risk of becoming homeless persons/families. Provide emergency services for 100 homeless or at-risk of becoming homeless persons/families.	CDBG, CDBG-R, in-kind funding, ESG, Riverside County Housing Authority	HUD 202-Senior Housing, Riverside County Department of Public Social Services, and Homeless Programs, Riverside County Housing Authority programs, Valley Restart Shelter, nonprofit agencies.	150 persons with new access to services	Improve availability/accessibility

GOAL 2: Support a Continuum of Care to Aid Homeless Persons/Families to Transitional and Permanent Housing

City of Hemet Summary of 5-Year Specific Objectives				
Availability/Accessibility of Suitable Living Environment (SL-1)				
5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1 Provide transitional housing and services for 50 homeless persons or persons/families at-risk of becoming homeless. Actively participate in the Riverside County Continuum of Care to effectively address homeless issues in Hemet and the San Jacinto Valley.	CDBG, in-kind funding, County of Riverside Housing Authority	Riverside County Department of Public Social Services and Homeless Programs, Section 8 Housing Vouchers, Affordable Public Housing, Valley Restart Shelter, nonprofit agencies	50 persons with new access to services	Improve availability/accessibility

GOAL 3: Support a Continuum of Care Strategy to End Chronic Homelessness by 2015

City of Hemet Summary of 5-Year Specific Objectives				
Availability/Accessibility of Suitable Living Environment (SL-1)				
5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1 Provide residential alcohol or other drug addiction treatment services to 5 chronically homeless persons. Provide emergency shelter with supportive services supportive housing to 5 chronically homeless persons.	CDBG, County of Riverside housing Authority, ESG, HUD 202-Senior Housing	Riverside County Department of Public Social Services and Homeless Programs, Valley Restart Shelter	10 persons with new access to services	Improve availability/accessibility

Community Development Goals and Objectives

Based upon outreach efforts, the following community development needs were determined to have a high priority, and will be an emphasis of CDBG funding;

- **Public Improvements and Community Facilities:** youth facilities, community facilities, infrastructure improvements, and accessibility improvements.
- **Economic Development:** commercial rehabilitation assistance primarily along the older commercial corridors including interior and façade improvements for commercial buildings.

- **Community Services:** senior services, youth services, job training and placement services, and fair housing services.

There is an ongoing gap within the City, in various degrees, in the availability of services across most categories of special need. This includes seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively.

The Consolidated Plan proposes that the public infrastructure funds be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community.

Community services ranked high in the citizen outreach process; however, discretionary funding from CDBG for these services is limited to 15% of the entitlement funding.

As a result of the community needs survey and consultations with other City Departments, the City has established the following three goals and quantifiable objectives to meet the high need for public facilities, infrastructure, and economic development:

- Provide improvement to community and public facilities
- Improve existing infrastructure including ADA improvements
- Retain and expand economic opportunities through job creation and retention

Public Facilities

Hemet established the following 5-year goal and quantifiable objective to support the *high need* for projects to construct, rehabilitate, or install public facilities and improvements primarily to benefit low- and moderate- income persons.

Goal 1: PROVIDE IMPROVEMENT TO COMMUNITY AND PUBLIC FACILITIES.

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (EO-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-2	Improve 3 community and/or public facilities	CDBG, in-kind funding	City of Hemet Public Works CIP Projects, nonprofit agency capital improvement projects.	3 facilities	Improve availability/accessibility/sustainability

Infrastructure

Hemet established the following 5-year goal and quantifiable objective to support the *high need* for infrastructure projects. These projects are meant to improve Hemet's infrastructure regarding water and sewer, streets and sidewalks, removal of architectural barriers, and flood drain needs primarily in areas that benefit low- and moderate- income persons.

Goal 1: IMPROVE EXISTING INFRASTRUCTURE INCLUDING ADA IMPROVEMENTS.

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (EO-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-2	Provide major street reconstruction (including street, sidewalk and gutter, curb cuts, and ADA access ramps), storm drain and sewer improvements, water capacity improvements and public utility improvements through rehabilitation in designated enhancement areas.	CDBG, CDBG-R, Cal Trans (SR2S), Gas Tax, Hemet Unified School District, Measure A, Prop 1-B, Redevelopment Set-Aside, Southern California Edison, STP	City of Hemet Public Works CIP Projects	5 projects	Improve availability/accessibility/sustainability

Economic Development

Hemet established the following 5-year goal and quantifiable objectives to support the *high need* for economic development activities. These activities are meant to primarily benefit low- and moderate- income persons by expanding economic opportunities through job creation and retention and to enhance beautification and promote safety in particular business areas.

Goal 1: RETAIN AND EXPAND ECONOMIC OPPORTUNITIES THROUGH JOB CREATION AND RETENTION

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (EO-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
EO-1	Provide employment training to 40 youth. Create 4 part-time temporary jobs. Create 10 full-time jobs. Install beautification mechanisms in low and moderate-income areas to increase functionality and promote safety.	CDBG, CDBG-R, NSP, Public Works Administration, Tax Allocation Bonds, Redevelopment Funds	Clean City Youth, Hemet Beautiful, Programs for small business and low-income jobs	54 persons with new access to services	Improve availability/accessibility

Special Needs

As a result of the Community Needs Survey, citizens identified at-risk children and youth as *high* priorities. The City has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including the elderly (especially frail elderly) and persons with disabilities.

In order to meet the priority need the City has established the following goals:

- Provide supportive services for youth and at-risk youth
- Support and assist elderly and frail elderly persons
- Provide supportive services for persons with physical, mental and developmental disabilities And persons with HIV/AIDS
- Provide supportive services for persons with special needs

Youth

Goal 1: PROVIDE SUPPORTIVE SERVICES FOR YOUTH AND AT-RISK YOUTH

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (SL-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1	Provide youth activities for 500 youth. Provide health services to 100 youth. Provide anti-crime programs for 100 youth. Provide supportive services to 25 neglected/abused children and youth.	CDBG, CDBG-R, in-kind funding	Nonprofit agencies	725 persons with new access to services	Improve availability/accessibility

Frail Elderly

Frail elderly includes the population over 65 years of age who suffer from various types of disabilities. According to American Communities Survey (ACS), in 2008 7,279 of the elderly residents had some type of disability and are therefore, considered as frail.

Goal 1: SUPPORT AND ASSIST ELDERLY AND FRAIL ELDERLY PERSONS

City of Hemet Summary of 5-Year Specific Objectives

Availability/Accessibility of Suitable Living Environment (SL-1)

5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
<p>SL-1 Provide supportive services for 100 elderly and frail elderly citizens. Provide health services to 100 frail elderly. Provide anti-crime programs for 100 elderly and frail elderly. Provide rental assistance to 100 elderly and frail elderly residents.</p>	<p>CDBG, CDBG-R, in-kind funding, County Housing Authority</p>	<p>Nonprofit agencies, Section 8 Housing Vouchers, Affordable Public Housing</p>	<p>400 persons with new access to services</p>	<p>Improve availability/accessibility</p>

Disabled Persons

The Census Bureau defines disability as a long-lasting sensory, physical, mental, or emotional condition or conditions that make it difficult for a person to do functional or participatory activities such as seeing, hearing, walking, climbing stairs, learning, remembering, concentrating, dressing, bathing, going outside the home, or working at a job. Disability is a mental or physical condition that affects the functioning of a person. Physical disabilities can hinder access to conventional housing units. Moreover, physical and mental disabilities can prevent persons from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs.

Goal 1: PROVIDE SUPPORTIVE SERVICES FOR PERSONS WITH PHYSICAL, MENTAL AND DEVELOPMENTAL DISABILITIES AND PERSONS WITH HIV/AIDS; AND PERSONS WITH SPECIAL NEEDS

City of Hemet Summary of 5-Year Specific Objectives

Availability/Accessibility of Suitable Living Environment (SL-1)

5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
<p>SL-1 Provide supportive services to 100 persons with physical, mental and developmental disabilities. Provide supportive services to 25 persons suffering with HIV/AIDS Provide supportive services to 100 domestic violence victims. Provide supportive services to 100 persons with alcohol or other drug addiction. Provide mental health services to 100 persons.</p>	<p>CDBG, CDBG-R, in-kind funding, County of Riverside</p>	<p>Nonprofit agencies, Riverside County Department of Public Social Services and Homeless Programs</p>	<p>425 persons with new access to services</p>	<p>Improve availability/accessibility</p>

Funding to Implement the Plan

Several potential funding sources have been identified to implement the goals and objectives contained in the 2010-2015 Consolidated Plan. These sources include, but are not limited to:

- Federal funds including CDBG, NSP, and CDBG-R
- State funds provided under various programs of the California Department of Housing and Community Development and the California Housing Finance Agency including CalHOME
- State and federal tax credits and mortgage credit certificates
- City Redevelopment Agency low- and moderate-income set-aside funds
- City General Funds

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. Although California voters approved dedicated funding for various groups, other state and federal funding sources housing and community development programs will remain limited for the foreseeable future.

Evaluation of Past Performance

The City of Hemet measures performance using the Housing, Homeless and Community Development Needs Tables, Attachment B in the Consolidated Plan, which project and measure outputs and outcomes for CDBG. These tables summarize key data related to each of the Consolidated Plan goals. These goals include:

- Develop, preserve, provide, and maintain affordable housing;
- Revitalize the low- and moderate-income neighborhoods with various housing and infrastructure improvements
- Provide assistance to various public services, including homeless, youth, and senior programs.

HUD implemented this ongoing performance evaluation process to assess productivity, cost effectiveness, and the impact of projects and programs in neighborhoods. The City of Hemet prepares the Consolidated Annual Performance and Evaluation Report (CAPER) which captures progress toward meeting needs and achieving strategies. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to address in the upcoming year.

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.



5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

The City of Hemet is dedicated to providing a superior level of responsive service to the community that results in a safe, caring attractive environment for residents, businesses, and visitors. The City envisions that it will be a vibrant community recognized for its diverse cultural, recreational, educational, and economic opportunities.

The City of Hemet is adopting a five-year Consolidated Plan for Fiscal Years 2010-2015. The Consolidated Plan was created to meet statutory planning and application requirements for the receipt and use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for People with AIDS (HOPWA) and Emergency Shelter Grants (ESG) funding.

The U.S. Department of Housing and Urban Development (HUD) requires the identification of needs and the adoption of strategies to address those needs primary for low- and moderate-income individuals and homeless.

The Consolidated Plan is lead by three basic goals:

Provide Decent Housing

- Assist homeless persons obtain affordable housing
- Assist persons at risk of becoming homeless
- Retention of affordable housing stock
- Make available permanent housing that is affordable to low-income residents without discrimination
- Increase the supply of supportive housing for persons with special needs
- Provide affordable housing that is accessible to job opportunities

Provide a Suitable Living Environment

- Improve the safety and livability of neighborhoods
- Increase access to quality facilities and services
- Reduce the isolation of income groups within an area through decentralization of housing opportunities and revitalization of deteriorating neighborhoods
- Restore and preserve properties of special historic, architectural, or aesthetic value
- Conservation of energy resources

Expand Economic Opportunities

- Job creation and retention
- Establish, stabilize and expand small businesses
- Provision of public services concerned with employment
- Provision of jobs to low-income persons living in areas affected by those programs, or resulting from activities under programs covered by the plan
- Available mortgage financing for low-income persons at reasonable rates
- Access to capital and credit for development activities that promote long-term economic and social viability of the community
- Empower low-income persons to reduce generational poverty in federally assisted housing and public housing

The Hemet 2010-2015 Consolidated Plan was prepared in accordance with Sections 91.400 through 91.430 of the U.S. Department of Housing and Urban Development's (HUD) Consolidated Plan regulations.

The Consolidated Plan focuses on activities to be funded with the four (4) entitlement grants (CDBG, HOME, ESG, HOPWA) from the Department of Housing and Urban Development (HUD). HUD allocates funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate. Other funding resources may be used by the City of Hemet.

Community Development Block Grant (CDBG)

The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Funds can be used for a wide array of activities including but not limited to housing rehabilitation; homeownership assistance; lead-based paint detection and removal; construction or rehabilitation of public facilities and infrastructure; removal of architectural barriers; public services; rehabilitation of commercial or industrial buildings; and loans or grants to businesses.

HOME Investment Partnerships (HOME) Program

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households, including: building acquisition; new construction and reconstruction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based rental assistance.

CalHOME

Funds for this program are allocated from the California Department of Housing and Community Development. The primary purpose of this program is to enable low and very-low income households to become or remain homeowners. CalHOME provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans, as well as direct, forgivable loans to assist development projects involving multiple ownership units and single-family subdivisions. These grants are used to enable low- and very low income residents to become or remain homeowners. Loans cover real property acquisitions, site development, and pre-development, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred payment loans to individual homeowners.

Emergency Shelter Grant (ESG)

The ESG program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter; operations and maintenance of a facility; essential supportive services; and homeless prevention.

Housing Opportunities for Persons with AIDS (HOPWA):

The HOPWA program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low and moderate income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

American Reinvestment and Recovery Act of 2009

On February 17, 2009 President Obama signed into law the American Recovery and Reinvestment Act of 2009 (ARRA) which included additional CDBG funding, identified as CDBG-R in the amount of \$188,937 for the City of Hemet. The City anticipates expenditure of these funds in eligible areas such as Public Improvements, Public Services, and Program Administration. A public hearing regarding the use of these funds was held on April 28, 2009 and an action plan amendment was prepared and submitted to HUD as required for execution of a grant agreement.

Neighborhood Stabilization Program (NSP)

The Neighborhood Stabilization Program (NSP) was established in July 2008 for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being

realized. NSP1, a term that references the NSP funds authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, provides grants to all states and selected local governments on a formula basis. NSP2, a term that references the NSP funds authorized under the American Recovery and Reinvestment Act (the Recovery Act) of 2009, provides grants to states, local governments, nonprofits and a consortium of nonprofit entities on a competitive basis. The Recovery Act also authorized HUD to establish NSP-TA, a \$50 million allocation made available to national and local technical assistance providers to support NSP grantees.

Under NSP 1, HUD allocated \$3.92 billion on a formula basis to 309 grantees including 55 states and territories and 254 selected local governments. The program was designed to stabilize communities across America hardest hit by foreclosures.

NSP is a component of the Community Development Block Grant (CDBG). The CDBG regulatory structure is the platform used to implement NSP and the HOME program provides a safe harbor for NSP affordability requirements.

NSP grantees developed their own programs and funding priorities. However, at least 25 percent of the funds appropriated for the purchase and redevelopment of abandoned or foreclosed homes or residential properties must be used to house individuals or families whose incomes do not exceed 50 percent of the area median income. In addition, all activities funded by NSP must benefit low- and moderate-income persons whose income does not exceed 120 percent of area median income.

NSP funds may be used for activities which include, but are not limited to:

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- Purchase and rehabilitate homes and residential properties abandoned or foreclosed;
- Establish land banks for foreclosed homes;
- Demolish blighted structures;
- Redevelop demolished or vacant properties

Homebuyers cannot receive assistance directly from HUD however, NSP funds can be used to help homebuyers purchase homes, but they must contact an NSP grantee for application details. NSP operates on a national scale, but participation requirements may differ from one state or city to another.

Rental Assistance

The Housing Authority of the County of Riverside provides two basic types of rental assistance. In order to qualify a family's income must be equal to or less than the income amount established by HUD. In addition to income requirements, families must provide proof of legal residence in the United

States, any Social Security number to which they have been assigned and must sign consent forms to verify the income and assets that they have reported.

The largest program is the Section 8 Housing Choice Voucher. The applicant receives a Housing Choice Voucher once they have met all eligibility requirements. The program participant can select an appropriate rental unit (house or apartment) and live where they wish. The unit that the applicant selects must meet housing quality standards; must have an appropriate number of bedrooms; and the rent must be reasonable with regard to current market rents.

The participant pays part of the rent and the Housing Authority pays part of the rent. The participant pays between 30 and 40 percent of their monthly income for rent. Depending on the income of the family, the Housing Authority may pay all or a very small portion of the rent. The Section 8 rental voucher program provides rental assistance to help very low income families afford decent, safe, and sanitary rental housing.

The Housing Authority of the County of Riverside currently owns and manages 469 rental units within the County of Riverside that are occupied by families participating in the Affordable Public Housing Program, including two properties located within the City of Hemet, Hemet Vistas located at 225 W. Fruitvale Avenue and Village Meadows located at 700 S. Arbor Parkway. Families that participate in the Affordable Public Housing Program pay rent according to their income. In the Affordable Public Housing Program, the families may only select from the limited available units. The low rent charged by the Housing Authority is subsidized by the U.S. Department of Housing and Urban Development (HUD). If the family moves out of the subsidized unit, they will no longer be assisted. The residents in the Affordable Public Housing Program pay approximately 30 percent of their adjusted income toward rent and utilities.

HOME (State Entitlement Funds)

The HOME Investment Partnerships Program is the largest federal block grant to state and metropolitan local governments designed exclusively to create affordable housing for low-income households. A block grant is a federal grant made by formula every year that gives a city like Hemet discretion to undertake specific activities.

HUD provides HOME block grant funds directly to the California Department of Housing and Community Development. The state then provides these resources to applicants on a competitive basis. Both urban and rural areas can apply to the state for funding. Eligible applicants include city and county governments not already receiving HOME funds directly from HUD and current state-certified nonprofit Community Housing Development Organizations (or CHDOs).

The amount of HOME funding California receives each year is determined by a need-based formula as verified by US Census data released every 10 years.

Funding from the HOME Investment Partnership Program can be used for homeowner and rental housing development, as well as owner-occupied housing rehabilitation. By federal law, 15 percent of HOME funding is set aside for Community Housing Development Organizations (CHDO), which are nonprofits especially created to undertake housing development.

HUD also provides block grant funds through the State of California to prevent homelessness and to assist persons with HIV/AIDS through the HUD Special Needs Assistance Programs.

In program year 2010-2011, Hemet will use a portion of the \$600,000 in Cal HOME funds from HCD to administer an Owner-Occupied Housing Rehabilitation Program and assist approximately 20-30 housing units. The Cal Home grant funding is available for 36 months from December 2007 through November 2010.

Redevelopment 20% Set-Aside Funds

The Redevelopment Agency's Tax Increment funds are generated as revenue from Hemet's Redevelopment project areas and twenty (20) percent of tax increment funds must be utilized to increase, improve, or preserve low and moderate income affordable housing.

Mortgage Revenue Bonds

Tax-exempt mortgage revenue bonds can be issued by the City for housing developments that restrict a portion of their units for very low income and low income households. The basic federal requirements are that 20 percent of the units must be restricted to very low income households (50 percent of area median income), or 40 percent of the units restricted to households at 60 percent of area median income. The funds raised as a result of the bond sales carry below market interest rates, but these favorable terms are often not sufficient to produce a feasible mixed income development.

Under these conditions, developers may couple their bond applications with Low Income Housing Tax Credits to raise the equity needed for the project's affordability and feasibility. Bond-funded developments with tax credits may have a longer affordability period (55 years) than the 30-year regulatory term on a project with bonds alone.

Proposition 1c Funding

Proposition 1C authorized about \$2.85 billion in State funding for a variety of housing programs. Potential uses of Proposition 1C funds include Brownfield cleanup and infill incentives, multifamily housing programs, implementation of Transit Oriented Development (TOD), the state's Homeowner Downpayment Assistance program, supportive housing, farm worker housing, emergency housing assistance, and programs for homeless youth.

Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) program provides financial assistance to first time homebuyers for the purchase of new or existing single-family homes. The MCC provides qualified first time homebuyers with a federal income tax credit. Income tax credits reduce an individual's tax payment(s) by an amount equal to the credit. The MCC program can be used to increase homeownership.

Public and Private Funding Resources

Other major resources of funds that may be available to the City of Hemet for housing and community development projects are:

- California Housing Finance Agency (CalHFA),
- Low Income Housing Tax Credit (LIHTC)
- Federal Emergency Shelter Grant (FESG)
- Section 202
- Caltrans (SR2S)
- Workforce Housing Reward Program – a non-competitive grant offered by the California Department of Housing and Community Development for capital asset projects that benefit the community and add to the community's quality of life.
- SB 821 Bicycle and Pedestrian Facilities Program
- STP to fund street rehabilitation/maintenance projects
- TEA to fund State Street multi-use path
- Proposition 1-B State Local Street and Roads Improvement, Congestion Relief and Traffic Safety Account Funds
- Measure A – half cent sales tax approved by Riverside County voters in 2002 to improve local streets and roads
- AB 2766 State Motor Vehicle Registration Fees Funding to reduce mobile source emissions and to carry out related California Clean Air Act activities
- TUMF – a regional multi-jurisdictional transportation developer fee program

3. Data Sources

In order for data sources to be consistent for demographics and housing market analysis, data from the 2008 American Community Survey was used most generally as well as the 2000 United States Census, 2009 projections from Claritas, the California Department of Finance, and the 2004 CHAS. The major documents used for housing statistics included Hemet's draft Housing Element, the draft Analysis of Impediments to Fair Housing (AI), the Housing Authority of the County of Riverside, the Riverside County Homeless Count and Survey, and the Riverside County Continuum of Care, 2009 for homeless information. Depending on the data set, some statistics may not correlate with others.

Other data sources used for the preparation of this document are:

- United States Census, 2000

- American Community Survey, 2007, 2008 (ACS)
- Comprehensive Housing Affordability Strategy (CHAS), 2004
- Claritas, 2009
- California Department of Finance
- Riverside County Continuum of Care, 2009
- Riverside County Homeless Count and Survey, 2009
- Housing Authority of the County of Riverside
- California Association of Realtors

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

5 Year Strategic Plan General Questions response:

1. Geographic Areas

Hemet is located at the heart of Riverside County, incorporated from a town of 992 residents in 1910 to a community estimated at 75,906 in 2008 according to the 2008 American Community Survey (ACS). The City of Hemet has a total of 27.7 square miles of dry land except for Diamond Valley Lake to the South. Hemet was considered one of the fastest growing cities in the nation from 2000-2006, due to its large tracts of undeveloped land and moderate prices. During this time, Hemet experienced high population growth that increased its demographic diversity. Over the next five years, the population is projected to grow by 12.4 percent.

Community Development Block Grant (CDBG) Target Areas

The CDBG program stipulates that in order for programs and activities to qualify for federal funding that certain areas usually those of high concentration must benefit persons where no less than 51 percent of the residents are low- and moderate income. The 2000 Census data designated seventeen (17) census tracts that are at least 51 percent low and moderate-income. Those areas include census tract numbers 433.04, 06, 07, 08, 09, 10, 12; 434.01, 03, 04, 05; and, 435.03, 04, 05, 07, 08.

A concentration area is defined as a census block group with a proportion of a particular group greater than that of the countywide average for the group. A high concentration area is defined as a census block group with at least twice the County average for that particular group. Areas with concentrated minority residents may have different needs, particularly in areas where immigrants tend to live.

Because the above census tracts are represented predominately by low- and moderate income persons, the areas tend to become significantly deteriorated, therefore needs for housing improvement and public services are imperative.

Minority and Low-Income Concentration Maps (Attachments D)

ACS reports that of Hemet's 2008 estimated population of 75,906, that there are 78.3 percent (59,470) White, 4.9 percent (3,720) are Black or African American, 3.9 percent (2,940) are American Indian/Alaska Native, 2.8 percent (2,108) are Asian, 13.6 percent (10,291) are some other race and 34.5 percent (26,222) are Hispanic or Latino (of any race). Areas with concentrated minority residents may have different needs.

Table 1				
Race				
City of Hemet				
	2008		2014 Projection	
	City of Hemet			
Race	Persons	%	Persons	%
White	59,470	78.3	55,951	70
Black	3,720	4.9	3320	4
American Indian/Alaska Native	2,940	3.9	1049	1
Asian	2,108	2.8	2603	3
Hawaiian/Pacific Islander	N	N	13717	17
Hispanic/Latino (any race)	26,222	34.5	29073	30

Housing activities such as the Owner Occupied Rehabilitation Loan Program and the Handicapped Ramps for Senior and Disabled Program will be addressed citywide with income from the beneficiaries as the main determining factor for eligibility. Infrastructure and public facility improvements will be targeted to low and moderate-income neighborhood areas. Other projects and activities using Community Development Block Grant (CDBG) as a funding source such as Code Enforcement activities will be limited primarily within the City's designated target census tract areas of which 51 percent are low to moderate-income. Public service programs will be limited to those agencies serving low- and moderate-income persons. These agencies also operate citywide, as does the fair housing program.

2. Basis for Allocating Investments and Assigning Priorities

National Objectives and performance outcome established by HUD are the basis for assigning priorities to needs for which funding may be allocated.

The national objectives are to develop viable urban communities by:

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities, principally for low and moderate income persons.

Performance outcomes are grouped into the following three categories:

- Availability and accessibility;
- Affordability; and
- Sustainability.

Every program, project, or activity must meet at least one of the three objectives and one of the three performance outcomes.

Projects and activities are reviewed based on several criteria including need, ability to meet at least one national objective, and whether at least 51 percent of low-income persons or households are served. Based on the community input received, needs analysis provided by various agencies, and the housing and community needs assessment, the City recommends the following approach for the next five years:

Housing

- Develop, preserve, and finance a continuum of affordable housing opportunities.
- Revitalize low and moderate income neighborhoods to create healthy and sustainable communities.
- Promote equal housing opportunities.

Homeless

- Support efforts of the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, and supportive housing services.

Non-Housing Community Development Needs

- Provide community and supportive services for low and moderate income persons and those with special needs, including the homeless and persons living with HIV/AIDS.

Economic Development

- Promote economic development opportunities.

Consolidated Plan activities will be aligned strategically with the vision and guiding principles of the City of Hemet General Plan, the draft 2006 to 2014 Housing Element, the Five-Year Capital Improvement Program, and the Five

Year Implementation Plan and Updated 10-Year Housing Compliance Plan for the Redevelopment Agency of the City of Hemet. The City's Economic Development and the Transportation Plans were also consulted. Priority needs levels have been assigned to various housing and community development needs according to the following HUD criteria:

- High Priority: Activities to address this need are expected to be funded with Consolidated Plan program funds by the City during the five-year period.
- Medium Priority: If Consolidated Plan program funds are available, activities to address this need may be funded by the City during the five-year period.
- Low Priority: The City will not directly fund activities using Consolidated Plan program funds to address this need during the five-year period. However, the City may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.
- No Such Need: The City finds there is no need for such activities or the need is already substantially addressed.

Through outreach efforts, the City received valuable input to help prioritize funding for community facilities, community services, homeless facilities and services, housing, economic development, and public improvements. Priorities were assigned based upon the urgency of the need and existing gaps in services and facilities. The specific priorities for the City are included in the following sections of this document:

- Housing Needs
- Priority Homeless Needs
- Community Development Needs
- Non-Homeless Special Needs

In all cases, funded projects and programs must demonstrate that they will be able to serve a minimum of 51 percent low and moderate income persons or households. Furthermore, established policy gives priority to housing projects that provide units affordable to and occupied by households with extremely low incomes.

3. Obstacles to meeting underserved needs (91.215(a)(3))

The primary obstacle to meeting underserved needs is the availability of funding. The availability of funding from Federal, State and local sources is a primary determinant in the ability of the local jurisdictions to address identified needs. Federal funding of housing and community development programs have been reduced in recent years, and more reductions are anticipated in the future. The City will continue to pursue Federal and State sources of funding to address the needs of affordable housing. In addition, the city is currently in the process of updating its ordinances to better streamline the process for requesting reasonable accommodation for disabled housing.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

5 Year Strategic Plan Managing the Process response:

1. Lead Agency

This Consolidated Plan was prepared by the City of Hemet Finance Department and is the lead public agency for the City of Hemet. Specifically, the Finance Department administers the CDBG and CDBG-R programs and coordinates with the Housing Department in the administration of the NSP program. The Finance Department serves as the lead agency in coordinating the preparation of the Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

2. Plan Development Process

This Consolidated Plan is the result of a collaborative process intended to establish a vision and direction for federally-funded community development efforts in Hemet. The plan establishes goals and objectives, a range of community development activities, including housing, social services, and economic development opportunities to be undertaken over the five year period beginning July 1, 2010. It describes and prioritizes both general and specific community needs, identifies strategies for addressing those needs, and outlines activities that will be undertaken with funding provided by the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program, and with other resources available through the City of Hemet Finance Department.

The existing and future needs of Hemet residents form the basis for establishing program priorities and objectives. This section represents statistical information and analysis of demographic factors based on the 2000 Census data. Information was obtained from various sources including the State of California, Department of Finance; the California Employment Development Department, the City of Hemet Redevelopment Agency

Implementation Plan, the U.S. Census 2000 Data, the Bureau of Labor Statistics, the Southern California Association of Governments (SCAG), Riverside County Housing Authority Five-Year Plan, the Riverside County Continuum of Care and the County of Riverside Child Welfare Agency. Other consultations included interviews with the Riverside County Department of Health, Citizens of Hemet, the City Council, Community Development Department, Hemet Planning and Building Department, the Redevelopment Agency, Claritas Inc., and Non-profit organizations serving youth, elderly, homeless, and non-homeless persons.

Significant aspects of the Consolidated Plan development process included meetings with representatives from City staff, as well as agencies and organizations that serve City residents. These meetings helped generate priority needs levels for various community development, housing, homeless, and economic development needs. The development of the Consolidated Plan also included active citizen and agency participation, as describe later in the Citizen Participation section.

3. Consultations

As part of the Consolidated Plan development process, federal regulations include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues. The primary methods by which Hemet consulted with services providers were through community meetings and a community needs assessment survey.

Public agencies and service providers consulted include the following:

- Homeless Services: County of Riverside Department of Public Social Services and Valley Restart Shelter, Inc.
- Public and Supportive Services: Various services agencies that have expressed an interest in supportive services.
- Participating Jurisdictions
- City Departments: Housing, Planning, Building, Public Works, Economic Development.
- Affordable Housing: the City's Housing Division and housing providers.
- Lead Based Paint: Riverside County Department of Public Health, and the Office of Industrial Hygiene.
- Public Housing Agency: the Housing Authority of the County of Riverside.
- Department of Mental Health

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

5 Year Strategic Plan Citizen Participation responses:

1. Citizen Participation Process

Hemet has long been a community that looks to and relies upon citizen involvement to set its priorities and shape its direction. In order for this process to be successful, the City of Hemet developed a detailed citizen participation plan that provides for, and encourages citizen participation emphasizing participation by persons of low- or moderate-income, particularly residents of predominantly low- and moderate-income neighborhoods, slum or blighted areas, and areas in which the City proposes to use CDBG funds.

Citizen Participation Plan

The Citizen participation Plan outlines the steps that are being taken by the City of Hemet to assure that its citizens have opportunities to contribute ideas and information on housing and community development issues to the City's Consolidated Planning process. The provisions detailed below fulfill the statutory and regulatory requirements for citizen involvement that are specified by both the U.S. Department of Housing and Urban Development's (HUD) Consolidated Plan rule and by the rules that direct HUD's Community Development Block Grant Program.

Encouragement of Citizen Involvement in Consolidated Planning

The City of Hemet will keep interested parties informed about opportunities for involvement in each phase of the Consolidated Plan development process. These phases will include opportunities to comment on all of the City's proposed five-year Consolidated Plan and Annual Action Plan submissions to HUD, any substantial amendment(s) to the Plan, and the City's annual CDBG performance report. Citizen involvement activities related to the Consolidated Plan will occur in accordance with the City's Plan Year, which runs from July 1 to June 30 and is aligned with the City's Fiscal Year.

The intent of the City's citizen participation Plan is to provide members of the community with an opportunity to not only learn about community development conditions and needs in Hemet today, but also to mirror and reinforce the vision of Hemet as it has been described in the Consolidated Plan.

During the 30-day review period of the draft, 2010-2015 Consolidated Plan and 2010-2011 Annual Action Plan citizens were encouraged to review and submit written comments no later than May 4, 2010, to the City of Hemet Finance Department. Copies of the Plans were available for review at the Hemet City Hall, Hemet Public Library, the James Simpson Memorial Center and the City's website www.cityofhemet.org.

Public Notice

The City will keep interested citizens and groups informed, on an ongoing basis, about progress throughout the Consolidated Planning process so that citizens may learn about housing and community development issues facing Hemet and may make meaningful contributions to the development of the Plan. Public notice of City Council Public Hearings will be provided to citizens at least fourteen days prior to the date of a hearing through a notice in the Press Enterprise. The City may also use the City's website and common areas used for advertising, for posting of notices as appropriate.

Notice of Publishing

Hemet will provide adequate advance notice with enough lead time for the public to take informed action. The amount of lead time can vary, depending on the event. Specific amounts of time are given for different events later in this Citizen Participation Plan. The content of notices will give residents a clear understanding of the event being announced.

Access to Records

As required by law, Hemet will provide the public with reasonable and timely access to information and records relating to the data or content of the Five-Year Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. Regarding the past use of funds, the law requires reasonable public access to records about any uses of these funds during the previous five years.

Also, as required by law, Hemet will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds (such as Community Advisory Committee meetings, Planning Commission meetings, City Council subcommittee meetings, etc.).

Standard documents include:

- The proposed and final Annual Action Plan.
- The proposed and final Five-Year Consolidated Plan.

- Proposed and final Substantial Amendments to either the Annual Action Plan or the Five-Year Consolidated Plan.
- The proposed Consolidated Annual Performance and Evaluation Report.
- The proposed Citizen Participation Plan.

Anti-displacement

The plans of Hemet to minimize the extent to which low and moderate income people will have to leave their homes as a result of the use of these federal dollars (displacement) will also be available at this time. This anti-displacement plan will describe how Hemet will compensate people who are actually displaced as a result of the use of these funds, specifying the type and amount of compensation.

Response to Complaints

Written complaints from the public will receive a meaningful, written reply within 15 working days.

Amendments

Notice for substantial amendments will be made according to the procedures described earlier in this Citizen Participation Plan, with the addition of the following procedures specifically for Substantial Amendments:

1. There will be 30 days advance notice of and availability of a proposed Substantial Amendment before there is a public hearing about it.
2. A detailed written description of the proposed Substantial Amendment will be made available to the public at no cost within two working days of a request. In addition, copies will be available at the locations indicated earlier in this Citizen Participation Plan under "*Encouragement of Citizen Involvement in Consolidated Planning.*"
3. There will be a public hearing regarding the proposed Substantial Amendment conducted by the Mayor and City Council. This public hearing will not take place until the public has had 30 days to review the proposed Substantial Amendment.
4. The public hearing will be held prior to submission to HUD.
5. In preparing a Final Substantial Amendment, 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. The Final Substantial Amendment will have a section that presents all comments and explains why any comments were not accepted.

Community Needs Assessment Survey

The Survey results are attached under separate cover available through the City of Hemet. A summary of Survey results is located in Attachment D. The Survey asked respondents to rank the needs in each of the following three (3) categories: Suitable Living Environment (public services, transportation services, accessibility needs, infrastructure), Decent Housing (housing, homeless housing needs, special needs housing), and Economic Opportunity (businesses and jobs). Among the specific needs identified in the survey, the top seven needs for all City residents are shown in Table 2.

When asked what the respondents believed to be a *high* priority-need, Youth Activities 56.8 percent received the highest priority. Approximately 53.6 percent of the respondents believed Health Care Facilities was a high priority need while 52.8 percent considered 'Youth Centers' a high priority.

When analyzing the survey results each *Need* was listed from the highest percentage to the lowest percentage according to the high priority need scale. Each subcategory of the Survey was tabulated by the respondent's rating of each item from high to low. TABLE 2 provides the percentage breakdown for each community need.

Table 2
Community Needs Assessment Survey
City of Hemet

Category	Highest Priority	%	2nd Highest Priority	%	3rd Highest Priority	%
Community Services	Youth Activities	56.8	Health Services	49.6	Anti-Crime Programs	47.2
Community Facilities	Health Care Facilities	53.6	Youth Centers	52.8	Park & Recreational Facilities	41.6
Economic Development	Job Creation/Retention	51.2	Employment Training	44.8	Small Business Loans	29.6
Housing	Energy Efficient Improvements	45.6	Affordable Rental Housing	40.0	Fair Housing	35.2
Special Needs Services	Neglected/Abused Children Centers and Services	41.6	Substance Abuse Services	34.4	Homeless Shelters/Services	32.0
Neighborhood Services	Cleanup of Abandoned Lots & Buildings	38.4	Code Enforcement	29.6	Trash & Debris Removal	28.0
Infrastructure	Drainage Improvement	36.0	Street Lighting	33.6	Sidewalk Improvements	31.2

Note: Due to funding limitations, only 15% of CDBG funds may be allocated to community services.

Distribution Methods

In addition to focus group meetings, service providers were encouraged to provide comments via the Community Needs Survey. Respondents were asked to identify several immediate housing and community needs. The Survey was made available (July 15, 2009 to August 18, 2009). Overall, the City distributed a total of 940 surveys throughout the City of Hemet. One Hundred Twenty-five (125) surveys were returned for a response rate of 13.3 percent.

A Community Needs Survey (see Attachment D) was prepared in two languages (English and Spanish) and was widely distributed throughout the City.

The City posted a notice in the Press Enterprise on Saturday July 4, 2009 requesting public input for the 2010-2015 Consolidated Plan and advising the community of the availability of the surveys. In addition, surveys were circulated at a number of community meetings and public locations, as well as being available on the City's website from July 15, 2009 through August 18, 2009. The City advertised and made surveys available at Hemet Unified School District's centralized registration, the Hemet/San Jacinto Chamber of Commerce, Home Away from Home after school program, the Hemet Public Library, The Village Senior Residence, the Simpson Senior and Community Center, City Hall, the Police Station and substations.

A total of 125 surveys were received (123 surveys were completed and returned to the City and 2 surveys were completed online). Specifically, 52 surveys were received from City residents, based on cross street information provided by the respondents. Table 3 describes the distribution of the locations and providers:

Distribution Location	Number Distributed	Number Returned	Percentage
Subrecipient Meeting	35	30	85.7%
Library	25	2	8%
City Hall	50	1	2%
Simpson Center	50	0	
First Presbyterian Church - Afterschool Program	100	10	10%
General Plan Action Committee Meeting	25	11	44%
City Council Meeting - 8/11/09	25	0	
Hemet/San Jacinto Chamber of Commerce	50	0	
Police Sub Station - East	25	0	
Police Sub Station - West	25	0	
Main Police Station	50	9	18%
The Village Retirement Community	25	0	
Senior Nutrition Program	25	0	
Hemet Unified School District Centralized Registration	125	60	48%
City Employees via E-mail	305	2	0.6%
Totals	940	125	13.3%

Citizen Participation Meetings

Presentations and discussions took place at two (2) focus group meetings held with representatives of City staff, service providers, and the public on July 15 and 23, 2009 at the Hemet Public Library. These meetings were held to solicit input regarding housing and community development needs and priorities. The City concentrated on three types of outreach:

1. Focus group meetings were held so that agencies and departments that provide facilities and services to City residents could provide input for the Consolidated Plan.
2. A community meeting was held at City's public library where participants were introduced to the Consolidated Plan process and asked to discuss community needs.
3. Community Needs Surveys were distributed at focus group and community meetings, public locations such as at the Hemet Public Library, City Hall public counter, the Simpson Senior and Community Center, and made available online on the City's website. The survey assessed housing and community development needs.

Service groups invited to attend the meetings included the following:

- Community groups
- Homeless service providers
- Community development corporations
- AIDS service providers
- Service providers for persons with disabilities
- Service providers for families, women, and children
- Service providers for seniors
- Housing industry professionals and developers
- Hemet/San Jacinto Valley Chamber of Commerce
- Inland Fair Housing and Mediation Board
- Riverside County Housing Authority
- Employment service providers
- County and regional agencies

Summary of Community Meetings

A community meeting for the general public was held on July 15, 2009 at 10:30 A.M. at the Hemet Public Library. The community meeting was advertised on the City's website, by e-mails and phone calls to service providers, and an inter-city notice was sent to City departments. The meeting began with a brief presentation by city staff describing what a Consolidated Plan is, instructions regarding the Housing and Community Development Needs Survey, and community input regarding housing and community development needs. Surveys were distributed and attendees were asked to complete the survey and submit it to city staff.

A meeting was held with City staff representing a variety of departments, and service areas to identify key priority needs on July 23, 2009 at 4 p.m. at the Hemet Public Library. Representatives from the Community Development Department including the Housing Division, Planning Department, Public Works Department, and the Library attended the meeting. A separate meeting was held with sub-recipients and nonprofits at the Hemet Public Library on October 28, 2009, at 9:30 A.M. The following are the seven (7) social service agencies

that attended this focus group meeting. Some of the attendees of the public agencies and service providers consulted included the following:

- Valley Restart Shelter
- California Family Life Center
- Assistance League of Hemacinto, Operation School Bell
- Valley-Wide Counseling Services
- Valley-Wide Recreation/Park District - PAL
- Valley-Wide Recreation/Park District
- Care-A-Van
- Central County United Way, Foster Grandparents a Central County United
- Volunteer Center of Riverside County, Long Term Care Ombudsman
- T.H.E. Center, Inc.
- Valley Resource Center for the Retarded, dba EXCEED
- Alternatives to Domestic Violence
- Center Against Sexual Assault (CASA)
- La Vista Recovery & Wholeness Center

The purpose of the focus group meetings was to describe the contents and purpose of the Consolidated Plan and to obtain input regarding key priority housing needs. The meetings reflected different priorities depending on the nature of the group.

Inland Fair Housing and Mediation Board (IFHMB) and the City of Hemet held a public hearing in the Hemet Public Library at 6 p.m. on Thursday, December 17, 2009 to receive input from Hemet residents regarding community needs and provide the community needs assessment survey to assist in the development of the Update to the Analysis of Impediments to Fair Housing. Although this meeting was noticed in the Press Enterprise on November 17, 2009 and on the City of Hemet and IFHMB websites no citizens attended.

2010-2015 Consolidated Plan Process

The draft 2010-2015 Consolidated Plan was available for public review for 30 days beginning April 5, 2010 and ending May 4, 2010. The City of Hemet City Council held a public hearing April 27, 2010 and approved the Plan at a special City Council Meeting on Tuesday May 4, 2010 before submittal to HUD.

The Consolidated Plan will be submitted to HUD no later than May 14, 2010.

2. Summary of Citizen Comments

No written citizen comments were received.

3. Outreach Efforts for Public Participation

In order to broaden public participation, Hemet contacted neighborhood associations, community groups, public housing resident committees, and other community groups to publicize the community meetings and the availability of the Community Needs Survey. The community meetings were also advertised

at community and senior centers, public libraries, and the City's website. Public notices were published on July 4, 2009; October 25, 2009; November 17, 2009 and March 27, 2010 in the Press Enterprise, a newspaper of general circulation.

The City of Hemet recognizes the importance of considering the needs of homeless, recent immigrants, public housing residents, and other special needs groups in preparing the Consolidated Plan. As special needs groups tend to be under-represented at public meetings, the Survey became an important tool to reach populations that may not attend community meetings. Though this survey process is not scientific, it provides the City with an indication of the perceived community needs in the City of Hemet.

4. Explanation of Comments

The City followed the Citizen Participation Plan regarding public written comments. No public written comments were received during the Consolidated Plan process.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

5 Year Strategic Plan Institutional Structure response:

1. Explanation of Institution Structure

The Hemet Finance Department has the lead responsibility for the implementation of the Consolidated Plan and administers CDBG funded housing and community development activities for the City through sub-recipient agreements with nonprofit organizations, procurement contracts with vendors, and through other City departments.

The Housing Department coordinates affordable housing activities in the City, administers the City's State HOME program and performs functions which directly affect the development and conservation of housing.

The Planning Department consists of the Planning Division and Code Enforcement Division. This department oversees the permitting process and regulates compliance with and enforcement of zoning and building codes.

The Economic Development Department is the lead department for creating and retaining businesses in the City of Hemet.

The Redevelopment Agency (RDA) is a separate legal entity and has the responsibility of coordinating activity within the City's Redevelopment five project areas. The RDA provides resources through its tax increment and bond proceeds to address numerous health and safety issues; economic development activities, and affordable housing.

The Building Department operates under a series of nationally recognized standard codes which are adopted by City Council ordinances, as well as under indirect mandates from state regulatory agencies in matters pertinent to energy, physically handicapped persons, places of assembly, and housing.

The Public Works Department is responsible for maintaining the City's public infrastructure, including streets, sewers, and storm drains, and waterlines.

The Police Department is responsible for administration of crime awareness and law enforcement programs within the City, and is also an active participant in the Homeless Task Force of Hemet.

The City Manager's Office is responsible for the day-to-day operations of the City, including financial commitments and program staffing.

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 Housing and Homeless Coalition of Riverside County 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. 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.

Nonprofit Organizations

The list of agencies consulted in the development of this Plan includes many that serve the housing and related social services needs of low income Hemet residents. Initial consultation was carried out through a broad citizen participation process, in which both citizens and service providers were invited to share their views of community needs and solutions during a City Council public hearing as well as in less formal community outreach meetings. Additional, direct consultation followed, providing an opportunity for staff to clarify and expand on the City's understanding of community needs and funding priorities.

Nonprofit organizations play a vital role in implementing the Consolidated Plan. Nonprofit organizations form a network of resources that address a wide variety of housing and community development needs. Nonprofit organizations may also be awarded entitlement funds through a competitive evaluation process. The City works with numerous nonprofits annually such as:

- Community Pantry provides food, utility assistance, hotel and transportation vouchers for homeless families and individuals.
- Valley Restart Shelter provides food, shelter and services for homeless persons and families.
- California Family Life Center provides services for at risk youth, specifically scholarships for youth from the low income area commonly referred to as Crestwood. This is a community effort to improve literacy skills, provide an intervention into gang activity, and keep youth connected to education.
- Operation School Bell provides new clothing, shoes, hygiene kits, and backpacks with educational supplies for extremely low and low-income youth.
- Valley-Wide Counseling Services MFI Recovery Center, Inc. provides scholarships for: Outpatient, substance abuse counseling, when teens from low/mod income Hemet families are referred by Hemet Unified School District, probation and the courts.
- Valley-Wide Recreation/Park District - PAL provides program staff to facilitate an after-school youth program that offers a variety of recreational and educational activities for at-risk low to moderate income youth.
- Valley-Wide Recreation/Park District provides scholarships for low to moderate income youth to participate in youth sports and recreation programs.
- Care-A-Van, Inc provides specialized transportation services for elderly and

disabled persons.

- Foster Grandparents a Central County United Way program provides very low income senior volunteers to tutor at-risk students in Hemet Unified School District elementary schools.
- Long Term Care Ombudsman operated by the Volunteer Center of Riverside County provides advocates that visit, investigate, and resolve complaints of abuse or negligence made by or on behalf of frail elderly in long term care facilities.
- T.H.E. Center, Inc. provides scholarships for low income disabled students from Hemet Unified School District to receive therapeutic horseback riding lessons.
- EXCEED, A Division of Valley Resources Center for the Retarded provides vocational services to developmentally disabled adults in the Hemet/San Jacinto Valley.
- Alternatives to Domestic Violence provide crisis intervention, outreach and shelter services to victims of domestic violence, and their children.
- Center Against Sexual Assault (CASA) provides emergency housing, food, clothing, transportation, and counseling to victims of sexual assault and their families.
- La Vista Recovery & Wholeness Center provides support services for alcohol and drug-addicted women to return to a normal life, resume their roles as mothers to their children and become productive members of the community.

Private Sector

Private sector participants may include lending institutions and for-profit development entities. Lending institutions may be the source of low-cost loans for affordable housing and rehabilitation projects. Developers are the primary providers of the housing stock and are encouraged to participate in low income housing in a variety of ways. Bond financing and low-income housing tax credits are two examples of incentives used to encourage the construction of low-cost housing.

2. Strengths and Gaps in the Delivery System

City departments will be implementing the majority of the CDBG projects and programs comprising the five-year plan. Hemet will conduct regular meetings to coordinate activities between departments. The public service agencies that have obtained CDBG contracts are integrated into the community and city hall. The City is dependent upon the County of Riverside for many of its services as noted above. To ensure prompt and adequate service delivery, it is incumbent upon the City to maintain active and open lines of communication and

understanding.

3. Strengths and Gaps in the Delivery System for Public Housing

The mission of the Housing Authority of the County of Riverside is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The following steps have been taken to ensure consistency with the Consolidated Plan for the jurisdiction.

The Housing Authority of the County of Riverside outlined an established set of objectives for improved management and delivery of services:

- Expand the supply of assisted housing through the application of additional rental vouchers, reduction of public housing vacancies, leveraging of private or other public funds to create additional housing opportunities, and acquisition or the construction of units/developments.
- Improve the quality of assisted housing by improving public housing and voucher management, increasing customer satisfaction, renovating or modernizing public housing units.
- Increase assisted housing choices by providing voucher mobility counseling, conducting outreach efforts to potential voucher landlords, increasing voucher payment standards, implementing voucher homeownership program, and implementing and expanding special programs to reach special-needs population.
- Provide an improved living environment by implementing public housing security improvements through lighting and fencing and providing multi-family crime free prevention training/certification for any resident manager hired during the year and updating each development's multi-family crime free certification on an annual basis.
- Promote self-sufficiency and asset development of assisted households to increase the number and percentage of employed persons in assisted families, provide/attract supportive services to improve assistance recipients' employability, and provide/attract supportive services to increase independence for the elderly or families with disabilities.
- Ensure equal opportunity and affirmatively further fair housing through undertaking affirmative measures to ensure access to assisted housing, to provide a suitable living environment for families living in assisted housing, and to ensure accessible housing to persons with all varieties of disabilities regardless of unit size.
- Implement the requirements of Violence Against Women Act (VAWA) to protect certain victims of criminal domestic violence, dating violence, sexual assault, or stalking from losing their HUD assisted housing as a consequence of the abuse of which they were the victim, undertake

affirmative measures to make tenants participating in the Section 8 Voucher and Public Housing Programs aware of the requirements of VAWA, and undertake affirmative measures to make Owners participating in the Section 8 Voucher Program and Public Housing Program Managers aware of the requirements of VAWA, and participate with Alternative to Domestic Violence (ADV).

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

5 Year Strategic Plan Monitoring response:

Monitoring is an integral management control technique and an ongoing process that assesses the quality of a participant's performance over a period of time. Monitoring provides information about program participants that is critical for making informed judgments about program effectiveness and management efficiency. It also helps in identifying instances of fraud, waste, and abuse. It is the principal means by which the Finance Department:

- ensures that programs and technical areas are carried out efficiently, effectively, and in compliance with applicable laws and regulations;
- assists program participants in improving their performance, developing or increasing capacity, and augmenting their management and technical skills; and
- assists with administering programs in technical areas within the Hemet community.

A monitoring process ensures that the City of Hemet meets its primary legal obligation to make sure 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 that are eligible to the project 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 most important strategies for effective monitoring are:

1. On-site field visits at least one time during the program year.
2. Open communication between Hemet staff and the subrecipient.
3. Assisting subrecipients in creating effective and efficient record-keeping systems.

The City requires sub-recipients to execute an agreement with specific performance requirements prior to the release of CDBG funds. Hemet disburses all CDBG funds on a reimbursement basis. Requests for CDBG Reimbursement must be submitted for payment and include a description of the activity and invoices for which funds were used. Pursuant to the CDBG contract, progress reports are required to be submitted at least quarterly and a cumulative report at year-end. The City further ensures compliance with the Consolidated Plan by placing guidelines or conditions in its contracts that ensure implementation of the annual monitoring goals.

During the tenure of this Plan, the City will continue to conduct desk, telephone, and on-site monitoring of public service agencies to ensure that the administration of the agency is maintaining compliance with CDBG rules and regulations.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

The priorities and actions identified in this Plan were identified based on the needs assessment process. Public participation and coordination with other agencies were key components of this process. Within each need category, the needs outweigh the ability of the City to fully meet the need. However, Hemet's strategy is to maximize the use of all resources and achieve the greatest possible benefit for Hemet residents. Federal funding sources will be maximized to the highest extent possible through leveraging with state and local funding sources and private resources.

The City assigned priorities based on various sources of input, including consultation with residents, community stakeholders, service providers, and City staff. Priorities for specific housing and community development issues are listed in later sections of this document.

HUD established the basis for assigning priorities to needs for which funding may be allocated. Each project and/or activity funded with CDBG must meet at least one of the national objectives:

- Principally benefit low and moderate income persons;
- Aid in the prevention of slum and blight
- Meet a community development need having a particular urgency.

Also, an outcome category must be assigned that best describes the performance of each project and /or activity. Every program, project, or activity must meet at least one of the three national objectives and one of the three performance measurement outcomes.

In addition, priority need levels must be assigned to specific categories for housing and community development, economic development, public facilities and infrastructure, and homeless services according to the following HUD criteria:

- **High Priority:** activities to address this need will be funded within the five year period of this Consolidated Plan.
- **Medium Priority:** activities to address this need may be funded within the five year period of this Consolidated Plan.
- **Low Priority:** activities to address this need will not be funded within the five year period of this Consolidated Plan.
- **No Such Need:** the City determines that there is not a need or the need is already substantially addressed.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

5 Year Strategic Plan Lead-based Paint response:

Lead poisoning can be very harmful to children. Children under 5 are the most vulnerable to the effects of lead poisoning, including lower IQ levels. Lead can be inhaled or ingested, and the levels of lead build up in a person's blood.

The Childhood Lead Poisoning Prevention Program (CLPPP) goals are:

- Educate the public about the dangers of lead
- Assist families in eliminating sources of lead in their homes

The National Center for Lead-Safe Housing provides local governments with information and potential strategies intended to assist in developing effective programs to reduce childhood lead poisoning and integrate prevention efforts into ongoing low- and moderate-income housing programs across the country. This information as well as internally developed data was used to estimate both the number of older homes (pre-1979) which have a higher potential to have lead hazards and the number of children living in these homes who are of lower income.

Although lead was banned from residential paint in 1978, the National Center for Lead-Safe Housing estimates that an estimated 57 million older homes contain some lead-based paint. It is further estimated that approximately 20 million housing units nationwide contain lead hazards including flaking, peeling lead-based paint, or excessive levels of tiny lead particles in household dust. HUD has estimated that families occupy 3.8 million homes containing such immediate lead hazards with young children who are at immediate risk of poisoning. Half of these families own their homes. Half have incomes above \$30,000 per year.

Childhood lead poisoning has been identified as the number one environmental health hazard facing American children. Federal estimates indicate that ten to fifteen percent of all pre-schoolers have blood lead levels high enough to warrant concern for their intellectual development. While lead poisoning affects children of every socioeconomic and demographic stratum, the poor and minorities are disproportionately affected. In many urban and poor rural communities, a significant number of children suffer from over exposure to lead.

Lead-based paint containing up to fifty percent lead was in common use and available until the mid-1970's. In 1978, the Consumer Product Safety Commission banned the manufacture of paint containing more than 0.06 lead by weight for use of interior and exterior residential surfaces and furniture.

1. Number of Housing Units with Lead-Based Paint Hazards

The age of housing units is the key variable used to estimate the number of housing units with lead-based paint. Beginning in 1978, the use of all lead-based paint on residential property was prohibited. National studies estimated that 75 percent of all residential structures built prior to 1978 contain lead-based paint ("LBP") and that older structures have the highest percentage of LBP. In assessing the potential LBP hazard of these older structures, several factors must be considered. First, not all units with LBP are hazardous. Testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint surfaces provides information about potential hazards. Characteristics of properties at risk of having LBP hazards include:

- Deteriorated units, particularly those with leaky roofs and plumbing
- Rehabilitated units that were not cleaned using high-phosphate wash after improvements were completed

The Childhood Lead Poisoning Prevention Program of Riverside County Department of Public Health reports a total of 203 cases of childhood lead poisoning in Riverside County within the last five years. Case management and environmental investigations were conducted.

Table 4	
Riverside County	
	Childhood Lead Cases
2005	16
2006	4
2007	15
2008	9
2009	15

Note: statistics specifically for Hemet were not available.

2. Action to Evaluate and Reduce Lead-Based Paint Hazards

Hemet's five-year goal is to reduce or eliminate lead-based paint with outreach education that addresses the hazards in houses and public buildings built prior to 1978.

The lead poison program is administered through the County of Riverside Department of Public Health – Epidemiology & Program Evaluation Division.

The County of Riverside Department of Public Health's Childhood Lead Poisoning Prevention Program provides services and information to County residents regarding childhood lead poisoning and prevention. The program

offers case management and home investigations for children with elevated blood lead levels. Program staff provide health education services and information regarding lead poisoning, childhood testing, treatment, and prevention practices.

The Department of Public Health receives most of its referrals from the State Child Health Disability Program (CHDP) and from public health clinics for children. This is accomplished by working with the Head Start kindergarten, and state pre-schools. If lead poisoning is discovered, the case is turned over to the Department of Public Health, who then follows up and determines the proper treatments.

When a unit is inspected, there should be no chipping or peeling paint on any surfaces in the unit. If the family that lives in the unit or is proposing to move into the unit has any children under six and the unit was built prior to January 1, 1978, any deteriorated paint surfaces will require testing for the presence of lead.

For children with a blood level of 20 ug/dL or higher, the DHS sends a specialist for a home visit to evaluate the premises, educate the parents on how to eliminate the lead sources, provide information on nutrition and prevention of lead poison, and urge other children on the premises to be tested for lead poisoning. Approximately 60 percent of Hemet's housing stock was built before 1978.

During FY 1995-96, the City began implementing the Lead-Based Paint Hazard Reduction Strategy which contains four parts:

- Coordinating efforts with the Riverside County lead-based paint hazard reduction unit by identifying units in the City's housing rehabilitation programs that may qualify for lead control grants through the County;
- Coordinating public and private efforts to reduce lead-based paint hazards and protect young children;
- Integrating Lead Hazard Evaluation and Reduction Activities into existing housing programs; and
- Providing public information and education concerning lead-based paint.

The strategy is implemented annually by disseminating information regarding lead-based paint to participants in its various housing assistance programs.

Although Hemet does not directly fund programs that specifically address the lead-based paint hazard, the following programs have incorporated lead-based paint identification, testing, and, if needed, mitigation:

- Owner-Occupied Home Rehabilitation Program – Hemet's Owner-Occupied Rehabilitation Housing Loan Program provides thirty year, zero interest, deferred loans of up to \$30,000 for substantial rehabilitation to single

family owner-occupied residences within the City of Hemet. Eligible improvements include but are not limited to painting, roofing, siding, landscaping, windows, doors, fencing, plumbing, electrical, cabinets, built-in appliances, heating/cooling systems, weatherization and energy conservation items. Program funds may not be utilized for refinancing purposes. There is a limit of one program loan per eligible homeowner. Deferred loans are due and payable upon sale of the property or transfer of title. Under certain circumstances, all or a portion of the loans are repayable upon refinancing.

- Senior Minor Home Repair Program – The purpose of this program is to eliminate substandard living by providing minor repairs to roofs, water heaters, heating/air conditioning units, windows and doors; installation of hand rails, safety bars, door locks and smoke detectors; and repair of appliances necessary for the health and safety of the residents, thereby helping to preserve the homes of the community.

The following programs are intended to evaluate and reduce lead-based paint hazards county-wide:

Lead-Based Paint Hazard Control Program. The Riverside County Department of Public Health (DOPH) Office of Industrial Hygiene (OIH) administers the Lead-Based Paint Hazard Control Program throughout Riverside County. The goal of the program is to evaluate and control lead hazards in low-income housing units by inspecting, testing, and providing treatment and abatements of lead hazards. The program activities primarily include inspection and testing of housing constructed prior to 1956 in target areas, hazard control treatments and abatement, blood lead screening, temporary relocation of families, and community outreach and education.

To identify potential households that may contain lead hazards, OIH conducts various community outreach activities at schools and other community events to grow awareness of the health risk of lead poisoning.

Lead Hazard Inspections for County Programs. Lead-based paint containing up to fifty percent lead was in common use and available until the mid-1970's. In 1978, the Consumer Product Safety Commission banned the manufacture of paint for use of interior and exterior residential surfaces and furniture. It is a program goal for the County that all homes identified for rehabilitation under the County's CDBG, HOME or RDA-funded programs be submitted for lead hazard inspection if the home was built prior to 1956 and if there are children of age 6 or under in the home. This includes any home that is being considered for the County of Riverside's First-Time Homebuyer Program (FTHB) if the same circumstances exist.

Childhood Lead Poisoning Prevention Program. As a further tool in the identification of the lead hazards in the home, the OIH operates California's Childhood Lead Poisoning Prevention Program (CLPPP) to test and identify children who are at high potential for lead poisoning based upon the age of the

housing stock in the area and any other factors that indicate high risk for lead exposure.

Lead Hazard Reduction Compliance and Enforcement Program. In 2006, the OIH was awarded a 3 year, \$240,000 grant from the State of California for the Lead Hazard Reduction Compliance and Enforcement Program. The program's goal is to provide technical expertise in lead-based paint management. The OIH expects the program to be ongoing with additional funding during the next 5 years.

Lead Hazard Control Program. State law, as implemented by Senate Bill 460, grants authority to local health departments to require the enforcement and prosecution of persons who refuse to abate lead hazards in housing occupied by low-income families with children. The Lead Hazard Control Program is funded under this grant and implements SB 460 which allowed changes to State health and housing laws to make creating lead hazards a crime.

Fair Housing Council Lead-based Paint Awareness Hazard Program. The Fair Housing Council of Riverside County also administers a comprehensive lead-based paint awareness hazard program throughout the County. Their programs and services include outreach, education, information dissemination, training, and referrals.

Lead Safe Training and HEPA Vacuum Lending Program. OIH proposes to train Regional Occupational Program (ROP) construction students and the general public using HUD lead safe training modules. OIH also proposes to purchase 5 commercial grade HEPA vacuums which will be available to low-income residents who want to do their own interim control work. The residents would be trained through the Lead Hazard Compliance Program.

Lead Hazard Control Outreach. The OIH has Memorandum of Understanding (MOU) and Support Letters with the following agencies: the Riverside County Economic Development Agency; the Housing Authority of the County of Riverside; the Desert Alliance for Community Empowerment; the cities of Riverside, Banning and Hemet; and Community Action Partnership of Riverside County. The OIH subgrants outreach services to the Center for Community Action and Environmental Justice and Fair Housing Council of Riverside. All of these partners distribute program literature at service counters and promote Lead-based Paint Program services to their clients.

HOUSING

Housing Needs (91.205)

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

5 Year Strategic Plan Housing Needs response:

1. Estimated Housing Needs

According to State law, the City should try to concurrently meet two State mandates to provide affordable housing.

- Regional Housing Needs Assessment (RHNA) - The 2006 - 2014 General Plan Housing Element provides affordable housing objectives to attempt to meet the Regional Housing Needs Assessment.
- RDA 10-Year Housing Plan 2004 - 2014 - CRL requires that not less than 15 percent of privately developed units, in redevelopment areas, be affordable to low and moderate income households. The inclusionary obligation is 1,680 units (840 if produced inside redevelopment project areas) by FY 2013/2014.

The City of Hemet's share of the region's housing need is determined by the Southern California Association of Governments (SCAG) through the Regional Housing Needs Plan, adopted July 12, 2007. The plan contains the Regional Housing Needs Allocation (RHNA), which specifies the share of the regional housing need allocated to each city and county by income level. According to the RHNA, the City must accommodate 11,243 housing units between January 2006 and June 2014.

The RHNA is divided into four income groups established by HCD. Pursuant to State Housing Element law, a jurisdiction must demonstrate in its Housing Element that it has adequate residential sites at appropriate densities and

development standards to accommodate its RHNA. In January 2007, a new law (AB 2634 [Lieber]) took effect that requires housing elements to include an analysis in their General Plan.

The draft GPAC REVIEW (July 21, 2009) of extremely low income needs address those needs in proposed programs. Hemet may presume that 50 percent of the very low income households qualify as extremely low income households. For this reason, the number of very low income units provided in the RHNA number has been split into two equal categories; new construction and production.

The RHNA is divided into five income categories as follows:

- Extremely Low (<30 percent of the Area Median Income AMI) – 1,242 units
- Very Low (31-50 percent AMI) – 1,242 units
- Low (51-80 percent AMI) – 1,781 units
- Moderate (81-120 percent AMI) – 2,080 units
- Above Moderate (>120 percent AMI) – 4,898 units

City of Hemet			RHNA	RDA
	2-Person HH	4-Person HH		
Extremely Low	\$16,000	\$20,000	1,242	
Very Low Income	\$26,650	\$33,300	1,242	322
Low Income	\$42,650	\$53,300	1,781	518
Moderate Income	\$49,600	\$62,000	2,080	840
Above Moderate	\$59,500	\$74,400	4,898	0
Total Units			11,243	1,680

Progress in Meeting the RHNA Goal

Hemet’s efforts to meet its fair share of regional housing needs go beyond simply identifying adequate sites. The City actively encourages housing production. As a result of these efforts, the City has already met a portion of its 2006-2014 RHNA obligations, and adequate sites and actions have been identified to accommodate the remaining housing need.

INCOME CATEGORY	RHNA	UNITS PRODUCED (2006-2008)	REMAINING NEED	UNITS IN PROGRESS	REMAINING NEED
Extremely Low (<30% AMI)	1,242	8	1,234	0	1,243
Very Low (31-50% AMI)	1,242	77	1,165	6	1,159
Low (51-80% AMI)	1,781	0	1,781	0	1,781
Moderate (81-120% AMI)	2,080	168	1,912	576	1,336
Above Moderate (>120% AMI)	4,898	1,539	3,359	221	3,138
Total	11,243	1,792	9,451	803	8,648

Source: City of Hemet Draft Housing Element

Table 7
City of Hemet

Household Type	Renters					Owners				
	Elderly	Small Families	Large Families	All Other	Total Renters	Elderly	Small Families	Large Families	All Other	Total Owners
HH Income <= 50% MFI	1,244	1,386	474	899	4,003	3,068	539	127	479	4,213
HH Income <=30% MFI	589	693	284	515	2,081	1,258	195	43	249	1,745
% with any housing problems	72.0	87.9	100.0	75.7	82.0	61.8	69.2	100.0	61.8	63.6
% Cost Burden >30%	72.0	84.4	89.8	72.8	78.8	60.3	69.2	90.7	60.2	62.1
% Cost Burden >50%	56.9	72.2	59.9	66.0	64.6	45.2	69.2	46.5	26.1	45.2
Extremely Low >30 to <=50% MFI	655	693	190	384	1,922	1,810	344	84	230	2,468
% with any housing problems	77.9	78.4	94.7	84.4	81.0	38.1	71.2	100.0	43.5	45.3
% Cost Burden >30%	77.9	73.4	76.3	81.8	76.9	38.1	66.9	88.1	43.5	44.3
% Cost Burden >50%	32.1	20.8	18.4	13.0	22.8	16.3	48.0	16.7	23.9	21.4
Low >50 to <=80% MFI	664	845	280	454	2,243	2,844	604	269	245	3,962
% with any housing problems	45.0	38.5	82.1	35.0	45.2	20.7	53.6	70.3	42.9	30.5
% Cost Burden >30%	42.9	29.0	12.5	29.5	31.2	20.2	50.3	35.3	42.9	27.2
% Cost Burden >50%	18.1	1.8	3.6	0.9	6.6	5.8	12.4	7.4	4.1	6.8
Moderate >80% MFI	670	1,009	300	754	2,733	4,195	2,645	660	545	8,045
% with any housing problems	24.6	11.3	56.7	5.2	17.9	6.6	14.4	38.6	20.2	12.7
% Cost Burden >30%	24.6	2.4	5.0	0.5	7.6	6.3	11.2	8.3	20.2	9.0
% Cost Burden >50%	9.0	0.0	0.0	0.0	2.2	1.0	0.8	0.0	0.0	0.7
Total Households	2,578	3,240	1,054	2,107	8,979	10,107	3,788	1,056	1,269	16,220
% with any housing problems	54.2	54.0	82.0	43.3	53.1	23.1	28.6	54.1	37.0	27.5
% Cost Burden >30	53.7	47.3	42.7	39.3	44.8	22.6	25.4	24.9	36.6	24.5
% Cost Burden >50	28.1	23.7	20.4	18.7	22.2	10.6	10.4	5.1	10.2	10.2

Source: Comprehensive Housing Affordability Strategy (CHAS), 2004

*Please also refer to the Housing Needs Table (Attachment B)

Cost Burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Housing Problems relates to cost burden greater than 30 percent of income and/or overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities

Renter Households reflect approximately 78.8 percent or 4,003 renter households of extremely low-income were cost burdened, spending more than 30 percent of the household's total gross income towards rent and utilities.

Owner Households reflect approximately 62.1 percent or 4,213 owner households of extremely low-income were cost burdened, spending more than 30 percent of the household's total gross income towards a mortgage payment, taxes, insurance, and utilities.

Mobility or Self Care Limitations, according to CHAS, are defined as one or more persons that have 1) a long-lasting condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

According to the 2008 ACS 19.5 percent of Hemet residents reported a disability. The likelihood of having a disability varied by age - from 4.2 percent of people up to 18 years old, to 16.5 percent of people 18 to 64 years old, and 44.4 percent of those 65 and older. According the 2000 Census data, approximately 8,239 Hemet residents had a work, mobility, or self-care limitation.

Elderly Households are 1 or 2 person households where either person is 62 years or older and make up approximately 72 percent or 1,244 elderly renter households were cost burden with greater than 30 percent of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

Approximately 60 percent or 3,068 elderly owner households were cost burden with greater than 30 percent of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

Substandard Housing Conditions exist to an extent that it endangers the life, health, property, safety or welfare of the public or the occupants of the housing: inadequate sanitation, structural hazards, nuisances, faulty weather protection, fire hazards, inadequate maintenance, overcrowding, or hazardous wiring, plumbing or mechanical equipment. The City estimates 10 percent of the housing stock is in need of rehabilitation or replacement. Substandard housing units were either not constructed properly, were constructed to a building code that is now outdated, or have been allowed to deteriorate as the unit aged.

The 2007 ACS, reports that approximately 15,563 dwelling units were built prior to 1979. Of those units, approximately 7 percent or 2,119 units lacked complete kitchens and/or lacked complete plumbing.

Overcrowding

An overcrowded housing unit is defined as a unit with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space.

According to the 2008 ACS, table 8 depicts the total percent of overcrowding in Hemet as compared to Riverside County.

Table 8				
Overcrowding	City of Hemet		Riverside County	
	Total	Percentage	Total	Percentage
Households				
1.00 or less persons per room	27,708	93.0%	604,454	93.4%
Overcrowded: 1.01 to 1.50 persons per room	1,562	5.2%	30,369	4.7%
Severely Overcrowded: 1.51 or more persons per room	518	1.7%	12,620	1.9%
Total Overcrowded Households	2,080	6.9%	42,989	6.6%

Source: 2008 American Community Survey

Large Households

Large households are defined as having five or more members in the family. Large households may have special housing needs due to the lack of adequately sized, affordable housing. As a result, large households often live in overcrowded conditions. The 2000 U.S. Census reported 3,439 large households in the City of Hemet. This special needs group experienced a higher level of housing problems than other households.

Approximately 89.8 percent or 1528 renter households were large families and cost burdened with greater than 30 percent of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

Approximately 54.1 percent or 1,056 owner households were large families and cost burdened with greater than 30 percent of income towards rent and utilities and/or overcrowding and/or without complete kitchen or plumbing facilities.

Victims of Domestic Violence

Victims of domestic violence often require specialized housing, counseling, and legal services. According to the 2009 Riverside County Homeless Count conducted by the County of Riverside, 6 percent of the county's survey respondents indicated that the domestic violence was the primary event that led to homelessness and 8 percent were currently experiencing domestic violence or abuse.

Female-Headed Households

This household type is likely to have special needs for housing near day care and recreational facilities and to have access to public transportation. Female headed households are especially likely to need assistance because women continue to earn less on average than men in comparable jobs. Low income female heads of households with children experience additional burden when combined with limited transportation resources. Women in general are disproportionately responsible for household-support activities such as trips to the grocery store or to accompany children to and from school. ACS 2008, reports that 6,526 households in the City of Hemet were comprised of female heads of households.

HIV/AIDS

The Riverside/San Bernardino, California Transitional Grant Area (TGA) is geographically the largest region among the 56 Eligible Metropolitan Areas (EMA) and TGAs in the United States (U.S.), spanning an area totaling 27,407 square miles. The two California counties that comprise the TGA -- Riverside County and San Bernardino County are themselves the 1st and 4th largest counties in the State of California. In addition, Riverside and San Bernardino Counties are the 4th and 5th most populous counties in the State, with just over four million residents as of January 1, 2007. They rank 2nd and 6th respectively among California's 58 counties with the highest numeric population growth in the State. Persons with HIV/AIDS in Riverside County are disproportionately impacted by the HIV/AIDS epidemic.

However, aside from their size, both in terms of geography and population, what make the TGA unique in the U.S. are the divergent HIV/AIDS epidemic patterns in the two counties. Riverside County reflects the epidemic pattern typical of California and other western states with greater numbers of infected men who have sex with men (MSM). This is largely due to the location of Palm Springs, California, a popular gay retirement and vacation destination, in the heart of east Riverside County.

Also the demographics of the epidemic in Riverside County more closely resemble the racial/ethnic and age demographics of Palm Springs, resulting in a greater impact on Whites, particularly White MSM, and persons 45 years of age and older. In contrast, the HIV/AIDS epidemic in San Bernardino County reflects transmission patterns found more typically on the East Coast of the U.S.; there are greater numbers of infected women, children, injection drug users, and greater impact on communities of color.

As of 2007, there are an estimated 8,261 persons living with HIV or AIDS (PLWHA): 3,544 are PLWH/non-AIDS; 4,717 are PLWA; and 579 are incident AIDS cases. The demographics of PLWHA are predominantly White (59.1 percent), male (86.7 percent), aged 25-44 years (67.6 percent), and the primary mode of transmission is male-to-male sexual contact (63.7 percent). However, aggregate data mask county-level differences. The epidemic's epicenter in Palm Springs, in Riverside County skews aggregate TGA data to mirror this 'West Coast' epidemic pattern. In San Bernardino County, a more typical 'East Coast' patterns emerge where females represent 25.8 percent of PLWH and 18.8 percent of AIDS cases. Also, African Americans and Latinos are more impacted in this county, comprising 59 percent of total HIV/AIDS prevalence as compared to 25.7 percent of HIV/AIDS prevalence in Riverside County.

In response to new patterns and trends identified in the HIV epidemiology data and the results of the 2008 Comprehensive Needs Assessment and 2008 unmet need estimate, and consistent with the California's Ryan White Grantees' Statewide Coordinated Statement of Need (SCSN), the TGA has selected three emerging populations: (1) African Americans, (2) Latinos/as; and (3) Aging PLWHA (50 years and older).

Taking steps to address the needs of these populations will reduce disparities in health outcomes, remove existing barriers to care, and contribute to the State's efforts to achieve the specific care and treatment goals for these populations.

The following table delineates the number and percent of Living AIDS Cases and HIV cases as of December 31, 2007 by race/ethnicity, gender, age group, and risk category for each County and the total Riverside/San Bernardino, California TGA.

Table 9

	Living with AIDS				Living HIV+				Total	
	Riverside Living with AIDS	San Bernardino Living with AIDS	Total TGA Region Living with AIDS	% of Total Living with AIDS	Riverside Living with HIV	San Bernardino Living with HIV	Total TGA Region Living with HIV	% of Total Living with HIV	Reported Living with AIDS/HIV+ TGA Region	% of Total Living with AIDS
TOTAL	3050	1667	4717	100.00	2115	1429	3544	100.00	8261	100.00
Race/Ethnicity										
White	2160	610	2770	57.7	1574	542	2116	59.7	4886	59.1
Black	275	451	726	15.4	157	385	542	15.3	128	15.3
Hispanic	557	567	1124	23.8	336	423	759	21.4	1883	22.8
Asian/Pacific Islanders	32	28	60	1.3	17	24	41	1.2	101	1.2
American Indian/Alaskan	21	9	30	1.6	18	11	29	0.8	59	0.7
Multi Race	4	2	6	0.1	5	3	8	0.2	14	0.2
Not specified	1		1	0.0	8	41	49	1.1	50	0.6
Gender										
Males	2812	1353	4165	88.0	1941	1060	3001	84.7	7166	86.7
Females	238	314	552	11.7	174	369	543	15.3	1095	13.3
Age group (at diagnosis)										
Under 13 years of age	7	17	24	0.5	7	17	24	0.7	48	0.6
13 to 24	93	108	201	4.3	176	207	383	10.8	584	7.1
25-44	2066	1229	3295	69.9	1295	993	2288	64.6	5583	67.6
45-64	833	299	1132	24.0	596	204	800	22.6	1932	23.4
65+	51	14	65	1.4	41	8	49	1.4	114	1.4
Risk Category										
MSM	2226	59	2984	63.3	1681	563	2244	63.3	5228	100.00
IDU	298	268	566	12.0	94	201	295	8.3	861	100.00
MSM/IDU	240	169	409	8.7	77	99	176	5.0	585	100.00
Heterosexual	245	220	465	9.9	208	220	428	12.0	893	100.00
Hemophilia/Coagulation	6	6	12	0.3	3	4	7	0.2	19	100.00
Transfusions	21	35	56	1.2	7	14	21	0.6	77	100.00
NR	7	190	198	4.2	38	311	349	9.8	546	100.00
Peds-Mother at risk	5	17	22	0.5	3	16	19	0.5	41	100.00
Peds-Other	2	2	4	0.1	0	0	0	0.0	4	100.00
Peds-N/R	0	2	2	0.0	4	1	5	0.1	7	100.00

Source: California Transitional Grant Area (TGA) Report

Farm Worker Housing

Farm worker housing is not permitted in any of the City's residential or agricultural zones, although a mobile home is permitted as a caretaker residence in agricultural zones, R-1-C, and R-A zones. According to the local district office of the Riverside County Agricultural Commissioner in San Jacinto, the majority of the local agricultural operations in the Hemet area are associated with vegetable crops, dairies, and horse farms.

The type of agricultural employment associated with these operations generally consists of year-round employment, for which housing is provided through the conventional housing market. When temporary labor is required in Hemet, such as when vegetables are being harvested, farmers typically contract with a labor contractor to bring in workers for a set period of time. The contractors are responsible for providing housing for their workers. However, the fact that none of the City's zones permits farm worker housing represents a potential constraint on housing.

The City will include a program to update its zoning code to include reference to Health and Safety Code Section 17021.6, which specifies that farm worker housing of up to 36 beds or 12 family units is included in the definition of agricultural use and may not be restricted by conditional use permit requirements or other zoning clearance.

Section 8 and Public Housing Programs

The Housing Authority provides two basic types of rental assistance. The largest program is the Section 8 Housing Choice Voucher (HCV). The applicant receives a Housing Choice Voucher once they have met all eligibility requirements. The program participant can select an appropriate rental unit (house or apartment) and live where they wish.

The participant pays part of the rent and the Housing Authority pays part of the rent. The participant pays between 30 and 40 percent of their monthly income for rent. Depending on the income of the family, the Housing Authority may pay all or a very small portion of the rent.

The City contracts with the Housing Authority of Riverside County to administer the Section 8 Certificate and Voucher Programs. The Housing Authority of Riverside County is a public agency chartered by the State of California to administer the development, rehabilitation, or financing of affordable housing programs. The primary mission of the Housing Authority is to provide affordable decent, safe, and sanitary housing opportunities to low and moderate-income families including elderly and handicapped persons, while supporting programs to foster economic self-sufficiency.

The Housing Authority has a waiting list for the Section 8 HCV Program. According to the Housing Authority, 50,751 families were on the waiting list for Section 8 tenant-based subsidy assistance. Approximately 64 percent (32,310 families) of families on the Section 8 waiting list are families with children.

2. Disproportionate Need

According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total households. According to 2004 CHAS data, Black Non-Hispanic, Hispanic, and Asian households had a disproportionate level of housing problems in Hemet.

- Black Non-Hispanic households: Approximately 98 percent of all Black households with extremely low-income reported having housing problems including paying more than 30 percent of income toward rent and utilities, overcrowding and/or without complete kitchens are plumbing facilities.

Table 10
City of Hemet
Housing Problems for Black Households

Household Type	Renters				Owners				
	Elderly	Family HH	All other	Total Renters	Elderly	Family	All other	Total Owners	Total HH
HH I <=50% MFI	40	109	45	194	24	4	4	32	226
HH I <=30% MFI	25	49	10	84	10	0	0	10	94
% with any housing problems	100.0	91.8	100.0	95.2	100.0	N/A	N/A	100.0	95.7
HH I >30 to <=50% MFI	15	60	35	110	14	4	4	22	132
% with any housing problems	100.0	75.0	71.4	77.3	28.6	100.0	100.0	54.5	73.5
Total HH	64	178	90	332	74	64	14	152	484
% with any housing problems	62.5	61.2	50.0	58.4	45.9	60.9	28.6	50.7	56.0

- Hispanic Households: Approximately 84 percent of all Hispanic households with extremely low-income reported having housing problems including paying more than 30 percent of income toward rent and utilities, overcrowding and/or without complete kitchens are plumbing facilities.

Table 11
City of Hemet
Housing Problems for Hispanic Households

HH Type	Renters				Owners				
	Elderly	Family HH	All other	Total Renters	Elderly	Family	All other	Total Owners	Total HH
HH I <=50% MFI	79	780	135	994	260	215	10	485	1,479
HH I <=30% MFI	55	385	95	535	145	60	0	205	740
% with any housing problems	72.7	94.8	84.2	90.7	62.1	75.0	N/A	65.9	83.8
HH I >30 to <=50% MFI	24	395	40	459	115	155	10	280	739
% with any housing problems	83.3	84.8	100.0	86.1	39.1	90.3	100.0	69.6	79.8
Total HH	129	1,485	365	1,979	415	1,225	89	1,729	3,708
% with any housing problems	69.8	68.7	41.1	63.7	41.0	56.3	32.6	51.4	58.0

- Asian Households: Approximately 80 percent of all Asian households with extremely low-income reported having housing problems including paying more than 30 percent of income toward rent and utilities, overcrowding and/or without complete kitchens are plumbing facilities.

Table 12
City of Hemet
Housing Problems for Asian Households

HH Type, Income, Housing Problem	Renters				Owners				Total HH
	Elderly	Family HH	All other	Total Renters	Elderly	Family	All other	Total Owners	
HH I <50% MFI	N/A	N/A	N/A	35	N/A	N/A	N/A	35	70
HH I <=30% MFI	N/A	N/A	N/A	35	N/A	N/A	N/A	15	50
% with any housing problems	N/A	N/A	N/A	71.4	N/A	N/A	N/A	100.0	80.0
HH I >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	20	20
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50.0	50.0
Total HH	N/A	N/A	N/A	88	N/A	N/A	N/A	110	198
% with any housing problems	N/A	N/A	N/A	68.2	N/A	N/A	N/A	31.8	48.0

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.
Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Housing Needs response:

1. Priority Housing Needs

Expanding the supply and improving the quality of affordable housing for low- and moderate-income households are high priority goals over the next five years for the City of Hemet. Specifically, the City intends to:

1. Expand affordable home ownership through rehabilitation, preservation, acquisition, construction, and assistance for first time home buyers.

2. Expand affordable rental housing through rehabilitation, preservation, acquisition, and/or construction.
3. Improve residential energy efficiency.
4. Enhance very low, low and moderately low income neighborhoods.
5. Provide fair housing and rental assistance services.

2. Influence of Housing Market on Priorities

As shown in the following Housing Market Analysis section, extremely low-income and low-income households cannot afford to own homes in the City of Hemet and must seek affordable housing in the rental market. To increase the supply of affordable rental housing, the City established acquisition/rehabilitation and construction of affordable rental housing as a High Priority. To promote homeownership among low- and moderate-income households, the City provides downpayment assistance to first-time homebuyers.

3. Basis for Assigning Priority

The City assigned priorities based on various sources of inputs from the draft Housing Element, consultation with residents, community interest groups, service providers, the County of Riverside, participating jurisdictions, and City staff. Priorities for specific housing and community development issues are listed in later sections of the document.

4. Obstacles to Meet Underserved Needs

One of the main obstacles to meeting underserved needs is availability of funding. The availability of funding from both federal and state sources is a primary determinant in the ability of the local jurisdictions to address identified needs. Federal funding of housing and community development programs has been reduced in recent years, and more reductions are anticipated in the future.

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units. Potential housing development constraints in the City of Hemet include market, government, infrastructure, and environmental.

- **Market Constraints** – the cost of renting or buying housing is the primary ongoing constraint of providing adequate housing opportunities in the City. Construction costs, labor costs, land costs, and financing constraints are all contributing to a decrease in the availability of affordable housing.
- **Governmental Constraints** – actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

- **Infrastructure Constraints** – the cost of providing adequate infrastructure is high – major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting – which is required to be built or installed in new development. The cost of these facilities is borne by developers, is added to the cost of new housing units, and eventually is passed onto the homebuyer or property owner.

- **Environmental Constraints** – the City has identified areas (Land Management Areas) in the Land Use Element of the General Plan within the City where land development should be carefully controlled. These areas include areas with vertical slopes over 25 percent, the 100-year floodplain, the Prado Basin, and areas included in the Seismic Safety Element’s Hazard Management Zone.

- Unfavorable market conditions
- Land-use and zone regulations
- Development fees
- State and federal legislation
- NIMBY factor

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table (Attachment B)

1. Based on information available to the jurisdiction, describe 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. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

5 Year Strategic Plan Housing Market Analysis responses:

1. 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.

Table 13					
Housing Market Analysis					
Hemet					
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedrooms	Total
Affordability Mismatch					
Occupied Units: Renter		3361	4290	1377	9028
Occupied Units: Owner		1990	8956	5341	16287
Vacant Units: For Rent	24%	804	956	387	2147
Vacant Units: For Sale	3%	40	378	95	513
Total Units Occupied & Vacant		6195	14580	7200	27975
Rents: Applicable FMRs (in \$s)		867 to 954	1,125	1,583	
Rent Affordable at 30% of 50% of MFI (in \$s)		582 to 624	748	865	
Public Housing Units					
Occupied Units		600	224	90	914
Vacant Units					0
Total Units Occupied & Vacant		600	224	90	914
Rehabilitation Needs (in \$s)					0

Housing Supply

According to the 2008 American Community Survey (ACS), Hemet had a total of 33,486 housing units, 12.4 percent of which were vacant. Of the total housing units, 50 percent was in single-unit structures, 22 percent was in multi-unit structures, and 26 percent was mobile homes. In addition, the 2008 American Community Survey (ACS) reports that, Hemet had 29,341 *occupied* housing units of which 17,900 (61 percent) owner occupied and 11,441 (39 percent) renter occupied. Thirty percent of the housing units were built since 1990.

Overall, in 2008 the City had an average of 2.54 persons per owner occupied household compared to an average household size of 2.26 persons in 2000, and an average renter household size of 2.8 persons. The average family size was 3.24 persons compared to an average family size of 2.9 in 2000.

Table 14						
Housing Supply 2008						
	Occupied Housing Units	Single-Family Units	Multi-Family Units (2-4)	Multi-Family Units (5-9)	Mobile Home Units	Total Units
City of Hemet	29,341	16,720	2,450	1,007	8,838	33,486
County of Riverside	647,443	549,401	40,497	31,800	73,311	754,415

Source: ACS Housing Data Profile 2008; ACS 2000

Housing Demand

Reviewing the highlights of the previous Housing Needs section, the City is in need of housing for large households and affordable housing for extremely low-income and low-income households. Data also shows unmet housing needs for female-headed households, especially those with children and living in poverty.

Housing Condition

One way to determine the condition of existing housing stock is to examine the age of housing units. Housing older than 30 years often requires rehabilitation. According to the 2008 American Community Survey (ACS), 17,932 units (54 percent) in the City were 30 years or older, including 15,563 units (46 percent) that were 40 years or older.

Many federal and State programs use the age of housing as one factor in determining housing rehabilitation needs.

Table 15

Housing Age 2008

	Units 30+ Years	% 30+ Years	Units 40+ Years	% 40+ Years
City of Hemet	17,932	54	15,563	46
County of Riverside	486,602	64	267,813	35

Source: ACS Housing Data Profile 2008; ACS 2000

CHAS defines housing problems as a cost-burden greater than 30 percent of income, and/or overcrowding and/or housing without complete kitchen or plumbing facilities. The 2008 ACS also reported approximately 18 units in the City lacking complete plumbing and 112 units lacking complete kitchen facilities.

Table 16

Housing Stock Deficiencies - 2000

	Units Lacking Complete Plumbing		Units Lacking Complete Kitchen Facilities	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Hemet	18	.1	112	3.6
County of Riverside	2075	.3	3218	.5

Source: ACS Housing Data Profile 2008; ACS 2000

Housing Affordability

Housing affordability is determined by income and housing costs. Assuming that the potential homebuyer within each income group has good credit, a down payment of at least 10 percent, and spends no more than 30 percent of income on housing costs (mortgage, taxes, utilities, and insurance), the maximum affordable home prices in Hemet are presented in Table 20. In this table, maximum affordable home prices are determined for a household at the top of each income category, and thus persons at the low end of an income group may not be able to afford the same home. Income levels are based on an Area Median Income (AMI) of \$64,500 for 2009.

Extremely low income households earn up to 30 percent of the County Area Median Income (AMI). Very low-income households in Hemet earn 50 percent or less of the County Area Median Income and low income households earn up to 80 percent of AMI.

Table 17

Income group	2009 Medium Income (Adjusted for family size)	Total Monthly Affordable Payment	Maximum Affordable Home Price
Extremely Low (0-30% MFI)	20,000	500	60,000
Low (31-50% MFI)	33,300	833	99,900
Moderate (51-80 MFI)	53,300	1,333	159,900
Median (81-120 MFI)	77,400	1,935	232,200

Source: calculations based on median family income of \$64,500 for 2009.

Housing problems are directly related to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of overpayment and overcrowding occurs.

Ownership Housing costs

According to the California Association of Realtors, the median home price in Hemet in 2010 was \$125,000 for existing homes, compared to \$93,700 in 2000. This is lower than that of the County of Riverside in 2000 (\$146,500) and 2010 (\$195,000), respectively, and down 38% from the City's record median high in 2005 of \$279,629.

For new homes, the median home prices held steady in the early 2000's at \$180,000. By 2005, new homes doubled in priced, selling at \$377,025. According the 2000 Census, 16,311 or 65 percent of housing units were owner-occupied in Hemet compared to 17,900 in 2009. This number decreased to 61 percent by 2009, which reflect the effects of the housing crisis. For example, the monthly mortgage payment needed for a \$345,000 home is \$2,741 per month. Annually families would need to earn \$109,637 per year to support this mortgage, assuming the 30% cap for income. The median family income in Hemet is \$34,838 (ACS 2008) while average homebuyer in Riverside County makes approximately \$124,568 annually.

According to the California Association of Realtors, in 2009 approximately 53 percent of City households could afford to buy a median-priced, resale, single-family home. Also, CHAS data indicates that only families making 120 percent of the MFI (\$64,500 based on HUD's 2009 Riverside County MFI for a family of four) can afford a median-priced, resale, single-family home without assistance.

Based on California Association of Realtors data Table 18 shows that home prices stayed the same in Hemet from January 2009 to January 2010, whereas home prices decreased in Riverside County overall with the exception of Temecula where prices rose 5 percent.

Table 18
Median Home Prices

Local Jurisdictions	November 2009	November 2008	% Change 2008-2009	January 2010	January 2009	% Change 2009-2010
Hemet	125,000	150,500	-16.9	125,000	125,000	0.0
San Jacinto	145,000	162,250	-10.6	140,000	150,000	-6.7
Banning	128,000	150,000	-14.7	77,000	125,000	-38.0
Perris	164,500	172,250	-4.5	150,000	151,000	-.7
Temecula	265,000	283,500	-6.5	262,500	250,000	5.0
Riverside	200,000	220,000	-9.1	185,000	200,250	-7.6
County of Riverside	200,000	220,000	-9.1	195,000	195,000	0.0

Source: California Association of Realtors, 2009

Hemet is working with the Department of Housing and Urban Development (HUD) on restabilizing its housing community through the use of Neighborhood Stabilization Program (NSP) funds. This program is designed to identify areas of high foreclosure activity and use NSP for acquisition/rehabilitation/resale of single-family homes and rental homes and acquisition/demolition/land banking/redevelopment of units.

Hemet identified 14 of 29 census tracts that contain housing that qualifies for NSP funds targeting 65 percent toward assisting person at or below 120 percent of the median income and 25 percent of NSP funding toward assisting person at or below 50 percent of the median.

Rental Housing Cost

The average 2010 fair market rent for a two-bedroom unit in Riverside County is \$1,108. Since a family should not pay more than 30 percent of its income on rent, the average working family needs to earn more than \$22 per hour or \$46,000 annually in order to afford the fair market rent in Riverside County. Despite a raise in the minimum wage in California, two-income households making the minimum wage of \$8.00 per hour would each have to work more than 55 hours per week to meet this housing necessity.

Mobile Homes

Hemet's large retirement community has made it historically less affluent than Riverside County. One-third of Hemet's residents reside in mobile home parks, representative of the City's large senior population. Mobile home living is unique in that mobile home ownership is more attainable than single-family homes and mobile home space rent can be less expensive than apartment rents.

As of 2009, the City has 34 mobile home parks:

City of Hemet	Spaces	Privately Owned	55+ Park
The Americana	223		
The Californian	159		
Casa del Rey MH Estates	125		x
Colonial Country Club	550		x
Devonshire Downs	182		x
Eastlake MH Park		203	x
Echo Hills Estates	97		x
Eden Rock Mobile Villas	122		x
Eden Roc North	122		x
Foothills of Hemet	253		
Golden coach Manor	171		x
Heather Estates	300		
Hemet Valley Mobile Estates	125		x
Hemet west HM Park	760		x
Jackson MH Park	93		x
Juniper Terrace	91		x
London Spires Estates	165		x
Mobile Hacienda	61		x
Palm Villa	106		x
The Park Estates	108		
Royal Holiday MH Park	19		x
Saddleback MH Estates	227		x
Santa Rosa MH Estates	367		x
Seven Hills MH Estates		309	x
Sierra Dawn North		330	x
Sierra Dawn South		1473	x
Sunburst MH Park	148		x
Sunrise MH Park	45		x
Town and Country MH Park	36		
Villa Del Sol MH Estates		197	x
Village Green MH Park	72		x
Whispering Palms		130	x
Total	7,801	2,772	

Housing for Persons with Disabilities

Hemet permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. State-licensed residential care facilities serving seven or more persons are conditionally permitted in R-P and O-P districts. No separation or siting requirements are imposed for special needs housing developments. Special permit or processing

requirements, including extended comment periods, are not used for special needs housing developments, including licensed residential care facilities. Emergency shelter and transitional housing are in one or more zones by right, in accordance with State law.

A safe affordable place to rent or own is essential to achieving independence and enables people with disabilities to be fully integrated participants in the community. However, most persons with developmental disabilities live on fixed incomes and affordable decent housing is in very limited supply and may also prevent employment, restrict mobility, or make self-care difficult. 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.

Disabilities are defined as mental, physical or health conditions that last over six months. According to ACS, in 2008 approximately 19.5 percent of Hemet's population or 14,826 persons had one or more disabilities. Of those persons age 65 or older, approximately 44.4 percent or 7,279 persons had a disability. Licensed community care facilities offer housing and specialized services for children and adults that have special needs. According to the California Department of Social Services Community Care Licensing Division, 998 licensed community care facilities are located in Riverside County.

As a result of these limitations, this group might require special housing accommodations and supportive services or other assistance. This number represents about seven percent of the population as a whole, up from three percent in 1990. These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. Such individuals can have a number of special needs that distinguish them from the population at large:

- Individuals with mobility difficulties (for instance those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called "handicapped access."
- Individuals with self-care limitations, including mobility difficulties, may require residential environments that include in-home or on-site support services. These housing types range from group homes with limited staffing or services to more comprehensive residential care facilities. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are lower income than

the population at large and their special housing needs are often more costly than conventional housing.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. A segment of the population with disabilities, particularly low-income and retired individuals, may not be able to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the city.

Individuals with disabilities often require special housing features to accommodate physical limitations. Some residents with disabilities may experience financial difficulty in locating suitable housing because of the cost of modifications to meet their daily living needs. They may also have difficulty finding appropriate housing near places of employment.

Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicapped access, not all available housing units have these features. In addition, other types of physical and design modifications may be necessary to accommodate various types of disabilities.

Housing for Persons with HIV/AIDS and Their Families

Persons with Acquired Immunodeficiency Syndrome (AIDS) and the Human Immunodeficiency Virus (HIV) are more likely to become homeless due to health care costs, deteriorated health, frequent medical treatments, hospitalization, and potential discrimination. Persons with HIV/AIDS require a broad range of services, including counseling, medical care, in-home care, transportation, and food. According to the National Commission on AIDS, approximately one-third to one-half of all people infected with AIDS cannot afford their housing or are in imminent danger of becoming homeless.

According to data from the California Office on AIDS, there were 8,261 Persons Living with HIV/AIDS (PLWHA) in the Riverside-San Bernardino Metropolitan Statistical Area (MSA) as of December 31, 2007 and approximately 5,165 (62.5 percent) live in Riverside County.

Federal funding for HIV/AIDS care providers is disbursed through the Ryan White CARE Act (RWCA), and allotted according to local need. There are currently no RWCA providers in Hemet. 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.

RWCA care providers surveyed were asked to describe existing barriers to services for their clients. The largest barriers were, 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 RWCA provider within the area.

Vacant or Abandoned Buildings

A significant factor in Hemet’s vacancy rate is its large number of mobile homes and alternate dwellings such as boats, and recreational vehicles. Mobile homes, which make up more than a quarter of the dwelling units in Hemet, have higher vacancies than single-family homes. Unconventional housing types such as RVs are more than half vacant in Hemet. Hemet’s multi-family housing units (apartments, duplexes, and condominiums) were also vacant at a higher rate than in other cities. Additionally, in 2007 Hemet as part of the “Inland Empire” MSA which includes both Riverside and San Bernardino counties, was the fourth most impacted foreclosure area in the country, due to the real estate crisis.

According to the Census data, a total of 4,242 housing units (12.4 percent of total units) in the City were vacant. Of these, among the vacant units, 2147 units were for rental and 513 were for sale only. The remaining 1,482 vacant units included rented or sold units that were not occupied; units for seasonal, recreational, or occasional use; units for migrant workers; and those categorized as ‘other’ vacant units that were held for reasons other than those listed previously, including abandoned units.

Table 20

Housing Tenure and Vacancy 2008

	Vacant	Homeowner Vacancy Rate	Renter Vacancy Rate
City of Hemet	4,242	8.8	3.0
County of Riverside	121,683	5.0	7.6

Source: ACS Housing Data Profile 2008; ACS 2000

2. Assisted Housing Units

Assisted housing units are defined as units with rents subsidized by federal, state, or local governmental programs. The City of Hemet does not own or operate any public housing facilities. However, the County of Riverside Housing Authority currently owns and manages 469 rental units within the county that are occupied by families participating in the Public Housing Program, including one property located within the City of Hemet, Hemet Vistas located at 225 W. Fruitvale Avenue.

The physical condition of the public housing units varies; however, the Housing Authority intends to modernize select units by replacing evaporative coolers with centralized air conditioning, kitchen cabinet upgrades, and door replacements.

According to the Housing Authority as of October 2009, 914 Section 8 Housing Choice Vouchers were held by Hemet households as of December 2009. As indicated the table below there were a total of 4,360 Hemet households on the waiting list of which 750 were elderly and 1,322 were disabled.

Table 21

City of Hemet			
Waiting List			
	Number	Elderly	Disabled
Hemet	4360	750	1322

Source: Riverside County Housing Authority 2010

The Housing Authority has a waiting list for the Section 8 Housing Certificate Voucher Program. According to the Housing Authority, 50,751 families were on the waiting list for Section 8 tenant-based subsidy assistance. Approximately 64 percent (32,310 families) of families on the Section 8 waiting list are families with children.

Table 22

Housing Needs of Families on the PHA's Waiting Lists As of December 3, 2009

Section 8 tenant-based assistance		
	Number of families	% of total families
Waiting list total	50,751	
Extremely low income <=30% AMI	39,091	77%
Very low income (>30% but <=50% AMI)	9,607	19%
Low income (>50% but <80% AMI)	1,759	4%
Families with children		
Families with Children	32,310	64%
Elderly families	3,871	8%
Families with Disabilities	11,859	23%
Race/ethnicity (1) White	31,994	63%
Race/ethnicity (2) African American	16,091	32%
Race/ethnicity (3) American Indian	799	2%
Race/ethnicity (4) Asian	1,019	2%
Race/ethnicity (5) Pacific Islander	406	0.8
Race not given	535	1%

Source: Riverside County Housing Authority 2010

Because of the high number of families waiting for housing assistance, the Housing Authority goals are to:

- Apply for additional rental vouchers by annually competing for the HUD affordable housing funding available to Public Housing Authorities;
- Reduce public housing vacancies; and
- Leverage private or other public funds to create additional housing opportunities.

Section 8 and Public Housing Programs

The Housing Authority administers and manages several programs to address the housing needs of residents countywide. The annual estimated operating budget of \$84 million is allocated to fund Housing Authority projects and programs. The Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance to low-income families, elderly, and disabled and handicapped individuals.

The Public Housing Program provides safe, decent, and sanitary housing to low- and moderate-income families, elderly and persons with disabilities. Multi-family developments were constructed or purchased with funding provided by HUD. The property units are operated and maintained by the Housing Authority with funding subsidies from HUD. The property units are operated and maintained by the Housing Authority with funding subsidies from HUD. The Rental Assistance Programs are tenant based utilizing Section 8 (Voucher) Rental Assistance Payments. The Section 8 (Voucher) program assists lower income households with rental assistance to provide an opportunity to live in affordable, decent, safe, and sanitary housing.

The Housing Authority does not anticipate losing any Section 8 housing units through prepayment or voluntary termination of a federally assisted mortgage in the near future. The Fair Market Rents established by HUD are comparable with market rates throughout the City and therefore, it is not expected that owners of these projects will prepay or voluntarily terminate their federally-assisted mortgages. However, units that were made affordable through mortgage revenue bonds may be at high risk of converting to market rent housing. These units are typically rent-restricted to costs affordable to lower income households, not to the Fair Market Rents. Therefore, owners may be more inclined to convert the units in order to capture the much higher market rents

Locally Assisted

Hemet assists in the provision of affordable housing through substantial rehabilitation and new construction. Many units were developed using funds to leverage Low Income Housing Tax Credits (LIHTC) obtained by private developers.

Federally Assisted

According to data maintained by the California Housing Partnership Corporation, 31 federally funded projects totaling 2,647 units are located within the County. The majority of these units are affordable to low-income households. Most federally assisted housing projects are at risk of converting to market-rate housing due to prepayment of mortgage loans or expiration of subsidy contracts.

For federally subsidized housing at risk of conversion, HUD regulations require the property owners to provide a six-month notice to tenants prior to opting out of the low-income use restrictions.

In light of the large number of federally subsidized units potentially at risk of conversion, the State legislature extended the noticing requirement to one year. For the first 180 days after giving a notice of intent to discontinue subsidies, an owner must give qualified nonprofit purchasers who intend to maintain the project's affordability the exclusive right to extend a purchase offer. If that offer is not accepted, the owner can accept offers from other potential buyers during the next 180 days, but must give qualified nonprofit entities that have submitted offers the opportunity to match the accepted offer.

Owners may not sell their properties and terminate subsidies unless they have carried out the State's noticing requirements.

As of this date, the following Table 23 depicts the housing units that are at risk of conversion to market rate:

Table 23			
Units At Risk of Conversion to Market Rate			
City of Hemet			
Name of Development	Address	number of units	date of conversion
Hemet Estates	1101 E. Menlo Ave Hemet, CA 92543	80	February 14, 2013
Village Meadows Apts	700 S. Arbor Pkwy Hemet, CA 92543	68	August 24, 2013

The prospective owner of Hemet Estates is working with HUD to extend its affordability from 2013 to 2023 and the owner/developer of Village Meadows Apartments has applied for CalHFA and HCD funding to extend the affordability of its units for 55 years. The City has also committed \$500,000 for the rehabilitation of Village Meadows Apartments. Both are considered at low risk of converting to market rate housing based on the owners' efforts to preserve the affordability of these units. List of Affordable Housing in Hemet:

- Village Meadows
- Hemet Estates
- Hemet Vistas
- Sahara Senior Villas
- Ability First

Influence of Housing Market on Priority

In response to the housing prices, the City has assigned a High Priority to housing rehabilitation, new construction, and homebuyer assistance. These priorities target extremely low- and low-income households, and households with special needs such as female-headed families, large families, elderly households, and persons with disabilities.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Strategic Plan Specific Housing Objectives response:

1. Over the next five years, Hemet intends to implement the following five goals and quantifiable objectives that will support the *high need* of housing in the City. **Note: Objectives refer to table 24**

Table 24

	Availability/Accessibility	Affordability	Sustainability
Decent housing	DH-2	DH-1	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Goal 1: Expand affordable home ownership through rehabilitation, preservation, acquisition, construction, and/or assistance for first time home buyers.

City of Hemet Summary of 5-Year Specific Objectives

Affordability of Decent Housing (DH-1)

5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
DH-1.1 Owner: Acquire and/or rehabilitate 1000 single-family housing units. Install 50 handicapped ramps for seniors. Build 5 single-family housing units for homeownership in partnership with Habitat for Humanity. Provide 25 first-time homebuyers with down payment assistance.	CDBG, in-kind funding, NSP, Redevelopment Set-Aside, State HOME Grant, MCC, Bank Financing	Neighborhood Stabilization Program, Owner Occupied Housing Rehabilitation, Senior Home Repair, Handicap Ramps for Senior/Disabled, Habitat for Humanity, Down Payment Assistance	1080 affordable units for LMI households	Improve access to affordable owner housing

Program Description

Neighborhood Stabilization Program

HUD created under Title III of Division B of the Housing and Economic Recovery Act of 2008, policy for the purpose of assisting in the redevelopment of abandoned and foreclosed homes under the Emergency Assistance for

Redevelopment of Abandoned and Foreclosed Homes, referred to throughout this document as the Neighborhood Stabilization Program (NSP).

NSP is a component of the Community Development Block Grant (CDBG) Program, the CDBG regulatory structure is the platform used to implement NSP, and the HOME program provides a safe harbor for NSP affordability requirements.

Owner Occupied Housing Rehabilitation

The Owner-Occupied Rehabilitation Housing Loan Program provides thirty year, zero interest, deferred loans of up to \$30,000 for substantial rehabilitation to single family owner-occupied residences within the City of Hemet. Eligible improvements include but are not limited to painting, roofing, siding, landscaping, windows, doors, fencing, plumbing, electrical, cabinets, built-in appliances, heating/cooling systems, weatherization and energy conservation items. (Program funds may not be utilized for refinancing purposes). There is a limit of one program loan per eligible homeowner. Deferred loans are due and payable upon sale of the property or transfer of title. Under certain circumstances, all or a portion of the loans are repayable upon refinancing.

Senior Home Repair

The Senior Home Repair program utilizes RDA funds to all Hemet residents, age 55 and over, whose gross income does not exceed the very low income limits as determined by the HCD. The purpose of this program is to eliminate substandard living by providing minor repairs to roofs, water heaters, heating/air conditioning units, windows, and doors; installation of hand rails, safety bars, door locks, and smoke detectors; and repair of appliances necessary for the health and safety of the residents, thereby helping to preserve the homes of the community.

Grants will not exceed \$800 per fiscal year per household, with a \$3,000 lifetime maximum. Eligible participants must own and occupy their home within the City of Hemet and meet the designated income guidelines.

Handicap Ramps for Senior/Disabled

The Handicap Ramps for Senior/Disabled Program offers handicapped ramp or lift improvements for low to moderate income, seniors who have limited access to their homes due to disability. Program funds will be utilized for ramps or lifts only. There is a limit of one ramp per eligible household. Grants are non-repayable and applicants must live in and own their home within Hemet City limits.

Habitat for Humanity

Habitat for Humanity's current project of 6 homes in a low income area (census tract 434.01 block group 3) near the intersection of Tahquitz & Latham is expected to cost approximately \$1.25 million. In January 2009 the City

committed \$526,000 for the site purchase, subdivision, grading and off-site improvements. Six families were chosen from 114 applicants in 2008 and construction is expected to begin as soon as full funding is available. In order to participate, families must contribute at least 500 hours in labor and \$1,000 in escrow fees.

Down Payment Assistance

Beginning with the 2009/10 program year, the City will provide down payment assistance loans up to \$30,000, in the form of 0% interest, silent second mortgages to households making up to 120% of the area median income, in exchange for 45-year affordability restrictions. Borrowers must provide 3% towards closing costs, qualify for a first mortgage with a conventional lender and take an eight-hour homeownership class. The source of the down payment assistance loans is the City Redevelopment Agency’s Low and Moderate Income Housing Fund.

Mortgage Certificate Program (MCC)

Administered by the County of Riverside, the (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage.

This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a fifteen percent (15 percent) rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 15 percent of the interest paid during the year. Since the borrowers taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit. The buyer takes the remaining 85 percent interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible.

Goal 2: Expand Affordable Rental Housing through Rehabilitation, Preservation, Acquisition, and/or Construction

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Decent Housing (DH-2)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
DH-2.1	Rental: Acquire and/or rehabilitate 115 multi-family housing units. Construct 65 affordable senior units Construct 5 affordable units for the disabled	Cal HFA, CDBG, in-kind funding, NSP, Redevelopment Set-Aside, State HOME Grant, Bank Financing, HUD 202	Neighborhood Stabilization Program, Habitat for Humanity, Nonprofit agencies	185 affordable units for LMI rental households	Improve access to affordable rental housing

Goal 3: Improve Residential Energy Efficiency

City of Hemet Summary of 5-Year Specific Objectives

Sustainability of Decent Housing (DH-3)

5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
<p>DH-3.1 Increase energy efficiency of 25 single-family housing units. Increase energy efficiency in 25 multi-family housing units. Incorporate energy efficient elements in 10 single-family housing units built in partnership with Habitat for Humanity. Enforce State energy efficiency standards in new residential construction. Develop and implement building and zoning policies/standards for energy efficiency. Coordinate with local utility providers to encourage participation in conservation programs.</p>	<p>Energy Efficiency and Conservation Block Grant, Habitat for Humanity, Neighborhood Stabilization Program, Owner Occupied Housing Rehabilitation, Senior Home Repair, local utility conservation programs</p>	<p>Neighborhood Stabilization Program, Habitat for Humanity, Nonprofit agencies</p>	<p>60 LMI households</p>	<p>Improve Sustainability</p>

Goal 4: Enhance Very Low, Low, and Moderate Income Neighborhoods

City of Hemet Summary of 5-Year Specific Objectives

Sustainability of Decent Housing (DH-3)

5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
<p>DH-3.1 Provide foreclosure counseling to 100 very low, low and moderately low income households. Preserve 200 foreclosed or abandoned properties in CDBG target areas. Assign Code Enforcement Officers to concentrate 60 percent of time to improve CDBG target areas. Present Community Acton Plan to 40 communities in CDBG target areas. Provide 20 presentations of the Crime Free Multi Housing Program to landlords, managers, and tenants of multi-family housing units.</p>	<p>CDBG, NSP, Redevelopment Set-Aside, General funds</p>	<p>Code Enforcement, Crime Free Multi-Housing, Community Action Plan, Neighborhood Housing Service of the Inland Empire, Neighborhood Watch, NSP</p>	<p>300 LMI households</p>	<p>Improve Sustainability</p>

The following programs all have provisions for energy efficient elements in construction and rehabilitation of housing:

The American Recovery and Reinvestment Act Energy Efficiency and Conservation Block Grant (EECBG) funds are to develop and implement programs that lower energy use, reduce carbon pollution, and create green jobs locally. The Program is administered by the Office of Weatherization and Intergovernmental Programs (WIP) in the Office of Energy Efficiency and Renewable Energy (EERE) of the U.S. Department of Energy (DOE).

Local Utility Conservation Programs include;

- SCE- Home Energy Survey, Energy Star Appliance Rebates, Summer Discount Plan, and Multifamily Energy Efficiency Rebate Program.
- *Southern California Gas Co*- Home Energy Efficiency Survey, Energy Star Appliance Rebates, Financing for energy efficient upgrades, Multifamily Energy Efficiency Rebate Program, Savings by Design Analysis and financial incentives for Builders.
- EMWD- Residential Water Survey, Outdoor Water Efficiency Kit, and SoCal Water\$mart rebate program.
- LHMWD- Water Audit and efficient appliance and toilet rebate program.

Code Enforcement

The City will continue to provide salaries and benefits for code enforcement officers to inspect for health & safety, zoning, building and municipal code violations in CDBG eligible areas (census tracts 433.04, 433.06, 433.07, 433.08, 433.09, 433.10, 433.12, 434.01, 434.03, 434.04, 434.05, 435.03, 435.04, 435.05, 435.07, 435.08).

Officers work with Housing Division staff to provide information and resources that may be available to the homeowner in order to correct the violations and arrest the decline of target areas within the City of Hemet.

Crime Free Multi-Housing,

This program began in 1997 in Hemet with forty members, including landlords, tenants, managers, and law enforcement. It is designed to teach rental property owners and managers the basics for achieving a crime-free environment in their property.

Currently the Hemet Crime Free Multi Housing Program has a membership of over 65 who meet monthly to receive updates on industry laws and issues.

This program also provides annual workshops to train new managers and landlords to implement the Crime Free program at their properties. With this multifaceted approach, property managers have reported a more stable tenant base, less turnover and a better relationship with police.

Community Action Plan

The Community Action Plan program formerly known as Safe Streets Now is the 'sister' program to Crime Free Multi Housing and works to identify and hold accountable landlords who do not know how or don't care to manage their rental properties in a way that benefits the community.

The Crime Free staff works with neighborhoods to bring landlords of properties with significant drug and gang activity to civil court. The ultimate goal of the Community Action Plan is to eliminate nuisance properties within the City through education and enrollment in the Crime Free Housing Program.

Neighborhood Housing Service of the Inland Empire

The Neighborhood Housing Services of the Inland Empire, Inc., (NHSIE) focuses its leadership and resources on strengthening communities throughout San Bernardino and Riverside Counties by providing access to homeownership opportunities to first-time home buyers, helping homeowners maintain their homes and property values, partnering with businesses and other organizations to expand human and financial resources, and providing grassroots community leadership that transforms neighborhoods.

NHSIE offers programs to existing homeowners through beautification grants and by providing hands-on home maintenance workshops that enhance skills that help home owners keep their home maintenance costs down and the values up.

Many current homeowners throughout the Inland Empire are struggling to keep their homes during these challenging economic times. NHSIE assists with one-on-one counseling, referrals to other useful resources and by working on behalf of troubled homeowners to help them avoid foreclosure or reduce mortgage payments.

Neighborhood Watch

The Neighborhood Watch Program is comprised of a coalition of law enforcement, apartment owners, managers, and tenants committed to providing a safer living environment for residents in apartment complexes. The Neighborhood Watch program provides classes, apartment inspections, tenant meetings, and apartment certifications showing that complexes meet all phases of the program.

The Business Watch program is similar to a Neighborhood Watch only for businesses. Business owners and tenants are trained on crime prevention through environmental design and how to watch over each other's buildings. Employees are trained in theft prevention and personal safety fields.

Goal 5: Provide Fair Housing and Rental Assistance Services

Summary of 5-Year Specific Objectives

City of Hemet					
Sustainability of Decent Housing (DH-3)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
DH-3.1	Provide Fair Housing services for 200 Hemet residents. Provide 20 meetings to educate landlords, lenders, managers, owners, realtors and tenants about housing industry rights/responsibilities. Provide rental assistance for 500 households	Inland Fair Housing and Mediation Board, Housing Authority of the County of Riverside, HUD	Inland Fair Housing and Mediation Board, Section 8 Housing Vouchers, Affordable Public Housing Programs	720 units of service for LMI persons	Improve Sustainability

Inland Fair Housing and Mediation Board

Inland Fair Housing and Mediation Board is a California-based fair housing agency. Fair Housing is among one of the services provided by Inland Fair Housing and Mediation Board (IFHMB). Education, conciliation, counseling, referrals, and investigation of incoming complaints are also provided through IFHMB.

Inland Fair Housing and Mediation Board provides information, education, conciliation, investigation or referral of housing discrimination complaints and enforcement regarding federal and state rights to housing free from discriminatory practices. IFHMB networks with social and community agencies throughout the City of Hemet to address resident concerns regarding housing issues, such as discrimination due to race, sex, marital status, ancestry, color national origin, familial status, religion, disability, sexual orientation, age or source of income.

In addition, IFHMB provides information on landlord and tenant rights and responsibilities under the California Civil Code. To provide these services, IFHMB has staff in Hemet at the Simpson Neighborhood Center at least two days a week and in their Upland office Monday through Friday. Additionally IFHMB has a website and provides brochures, newsletters and other Fair Housing publications. In 2009, IFHMB provided two community Fair Housing Workshops. With the recent mortgage crisis, IFHMB’s reach has expanded to include current issues addressing default and foreclosure activities. Brochures regarding these new services will be available at City Hall, Simpson Center, the library, and other locations within the City.

Section 8 Housing Vouchers

The Section 8 Housing Choice Voucher Program administered by the Housing Authority of the County of Riverside assists applicants by issuing a Housing Choice Voucher once the applicant has met all eligibility requirements. The

program participant can select an appropriate rental unit (house or apartment) and live where they wish. The unit that the applicant selects must meet housing quality standards; must have an appropriate number of bedrooms; and the rent must be reasonable with regard to current market rents.

Affordable Public Housing Programs

The Project-Based Assistance with the Affordable Public Housing Program consists of The Housing Authority of the County of Riverside (HACR). As previously mentioned the HACR owns and manages 469 rental units (i.e. houses and apartments) scattered throughout Riverside County. The families that participate in the Affordable Public Housing Program pay rent according to their income. In the Public Housing Program, families may only select from the limited available units. The low rent charged by the Housing Authority is subsidized by the U.S. Department of Housing and Urban Development (HUD). If the family moves out of the subsidized unit, they will no longer be assisted. The residents in the Affordable Public Housing Program pay approximately 30 percent of their adjusted income toward the rent and utilities.

2. Use of Federal, State, and Local Resources

Hemet may utilize a range of Federal, State, and Local resources to expand affordable housing opportunities in the city within the next five years:

Community Development Block Grants

Approximately 19 percent of the annual CDBG funds will be allocated for housing-related activities, primarily focusing on rehabilitation of housing.

HOME Investment Partnership Act

The majority of HOME funds will be allocated for increasing the supply of affordable rental housing through substantial rehabilitation and new construction, and for providing homeowner assistance.

American Dream Downpayment Initiative (ADDI)

The ADDI program provides downpayment and closing cost assistance to first-time homebuyers.

Redevelopment Tax Increment Funds

As required by California Redevelopment Law, Hemet sets aside and spends a minimum of 20 percent of the tax increment funds to increase and improve the supply of housing for low- and moderate-income households in the city limits.

Mortgage Revenue Bonds

Tax-exempt mortgage revenue bonds can be issued by the City for housing developments that restrict a portion of their units for very low income and low

income households. The basic federal requirements are that 20 percent of the units must be restricted to very low income households (50 percent of area median income), or 40 percent of the units restricted to households at 60 percent of area median income.

The funds raised as a result of the bond sales carry below market interest rates, but these favorable terms are often not sufficient to produce a feasible mixed income development. Under these conditions, developers may couple their bond applications with Low Income Housing Tax Credits to raise the equity needed for the project's affordability and feasibility. Bond-funded developments with tax credits may have a longer affordability period (55 years) than the 30-year regulatory term on a project with bonds alone.

Proposition 1C Funding

Proposition 1C authorized about \$2.85 billion in State funding for a variety of housing programs. Potential uses of Proposition 1C funds include Brownfield cleanup and infill incentives, multifamily housing programs, implementation of Transit Oriented Development (TOD), the state's Homeowner Downpayment Assistance program, supportive housing, farm worker housing, emergency housing assistance, and programs for homeless youth.

Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) program provides financial assistance to first time homebuyers for the purchase of new or existing single-family homes. The MCC provides qualified first time homebuyers with a federal income tax credit. Income tax credits reduce an individual's tax payment(s) by an amount equal to the credit. The MCC program can be used to increase homeownership.

Multifamily Housing Program

The Multifamily Housing Program (MHP) is used to assist the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. Special allocations have been made for supportive housing with associated health and social services for low income renters with disabilities, or individuals or households that are moving from emergency shelters or transitional housing, or are at risk of homelessness. MHP funding can be used by local governments, for-profit and nonprofit corporations, limited equity housing cooperatives, and individuals to construct, rehabilitate, or preserve permanent and transitional rental housing.

Affordable Housing Innovation Program (AHIP)

AHIP funds the creation of pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing through grants and loans referred to as Building Equity and Growth in Neighborhoods (BEGIN). BEGIN funding includes grants to local public agencies to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability

enhanced by local regulatory incentives or barrier reductions. These grants are used to increase homeownership among low- and moderate income residents.

CalHOME

CalHOME funding includes grants to local public agencies and nonprofit corporations to assist individual households through deferred-payment loans, as well as direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. These grants are used to enable low- and very low income residents to become or remain homeowners. CalHOME Self-Help Housing Technical Assistance Allocation CalHOME Self-Help funding includes grants to local public agencies and nonprofit corporations for programs that assist low and moderate income families to build their homes with their own labor. These grants are used to increase homeownership and asset-building among low- and moderate income residents.

Emergency Housing and Assistance Program (EHAP)

EHAP funding includes both operating grants and deferred loans for capital development. Grants can be used for facility operations of emergency shelters, transitional housing projects, and supported services for homeless individuals and families. Loans to local public agencies and nonprofit developers may be used for capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.

Predevelopment Loan Program (PDLP)

PDLP funding includes short term loans to provide capital to finance the start of low income housing projects. These loans can fund redevelopment costs of projects to construct, rehabilitate, convert, or preserve assisted housing, including manufactured housing and mobile home parks. The Workforce Housing Reward Program provides financial incentives to cities and counties that issue building permits for new housing affordable to very low or low income households. Grants can be used for construction or acquisition of capital assets.

Affordable Housing Ordinance

This Ordinance requires that 15 percent of units constructed in new growth areas be affordable to renters or buyers with incomes up to 80 percent of AMI. Hemet reviews and approves the Affordable Housing Plans and agreements required under this ordinance.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5 Year Strategic Plan Needs of Public Housing response:

Although the City does not own and operate public housing, 1,097 housing units within the City were developed with the assistance of public subsidies, including funds from the Redevelopment Agency, Housing Authority owned developments located in the City, and units assisted through HUD or bond issues. These units provide critical affordable housing opportunities to low- and moderate-income households.

The physical condition of the public housing units varies; however, the Housing Authority intends to modernize select units by replacing evaporative coolers with centralized air conditioning, kitchen cabinet upgrades, and door replacements.

According to the Housing Authority as of October 2009, 914 Section 8 Housing Choice Vouchers were held by Hemet households as of December 2009. As indicated the table below there were a total of 4,360 Hemet households on the waiting of which 750 were elderly and 1,322 were disabled.

Table 25

City of Hemet

Waiting List	Number	Elderly	Disabled
Hemet	4360	750	1322

Source: Housing Authority of Riverside County 2010

The Housing Authority has a waiting list for the Section 8 HCV Program. According to the Housing Authority, 50,751 families were on the waiting list for Section 8 tenant-based subsidy assistance (see Table 32). Approximately 64 percent (32,310 families) of families on the Section 8 waiting list are families with children.

Table 26**Housing Needs of Families on the PHA's Waiting Lists As of December 3, 2009****Section 8 tenant-based assistance**

	Number of families	% of total families
Waiting list total	50,751	
Extremely low income <=30% AMI	39,091	77%
Very low income (>30% but <=50% AMI)	9,607	19%
Low income (>50% but <80% AMI)	1,759	4%
Families with children		
Families with Children	32,310	64%
Elderly families	3,871	8%
Families with Disabilities	11,859	23%
Race/ethnicity (1) White	31,994	63%
Race/ethnicity (2) African-American	16,091	32%
Race/ethnicity (3) American Indian	799	2%
Race/ethnicity (4) Asian	1,019	2%
Race/ethnicity (5) Pacific Islander	406	0.8
Race not given	535	1%

Source: Housing Authority of Riverside County 2010

Because of the high number of families waiting for housing assistance, the Housing Authority goals are to:

- Apply for additional rental vouchers by annually competing for the HUD affordable housing funding available to Public Housing Authorities;
- Reduce public housing vacancies; and
- Leverage private or other public funds to create additional housing opportunities.

Section 8 and Public Housing Programs

The Housing Authority administers and manages several programs to address the housing needs of residents countywide. The annual estimated operating budget of \$84 million is allocated to fund Housing Authority projects and programs. The Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance to low-income families, elderly, and disabled and handicapped individuals. The Public Housing Program provides safe, decent, and sanitary housing to low- and moderate-income families, elderly and persons with disabilities. Multi-family developments were constructed or purchased with funding provided by HUD. Additionally, the property units are operated and maintained by the Housing Authority with funding subsidies from HUD.

The Rental Assistance Programs are tenant based utilizing Section 8 (Voucher) Rental Assistance Payments. The Section 8 (Voucher) program assists lower income households with rental assistance to provide an opportunity to live in affordable, decent, safe, and sanitary housing.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

5 Year Strategic Plan Public Housing Strategy response:

1. Public Housing Strategy

The 2008 Public Housing Agency Annual Plan for the Housing Authority of the County of Riverside includes the following strategies to serve extremely low, low, and moderate-income households, including those on the waiting list for the Section 8 Housing Choice Voucher and Public Housing Programs:

- Expand the supply of assisted housing by applying for additional vouchers through HUD.
- Reduce public housing vacancies by increasing outreach efforts to potential applicants and strive to accomplish and maintain 95 percent occupancy.
- Leverage private or other public funds to create additional housing opportunities.
- Improve the quality of assisted housing by improving customer satisfaction survey scores in the areas of communication, safety, and neighborhood appearance. Continue to use customer surveys to monitor and make improvements to the overall level of customer satisfaction.
- Increase assisted housing choices by providing briefing sessions for families who are relocating, counseling them on how to successfully seek new housing opportunities.
- Conduct outreach efforts to potential landlords.

- Implement and expand special programs.

The Housing Authority currently administers the following special needs programs:

- **HOPWA Program:** The City of Riverside is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino Counties. The Housing Authority administers the HOPWA grant throughout Riverside County. The goal of the HOPWA program is to prevent homelessness to 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.
- **Shelter Plus Care Program:** This program currently assists 43 mentally ill families or individuals countywide. The Housing Authority implemented a new countywide program to serve an additional 28 mentally ill, chronically homeless families or individuals by providing rental assistance. In addition, the Housing Authority was recently awarded three new grants to provide rental assistance to an additional 43 additional mentally ill, chronically homeless families or individuals residing in Riverside County. Applicants are referred to the Housing Authority by the Department of Mental Health, which provides assistance to the clients by locating suitable housing and providing supportive services.
- **Court-referral Program:** Families that have been identified as ones who would benefit from housing and would likely be successful in completing court programs and self-sufficiency programs are referred for Special Admission Vouchers to the Housing Authority from the Riverside Court Services. All families participate in the Housing Authority's Family Self-Sufficiency (FSS) program in order to enable them to become self-sufficient and free of government assistance.
- **Emancipated Foster-care Youth Program:** This program targets recently emancipated foster care youth, 18 to 20 years old. Youth receive housing assistance and supportive services and are enrolled in the Family Self-Sufficiency (FSS) program to give them the tools and opportunities to successfully transition from foster-care to independent, self-sufficient living.
- **Family Unification Program (FUP):** Families that have been identified as requiring housing in order to unite parent(s) with children or to prevent the separation of children from the parent(s) are referred to the Housing Authority by the Department of Public Social Services to receive FUP vouchers.

The Housing Authority implements the asset management model to improve the management and operation of the Housing Authority public housing developments. The asset management model eliminates the centralized functions and incorporates a property specific focus. Plans are underway to build offices and workshops for Public Housing property managers to conduct

normal daily duties and the maintenance workers to perform their daily work. Services by the Public Housing Property managers and the maintenance workers will be site specific and the Housing Authority will no longer operate out of two centralized offices and warehouses.

On a quarterly basis, information is gathered regarding the financial, physical, and management performance of each property. The reports detail move-outs, vacant unit turnaround times, lease renewals, unit work order status, and evictions. This information has been utilized to determine whether or not a property is performing according to standards.

If a property is identified as non-performing, staff makes recommendations that address the areas of non-performance.

2. Addressing the Needs of Public Housing

The Resident Opportunity and Self-Sufficiency (ROSS) program facilitates the successful transition of residents from public housing residency to economic independence. This initiative builds upon the efforts of the local welfare plan and other self-sufficiency efforts of the Housing Authority and targets public housing residents who are receiving welfare assistance.

The Community Service and Self-Sufficiency Requirement is intended to assist adult public housing residents in improving their own economic and social well-being and to give these residents a greater stake in their communities. The program provides residents with an opportunity to "give something back" to their communities and facilitates upward mobility.

The Family Self-Sufficiency (FSS) program assists Section 8 residents move to economic independence from all governmental assistance. There are currently 511 participating families and 171 participants have achieved economic self-sufficiency and no longer require any form of rental and welfare assistance.

The Homeownership Program (HP) assists eligible participants in the Section 8 program that are also a part of the FSS program. Outreach efforts have also extended to the residents of the Public Housing Program.

3. Public Housing Designation

The Housing Authority of the County of Riverside is not identified as a Troubled Agency in the 2008 Public Housing Annual Plan.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

5 Year Strategic Plan Barriers to Affordable Housing response:

1. Public Policy and Development Standards to Improve 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. Major governmental constraints to affordable housing development include land use policies governed by the Land Use Element of the General Plan and the zoning and development codes, development and planning fees imposed by the jurisdictions, and growth management policies.

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 maintenance, development, and improvement of 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 have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to the 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, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Governmental constraints include land use controls and their enforcement, site improvements, fees, exactions required of developers, and local processing and

permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost of housing. Building codes set specific building standards that may add material costs, limit the amount of buildable area, or otherwise constrain housing production.

The Housing Element must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State law. A key component of HCD review is the extent of government policies serving as barriers to housing development and the jurisdiction's commitment to eliminating or mitigating the barriers.

Land Use Controls

The State Housing Element law ensures that local governments satisfy their share of the need for new affordable housing before allowing sites suitable for affordable housing to be used for other purposes. To that end, State law requires local jurisdictions demonstrate that adequate sites are available for the construction of housing for all income groups. The City is currently in the process of updating its General Plan, and the revised general plan land use designations will require changes to the zoning code upon their adoption.

Development Standards

Stringent standards relating to building height, lot coverage, setbacks, open space requirement, and parking requirements often reduce the number of units that can be achieved on a given site. Jurisdictions have created a variety of methods to facilitate and encourage the development of affordable housing. Effective methods include provision of subsidies (e.g. redevelopment housing set-aside funds), flexible development standards, regulatory concessions, and development agreements.

Zoning Ordinances

The Zoning Code stipulates the residential types permitted, conditionally permitted, or prohibited in each zone allowing residential uses. Residential types in Hemet include single-family dwellings, second dwelling units, manufactured housing, residential care facilities, multi-family dwellings, and mixed-use residential development.

Development Approval and Permit Processing

Lengthy development approval and permit processing procedures can increase the cost of development substantially. In most cases, lengthy development and permit approval process occurs when a conditional use permit and/or design/architectural review are required and if clear standards for review are not established. However, State law limits processing time in most cases to one year and requires agencies to specify the information needed to complete an acceptable application. Jurisdictions are also required to work toward improving the processing procedure to achieve "one-stop" processing. Development review and permit processing are necessary steps to ensure that residential

construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

In Hemet, the review process takes approximately four to six months for a typical single-family project, subdivision or a typical multifamily project. Projects in environmentally sensitive areas requiring an Environmental Impact Report can take up to two years for review to prepare and certify the Environmental Impact Report.

Development Fees

Development impact fees offset the costs of improvements serving the development. These fees fund infrastructure, public facilities, transportation, and habitat protection efforts associated with new units. Development impact fees are charged to a new development to pay for the necessary local infrastructure to serve the development. Hemet charges development impact fees for a variety of local facilities. Hemet's impact fees have been established in compliance with statutory requirements in Government Code 66000 et seq. for the adoption of impact fees.

Growth Management

Growth will be approached in a manner that respects the scenic, cultural, and historic heritage, and also meets the housing, recreation, and employment needs of Hemet residents. Pursuing balanced growth will enable the City to provide quality services to meet the long-term needs of the community.

As Hemet grows, we will ensure that new development maintains or enhances the levels of public services and facilities enjoyed by our residents. For both new and long-time residents, residential areas will be provided that are safe, diverse, and accessible, along with well-maintained neighborhoods that instill a sense of community. Hemet will continue to maintain a high level of services for seniors, while also giving new families the opportunity to enjoy our City.

The City will create an economically sound community, boasting a diverse economy, expanded employment opportunities, and a balanced but friendly, approach to business and development. Opportunities for a variety of cultural and recreational activities will be provided for all ages.

The City will balance accommodating additional housing and ensuring quality, in well planned residential growth through a development review process that considers the compatibility with the surrounding neighborhood and the balance between the proposed development and available infrastructure, the current mix of housing available in the City, environmental resources and hazards, and aesthetic considerations.

Planning and Development Fees

Planning and processing fees cover administrative review of proposed developments by City Planning, Building, and Engineering Departments. The City's fee schedule is based on anticipated reasonable costs associated with review and approval of proposed projects. These development fees were last revised in 2003. According to the City's Building Department, fees charged by the City are moderate compared to surrounding and similar communities. Fees are due upon issuance of permits, but may be deferred beyond the final building permit stage. However, if a fee increase occurs prior to the payment of the deferred fee, the increased rate must be paid.

Analysis of Fees and Exactions

The City of Hemet's required fees and exactions have been established based on reasonable processing costs and the cost of providing improvements to new developments. While fees, particularly impact fees, add to the cost of new development, the City's fees are required in order to provide reasonable services to new development. Fees are levied upon issuance of permits. The City's fees add to the cost of both single- and multifamily housing, and are a constraint on the development of housing in Hemet. However, the City has established its fees at the lowest levels possible to fund the required services to new development. The City also offers the possibility of deferring fees.

Development Review Process

Construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. In Hemet, the review process takes approximately four to six months for a typical single-family project, subdivision or a typical multifamily project. Projects in environmentally sensitive areas requiring an Environmental Impact Report can take up to two years for review to prepare and certify the Environmental Impact Report.

2. Removing Barriers to Affordable Housing

The City is in the process of updating the General Plan Housing Elements to make certain that it is within substantial compliance with State law by HCD. This compliance status represents a presumption that Hemet will adequately address governmental constraints relating to affordable housing development. Specific actions by Hemet include:

- Streamlined permitting for affordable housing developments.
- Implementing inclusionary housing ordinances.
- Implementing infill ordinances for workforce housing coupled with housing trust funds.

- Quality of life streetscape improvements and commercial rehabilitation on older commercial corridors which helps to preserve affordable housing in adjacent neighborhoods.
- Use of State of California bond funds, Proposition 46 (The Housing and Emergency Shelter Fund Act of 2002) and 1C (The Housing and Emergency Shelter Fund Act of 2006), for affordable housing development.
- Downpayment assistance for first-time homebuyers.
- Financing of quality nonprofits that build affordable housing.
- Incentives for transit oriented development which improves the housing supply for low- and moderate-income residents combining the benefits of housing and public transit.
- Implementation of a permit processing system that seeks to reduce the overall processing time, provide "one-stop" permitting, and improve case management.

Hemet Housing Department will continue efforts to implement new strategies and strengthen participation of its partners to expand support for affordable housing programs in the City. These programs will include housing and related support services for people transitioning out of homelessness, including implementation of the Ten-Year Plan to End Chronic Homelessness discussed in the next section, as well as services for seniors and youth.

2010 Analysis of Impediments to Fair Housing Choice

Fair Housing Services

The City, under the direction of the U.S. Department of Housing and Urban Development (HUD), has the responsibility to affirmatively further fair housing within the Hemet. The City is committed to furthering fair housing choice for all residents regardless of race, color, national origin, sexual orientation, or any other arbitrary factor. The City contracts with the Fair Housing Council of Riverside, Inc. (FHCR) to provide fair housing services such as, public fair housing educational, outreach, and referral activities, landlord/tenant counseling, and mobile home counseling services for City residents.

Fair housing services include:

Education - Fair housing workshops and seminars are conducted on a regular basis throughout the year and are offered to city staff, public and private community service agencies, property owners/managers, Realtors, the building industry (BIA), tenants and the general public. Fair housing workshops, presentations, and technical support are provided to owners/managers who participate in Hemet's Crime-Free, Multi-Housing Task force.

Outreach – IFHMB conducts fair housing programs on local radio and television stations in English and Spanish and providing periodic public service announcements. Participation in local informational fairs and home shows by IFHMB provides fair housing information to the public. IFHMB distributes informational brochures and flyers throughout the City of Hemet and the region. IFHMB produces the Fair Housing Quarterly Newsletter, distributed by email and direct mail, which provides fair housing information to both landlords and tenants. Fair housing presentations are made to public and private agencies and organizations to increase awareness of fair housing laws. Networking with other service agencies serves to increase awareness of fair housing rights and responsibilities.

Enforcement – IFHMB provides investigation and resolution of housing discrimination complaints, testing of discrimination complaints, and education and landlord/tenant counseling services which involve informing property owners and tenants of their rights and responsibilities under the California Civil Code and mediating conflicts between tenants and landlords. IFHMB attempts to resolve discrimination complaints through conciliation when possible. If a complaint cannot be resolved, it may be referred to the Department of Housing and Urban Development (HUD); the Department of Fair Employment and Housing (DFEH) or to a private attorney for further handling.

Fair Housing Impediments and Recommendations Past Impediments

1. **Unequal treatment in housing based on race** was identified in the 2003 Analysis of Impediments (AI). Most recent fair housing complaint statistics show that race based complaints have declined for the past several years. It is recommended that fair housing education and outreach should continue to be conducted throughout the City of Hemet in an effort to bring further decline in the number of race based discrimination complaints.
2. **Limited accessibility based on familial status** was also identified in Hemet's 2003 AI. Although complaints received by IFHMB based on familial status are not in great numbers, it is highly recommended that continuing fair housing education be conducted throughout the City of Hemet.
3. **Lack of ongoing education for fair housing practices** was the third impediment identified in Hemet's 2003 AI. IFHMB statistics show that since 2003, IFHMB has conducted an average of six fair housing workshops and presentations per year for the benefit of Hemet residents, Hemet rental property owners and managers, city staff, the Inland Valley Association of Realtors (IVAR), members of the Hemet Crime-Free, Multi-Housing Task Force and the Hemet Human Relations Commission. It is recommended that fair housing education continue to be conducted throughout Hemet.

Current Impediments

1. After review of the City's Zoning Ordinance in regards to Sober Living Homes and other Group Homes of that nature, the zoning ordinance appears to be discriminatory on the basis of disability. Sober Living Homes, which house disabled residents, are prohibited from operating in single-family residential zones. Although there is a reasonable accommodation provision, the reasonable accommodation request must be accompanied by an application for an Administrative Use Permit or a Conditional Use Permit at a cost of up to \$2,500.

[City of Hemet's Comment]. *The City of Hemet respectfully disagrees with the finding made by IFHMB. The ordinance in question, which is codified as Section 90-75 of the Hemet Municipal Code, is not discriminatory on the basis of disability. The ordinance's primary purpose is to regulate commercial boarding homes. Commercial boarding homes are prohibited in single-family zones but are allowed, subject to permit in other zones of the City. The ordinance only regulates group homes for the disabled where the individuals are not living together as a single housekeeping unit, and instead are living together in a commercial boarding house type arrangement. The ordinance allows ample opportunity for disabled persons to find housing, including:*

Group homes for the disabled that houses six or fewer individuals and that are required to be licensed by the State, and that have such license, may locate in a single-family residential zone. There is no requirement for such use to obtain a Conditional Use Permit or Administrative Use Permit.

Group homes for the disabled that comprise a family or single-housekeeping unit may be located in a single-family residential zone. There is no requirement for such use to obtain a Conditional Use Permit or Administrative Use Permit.

The ordinance contains reasonable accommodation provisions allowing any individual disabled person or group of disabled persons that would otherwise be prohibited from locating in a single-family residential zone to apply for a permit allow it to location within the zone or other concessions necessary to provide equal access to housing.

Based on the foregoing, the City believes that disabled persons are not discriminated against under the ordinance and individually and collectively have equal access to housing within the City. Group homes for the disabled are treated better than boarding houses in terms of their ability to locate in single-family residential zones.

2. Other requirements of Sober Living/Group Home operators and their disabled residents appear to be a barrier to fair housing choice for the disabled. Applicants must provide the number and types of residents or users of the dwelling, ownership, permit and license history of the applicant and certification under penalty of perjury that the identified homes have operated in violation of local or state law. The applicant must be fingerprinted by the city and a criminal background check will

be conducted for all owners and/or operators. The city will determine if the home has sufficient on-site parking, conforms to all applicable development standards, is physically suited to accommodate the use, and is compatible with the character of the surrounding neighborhood. The city will determine if the proximity of the home location to schools, parks, other similar and related uses, including small residential care facilities, places where alcoholic beverages are sold or distributed to the public and any other uses which could affect the operation of, the use or the health, safety and welfare of the residents. The city will not allow more than two persons per bedroom (except that three minor children may share a single bedroom) The home cannot be located within 300 feet of any other sober living home or group home of that nature. These additional requirements are not imposed on other groups choosing to live together in single or multi-family zones within the city.

[City of Hemet's Comment]. *The City of Hemet respectfully disagrees with the finding by IFHMB. The ordinance is not a barrier to fair housing choice for disabled persons. The requirements referenced above only apply to those Group Homes regulated by the ordinance (see comment above) and not to non-regulated group homes. To prevent groups of disabled persons living in an unlicensed commercial boarding home environment from being taken advantage of by an unscrupulous residence operator that City does impose reasonable informational and background check requirements. The City sees these requirements as a reasonable exercise of its power to protect the health, safety and welfare of its residents.*

3. After review of the city's zoning ordinance, another point of concern was noted. SR3 – Senior Apartment Zone, Sec. 90-542 Permitted Uses states: "Only the following uses shall be permitted in the senior apartment zone, with a conditional use permit: 1. Multiple-family rental dwelling units for persons over 55 years of age, and related parking, recreational and open space amenities. 2. Homes for the aged.." This use of the zoning ordinance appears to be discriminatory on the basis of familial status with any all age dwelling units unable to be established or run within this zone.

[City of Hemet's Comment]. *Fining number 3 is inaccurate and moot. The sections of the Municipal Code cited were repealed by Urgency Ordinance No. 1770, adopted on October 10, 2006. It appears that the publisher of the City's Municipal Code erroneously left the offending section in the Code after its repeal. The section has had no legal force or effect and has not been enforced by the City since the date specified above.*

4. An increase in disability complaints by IFHMB throughout Hemet and the region demonstrates a lack of understanding and sensitivity of the fair housing rights of the disabled by the housing industry. Disabled persons are experiencing difficulties when requesting reasonable accommodations or modifications. In particular, persons with cognitive

disabilities experience significantly more problems with these accommodations. As 29 percent of Hemet's population consists of residents 65 and over, and in view of the anticipated increase of "baby boomer" residents seeking to remain in their life-long neighborhoods, disability complaints can be expected to increase beyond current complaint numbers.

5. A general lack of knowledge of fair housing rights and responsibilities continues to exist. Increased fair housing complaint intake by IFHMB and interaction with housing providers and housing seekers during workshops demonstrates a lack of understanding of both Federal and State fair housing laws.
6. Current HMDA data shows that Hispanic and Black persons continue to experience higher loan denial rates than Whites when purchasing a home.

Recommendations

This AI identifies common problems and barriers to fair housing in Hemet. This section builds upon the previous analysis, outlines conclusions, and provides recommendations for the City to address impediments to the fair housing identified earlier. These recommendations will serve as the basis for the City to develop an action plan to eliminate identified impediments.

The recommendations listed below are directed to the City, and other service agencies that assist Hemet residents.

1. The City will review and revise their zoning ordinance to remove any provisions, language, and requirements that may be discriminatory on the basis of disability regarding sober living and other group homes of that nature in the City of Hemet. During this review and revision process, the City will suspend the current zoning provisions regarding Sober Living Homes and other Group Homes of that nature to avoid any possible violation of the Fair Housing Amendments Act. Inland Fair Housing and Mediation Board (IFHMB) will work in conjunction with the City to provide any fair housing technical assistance as needed or requested.

Timeline: As soon as feasible.

[City of Hemet's Comment]. The City respectfully disagrees with IFHMB's recommendation. The City will not suspend application or enforcement of its Board House Ordinance. As discussed in comment's 1 and 2 above, the existing ordinance is not discriminatory towards nor does it hinder fair housing choice for disabled persons. However, in an effort to be responsive to disabled members of the community, the City is currently in the process of revising the ordinance to provide even further protections to the disabled. One of the major revisions being made is to the reasonable accommodation provision. The revised Ordinance will clarify and streamline procedures to request reasonable accommodation. The new reasonable accommodation permit will be

issued by the Planning Director with no public hearing required and no or low fee.

2. The City will review and revise the additional requirements of the zoning ordinance and remove the requirements and provisions that may be discriminatory on the basis of disability regarding sober living and other group homes of that nature in the City of Hemet. During the review and revision process, the city will suspend the current zoning provisions regarding the Sober Living Homes and other Group Homes of that nature to avoid any possible violation of the Fair Housing Amendments Act. Inland Fair Housing and Mediation Board (IFHMB) will work in conjunction with the City to provide any fair housing technical assistance as needed or requested.

Timeline: As soon as feasible

[City of Hemet's Comment]. *The City respectfully disagrees with IFHMB's recommendation. See Comment to recommendation number 1 above.*

3. The City will review and revise the zoning ordinance regarding the SR-3 Senior Housing Zone and remove any provisions or requirements that would constitute discrimination in housing based on familial status. During the review and revision process, the city will suspend the current zoning provisions regarding the Senior Housing Zone to avoid any possible violation of the Fair Housing Amendments Act. Inland Fair Housing and Mediation Board (IFHMB) will work in conjunction with the City to provide any fair housing technical assistance as needed or requested.

Timeline: As soon as feasible

[City of Hemet's Comment]. *The City respectfully disagrees with IFHMB's recommendation. The recommendation is moot because the City repealed the SR-3 Senior Housing Zone several years ago as being inconsistent with current State law.*

4. IFHMB will conduct fair housing workshops focusing on the disabled and specifically, issues of reasonable accommodations and modifications. These workshops will be conducted in Hemet and throughout the region.

Timeline: Workshops to be conducted by February 28, 2011

5. IFHMB will continue to conduct fair housing workshops regarding all aspects of housing discrimination and specifically, issues regarding race and familial status to address prior impediments identified in the 2003 AI.

Timeline: Workshops to be conducted by February 28, 2011

6. The City will work with IFHMB in an effort to expand community participation including greater outreach efforts regarding fair housing workshops to renters and property managers/owners to make them aware that these workshops are available at no charge. Undertaking initiatives to educate potential renters and landlords is paramount to reducing

discrimination complaints and increasing awareness of fair housing rights and responsibilities throughout Hemet and the region.

Timeline: Ongoing

7. IFHMB will continue to work with the Apartment Association Greater Inland Empire (AAGIE) to encourage the participation of apartment owners and property managers in the Association's residential management training courses. IFHMB will continue to provide fair housing technical assistance to real estate professionals with fair housing questions or concerns in Hemet and the region, through the Inland Valleys Association of Realtors (IVAR). IFHMB is currently a member of IVAR's Equal Opportunity/Cultural Diversity Committee.

Timeline: Ongoing

8. The City will continue to expand homeownership opportunities to low and moderate income households by actively promoting their first time homebuyer program and will work to expand their program by pursuing additional available funding sources for homebuyer assistance such as the Neighborhood Stabilization Program (NSP). The City will also continue its Emergency Grant Program to assist seniors and disabled homeowners with emergency repairs. The City will also provide outreach efforts such as advertisements and/or workshops in order to inform eligible residents particularly lower income minority households, about the availability of these programs in both English and Spanish.

The City will continue to provide incentives to owners or developers of multi-family housing to set aside units that are affordable to low and moderate-income residents as well as to provide features and amenities for families with children and the disabled.

Timeline: Ongoing

9. To encourage homeownership for all residents, particularly Hispanics and Blacks, the City will encourage lending institutions in the area to ensure that their staff works with the applicants in educating them about the home loan application process. The City will coordinate with IFHMB in advertising IFHMB's HUD approved home buying educational classes available to the public and address the City's Neighborhood Stabilization Program (NSP) opportunities.

Timeline: Ongoing

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table (Attachment B)

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

5 Year Strategic Plan Homeless Needs response:

Homeless Priorities

The City supports homeless shelters through the Riverside County Continuum of Care which provides a comprehensive and coordinated approach to resolving problems of the homeless. The provision of shelter beds is just the first "emergency response" step towards solving homelessness and preventing its recurrence. Supportive services, especially adult basic education, literacy, and job training, are critical priorities of the continuance of care. The Riverside County Continuum of Care is committed to provide a range of services to address homelessness which will enable the homeless population to move steadily toward independent living. The best approach for alleviating homelessness will be through a community based process that provides a comprehensive response to the diverse needs of homeless persons.

The fundamental components are:

- outreach and assessment to identify a homeless person's needs;
- immediate (emergency) shelter as a safe, decent alternative to the streets; transitional housing with appropriate supportive services to help people reach independent living; and
- permanent housing or permanent supportive housing for the disabled homeless.

The City of Hemet participates in the Riverside County Continuum of Care which oversees local homeless services (with the exception of ESG funding).

The Riverside County Department of Public Social Services (DPSS) serves as the lead Agency and as such conducts a homeless census and survey biannually as part of the Continuum of Care planning process. The census consists of a one day "point-in-time count" of homeless persons, including the City of Hemet, the last week of January. To gather more comprehensive data, DPSS also administers a survey during the 90 days following the census which provides information on household income, disability status, and serves to identify significant subpopulations. The results of the census and survey are published in a detailed report and made available to the public.

The most recent census/survey was conducted in 2009 and a detailed report, ***The 2009 Riverside County Homeless Survey***, can be obtained on the Continuum of Care's website at www.riversidehomeless.org.

DPSS also strives to address the needs of "at risk" individuals and families who are at imminent risk of homelessness due to income level and housing costs. The Continuum of Care defines "at risk" households as households whose incomes fall at or below 50 percent of the area median income as defined by HUD and spend 30 percent or more of their income on basic housing costs such as rent/mortgage and utilities. This operational definition is found in the ***Riverside County 10 Year Strategy to End Homelessness*** which was published in 2007 (also located on the Continuum of Care's website at www.riversidehomeless.org) and serves as the strategic plan for the Continuum of Care. Both reports were used to provide the following summary of the nature and extent of homelessness in Riverside County and the City of Hemet.

Per the 2009 homeless census, there are approximately 3,366 homeless adults and children on any given day throughout the County of Riverside, including 172 who were counted in Hemet including unincorporated areas. Of these adults and children; 2,043 (60.7 percent) were unsheltered and 1,323 (39.3 percent) were sheltered. The census revealed that families comprised 42.4 percent of the persons counted and almost half of those families were unsheltered.

The survey identified 969 (28.8 percent) of the Riverside County homeless population as 'chronically homeless', 536 (15.9 percent) as severely mentally ill, 830 (24.7 percent) as chronic substance abusers, 210 (6.2 percent) as veterans, 50 (1.5 percent) as persons with HIV/AIDS, 197 (5.9 percent) as Victims of Domestic Violence and 164 (4.9 percent) as Unaccompanied Youth. Regarding gender, the survey reported nearly 70 percent of the persons counted were male and 30 percent were female.

Additionally, of the 2602 that declared race/ethnicity at least half (50.1 percent or 1303) of the persons counted identified themselves as White/Caucasian, 791 (30.4 percent) as Hispanic/Latino; 349 (13.4 percent) as Black/African American; 59 (2.3 percent) as American Indian/Alaskan Native; 44 (1.7 percent) as Asian/Pacific Islander; and 56 (2.2 percent) identified themselves as other.

Other notable statistics are listed below:

- Children: 681 children were living with homeless parents and 364 (53.5 percent) of these children were unsheltered; an additional 1269 children were NOT living with homeless parents.
- Length of Homelessness: 45 percent of respondents had been homeless for 12 months or more, 21 percent had been homeless for 3 years and 25 percent had been homeless for 3 months or less.
- Primary cause of Homelessness: 34 percent of respondents cited the loss of a job and 19 percent identified substance abuse as the cause of their homelessness.

Table 27

Homeless Population	Sheltered		Un-Sheltered	Total
	Emergency	Transitional		
County of Riverside				
Homeless Individuals Without Children	413	524	1,345	2,282
Homeless Individuals (Adults and children)	205	181	698	1,084
Homeless Households with Children	57	85	123	265
Total Homeless Individuals	618	705	2,043	3,366

Source: Riverside County CoC

Supportive Housing Facilities and Services

Riverside County Continuum of Care (CoC) provides supportive housing in three ways:

1. Emergency Shelter links clients with rehabilitative services that include substance abuse and mental health care interventions, employment services, child care, transportation, individual and group counseling, and life skills training for a short period of time (30-90 days) with the expectation of moving into a more permanent housing situation. The 2009 Housing Inventory lists 15 programs of Emergency Shelter for a total of 619 year round beds. Valley Restart Shelter in Hemet provides 35 beds for households with children and 35 beds for households without children.
2. Supportive housing is Transitional Housing with a maximum stay of up to two years. Clients must follow basic rules for health and safety. Support services are provided to residents both on-site and off-site. Residents are linked to a high level of rehabilitative services that include substance abuse and mental health care interventions, employment services, child care, transportation, individual and group counseling, and life skills training designed to prepare clients for permanent supportive housing or independent living in permanent affordable housing. The 2009 Housing Inventory lists 15 Transitional Housing programs for a total of 876 year

round beds.

3. Permanent Supportive Housing provides case management linking residents to the variety of supportive services in the continuum of care. The 2009 Housing Inventory lists 15 programs of Permanent Supportive Housing for a total of 332 year round beds.

Population At-Risk for Homelessness

Riverside County has a significant number of homeless persons and those who are at risk of becoming homeless. There are thousands of households who are at risk of becoming homeless in the County during the course of a year. Of these households, approximately 7,000 consisting of about 20,000 adults and children become homeless annually. Also, about 4,500 or 22.5 percent of these persons are homeless within the County on a given day.

Estimating the number of persons who become homeless annually within the county was derived by examining and comparing local, regional, and national data. National research, according to the Urban Institute, has shown that approximately 1 percent of a jurisdiction's general population experiences homelessness during the course of a year (see "How Many Homeless People Are There?" in *Helping America's Homeless*).

Persons at risk of becoming homeless have limited income and often have to choose between paying their rent or mortgage and other daily living costs that often put them at risk of becoming homeless. The Institute for Urban Research and Development estimates that a large majority of households at risk of becoming homeless and who eventually become homeless do not seek and/or receive resources until the day(s) before, or the day(s) after, they become homeless. Once a household becomes homeless, it generally costs thousands of dollars or more to help these households gain housing once again.

Homeless Subpopulation

Homeless Individuals

According to the 2009 Homeless Count, approximately 57.6 percent of the homeless population (1,939 individuals) is comprised of unaccompanied individuals. Of those who disclosed their age, the largest age group is 47 to 54 years old (24.0 percent). Of those who participated in the 2009 Homeless Count, 45 percent had been homeless for 12 months or longer. The majority of homeless survey participants who disclosed their gender are male (69.7 percent), in comparison to 30.3 percent female adults. Participants in the 2009 Homeless Count who disclosed their race were 50.1 percent white (1,303 individuals), 30.4 percent Hispanic/Latino (791 individuals), 13.4 percent Black (349 individuals), and 6.1 percent were American Indian/Alaskan Native, Asian American/Pacific Islander, or "Other".

Women, either alone or as single heads of households, are inadequately prepared to earn the livable wage of \$21.63 per hour needed to maintain a two-bedroom multi-family apartment in Riverside County.

Homeless Youth

Approximately 164 unaccompanied youth ages 18 to 24 (as defined by the 2009 Homeless Count) are residing in Riverside County. Of these youth, 29 percent reported being homeless for a year or more and 4 percent reported being homeless for more than three years in the 2009 Homeless Count. Of the survey respondents, 11 percent indicated that they had previously been in the foster care system. Of those respondents, 41 percent were placed in foster care by Riverside County. Approximately 681 children are living with homeless adults.

An "invisible population", homeless youth tend to concentrate in urban areas where they easily blend with other youth. Homeless youth wanting to get a job find it difficult because they often do not have a legal address, the necessary identification, and/or are under age.

Homeless Families

Homeless families account for approximately 42 percent of Riverside County's homeless population. Single mothers head the majority of homeless families. Compared to poor but housed women, these mothers are more likely to have problems with substance abuse and/or be involved with men who abuse drugs and alcohol. These families may seek assistance when crisis occurs and then break contact with assisting agencies and programs when the crisis is resolved. The County reports 877 beds are available to homeless parents and their children. This is a 162.5 percent increase since 2005 (334 beds), indicating that significant progress has been made to house homeless families. Children of homeless families may suffer long-term problems because of their homeless situation. Homeless children have a number of developmental, behavioral, and emotional problems.

Veterans

Of those who participated in the 2009 Homeless Count, 13 percent were veterans, 40 percent of whom served in the Vietnam War. The U.S. Veteran's Affairs Inland Empire Veteran's Housing (IEVH) is the largest provider of services to veterans from all eras. IEVH hosts the annual Stand Down event, a collaborative community-wide effort where a broad base of public and private organizations come together to meet the emergency and rehabilitative needs of homeless veterans. According to the 2009 CoC, 50 beds are reserved for veterans in the County.

According to the 2009 CoC, the Housing Authority was awarded 105 Veterans Affairs Supportive Housing (VASH) vouchers for homeless veterans in October 2009. The Housing Authority provided information to the CoC and other community stakeholders on the availability of these vouchers. The CoC has

worked closely with the Housing Authority to quickly identify eligible veterans and engage them in services through the Loma Linda VA Medical Center. VASH vouchers are issued biweekly to facilitate the rapid re-housing of homeless veterans residing in the CoC's emergency shelters.

The Veterans Administration (VA) administers several programs that specifically meet the needs of homeless veterans with mental illnesses and/or substance use disorders.

- **Domiciliary Care for Homeless Veterans** program provides funds to VA medical centers to support the delivery of health, mental health, substance abuse, and other social services in residential treatment settings for veterans who are homeless.
- **Homeless Chronically Mentally Ill Veterans** supports mental health services, substance abuse treatment, case management, and other rehabilitative services in community-based residential treatment settings for veterans with chronic mental illness who are homeless.
- **Health Care for Homeless Veterans** supports outreach and assessment, treatment, case management, and referral to community-based residential care for veterans with serious mental illnesses and substance use disorders who are homeless.
- **HUD-VA Supported Housing** administered jointly with HUD, provides permanent supportive housing and treatment for veterans with serious mental illnesses and substance use disorders who are homeless.
- **Urban Homeless Veterans Reintegration Program (HVRP)** is intended to address two objectives: (1) to provide services to assist in reintegrating homeless veterans into meaningful employment within the labor force, and (2) to stimulate the development of effective service delivery systems that will address the complex problems facing homeless veterans. Programs are designed to assist eligible veterans by providing job placement services, job training, counseling, supportive services, and other assistance to expedite the reintegration of homeless veterans into the labor force.

Housing for Persons with Disabilities

Disability is defined as a mental or physical condition that affects the functioning of a person. Physical disabilities can hinder access to conventional housing units. According to the 2008 ACS, of the 74,850 persons living in the City, 19.5 percent or 14,826 persons had a range of disabilities. Of persons under 18 years of age 766 or 4.2 percent had a disability, and of those 65 and over, 44.4 percent had a disability. Ability First Apartments at 1360 E Acacia in Hemet offers 18 one and two bedroom apartments that cater to low income disabled persons.

Homeless Persons with Severe Mental Illness

The 2009 Homeless Count reported 536 Severely Mental Ill persons with the majority or 367 being unsheltered. Mentally ill persons are defined as individuals who have a severe or persistent mental disorder. Mental illness often accompanies homelessness and homelessness can be a consequence of mental illness. However, a homeless lifestyle may also cause and exacerbate emotional problems.

According to the 2009 Homeless Count, approximately 536 homeless persons are severely mentally ill. Approximately 49 percent of survey respondents said that they were experiencing depression and 82 percent of survey respondents were experiencing mental illness and/or depression and not receiving mental health services.

Many severely mentally ill persons are able to gain entry to shelters for short stays if they are not between episodes of acute mental illness. Mentally ill homeless persons, particularly those who exhibit chemical dependency, continue to constitute the largest sub-group within the chronically homeless population.

The County Department of Mental Health has several facilities to assist children and adults in need of mental health services. Facilities located in Hemet include the Family, Adolescent, and Children's Treatment of Hemet (FACT) and the Main Street Clinic. Several other facilities serving the County's western region are located in the surrounding area, including the Riverside County Regional Medical Center, which has an Inpatient Treatment Facility and Emergency Treatment Services. The inpatient unit provides medication, individual, and group therapy in a supervised setting. Other services include psychiatric emergency evaluation.

Homeless Persons with Alcohol/Drug Abuse Problems

The 2009 Homeless Count reported 830 persons with Chronic Substance Abuse of which 403 were sheltered and 427 were unsheltered. Of those who participated in the 2009 Homeless Count, 24 percent of respondents stated they were abusing alcohol and 20 percent stated they were abusing drugs. This is an approximate 71 percent drop for those abusing alcohol and 5 percent drop from those abusing drugs in 2004. Alcohol or drug use was cited as the second leading cause of homelessness among 2009 Homeless Count respondents; 19 percent reported that alcohol or drug use was the primary event that led to homelessness. A lost job was the first leading cause of homelessness among respondents (34 percent).

Homeless Persons Suffering Domestic Violence

The 2009 Homeless Count reported 197 Victims of Domestic Violence with 106 being sheltered. The CoC 2009 Housing Inventory lists two Emergency Shelter programs with 120 year round beds and one Transitional Housing program with 108 year round beds.

Family and domestic violence was cited as the fourth leading cause of homelessness in the 2009 Homeless Count. Six percent of survey respondents said it was the primary event that led to homelessness and 8 percent said they were currently experiencing domestic violence or abuse.

Women trying to escape abuse and other terror in their life at home have difficulty finding protection in public shelters that serve the general homeless population because homeless shelters do not function as a "safe house" with a confidential location. According to the 2009 CoC, there are 228 safe house beds set aside for those fleeing domestic violence throughout Riverside County (see Table 30 for emergency shelters). This is an increase from 2005 in which there were only 20 safe house beds.

Homeless Persons Infected with HIV/AIDS

The 2009 Homeless Count reported 50 persons (35 sheltered and 15 unsheltered) with HIV/AIDS in Riverside County. The only current program in the Riverside County Continuum of Care specifically for persons with HIV/AIDS since the Episcopal Community Services-Navajo Trails transitional housing program ended June 30, 2009 is the County Housing Authority's Enhanced Housing (Permanent Supportive Housing) program with 4 year round beds.

Persons with Human Immunodeficiency Virus (HIV) and Acquired Immunodeficiency Syndrome (AIDS) face an array of barriers to obtaining and maintaining affordable, stable housing.

At this time, there are no specific counts on persons with HIV/AIDS living in the City of Hemet. However, according to data from the California Office on AIDS, there were 8,261 Persons Living with HIV/AIDS in the Riverside-San Bernardino Metropolitan Statistical Area as of December 31, 2007 and approximately 5,165 (62.5 percent) live in Riverside County. Approximately 91 percent of all newly reported cases are male and Eastern Riverside County continues to have the highest rates of both HIV and AIDS case reporting in the County at 3 times greater than rates for the other regions in the County. The average household income of a person living with AIDS/HIV in Riverside County is \$1,078 per month qualifying them as low income.

A 2006 study by the National Alliance to End Homelessness found that up to half of all people with HIV/AIDS is either homeless or in imminent danger of becoming homeless due to their illness, lack of income or other resources, and weak support networks. An estimated three percent of all homeless people are infected with HIV nationwide, or an estimated eight homeless persons in Hemet and 111 homeless persons in Riverside County. Federal law prohibits discrimination against people with AIDS, yet some individuals are evicted when their HIV status becomes known. Others lose their homes when the illness prevents them from working to pay rent or make mortgage payments. According to the 2009 CoC, there are four beds set aside for persons with AIDS/HIV in Riverside County.

Population At-risk for Homelessness

According to the 10-Year Strategy to End Homelessness, there are thousands of households who are at risk of becoming homeless during any given year. The at-risk population experience housing cost burdens equaling more than 50 percent of their income for housing and must choose between paying their rent or mortgage and other daily living costs. The at-risk population also includes those being released from correctional, mental or substance abuse facilities that require social service help to transition back into society and remain off the streets.

Another particularly vulnerable population consists of youth aging out of foster care. Many become homeless when they reach 18 years of age and are released with no place to live. Foster youth during their last year in foster care, have the opportunity to attend the University of Life, a collaborative training program between Riverside County Department of Social Services, Riverside Community College, and private enterprise. The program provides instruction concerning various life skills such as financial management, education, and nutrition.

Inspire, a nonprofit organization based in Corona, aims to reach the aged-out foster youth through a variety of services including: providing affordable housing, full time education and job training, life skills training, part-time employment, mentoring, and access to professional counseling and medical care. Inspire Life Skills provides beds available for youth that are 18 and 24 years old who are aging out of the foster care program.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless, and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

5 Year Strategic Plan Priority Homeless Needs response:

1. The Continuum of Care planning Process

The Continuum of Care planning process identified the following significant gaps in service:

- The largest subpopulation of unsheltered homeless is single individuals (57.7 percent); there are a total of 3366 homeless individuals and 1345 are unsheltered.
- There are 969 chronically homeless individuals on any given day in Riverside County which represents almost one third of all homeless individuals; 695 of these individuals are unsheltered.
- There are 536 persons categorized as severely mentally ill; 367 are unsheltered.
- There are 830 persons with chronic substance abuse issues; 427 are unsheltered.

The provision of shelter beds is the first step towards addressing homelessness and preventing its recurrence. Therefore, it is vital that new shelter beds be created by expansion/renovation of existing emergency shelters and construction of new emergency shelters. The objective for funding these types of activities is to provide decent, safe, and sanitary housing by focusing on housing programs where the purpose of the program is to meet individual, family or community needs. The outcome will be based on the availability/accessibility of these activities and services to low and moderate income people, including persons with disabilities.

Based on the Continuum of Care planning process DPSS has identified the need for additional beds/units in the following categories:

- **Emergency Shelters:** there are 619 emergency shelter beds available and a need for 1502 beds to adequately shelter homeless individuals and families. Approximately 900 additional emergency shelter beds are needed to fill this gap.
- **Transitional Housing:** there are 876 transitional beds available to individuals and families countywide; 838 additional beds are needed to adequately meet the needs of persons requiring transitional housing services.
- **Permanent Supportive Housing:** there are 332 beds and a need for at least 1211 to serve the County's disabled homeless population especially the needs of chronically homeless individuals.

Based on these needs DPSS has set the following priorities for homeless activities:

- The highest priority will be the development of permanent supportive housing for chronically homeless individuals.
- The second priority will be the development of housing programs and supportive services to meet the mental health and substance abuse service needs of homeless individuals and families.
- The third priority will be the development of homeless prevention and "housing first" programs to prevent low and extremely low income families from falling into homelessness and significantly reduce the length of time homeless families reside in emergency and transitional housing programs.
- Fourth, encourage the development of "one-stop" access centers that provide a variety of services including access to mainstream benefits under one roof.
- Fifth, establish homeless street outreach teams in each supervisorial district to engage chronically homeless individuals in supportive services; respond to homeless individuals and families with immediate needs' and facilitate a seamless continuum of care which is capable of meeting the varied supportive service needs of the County's homeless residents.

2. Chronically Homeless

The Department of Social Services (DPSS) has established chronically homeless persons as the highest need priority. The Riverside County *10 Year Strategy to End Homelessness* has called for the development of 500 units of permanent supportive housing dedicated to chronically homeless persons over the next five years. To facilitate this goal, all new projects seeking Continuum of Care funding must be permanent supportive housing projects.

Additionally new projects serving exclusively the chronic homeless population are ranked the highest in the consolidated application to HUD and therefore most likely to receive funding in the event that the application is not fully funded.

DPSS will also strengthen discharge planning with major institutions to limit the number of chronically homeless persons discharged into homelessness; increase the number of homeless street outreach teams engaging chronically homeless persons in supportive services; and increase the number of rental certificates available through the Shelter Plus Care Program which provides housing and services to chronically homeless persons in a neighborhood of their choosing.

Statement of Needs

The following three goals and objectives will support the *high need* of shelter and services for homeless populations and those at-risk of becoming homeless persons in the City of Hemet for the next five years.

Goal 1: Support non-profit agencies and City-operated programs that provide assisted housing and services and/or emergency shelter to assist homeless persons/families or those at risk of becoming homeless.

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (SL-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1	Provide shelter for 50 homeless or at-risk of becoming homeless persons/families. Provide emergency services for 100 homeless or at-risk of becoming homeless persons/families.	CDBG, CDBG-R, in-kind funding, ESG, Housing Authority of the County of Riverside	HUD 202-Senior Housing, Riverside County Department of Public Social Services and Homeless Programs, Housing Authority of Riverside County programs, Valley Restart Shelter, nonprofit agencies.	150 persons with new access to services	Improve availability/accessibility

Hemet established the following goal and objective that will support the *high need* to aid homeless persons and families to transitional and permanent housing for the next five years.

GOAL 2: Support a Continuum of Care to Aid Homeless Persons/Families to Transitional and Permanent Housing

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (SL-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1	Provide transitional shelter and services for 50 homeless persons or persons/families at-risk of becoming homeless. Actively participate in the Riverside County Continuum of Care to effectively address homeless issues in Hemet and the San Jacinto Valley.	CDBG, in-kind funding, County of Riverside Housing Authority	Riverside County Department of Public Social Services and Homeless Programs, Section 8 Housing Vouchers, Affordable Public Housing, Valley Restart Shelter, nonprofit agencies	50 persons with new access to services	Improve availability/accessibility

Hemet has established the following goal and objective that will support the *high need* to end chronic homelessness by 2015.

GOAL 3: Support a Continuum of Care Strategy to End Chronic Homelessness by 2015

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (SL-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1	Provide residential alcohol or other drug addiction treatment services to 5 chronically homeless persons. Provide emergency shelter with supportive services supportive housing to 5 chronically homeless persons.	CDBG, Housing Authority of Riverside County, ESG, HUD 202-Senior Housing	Riverside County Department of Public Social Services and Homeless Programs, Valley Restart Shelter, nonprofit agencies	50 persons with new access to services	Improve availability/accessibility

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

5 Year Strategic Plan Homeless Inventory response:

The Department of Public Social Services (DPSS) in partnership with the Riverside County Continuum of Care has focused on expanding the number of beds, units, and services available within the homeless system of care during the last five year period. This effort has been successful and at present, the Riverside County Continuum of Care consists of 619 emergency shelter beds, 876 transitional housing beds, and 332 units of permanent supportive housing. The following emergency shelters, transitional housing, and permanent housing with supportive services serve to meet homeless needs.

Emergency Shelter

Emergency shelters located throughout the County offer temporary overnight sleeping accommodations for up to one month and case management is available to clients. Winter shelters help meet the demand for emergency

housing during the coldest months of the year.

As of 2009, a total of 619 beds were available at emergency shelters located throughout the County. Several of these shelters serve homeless subpopulations that have specialized care needs, including those with mental illness or substance abuse problems. Most shelters are segregated according to sex and some serve only single individuals.

Table 28

Agency Name	Program Name	Target Population	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	Total Year-Round Beds
Alternatives to Domestic Violence	Casa De Paz	SFHC				
Coachella Valley Rescue Mission	Coachella Valley Mission Shelter	SMF+HC	55	18	5	60
Corona Homeless Task Force	Circle of Hope	SMF+HC	12	4	46	58
EFSP Local Board & DPSS	Motel Voucher Program	SMF+HC	35	11	15	50
Jewish Family Services	Nightingale Manor	HC	0	0	0	0
Jewish Family Services	Coachella Valley Services and Shelter	SMF	40	12	0	40
Martha's Village & Kitchen Inc.	Winter Shelter Program - Desert	SMF+HC	0	0	25	25
Martha's Village & Kitchen Inc.	Martha's Village & Kitchen	SMF+HC	0	0	0	0
Operation Safe House	Safe House - Desert	YMF	10	3	90	100
Operation Safe House	Safe House - Riverside	YMF	0	0	20	20
Path of Life Ministries Inc ECWS	Winter Shelter Program - Riverside	SMF+HC	0	0	17	17
Path of Life Ministries Inc Family	Family Shelter	SFHC	0	0	0	0
Path of Life Ministries Inc Year Round	City of Riverside Shelter	SM	50	16	0	50
Shelter from the Storm	Mary Stuart Rogers Center	HC	0	0	64	64
Valley Restart Shelter Inc.	Restart Center	SMF+HC	60	15	0	60
Total Beds						619

Source: Riverside County CoC

Transitional Housing

Transitional housing located throughout the County offer housing, case management, and support services to return people to independent living. The length of stay is often up to six (6) months, and usually not longer than 24 months. As of 2009, 861 beds were available for individuals and families with children in transitional housing.

The Circle of Hope Shelter also provides transitional housing, with approximately 56 beds reserved for homeless families. Persons participating in the transitional shelter program are required to work. Self-sufficiency classes are offered through the shelter's transitional program. HTC has identified a need for additional space at the shelter to accommodate new self-sufficiency classes and to provide privacy desired for discussing sensitive topics.

The County's Whiteside Manor Shelter provides year-around transitional housing for homeless persons. It evolved from the Winter Homeless Shelter Program and provides shelter to 82 homeless individuals. The Center provides a full range of services, including case management, job training and placement assistance, counseling and healthcare, as well as offers homeless families an opportunity to reestablish greater self-sufficiency.

Table 29

Agency Name	Program Name	Target Population	Total Year-Round Beds
ABC Recovery Center	Transitional Living Village	SMF	40
Corona Homeless Task Force	Circle of Hope	SMF+HC	56
Department of Mental Health	AB 2034 Scattered Site	SMF	42
Jefferson Transitional Housing	Jefferson Transitional Housing	SMF	30
Jewish Family Services	Desert Horizon	SMF	32
Lutheran Social Services	Genesis	HC	32
Lutheran Social Services	Amelia's Light	HC	88
Martha's Village & Kitchen Inc.	Martha's Village & Kitchen Inc.	SMF+HC	120
MFI Recovery Center	A Women's Place	HC	34
Operation Safe Housie	Main Street Transitional Living	SMF	20
Path of Life Ministries Inc.	King Hall	SMF+HC	127
Shelter from the Storm	Shelter from the Storm	HC	108
US Veterans	Inland Empire Vets Housing	SMF	50
Whiteside Manor	Housing for dually Diagnosed	SMF	30
Whiteside Manor	Substance Abuse Recovery	SM	52
Total Beds			861

Source: Riverside County CoC

Permanent Supportive Housing

One of the primary objectives of the City's homeless services and region's Continuum of Care is to enable homeless individuals and families to achieve stability through permanent affordable housing. To help accomplish this goal, the County's Homeless Prevention Coalition has authorized the development of the 10-year plan to end chronic homelessness.

Table 30

Agency Name	Program Name	Target Population	Total Year-Round Beds
City of Riverside	Disabled Program	SMF	8
Coachella Valley Housing Coalitions	Geel Place	SMF	42
Mental Health			
County Housing Authority	TB-Western Riverside County	SMF+HC	51
County Housing Authority	TB-Eastern Riverside County	SMF+HC	19
County Housing Authority	TB-S+C Chronic Homeless	SMF	28
County Housing Authority	Women's Permanente Housing	SMF	6
County Mental Health	Men's Permanent Housing	SM	10
County Mental Health	Safe Haven	SMF	25
County Mental Health	Safe Haven - The Place	SMF	25
County Mental Health	TB-S+C Chronic Homeless	SMF	23
Episcopal Community Services	Desert Vista	SMF	10
Total Beds			277

Source: Riverside County CoC

Temporary Homeless Shelter Beds

County Winter Shelters: During the winter months, winter shelters accommodate the higher demand for shelter. The Winter Homeless Shelter Program provides meals, shelter, and social services, including medical and mental health attention.

Access to Permanent Housing

One of the primary objectives of the City's homeless services and region's continuum of care is to enable homeless individuals and families to achieve stability through permanent affordable housing. To help accomplish this goal, the County's *Homeless Prevention Coalition* authorized the development of a 10-year plan to end chronic homelessness. A two-year planning phase is anticipated prior to implementation.

Homeless Prevention Programs

High housing costs makes the number of persons at-risk of becoming homeless a major concern. Increased demand for affordable housing, coupled with rising rents and home prices throughout the region places extreme challenges on residents and families on the brink of homelessness.

Along with traditional entitlement programs offered through the County, the following programs are offered and available to Hemet residents.

- **Homelessness Prevention and Rapid Re-Housing (HPRP):** the Housing Authority of Riverside County offers the HPRP program. This program offers a variety of short- and medium-term financial assistance to those who would otherwise become homeless, many due to a sudden economic crisis. Assistance can include short-term rental assistance (up to 3 months), medium-term rental assistance (up to 12 months), security deposits, utility deposits, utility payments, moving cost assistance, and hotel vouchers. The program also provides assistance to rapidly re-house persons who are homeless and likely to remain stably housed, whether subsidized or unsubsidized.
- **Riverside County Emergency Food and Shelter Program (RCEFS):** The County provides rental assistance, first-time buyer programs, and housing rehabilitation programs. Money is also available through this program to provide first month's rent for households being evicted.

Included in the following housing inventory are beds dedicated to special needs populations including: chronically homeless persons, veterans, transition age youth, domestic violence victims, HIV positive persons, and persons suffering from a serious mental illness as reported in the attached Table 31.

Table 31
Special Needs Subcategories of Homeless Population
County of Riverside 2009

Sub-population	Total Sample	Percentage of Sub-population
Chronically Homeless	969	
Sheltered	274	28.28%
Unsheltered	695	71.72%
Severely Mental Ill	536	
Sheltered	169	31.53%
Unsheltered	367	68.47%
Chronic Substance Abuse	830	
Sheltered	403	48.55%
Unsheltered	427	51.45%
Veterans	210	
Sheltered	120	57.14%
Unsheltered	90	42.86%
Persons with HIV/AIDS	50	
Sheltered	35	70.00%
Unsheltered	15	30.00%
Victims of Domestic Violence	197	
Sheltered	106	53.81%
Unsheltered	91	46.19%
Unaccompanied Youth	164	
Sheltered	65	39.63%
Unsheltered	99	60.37%

Source: Riverside County CoC

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also, describe, in a narrative, relationships, and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

5 Year Homeless Strategic Plan response:

1. Homelessness Strategy

The *Riverside County 10 Year Strategy to End Homelessness* serves as the strategic plan for the Riverside County Continuum of Care. This strategy which was published in 2007 is revisited annually in preparation for the Continuum of Care grant application to HUD and will be updated biannually based on the results of the County’s homeless census and survey. The Riverside County 10 Year Strategy is based on three major activities; preventing new episodes of homelessness; ending chronic and episodic homelessness; and developing resources to combat homelessness. The strategy proposes to prevent new episodes of homelessness through a comprehensive homeless prevention program which provides temporary financial assistance, long term case management, and linkages to other supportive services and the implementation of county-wide protocols and procedures to ensure appropriate discharge planning from institutions.

To address the needs of currently homeless individuals and families, the plan calls for expansion of homeless street-outreach teams so that each supervisorial district has a team; the creation of 150 additional emergency shelter beds that include intensive case management services; 75 additional transitional housing units consisting of 225 beds for homeless families; 500 units of permanent supportive housing for chronically homeless persons; 1,500 units of permanent affordable housing for extremely low, very low, and low-income families; full participation in the County’s Homeless Management Information System (HMIS) to accurately gauge utilization rates; and the development of a streamlined benefits application system to expedite enrollment in mainstream benefits.

The strategy also calls for the development of a county-wide housing trust fund and inclusionary housing practices to develop new resources to combat homelessness locally. This strategy is spearheaded by the Department of Public Social Services Homeless Programs Unit.

DPSS serves as the lead agency and grantee for the Riverside County Continuum of Care. For almost ten years, DPSS has coordinated the SuperNOFA process and has successfully secured the maximum amount of funding available through this competitive grant. DPSS receives approximately \$6.5 million dollars annually in Continuum of Care funds to provide homeless street outreach, transitional housing, and permanent supportive housing.

In addition to the Continuum of Care, DPSS Homeless Programs Unit oversees the local Emergency Food and Shelter Board, the state funded Emergency Housing and Assistance Program, and county general funds earmarked for homeless services. The Continuum of Care also consists of an independent Steering Committee which consists of private and public service providers. This structure has resulted in a high degree of coordination and the efficient use of all homeless funding.

Specific Objectives/Homeless

During the last Five-Year Action Plan period the Department of Public Social Services coordinated a strategic planning initiative that included local government, public agencies, private agencies, homeless advocates, formerly homeless persons, and the business community to develop a ten year plan to end homelessness. This initiative culminated in the publication of the Riverside County 10 Year Strategy to End Homelessness which serves as the strategic plan for all homeless activities in the County of Riverside. The following Five Year Plan Objectives are consistent with this plan and the unmet needs identified in Table 1A (Attachment B):

Preventing New Episodes of Homelessness

- Implement a county-wide homeless prevention strategy that includes utility assistance, deposit assistance, housing search assistance, landlord/tenant mediation, and short term rental subsidies designed to prevent at least half (50 percent) of the 7,000 homeless who become homeless each year from becoming homeless during the next five years.
- Establish county-wide protocols and procedures to prevent people from being discharged from public and private institutions of care into homelessness.

Ending Chronic Homelessness

- Expand street outreach programs throughout the County to bring social services directly to homeless persons in a more "assertive" way in order to 1) decrease the number of chronically homeless persons each year by at

least 10 percent; and 2) help prevent additional persons from living on the streets for one (1) year or more.

- Create 150 additional shelter beds throughout the County for individuals living on the streets and encourage participation in a case management plan to reduce the length of time a person spends in emergency shelter.
- Create at least 500 units of permanent supportive housing for chronically homeless persons county-wide.

Addressing the Needs of Homeless Families

- Create 75 additional transitional housing units consisting of 225 beds to serve families who are living on the streets and encourage participation in a case management plan.
- Develop 1,500 units of permanent affordable housing for extremely low, very low, and low-income individuals who are homeless or at imminent risk of homelessness.

Improve the Capacity of the Continuum of Care

- Engage full participation from all homeless prevention, emergency shelter, transitional housing, permanent supportive housing, and related supportive service programs in the County of Riverside's Homeless Management Information System (HMIS).
- Create a Housing Trust Fund that receives ongoing dedicated sources of public funding to support the production and preservation of affordable housing; further fund homeless prevention activities; and provide ancillary funding for additional supportive services.

Discharge Planning Policies

- Ensure that all appropriate local and State government entities that discharge persons from publicly-funded institutions or systems of care participate in the Discharge Policy Committee.

Permanent Support Housing

- Develop a "safe haven" program for chronically homeless adults that are seriously mentally ill and may have substance abuse issues.

2. Actions to End Chronic Homelessness Strategy

The Department of Public Social Services has established chronically homeless persons as the highest need priority. The Riverside County *10 Year Strategy to End Homelessness* has called for the development of 500 units of permanent supportive housing dedicated to chronically homeless persons over the next five years. To facilitate this goal, all new projects seeking Continuum of Care

funding must be permanent supportive housing projects. Additionally new projects serving exclusively the chronic homeless population are ranked the highest in the consolidated application to HUD and therefore most likely to receive funding in the event that the application is not fully funded.

The Department of Public Social services will also strengthen discharge planning with major institutions to limit the number of chronically homeless persons discharged into homelessness; increase the number of homeless street outreach teams engaging chronically homeless persons in supportive services; and increase the number of rental certificates available through the Shelter Plus Care program which provides housing and services to chronically homeless persons in a neighborhood of their choosing.

3. Homelessness Prevention

The Emergency Shelter Grant (ESG) program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. Homeless Prevention became an eligible ESG activity category in FY 1989 – adding a new population and a new dimension to the program. ESG grantees may allocate up to 30 percent of their total ESG award to homeless prevention. To help prevent the incidence of homelessness in a community, ESG funds can be used to support a variety of activities, including:

- Short-term subsidies to defray rent and utility debts for families that have received eviction or utility termination notices;
- Security deposits or first month's rent to permit individuals or families at risk of homelessness to obtain permanent housing;
- Mediation programs for landlord-tenant disputes;
- Legal services programs for the representation of indigent tenants in eviction proceedings;
- Payments to prevent foreclosure on a home; and
- Other innovative programs and activities designed to prevent the incidence of homelessness.

4. Institutional Structure

The primary agency that coordinates the linkages between other groups to implement the County's "Ending Homelessness in Ten Years" Plan is the Department of Public Social Services (DPSS), the "umbrella" anti-poverty agency for the County of Riverside. The goal is self-sufficiency accomplished 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. EDA will continue to work closely with DPSS in servicing the needs of homeless during the ensuing five years. This joint effort has worked successfully in the past and EDA pledges its continuing support of the endeavor.

The *County of Riverside 10-Year Strategy to End Homelessness* was prepared for the County of Riverside DPSS and the Housing and Homeless Coalition for

Riverside County. This report is the result of the efforts of many representatives from public and private organizations including the following agencies that made up the 10 Year Plan Working Group:

- Catholic Charities
- City of Coachella
- City of Hemet
- City of Moreno Valley
- City of Palm Desert
- City of Palm Springs
- City of Riverside County EDA
- Coachella Valley Association of Governments (CVAG)
- Coachella Valley Rescue Mission
- Community Action Partnership
- Desert AIDS
- Economic Development Agency
- Homeless Taskforce of Hemet
- Housing Authority
- Lutheran Social Services
- Martha's Village & Kitchen
- Mental Health
- NAMI
- Operation Safehouse
- Path of Life
- Salvation Army
- St. Paul of the Desert
- US VETS
- Valley Restart
- Veterans Services

The Working Group recommends the Housing and Homeless Coalition for Riverside County (Coalition) play a key role in ensuring that the recommendations and related activities are implemented, coordinated, and evaluated. The Coalition has served as the body responsible for coordinating the continuum of care planning process in Riverside County since 1995. The coalition is comprised of representatives from several dozen 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 Continuum of Care Homeless assistance Program is administered by DPSS to provide assistance to non-profit sponsors to develop transitional and permanent housing and to provide supportive services to homeless persons. The initial goal was to reduce homelessness within the county by 50 percent during the first five years of implementation of the developed strategy.

The Working Group also recommends that community involvement be further fostered by coordinating an effective communication strategy about the findings, guiding principles, goals, and recommendations of the 10-Year Strategy. They believe that the most effective way of communicating the strategy to the public is through a "speakers group." This group would consist of individuals who are familiar with the strategy and its recommendations and who could present this report to local groups.

Public awareness often generates public support to ensure that the recommendations and related activities are implemented successfully. To date, community involvement has consisted of the efforts of many representatives from a wide-range of community groups that have included:

- Businesses
- Coalition and Committees
- Community Service Clubs
- Corporations
- Educational Institutions
- Faith-Based Agencies
- Financial Institutions
- For-Profit Organizations
- Housing Developers
- Local Government
- Neighborhood Associations
- Non-Profit Organizations
- Private Foundations

The Housing Authority (HA) of the County of Riverside is empowered under the State Housing Authority Laws to provide safe and sanitary housing for low-income persons. The HA provides the following programs:

- Section 8 Rent Subsidy Program
- Public Housing Program (469 units)
- Family Self-Sufficiency (FSS) program (Section 8 participants)
- Housing Opportunities for Persons With Aids (HOPWA), and
- Shelter Plus Care program in partnership with the Department of Mental Health, and also works with the Child Protective Services Division of the Department of Public Services assisting 194 families with children.

The County allocates Emergency Shelter Grant (ESG) funds to (organizations for essential services and operation/maintenance costs associated with shelters for the homeless. Eligible recipients include nonprofit and public agencies.

The City of Hemet is not a direct recipient of ESG however, the following cities participate in the County of Riverside's program and are responsible for delivering specific programs and activities in their communities:

- City of Banning District 5
- City of Beaumont District 5
- City of Blythe District 4
- Canyon Lake District 3
- City of Cathedral City District 4
- City of Desert Hot Springs District 5
- City of Indian Wells District 4
- City of La Quinta District 4
- City of Lake Elsinore District 1
- City of Murrieta District 3
- City of Norco District 2
- City of San Jacinto District 3
- City of Temecula District 3

5. Discharge Coordination Policy

EDA and the ESG and CDBG recipients will continue to cooperate and collaborate with other organizations to develop and implement a comprehensive, County-wide *Uniform Discharge Coordination Policy and Practices (DCPP)*. The DCPP is developed for the purpose of connecting the homeless and those persons threatened with homelessness with supported housing and community-based resources. The overall objective of the Discharge Coordination Policy and Practices is to reduce the number of persons being released and discharged into homeless shelters, unsuitable accommodations, or homelessness.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

5 Year Strategic Plan ESG response:

N/A

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table (Attachment B)

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

5 Year Strategic Plan Community Development response:

Hemet's main objective is to provide a suitable living environment for non-housing community development need and priorities including public facilities, infrastructure, economic development, and public services.

1. Statement of need

As a result of the community needs survey and consultations with other City Departments, the City has established the following three goals and quantifiable objectives to meet the high need for public facilities, infrastructure, and economic.

- PROVIDE IMPROVEMENT TO COMMUNITY AND PUBLIC FACILITIES
- IMPROVE EXISTING INFRASTRUCTURE INCLUDING ADA IMPROVEMENTS
- RETAIN AND EXPAND ECONOMIC OPPORTUNITIES THROUGH JOB CREATION AND RETENTION

Public Facilities

Hemet established the following 5-year goal and quantifiable objectives to support the *high need* for projects to construct, rehabilitate, or install public facilities and improvements primarily to benefit low- and moderate- income persons.

Goal 1: PROVIDE IMPROVEMENT TO COMMUNITY AND PUBLIC FACILITIES.

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (EO-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-2	Improve 3 community public facilities	CDBG, in-kind funding	City of Hemet Public Works CIP Projects, nonprofit agency capital improvement projects.	3 facilities	Improve availability/ Accessibility

Infrastructure

Hemet established the following 5-year goal and quantifiable objectives to support the *high need* for infrastructure projects. These projects are meant to improve Hemet's infrastructure regarding water and sewer, streets and sidewalks, removal of architectural barriers, and flood drain needs primarily in areas that benefit low- and moderate- income persons.

Goal 1: IMPROVE EXISTING INFRASTRUCTURE INCLUDING ADA IMPROVEMENTS.

City of Hemet		Summary of 5-Year Specific Objectives			
Availability/Accessibility of Suitable Living Environment (EO-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-2	Provide major street reconstruction (including street, sidewalk and gutter, curb cuts, and ADA access ramps), storm drain and sewer improvements, water capacity improvements and public utility improvements through rehabilitation in 5 designated enhancement areas.	CDBG, CDBG-R, Cal Trans (SR2S), Gas Tax, Hemet Unified School District funding, Measure A, Prop 1-B, Redevelopment Set-Aside, Southern California Edison, STP	City of Hemet Public Works CIP Projects	5 projects	Improve availability/accessibility

Economic Development

Hemet established the following 5-year goal and quantifiable objectives to support the *high need* for economic development activities. These activities are meant to primarily benefit low- and moderate- income persons by expanding economic opportunities through job creation and retention and to enhance beautification and promote safety in particular business areas.

Goal 1: RETAIN AND EXPAND ECONOMIC OPPORTUNITIES THROUGH JOB CREATION AND RETENTION

City of Hemet		Summary of 5-Year Specific Objectives			
Availability/Accessibility of Suitable Living Environment (EO-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
EO-1	Provide employment training to 40 youth. Create 4 part-time temporary jobs. Create 10 full-time jobs. Create 100 low-income jobs. Install beautification mechanisms in low and moderate-income areas to increase functionality and promote safety.	CDBG, CDBG-R, NSP, Public Works Administration, Tax Allocation Bonds, Redevelopment Funds	Clean City Youth, Hemet Beautiful, Programs for small business and low-income jobs	154 persons with new access to services	Improve availability/accessibility

2. Basis for assigning Priorities

The overall basis for assigning priorities to the above goals, objectives, and programs were based on the results of the Citizen Needs Survey and the extent of need identified by other City departments and agencies within the City. The programs and activities that Hemet intends to expend funds on all add potential benefits to the City.

3. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs of low-income and moderate-income populations continues to be the availability of funds. Organizations serving these populations continue to experience significant reductions in funding from both governmental and private sources.

Hemet's Consolidated Plan program funding levels have also been reduced for the upcoming year. Reductions in Federal aid to the City of Hemet and the local budget have prohibited the City from being able to cover this funding gap, leaving many worthy and valuable programs unfunded or under-funded. This challenge is beyond the capacity of the local jurisdiction to satisfactorily address.

One of the main obstacles to meeting underserved community development needs is inadequate funding from the State and Federal governments. In addition, there are barriers and challenges that hinder the development and implementation of important programs intended to serve those most in need. Over the past five years, appropriations for the CDBG program have decreased nationwide, leading to reduced support for local community development programs.

State funding sources for community development programs are also expected to be limited. California voters approved Proposition 63, the Mental Health Services Act, which provides funding for mental health services, and Proposition 53, the infrastructure bond, which provides funding for infrastructure improvements. However, application for these funds is highly competitive. Furthermore, funding for other community development facilities and services is less than certain. Continuing State budget problems may create additional funding shortfalls.

4. Long Term and Short Term Community Development Objectives

Please refer to "number 2" above that identifies the 5-Year term for priority need, quantifiable objectives, and outcome for community development. The annual objectives are addressed in the Annual Action Plan respectively.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

5 Year Strategic Plan Antipoverty Strategy response:

1. 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.

The City of 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.

In addition to the City's commitment to develop and preserve affordable housing and the efforts of the Riverside County Housing Authority, 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.

2. Extent to Reduce the Number of Poverty Level Families for which the Jurisdiction has Control

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 FESG 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.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

N/A

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Non-homeless Special Needs Analysis response:

1. Priorities and Objectives

As a result of the Community Needs Survey, citizens identified youth, elderly, and frail elderly, persons with disabilities, and persons with special need as **high** priority. In order to meet the priority need the City has established the following four goals:

- PROVIDE SUPPORTIVE SERVICES FOR YOUTH AND AT-RISK YOUTH
- SUPPORT AND ASSIST ELDERLY AND FRAIL ELDERLY PERSONS

- PROVIDE SUPPORTIVE SERVICES FOR PERSONS WITH PHYSICAL, MENTAL AND DEVELOPMENTAL DISABILITIES
- PROVIDE SUPPORTIVE SERVICES FOR PERSONS WITH SPECIAL NEEDS INCLUDING PERSONS WITH HIV/AIDS

Youth

Goal 1: PROVIDE SUPPORTIVE SERVICES FOR YOUTH AND AT-RISK YOUTH

City of Hemet					
Summary of 5-Year Specific Objectives					
Availability/Accessibility of Suitable Living Environment (SL-1)					
	5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1	Provide youth activities for 500 youth. Provide health services to 100 youth. Provide anti-crime programs for 100 youth. Provide supportive services to 25 neglected/abused children and youth.	CDBG, CDBG-R, in-kind funding	Nonprofit agencies	725 persons with new access to services	Improve availability/accessibility

Elderly

The population over the age of 62 is considered elderly as defined by HUD. Elderly persons present four main concerns:

- People over 65 are usually retired and living on a fixed income.
- Due to the higher rate of illness, health care is important.
- Many elderly use public transit.
- Many live alone and rent.

According to ACS, in 2008 Hemet had 16,390 persons aged 65 or older, representing 21.6 percent of all City residents. According to 2004, CHAS data for Hemet approximately 74.5 percent of elderly households were experiencing housing problems. Among small related elderly households that rent, 84.7 percent pay 30 percent or more of their income for rent.

Frail Elderly

Frail elderly includes the population over 62 years of age who suffer from various types of disabilities. According to American Communities Survey (ACS), in 2008 7,279 of elderly residents over 65 had some type of disability and are therefore, considered as frail.

Elderly and Frail Elderly

Goal 1: SUPPORT AND ASSIST ELDERLY AND FRAIL ELDERLY PERSONS

City of Hemet Summary of 5-Year Specific Objectives

Availability/Accessibility of Suitable Living Environment (SL-1)

5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1 Provide supportive services for 100 elderly and frail elderly citizens. Provide health services to 100 frail elderly. Provide anti-crime programs for 100 elderly. Provide rental assistance to 100 elderly and frail elderly residents.	CDBG, CDBG-R, in-kind funding, County Housing Authority	Nonprofit agencies, Section 8 Housing Vouchers, Affordable Public Housing	400 persons with new access to services	Improve availability/accessibility

Disabled Persons

The Census Bureau defines disability as a long-lasting sensory, physical, mental, or emotional condition or conditions that make it difficult for a person to do functional or participatory activities such as seeing, hearing, walking, climbing stairs, learning, remembering, concentrating, dressing, bathing, going outside the home, or working at a job. Disability is a mental or physical condition that affects the functioning of a person. Physical disabilities can hinder access to conventional housing units. Moreover, physical and mental disabilities can prevent persons from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs.

According to the 2008 ACS, 14,826 persons in Hemet or 19.5 percent reported a disability. The likelihood of having a disability varied by age - from 4.2 percent of people under 18 years old, to 16.5 percent of people 18 to 64 years old, and 44.4 percent of those 65 and older.

Goal 1: PROVIDE SUPPORTIVE SERVICES FOR PERSONS WITH PHYSICAL, MENTAL AND DEVELOPMENTAL DISABILITIES AND PERSONS WITH HIV/AIDS

City of Hemet Summary of 5-Year Specific Objectives

Availability/Accessibility of Suitable Living Environment (SL-1)

5-Year Objectives	Source of Funds	Programs	Assisted Number	Outcomes
SL-1 Provide supportive services to 100 persons with physical, mental and developmental disabilities. Provide supportive services to 25 persons suffering with HIV/AIDS	CDBG, CDBG-R, in-kind funding, County of Riverside	Nonprofit agencies, Riverside County Department of Public Social Services and Homeless Programs	125 persons with new access to services	Improve availability/accessibility

2. Resources

Several potential funding sources have been identified to implement these goals and objectives. These sources include, but are not limited to:

- Federal funds including CDBG, NSP, and CDBG-R
- State funds provided under various programs of the California Department of Housing and Community Development and the California Housing Finance Agency including CalHOME
- State and federal tax credits and mortgage credit certificates
- City Redevelopment Agency low- and moderate-income set-aside funds

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table (Attachment B)

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

5 Year Non-homeless Special Needs Analysis response:

1. Non-homeless Special Needs Population

Elderly

The population over the age of 62 is considered elderly as defined by HUD. Elderly persons present four main concerns:

- People over 65 are usually retired and living on a fixed income.
- Due to the higher rate of illness, health care is important.
- Many elderly use public transit.
- Many live alone and rent.

According to ACS, in 2008 Hemet had 16,390 persons aged 65 or older, representing 21.6 percent of all City residents. According to 2004, CHAS data for Hemet approximately 74.5 percent of elderly households were experiencing housing problems. Among small related elderly households that rent, 84.7 percent pay 30 percent or more of their income for rent.

Frail Elderly

Frail elderly includes the population over 62 years of age who suffer from various types of disabilities. According to American Communities Survey (ACS), in 2008 7,279 of elderly residents over 65 had some type of disability and are therefore, considered as frail.

Disabled Persons

The Census Bureau defines disability as a long-lasting sensory, physical, mental, or emotional condition or conditions that make it difficult for a person to do functional or participatory activities such as seeing, hearing, walking, climbing stairs, learning, remembering, concentrating, dressing, bathing, going outside the home, or working at a job. Disability is a mental or physical condition that affects the functioning of a person. Physical disabilities can hinder access to conventional housing units. Moreover, physical and mental disabilities can prevent persons from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs.

According to the 2008 ACS, 14,826 persons in Hemet or 19.5 percent reported a disability. The likelihood of having a disability varied by age - from 4.2 percent of people under 18 years old, to 16.5 percent of people 18 to 64 years old, and 44.4 percent of those 65 and older.

Alcohol/Other Drug Addicted Persons

Alcoholism, also known as alcohol dependence, is a disease that includes the following four symptoms:

- Craving--A strong need, or urge, to drink.
- Loss of control--Not being able to stop drinking once drinking has begun.
- Physical dependence--Withdrawal symptoms, such as nausea, sweating, shakiness, and anxiety after stopping drinking.

- Tolerance--The need to drink greater amounts of alcohol to get "high."

Alcohol abuse and alcoholism cut across gender, race, and nationality. In the United States, 17.6 million people--about 1 in every 12 adults--abuse alcohol or are alcohol dependent. In general, more men than women are alcohol dependent or have alcohol problems. In addition, alcohol problems are highest among young adults ages 18-29 and lowest among adults ages 65 and older. We also know that people who start drinking at an early age--for example, at age 14 or younger are at much higher risk of developing alcohol problems at some point in their lives compared to someone who starts drinking at age 21 or after.

The National Institute of Alcohol Abuse and Alcoholism estimates that 4.7 percent of the population has drinking problems, or 6.9 percent of males and 2.6 percent of adult females. Based on these figures, an estimated 9,440 Hemet residents may have alcohol abuse issues.

Illiterate Adults

According to the U.S. Department of Education 2003 National Assessment of Adult Literacy, 20 percent of Riverside County's population of persons 16 and older, lack basic prose literacy skills. These individuals lack the ability to read and understand information in simple documents.

Persons with HIV/AIDS

Although specific statistics on Hemet residents with HIV/AIDS is not available, as of 2007, there were an estimated 8,261 persons living with HIV or AIDS in Riverside County: 3,544 are persons living with HIV/non-AIDS; 4,717 are persons living with AIDS; and 579 are incident AIDS cases. The demographics of persons living with HIV/AIDS are predominantly White (59.1 percent), male (86.7 percent), and aged 25-44 years (67.6 percent), and the primary mode of transmission is male-to-male sexual contact (63.7 percent). However, aggregate data mask county-level differences.

Farm Workers

The 2007 Census of Agriculture, conducted by the U.S. Department of Agriculture, indicated there were 16,069 farm workers in Riverside County. Of these workers, 8,124 worked less than 150 days. Of a total of 1,197 farms with hired farm labor in Riverside County, 213 or approximately 18 percent used migrant farm labor. Most farm workers are located in the eastern section of Riverside County also known as the Coachella Valley.

The 2006 Coachella Valley Farm Worker Survey, prepared on behalf of the County of Riverside Department of Public Social Services, approximately 72 percent of farm workers lived in the Coachella Valley year-round and 28 percent lived there seasonally. Eighty-eight percent of farm workers who lived year-round in the Coachella Valley live in conventional housing situations including apartments, houses, and mobile homes. Over two-thirds of the farm workers indicated that they rented or that they lived with family members. The

survey found that the housing situation for seasonal farm workers was quite different from workers who provided labor year-round. Additionally, approximately thirty percent of seasonal farm workers live in situations not meant for human habitation such as outdoors or sleeping on the street, in parking lots, or vehicles.

2. Priority Needs

Hemet identified special needs groups as a high priority needing housing and supportive services for homeless and non-homeless, elderly, frail elderly, person with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction. *Note: Please refer to the Non-Homeless Special Needs table (Attachment B) for identification of priority needs.*

3. Basis for assigning priorities

Please refer to General Question #2 regarding the basis for assigning priorities.

4. Obstacles to meeting underserved needs

Please refer to General Question #3 regarding obstacles to meeting underserved needs.

5. Available Facilities and Services

Hemet implements several programs within the City and supports services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. Those programs are as follows:

- Owner Occupied Housing Rehabilitation
- Senior Home Repair
- Handicap Ramps for Senior/Disabled
- Habitat for Humanity
- Down Payment Assistance
- Code Enforcement,
- Crime Free Multi-Housing
- Neighborhood Housing Service of the Inland Empire,
- Neighborhood Watch
- Neighborhood Stabilization Program
- Inland Fair Housing and Mediation Board
- Section 8 Housing Vouchers
- Affordable Public Housing
- Energy Efficiency and Conservation Block Grant
- Habitat for Humanity
- Owner Occupied Housing Rehabilitation
- Senior Home Repair

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

5 Year Strategic Plan HOPWA response:

N/A

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

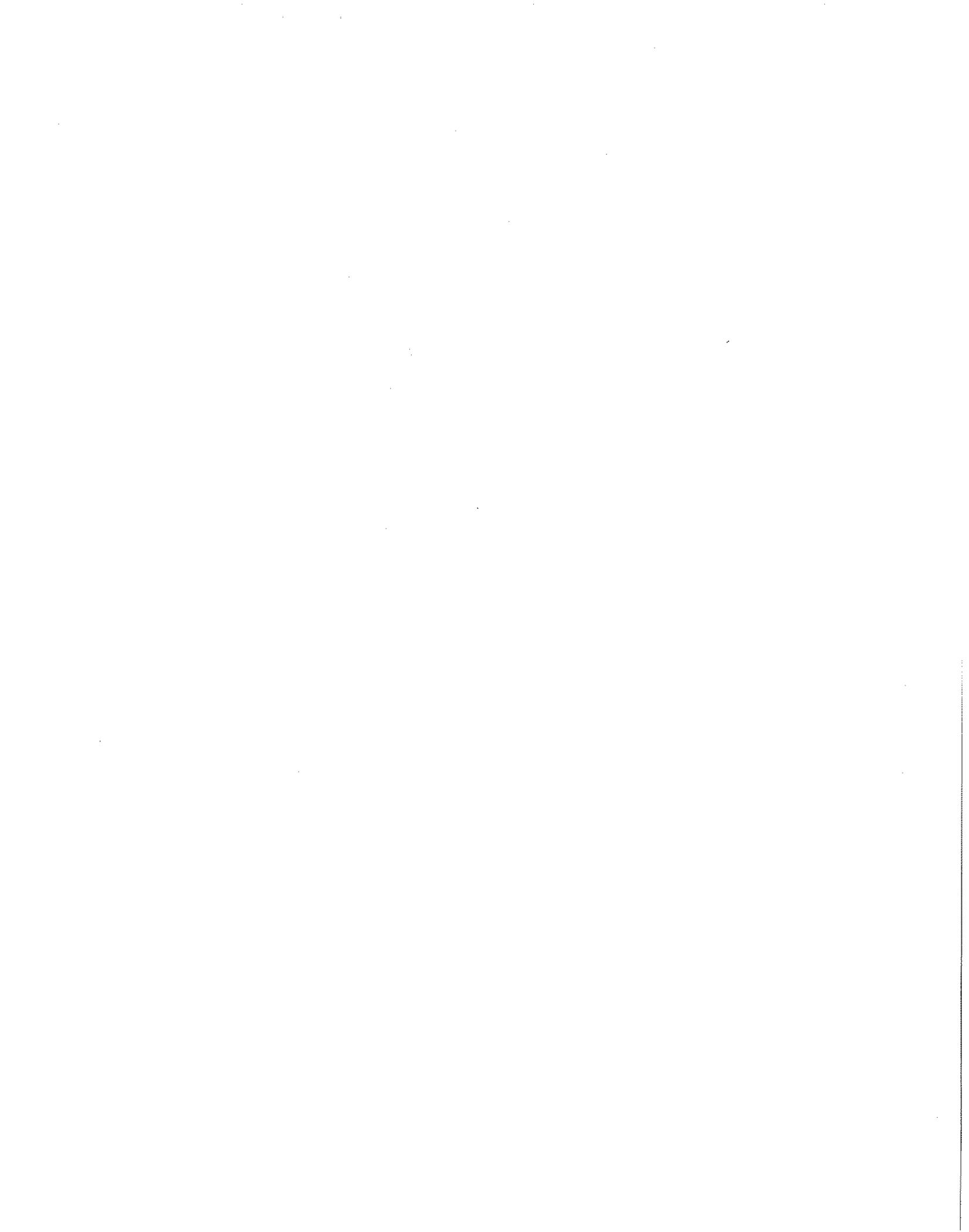
5 Year Specific HOPWA Objectives response:

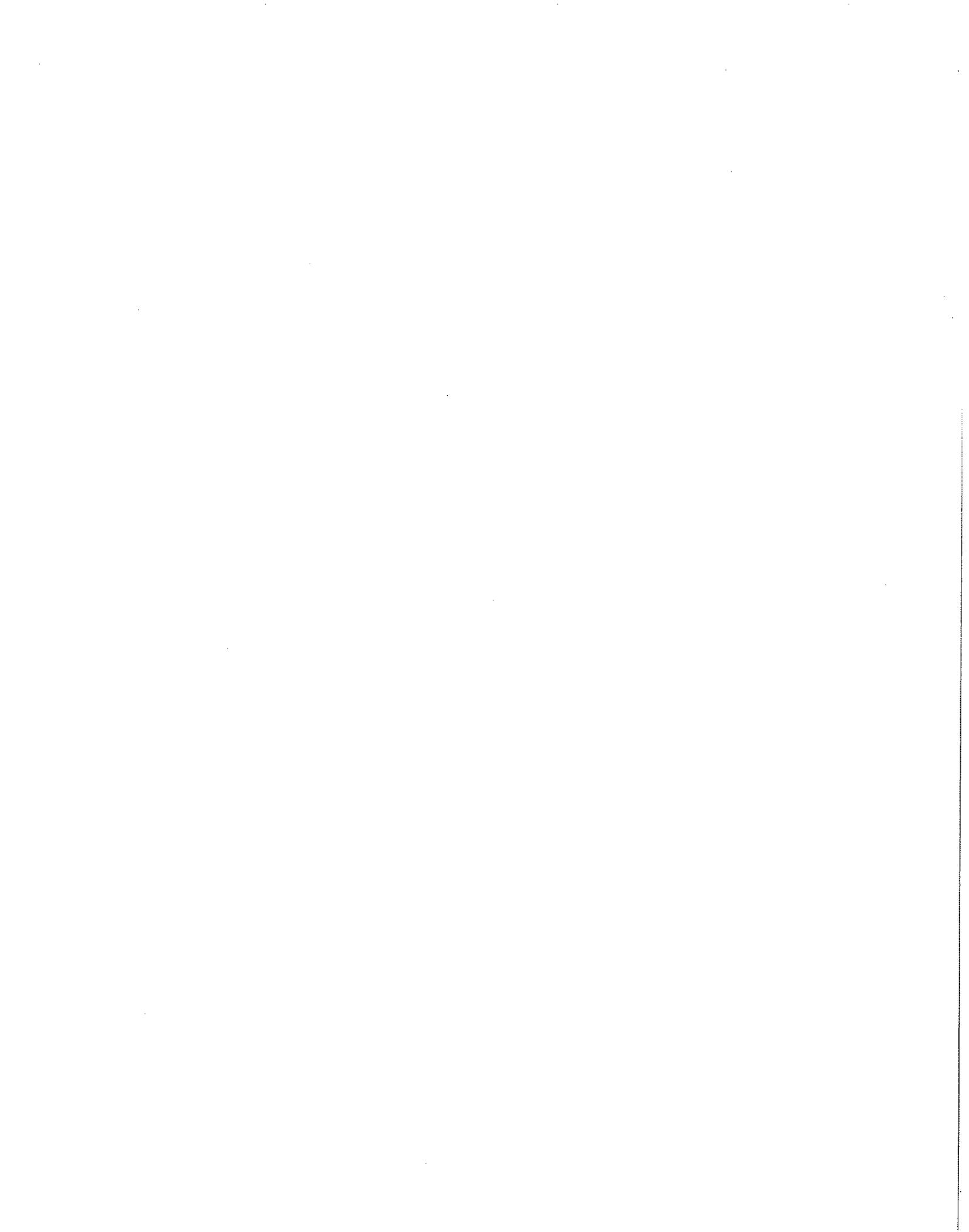
N/A

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

N/A





CITY OF HEMET COMMUNITY DEVELOPMENT BLOCK GRANT(CDBG) 2010-2015 CONSOLIDATED PLAN RESIDENTS SURVEY

The City of HEMET is preparing the CDBG 2010-2015 CONSOLIDATED PLAN to determine the use of federal funds over the next five years. Your input in this survey will provide guidance for the use of federal funds during this time period to meet the City's Housing and Community Development Needs within the City. The Plan will comply with Federal guidelines. 1) Consider the needs in your community and how they can be improved. 2) Rate the need level for each of the following categories and circle one that best applies. **After completing the survey please return it to the City of Hemet by e-mail or mail to: Carla Callahan, CDBG Coordinator, City of Hemet Finance Department, 445 E. Florida Avenue, 92543 no later than Tuesday, August 18th, 2009.**

<p>Community Facilities Please indicate your need level:</p> <p>Senior Centers <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Youth Centers <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Child Care Centers <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Park & Recreational Facilities <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Health Care Facilities <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Community Centers <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Public Safety Stations & Equipment <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Libraries <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p>	<p>Community Services Please indicate your need level:</p> <p>Senior Activities <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Youth Activities <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Child Care Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Transportation services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Anti-Crime Programs <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Health Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Mental Health Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Legal Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p>
<p>Infrastructure Please indicate your need level:</p> <p>Drainage Improvement <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Water/Sewer Improvements <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Street/Alley Improvement <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Street Lighting <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Sidewalk Improvements <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Street Scapes <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p>	<p>Neighborhood Services Please indicate your need level:</p> <p>Tree Planting <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Trash & Debris Removal <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Code Enforcement <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Parking Facilities <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Cleanup of Abandoned Lots & Buildings <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p>
<p>Special Needs Services Please indicate your need level:</p> <p>Centers/Services for Disabled <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Accessibility Improvements <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Domestic Violence Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Substance Abuse Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Homeless Shelters/Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>HIV/AIDS Centers & Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Neglected/Abused Children Centers and Services <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p>	<p>Housing Please indicate your need level:</p> <p>Residential Rehabilitation <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Home Ownership Assistance <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Housing for Disabled <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Senior Housing <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Single Family Housing <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Large Family Housing <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Affordable Rental Housing <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Fair Housing <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Lead-Based Paint/Test Abate <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Residential Historic <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Non-Residential Historic <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Energy Efficient Improvement <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p>
<p>Economic Development Please indicate your need level:</p> <p>Start Up Business Assistance <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Small Business Loans <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Job Creation/Retention <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Employment Training <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Commercial/Industrial Rehabilitation <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Facade Improvements <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p> <p>Business Mentoring <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> No Need</p>	<p>Please list and rank your top three priorities (listed above or not):</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>

Part II - As part of this planning process, the City of Hemet must also analyze factors that limit fair housing choice in the City of Hemet. Your own experiences will contribute to the efforts to research obstacles such as the nature and extent of housing discrimination in this region.

This information will be used to assist in developing strategies to overcome impediments to fair housing choice. This survey is for information gathering purposes only.

1. Do you believe housing discrimination is an issue to your neighborhood? Yes No
2. Have you ever experienced discrimination in housing? Yes No
3. Who do you believe discriminated against you?
 - Landlord/property manager Real Estate Agent
 - Mortgage Lender Mortgage Insurer
4. On what basis do you believe you were discriminated against?
 - Race Color National Origin Religion Gender
 - Familial Status (Single-parent with children, family with children or expecting a child)
 - Disability (either you or someone close to you)
5. If you believe you have been discriminated against, have you reported the incident? Yes No
 - If No - WHY?** don't know where to report afraid of retaliation
 - too much trouble don't believe it makes a difference

To help us better, please provide the following information:

Name of street you live on:

Name of nearest cross street:

Please provide the following so we may contact you (optional)

Last Name:

First Name:

Address:

Phone:

Email:

ESTUDIO DEL PLAN CONSOLIDADO DE LA CONCESION DE DESARROLLO COMUNITARIO (CDBG) DEL LA CIUDAD DE HEMET 2010-2015

La Ciudad de HEMET esta preparando el plan consolidado de CDBG 2010-2015 para determinar el uso de fondos federales en los proximos cinco años. Su participacion en este estudio servira como guia para el uso de fondos federales durante este periodo de tiempo. Los fondos se usaran para satisfacer las necesidades de desarrollo comunitario y viviendas dentro de la Ciudad. El Plan cumplira con reglas Federales.

1) Tome en cuenta las necesidades en su comunidad y como pueden ser mejoradas. 2) Clasifique el nivel de necesidad para cada una de las categorias y marque el que mejor aplica. **Despues de completar este estudio, favor de mandar a la Ciudad de Hemet a traves de correo electronic o por el servicio postal a: Carla Callahan, CDBG Coordinator, City of Hemet Finance Department, 445 E. Florida Avenue, 92543 a mas tardar el Martes, 18 de Agosto, 2009.**

<p>Centros Comunitarios Favor de indicar su nivel de necesidad:</p> <p>Centros para personas de edad avanzada <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Centros Juveniles <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Guarderías <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Facilidades de Parque y Recreo <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Centros de Salud <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Centros Comunitarios <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Estaciones de Seguridad Public y Equipo <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Bibliotecas <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p>	<p>Servicios Comunitarios Favor de indicar su nivel de necesidad:</p> <p>Actividades para personas de edad avanzada <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Actividades juveniles <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Servicios de cuidado de niños <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Servicios de transporte <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Programas contra el crimen <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Servicios de salud <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>servicios de salud mental <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Servicios legales <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p>
<p>Infraestructura Favor de indicar su nivel de necesidad:</p> <p>Desarrollo de sistemas de desagüe <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Mejora a sistemas de agua/alcantarillas <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Desarrollo de Calles y Callejones <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Alumbrado de calles de la ciudad <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Desarrollo de acera/banqueta <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Paisajes/Jardines de calles de la ciudad <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p>	<p>Servicios de Vecindad Favor de indicar su nivel de necesidad:</p> <p>Sembrar arboles <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Levantamiento de basura y escombros <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Imposicion/Cumplimiento de Codigos de la Cuidad <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Estacionamientos publicos <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Limpieza de terrenos y edificios abandonados <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p>
<p>Servicios de Necesidades Especiales Favor de indicar su nivel de necesidad:</p> <p>Servicios/Centros para Incapacitados <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Desarrollo de Accesibilidad <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Servicios de Violencia Domestica <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Servicios de Abuso de Sustancia <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Servicios/Centros de HIV/SIDA <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Servicios/Centros para niños que sufren de Abuso/Negligencia <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p>	<p>Vivienda Favor de indicar su nivel de necesidad:</p> <p>Rehabilitacion Residencial <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Asistencia para compra de casa <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Viviendas para Incapacitados <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Viviendas para personas de edad avanzada <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Vivienda familiar individual <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Vivienda para familia grande <input type="radio"/> Alto <input type="radio"/> Median <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p>
<p>Desarrollo Economico Favor de indicar su nivel de necesidad:</p> <p>Asistencia para empezar un negocio <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Prestamos para Negocios pequenos <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Retencion/Creacion de empleos <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Rehabilitacion Comercial/Industrial <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Mejoras a cara/frente de negocios <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p> <p>Guia de Negocios <input type="radio"/> Alto <input type="radio"/> Mediano <input type="radio"/> Bajo <input type="radio"/> No lo necesito</p>	<p>Favor de anotar necesidades no incluidas en este formulario:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>

Parte II - Como parte de el proceso de planificacion, la Ciudad de Hemet debe analizar factores que limitan las opciones de vivienda justa/ imparcial dentro de la Ciudad. Sus experiencias personales colaboraran con los esfuerzos para investigar obstaculos tales como la naturaleza y gravedad de discriminacion de vivienda en esta region.

Esta informacion se usara para ayudar en el desarrollo de estrategias para superar impedimentos a la eleccion de vivienda justa. Esta encuesta es solo con fin de reunir informacion.

1. Siente usted que la discriminacion de vivienda es un problema en su vecindad? Si No
2. Ha usted alguna vez experimentado discriminación en materia de vivienda? Si No
3. Quien cree que discrimino en contra de usted?
 Propietario/Administrador de propiedades Agente de bienes raices
 Prestamista de hipotecas Aseguradora de hipotecas
4. Sobre que base cree usted que fue objeto de discriminacion?
 Raza Color Origen nacional Religion Sexo
 Estado Familiar (madre/padre soltero con ninos pequenos, familia con niños o esperando un hijo/a)
 Desabilidad (usted o alguien cercano a usted)
5. Si usted siente que ha sido victima de discriminacion, ha reportado el incidente? Si No
Si no lo ha reportado - Porque no?
 no se donde reportarlo tengo miedo de represalia
 demasiada molestia no siento que hara una diferencia

Para ayudarnos, favor de proporcionar la informacion siguiente:

Nombre de calle donde vive:

Nombre de calle mas cercana que cruza su calle :

Favor de proporcionar lo siguiente para ponernos en contact con usted (opcional)

Apellido:

Nombre:

Domicilio:

Numero de telephono

Correo electronico:

Community Priority Need	High	Medium	Low
Youth Activities	56.8%	18.4%	6.4%
Health Care Facilities	53.6%	24.0%	8.0%
Youth Centers	52.8%	18.4%	12.8%
Job Creation/Retention	51.2%	16.8%	9.6%
Health Services	49.6%	24.0%	8.0%
Anti-Crime Programs	47.2%	31.2%	5.6%
Energy Efficient Improvements	45.6%	23.2%	6.4%
Employment Training	44.8%	22.4%	8.0%
Parks and Recreational Facilities	41.6%	32.0%	16.8%
Neglected/Abused Children Centers & Services	41.6%	21.6%	9.6%
Affordable Rental Housing	40.0%	18.4%	9.6%
Cleanup of Abandoned Lots and Buildings	38.4%	29.6%	11.2%
Child Care Centers	37.6%	22.4%	16.8%
Child Care Services	37.6%	22.4%	15.2%
Public Safety Stations & Equipment	36.0%	29.6%	15.2%
Transportation Services	36.0%	28.8%	12.8%
Drainage Improvements	36.0%	25.6%	16.0%
Fair Housing	35.2%	22.4%	9.6%
Libraries	34.4%	33.6%	16.0%
Substance Abuse Services	34.4%	22.4%	11.2%
Street Lighting	33.6%	26.4%	21.6%
Homeownership Assistance	32.8%	25.6%	11.2%
Mental Health Services	32.0%	26.4%	13.6%
Homeless Shelters/Services	32.0%	25.6%	12.8%
Legal Services	31.2%	29.6%	16.8%
Sidewalk Improvement	31.2%	28.8%	19.2%
Community Centers	30.4%	36.8%	15.2%
Domestic Violence Services	30.4%	21.6%	12.0%
Code Enforcement	29.6%	30.4%	17.6%
Small Business Loans	29.6%	24.0%	14.4%
Trash & Debris Removal	28.0%	36.0%	16.0%
Senior Housing	27.2%	20.0%	15.2%
Water/Sewer Improvement	25.6%	31.2%	19.2%
Single Family Housing	25.6%	25.6%	18.4%
Start Up Business Assistance	25.6%	25.6%	16.8%
Street/Alley Improvement	24.8%	33.6%	17.6%
Residential Rehabilitation	23.2%	28.8%	16.0%
Parking Facilities	23.2%	28.0%	27.2%
Centers/Services for Disabled	23.2%	27.2%	11.2%
Business Mentoring	23.2%	19.2%	24.0%
Commercial/Industrial Rehabilitation	22.4%	33.6%	13.6%
Tree Planting	22.4%	29.6%	24.0%
Senior Activities	22.4%	26.4%	16.8%
Housing for Disabled	22.4%	24.8%	14.4%
Streetscapes	20.8%	25.6%	27.2%
Large Family Housing	20.0%	25.6%	21.6%
Senior Centers	18.4%	27.2%	12.8%
HIV/AIDS Centers & Services	18.4%	25.6%	18.4%
Façade Improvements	17.6%	21.6%	26.4%
Lead Based Paint Test/ Abatement	16.0%	24.8%	21.6%
Residential Historic Preservation	15.2%	25.6%	24.0%
Accessibility Improvements	13.6%	32.0%	16.8%
Non-Residential Historic Preservation	9.6%	23.2%	26.4%

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in the context of public administration or corporate governance. The text suggests that without reliable records, it becomes difficult to track progress, identify issues, and ensure that resources are being used effectively.

2. The second part of the document addresses the challenges associated with data collection and analysis. It notes that while modern technology offers powerful tools for gathering and processing information, the quality and consistency of the data can vary significantly. The author highlights the need for standardized protocols and rigorous quality control measures to ensure that the data being used is accurate and relevant. Additionally, the text mentions the importance of training personnel to handle data responsibly and ethically.

3. The final part of the document focuses on the practical implementation of these principles. It provides several key recommendations for organizations looking to improve their record-keeping and data management practices. These include: (a) establishing clear policies and procedures for data collection and storage; (b) investing in reliable technology and infrastructure; (c) fostering a culture of transparency and accountability among all staff members; and (d) regularly reviewing and updating systems to adapt to changing needs and technological advancements. The author concludes by stating that while the process may be complex, the benefits of a well-organized and transparent system are well worth the effort.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for ensuring the integrity of the financial statements and for providing a clear audit trail. The text notes that any discrepancies or errors in the records can lead to significant complications during an audit and may result in the disallowance of certain expenses.

2. The second part of the document outlines the specific requirements for record-keeping. It states that all receipts, invoices, and other supporting documents must be retained for a minimum of three years. Additionally, it is required that these records be organized in a systematic and accessible manner, such as by date or by category, to facilitate the audit process. The document also mentions that digital records are acceptable, provided they are secure and can be easily accessed and verified.

3. The third part of the document provides guidance on how to handle common situations that may arise during the record-keeping process. For example, it addresses the issue of lost receipts, suggesting that a copy of the receipt should be made and the original should be replaced as soon as possible. It also discusses the importance of keeping records up-to-date and avoiding the accumulation of clutter, which can make it difficult to locate specific documents when needed.

4. Finally, the document concludes by reiterating the overall goal of maintaining accurate and complete records. It stresses that this is not only a legal requirement but also a best practice for any business or organization that wants to ensure the accuracy and reliability of its financial information. The text encourages the reader to take the time to establish a clear and consistent record-keeping system from the start, as this will greatly simplify the audit process and help to avoid any potential issues.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to support informed decision-making.

3. The third part of the document focuses on the role of technology in modern data management. It discusses how advanced software solutions can streamline data collection, storage, and analysis, leading to more efficient and accurate results.

4. The fourth part of the document addresses the challenges associated with data management, such as data quality, security, and privacy. It provides strategies to mitigate these risks and ensure the integrity and confidentiality of the organization's data.

5. The fifth part of the document concludes by summarizing the key findings and recommendations. It stresses the importance of ongoing monitoring and evaluation to ensure that the data management processes remain effective and aligned with the organization's goals.

Jurisdiction

Housing Market Analysis

Complete cells in blue.

Vacancy Rate	Complete cells in blue.				Substandard Units
	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	
Housing Stock Inventory					
Affordability Mismatch					
Occupied Units: Renter	3361	4290	1377	9028	
Occupied Units: Owner	1990	8956	5341	16287	
Vacant Units: For Rent	804	956	387	2147	
Vacant Units: For Sale	40	378	95	513	
Total Units Occupied & Vacant	6195	14580	7200	27975	0
Rents: Applicable FMRs (in \$s)	867 to 954	1,125	1,583		
Rent Affordable at 30% of 50% of MFI (in \$s)	582 to 624	748	865		
Public Housing Units					
Occupied Units	600	224	90	914	
Vacant Units				0	
Total Units Occupied & Vacant	600	224	90	914	0
Rehabilitation Needs (in \$s)					
					0

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction Data Quality
	Emergency	Transitional			
1. Homeless Individuals	413	181	1345	1939	(S) statistically reliable same
2. Homeless Families with Children		0	0	0	
2a. Persons in Homeless with Children Families	205	524	698	1427	
Total (lines 1 + 2a)	618	705	2043	3366	
Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality
1. Chronically Homeless		274	695	969	(S) statistically reliable same
2. Severely Mentally Ill		169	367	536	
3. Chronic Substance Abuse		403	427	830	
4. Veterans		120	90	210	
5. Persons with HIV/AIDS		35	15	50	
6. Victims of Domestic Violence		106	91	197	
7. Youth (Under 18 years of age)		65	99	164	

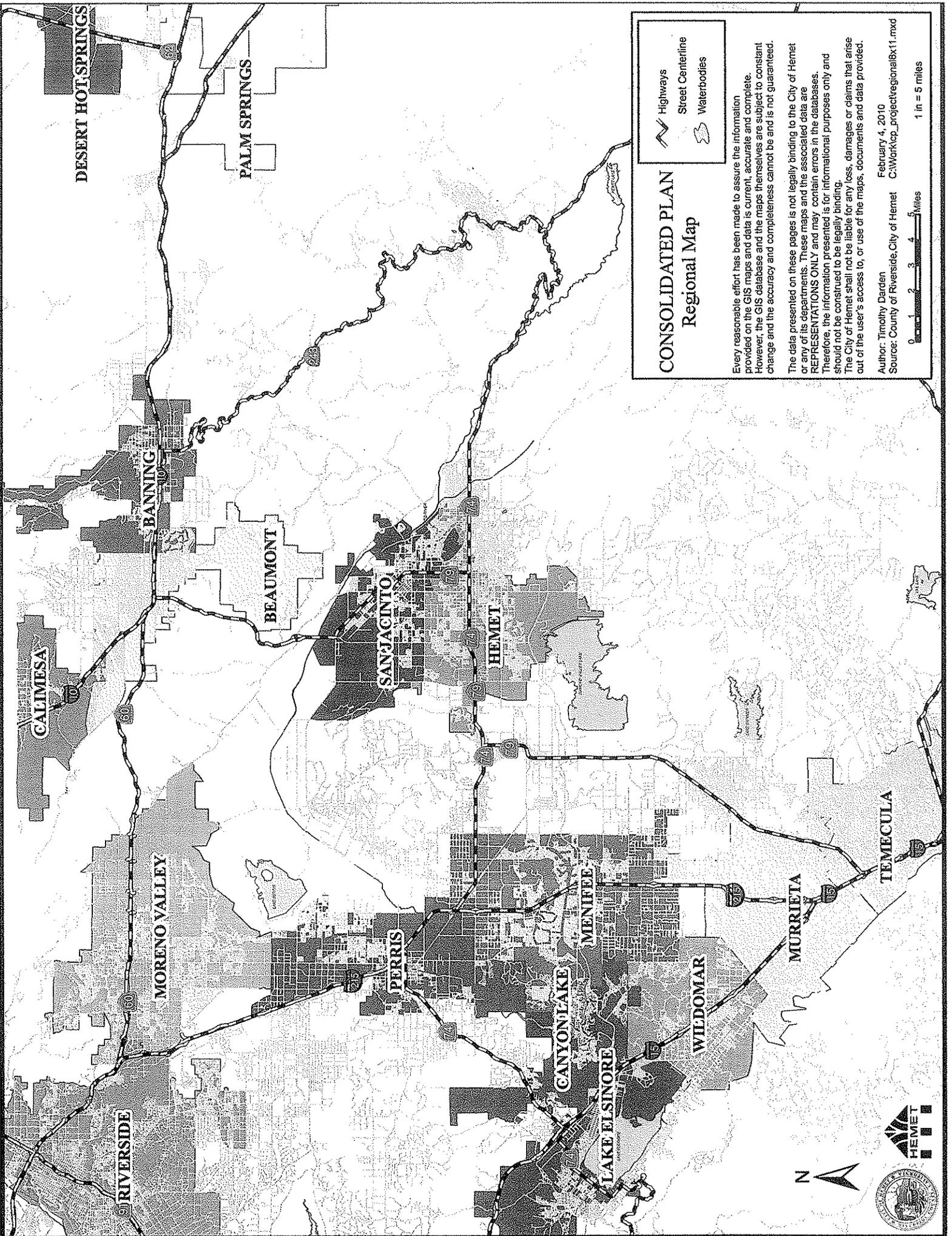
Part 3: Homeless Needs Table: Individuals	Needs	Currently Available	Gap	5-Year Quantities										Total	Priority H. M. L.	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPEWA, ESSG or Other				
				Year 1	Year 2	Year 3	Year 4	Year 5	Goal	Complete	Goal	Complete	Goal					Complete	Goal	Complete	% of Goal
Emergency Shelters	1567	568	999	30	0	30	0	30	0	30	0	30	0	30	0	150	0	0%	H	Y	CoC
Transitional Housing	1714	881	833	45	0	45	0	45	0	45	0	45	0	45	0	225	0	0%	H	Y	CoC
Permanent Supportive Housing	1211	212	999	100	0	100	0	100	0	100	0	100	0	100	0	500	0	0%	H	Y	CoC
Total	4492	1661	2831	30	0	30	0	30	0	30	0	30	0	30	0	150	0	0%			
Chronically Homeless	969																				



Non-Homeless Special Needs Including HOPWA	Needs	Currently Available	GAP	3-5 Year Quantities										Total					
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	65	0	65	13	0	13	0	13	0	13	0	13	0	13	0	65	0	0%
	53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	56. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	Total	65	0	65	13	0	13	0	13	0	13	0	13	0	13	0	65	0	0%
Supportive Services Needed	60. Elderly	150	0	150	30	0	30	0	30	0	30	0	30	0	30	0	150	0	0%
	61. Frail Elderly	150	0	150	30	0	30	0	30	0	30	0	30	0	30	0	150	0	0%
	62. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	63. Developmentally Disabled	100	0	100	20	0	20	0	20	0	20	0	20	0	20	0	100	0	0%
	64. Physically Disabled	50	0	50	10	0	10	0	10	0	10	0	10	0	10	0	50	0	0%
	65. Alcohol/Other Drug Addicted	100	0	100	20	0	20	0	20	0	20	0	20	0	20	0	100	0	0%
	66. Persons w/ HIV/AIDS & their families	25	0	25	5	0	5	0	5	0	5	0	5	0	5	0	25	0	0%
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###
	Total	575	0	575	115	0	115	0	115	0	115	0	115	0	115	0	575	0	0%



Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need: H.M.L.	Dollars to Address	Plan to Fund? Y/N	Fund Source		
				Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative	
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual
01. Acquisition of Real Property 570.201(a)	0	0	0																	
02. Disposition 570.201(b)	0	0	0																	
03. Public Facilities and Improvements (General) 570.201(c)	0	0	0																	
03A. Senior Centers 570.201(c)	0	0	0																	
03B. Handicapped Centers 570.201(c)	0	0	0																	
03C. Homeless Facilities (not operating costs) 570.201(c)	1	0	1																	
03D. Youth Centers 570.201(c)	1	0	1																	
03E. Neighborhood Facilities 570.201(c)	0	0	0																	
03F. Parks, Recreational Facilities 570.201(c)	1	0	1																	
03G. Parking Facilities 570.201(c)	0	0	0																	
03H. Solid Waste Disposal Improvements 570.201(c)	0	0	0																	
03I. Flood Drain Improvements 570.201(c)	0	0	0																	
03J. Water/Sewer Improvements 570.201(c)	0	0	0																	
03K. Street Improvements 570.201(c)	0	0	0																	
03L. Sidewalks 570.201(c)	5	0	5																	
03M. Child Care Centers 570.201(c)	0	0	0																	
03N. Tree Planting 570.201(c)	0	0	0																	
03O. Fire Stations/Equipment 570.201(c)	0	0	0																	
03P. Health Facilities 570.201(c)	1	0	1																	
03Q. Abused and Neglected Children Facilities 570.201(c)	0	0	0																	
03R. Asbestos Removal 570.201(c)	0	0	0																	
03S. Facilities for AIDS Patients (not operating costs) 570.201(c)	230	0	230																	
03T. Operating Costs of Homeless/AIDS Patients Programs	0	0	0																	
04. Clearance and Demolition 570.201(d)	0	0	0																	
04A. Clean-up of Contaminated Sites 570.201(d)	0	0	0																	
05. Public Services (General) 570.201(e)	100	0	100																	
05A. Senior Services 570.201(e)	100	0	100																	
05B. Handicapped Services 570.201(e)	100	0	100																	
05C. Legal Services 570.201(e)	0	0	0																	
05D. Youth Services 570.201(e)	500	0	500																	
05E. Transportation Services 570.201(e)	0	0	0																	
05F. Substance Abuse Services 570.201(e)	105	0	105																	
05G. Battered and Abused Spouses 570.201(e)	100	0	100																	
05H. Employment Training 570.201(e)	40	0	40																	
05I. Crime Awareness 570.201(e)	260	0	260																	
05J. Fair Housing Activities (if CDBG, then subject to 570.201(e))	220	0	220																	
05K. Tenant/Landlord Counseling 570.201(e)	0	0	0																	
05L. Child Care Services 570.201(e)	0	0	0																	
05M. Health Services 570.201(e)	200	0	200																	
05N. Abused and Neglected Children 570.201(e)	25	0	25																	
05O. Mental Health Services 570.201(e)	100	0	100																	
05P. Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	0	0	0																	
05Q. Subsidence Payments 570.204	0	0	0																	
05R. Homeownership Assistance (not direct) 570.204	0	0	0																	
05S. Rental Housing Subsidies (if HOME, not part of 5% 570.204)	600	0	600																	
05T. Security Deposits (if HOME, not part of 5% Admin c)	0	0	0																	



CONSOLIDATED PLAN Regional Map

- Highways
- Street Centerline
- Waterbodies

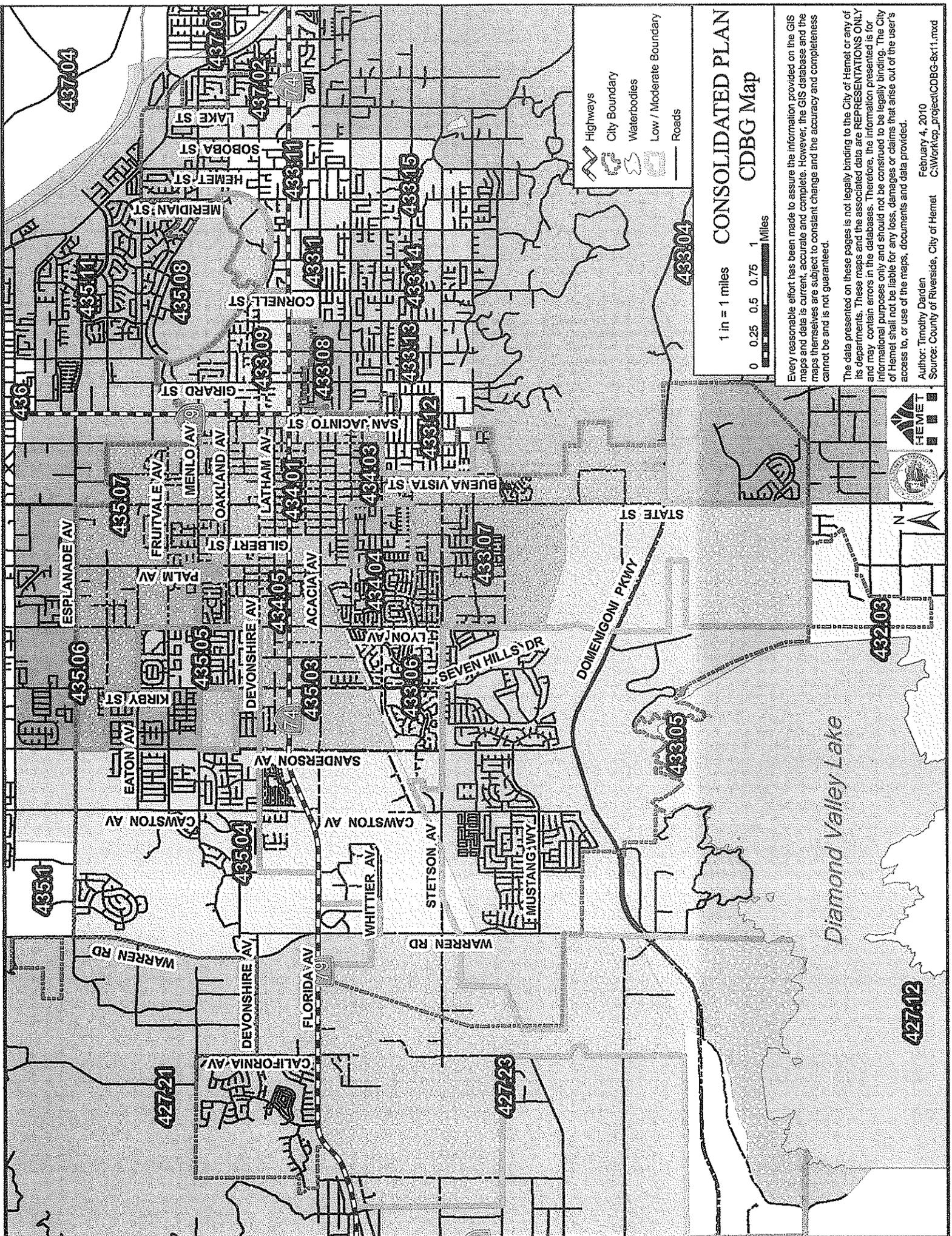
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Author: Timothy Darden
 February 4, 2010
 Source: County of Riverside, City of Hemet C:\Work\kcp_project\regional\8x11.mxd
 0 1 2 3 4 5 Miles
 1 in = 5 miles







CONSOLIDATED PLAN
CDBG Map

1 in = 1 miles
0 0.25 0.5 0.75 1
Miles

- Highways
- City Boundary
- Waterbodies
- Low / Moderate Boundary
- Roads

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Author: Timothy Darden
Source: County of Riverside, City of Hemet
February 4, 2010
C:\Work\cp_project\CDBG-8x11.mxd



427-21

427-23

Diamond Valley Lake

432-03

STATE ST

DOMENIGONI PKWY

SEVEN HILLS DR

WARREN RD

STETSON AV

CAMWSTON AV

WHITTIER AV

FLORIDA AV

DEVONSHIRE AV

CALIFORNIA AV

CAMWSTON AV

EATON AV

KIRBY ST

435-06

ESPLANADE AV

FRUITVALE AV

435-07

DEVONSHIRE AV

433-09

GIRARD ST

433-11

437-03

437-04

434-01

433-08

433-12

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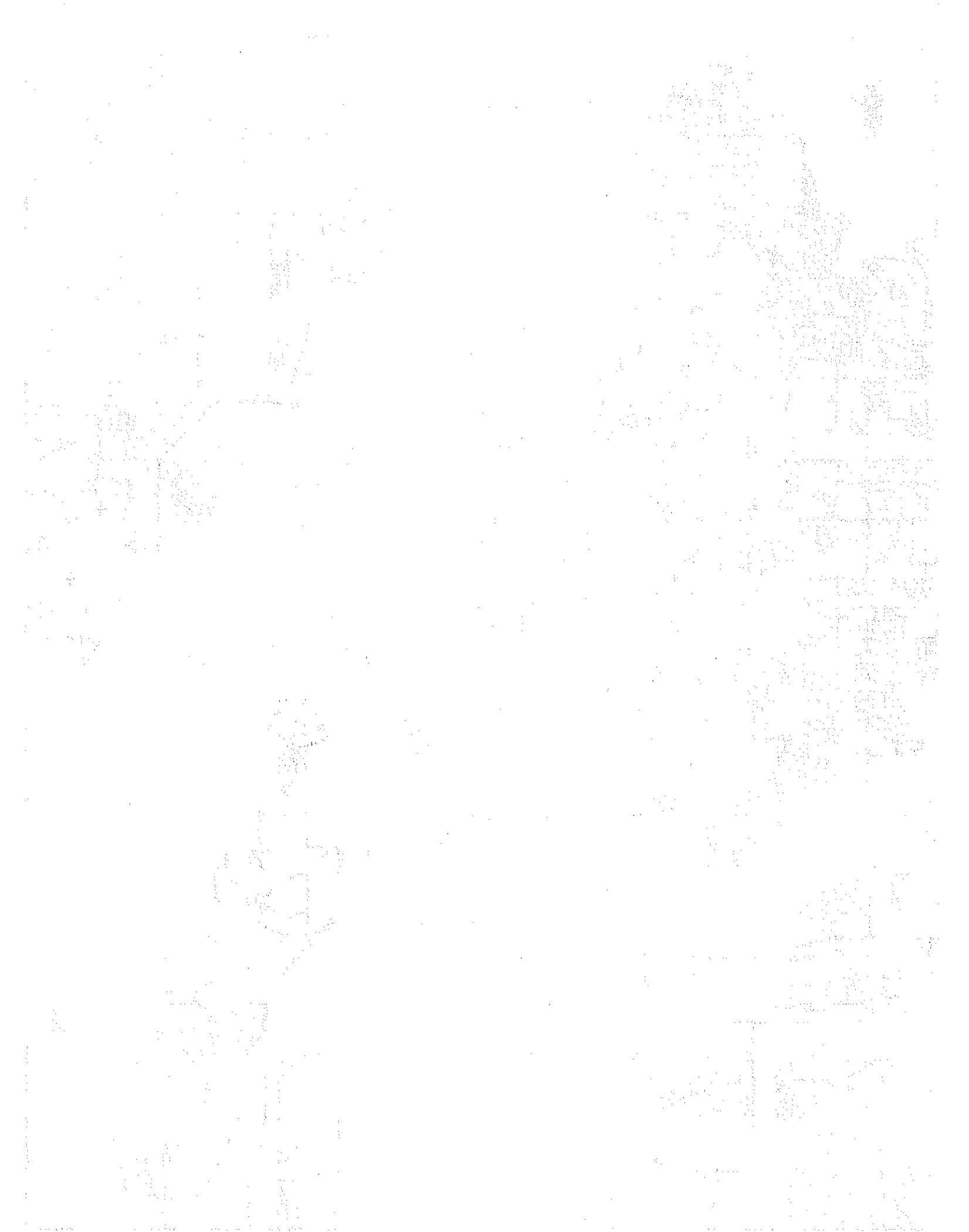
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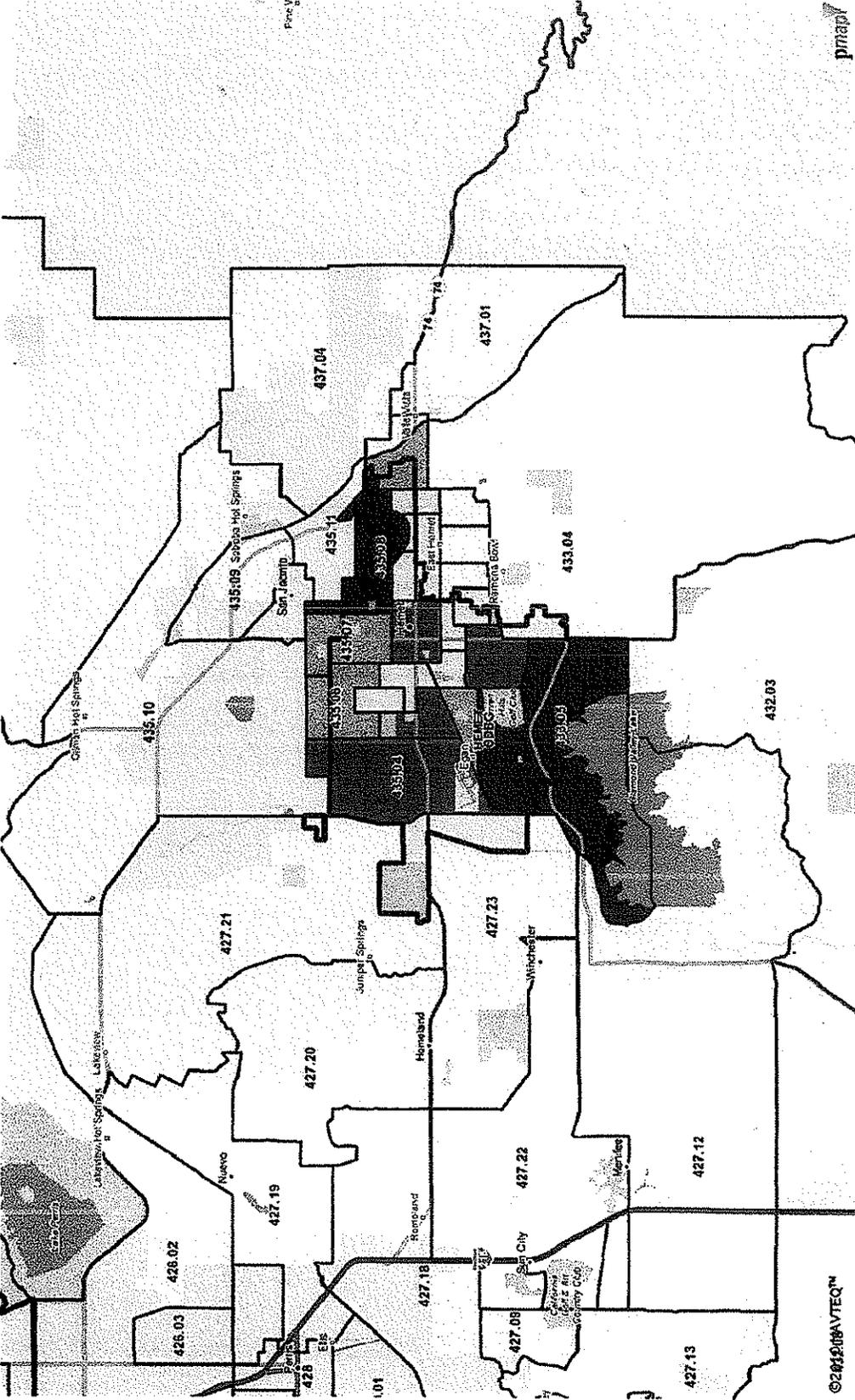




Hemet - Number of White people in 2009.

Estimated number of White people in 2009.

Estimated count of the population that is White, by single classification of Census race, in 2009.



Legend

Year 2009

Variable #

1,454 or less
1,455 - 2,532
2,533 - 3,540
3,541 - 4,347
4,348 or more

Shaded by Census Tract
Source: Census and Claritas

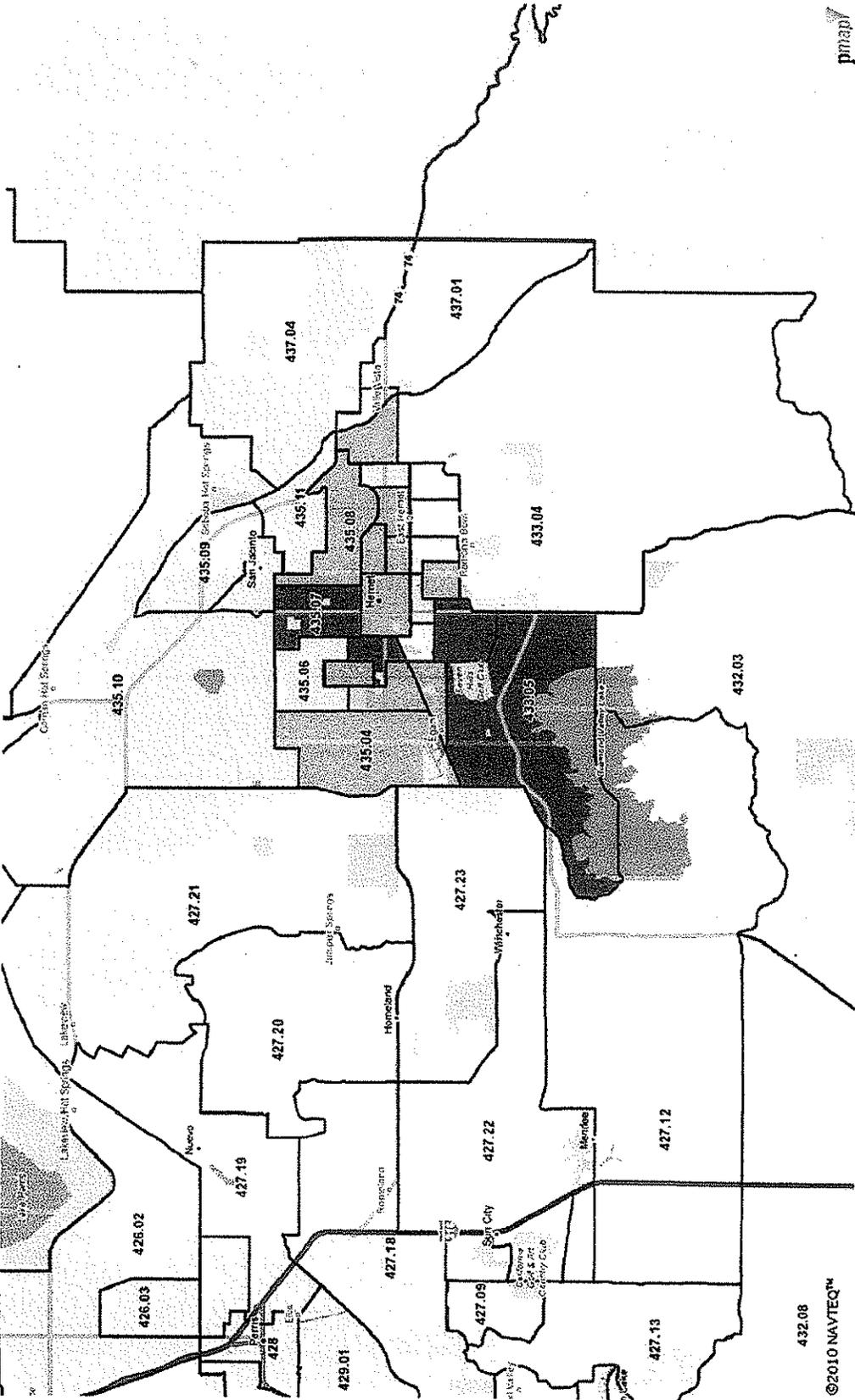




Hemet - Number of African American people in 2009.

Estimated number of African American people in 2009.

Estimated count of the population that is Black or African American, by single classification of Census race, in 2009



Legend

Year 2009

Variable #

Insufficient Data

426.03

427.13

427.18

427.19

427.20

427.21

427.22

427.23

429.01

435.06

435.07

435.08

435.09

437.01

437.04

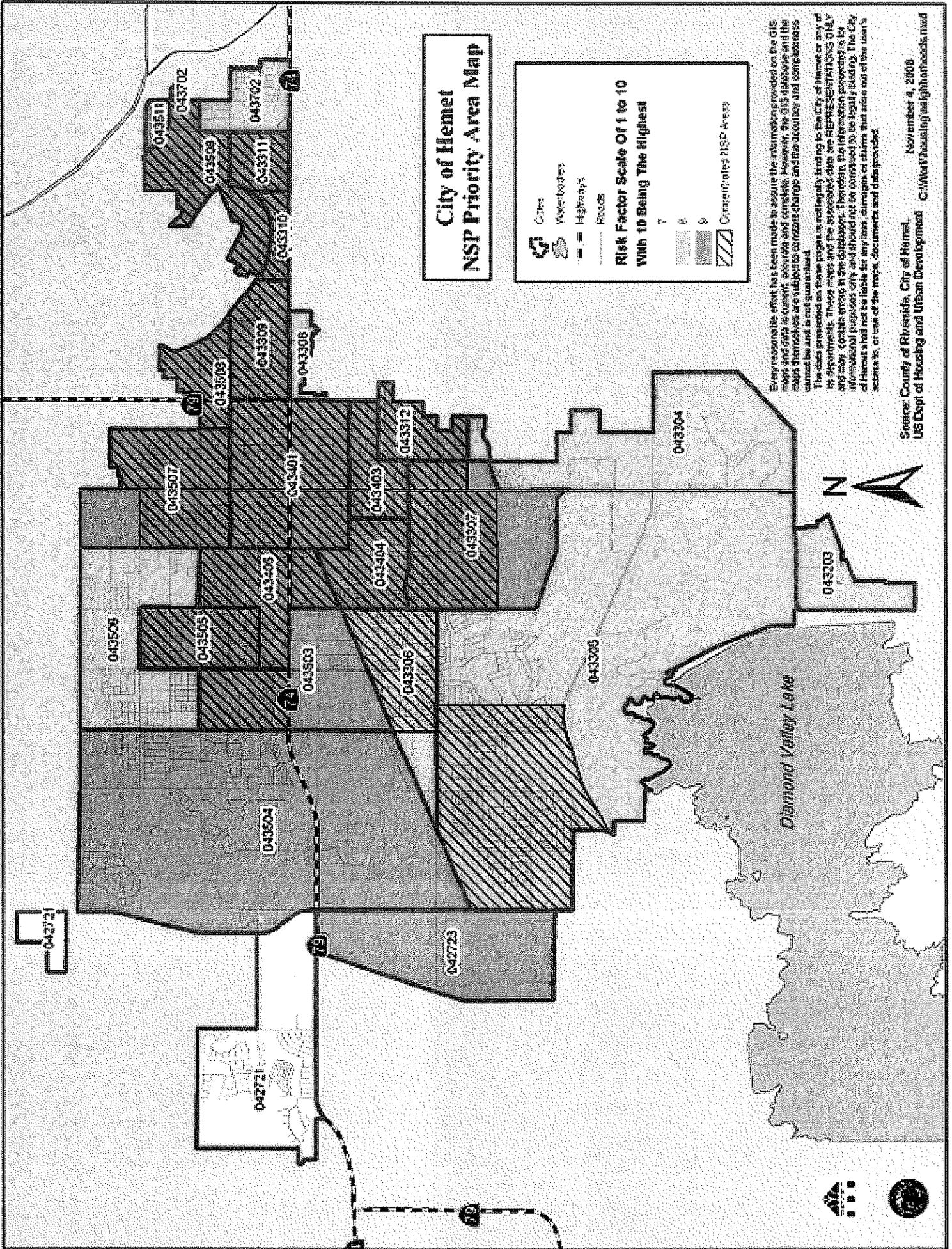
432.08

Shaded by Census Tract

Source: Census and Census

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**City of Hemet
NSP Priority Area Map**

**Risk Factor Scale Of 1 to 10
With 10 Being The Highest**

[Symbol]	Cities
[Symbol]	Waterbodies
[Symbol]	Highways
[Symbol]	Roads
[Symbol]	1
[Symbol]	2
[Symbol]	3
[Symbol]	4
[Symbol]	5
[Symbol]	6
[Symbol]	7
[Symbol]	8
[Symbol]	9
[Symbol]	10
[Symbol]	Concentrated NSP Areas

Every reasonable effort has been made to assure the information provided on this map is current, accurate and complete. However, the GIS database and the maps themselves are subject to change without notice and completeness cannot be and is not guaranteed.

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STORIES FROM C1

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NOTICE

The CITY OF HEMET receives approximately \$700,000 in federal funds each year for housing, social, community and economic development projects. In order to utilize this funding the U.S. Department of Housing and Urban Development (HUD) requires the City to prepare a Five Year Consolidated Plan to identify the priorities that the City will consider when allocating funding. The City of Hemet will host a workshop for PUBLIC SERVICE ORGANIZATIONS and other interested persons to provide input for THE CITY OF HEMET'S 2010-2015 PROGRAM YEAR CONSOLIDATED PLAN on Wednesday JULY 15, 2009 from 10:30-11:30 am in the HEMET LIBRARY CONFERENCE ROOM located at 300 E. LATHAM AVE, HEMET, CA.

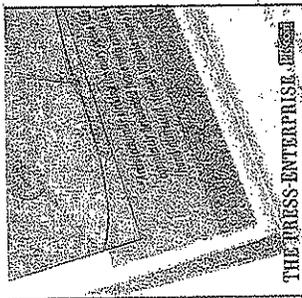
**FOR INFORMATION
PLEASE CONTACT:**

Carla Callahan,
CDBG Coordinator

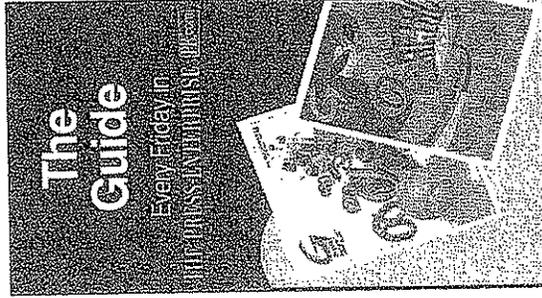
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Hemet, CA 92543



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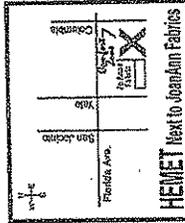
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HEMET Next to JeanAnn Fabrics

his, Livingston and Middleton. Nelson personally urged Washington to fire on his home and destroy it when it became the

he was not to be found, nor could any be found who knew who he was or how he had come in or come out through the locked and

There is a legend about the day of our nation's birth in the little town of one who was born and

from 1981 to 1989, wrote this Independence Day message in 1981.

York river before us, everything from 18th-century style ships to those little power skirts, backgrounded with the usual sounds of



NOTICE

THE CITY OF HEMET WILL BE ACCEPTING APPLICATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED PROJECTS FOR THE 2010-2011 PROGRAM YEAR, FROM **OCTOBER 28 UNTIL DECEMBER 3, 2009.**

ELIGIBLE ACTIVITIES INCLUDE PUBLIC SERVICES, HOUSING, PUBLIC FACILITIES IMPROVEMENTS, and ECONOMIC DEVELOPMENT. THE CITY ANTICIPATES RECEIVING APPROXIMATELY \$703,000 FOR THE 2010-11 PROGRAM YEAR.

FOR AN APPLICATION PACKAGE PLEASE CONTACT

Carla Callahan
CDBG COORDINATOR

AT

(951) 765-3722

445 EAST FLORIDA AVENUE
HEMET, CA 92543

or visit www.cityofhemet.org

**THE
PRESS-
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951-684-1200
951-368-9018 Fax

Account Information

Phone: (800) 321-0911
Name: INLAND FAIR HOUSING AND
MEDIATION BRD
Address: 10681 FOOTHILL BLVD
SUITE 101

RANCHO CUCAMONGA
CA 91730

Prepared by: LYNNE ANDERSON, EXECUTIVE
DIR.

Fax #: (951)

Ad Copy:

**NOTICE OF PUBLIC HEARING
FOR THE CITY OF HEMET'S
COMPREHENSIVE UPDATE TO THE ANALYSIS
OF IMPEDIMENTS TO FAIR HOUSING CHOICE**
NOTICE IS HEREBY GIVEN the Inland Fair Housing
and Mediation Board (IFHMB) and the City of Hemet
will hold a public hearing to receive input from Hemet
residents regarding community needs. The community
needs assessment is being conducted to assist in the
development of the Update to the Analysis of Impedi-
ments to Fair Housing.
Individuals are invited to attend and provide testimony
regarding the needs of the community of Hemet. If you
are unable to attend the public hearing, but wish to send
written comments, please write to Lynne Anderson, IF-
HMB, of the City Center Building, 10681 Foothill Blvd.,
Suite 297, Rancho Cucamonga, CA, 91730 or to Carlo
Collahan, City of Hemet, 445 East Florida Avenue,
Hemet, California, 92543.

DATE AND TIME PUBLIC HEARING:
Thursday, December 17, 2009 6:00 p.m. to 7:00 p.m.
PLACE OF HEARING:
Hemet Public Library, Conference Room,
300 East Latham Avenue, Hemet, CA 92543.
11/17/09

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Publications: Press-Enterprise

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Stop date: 11-17-09
Number of insertions: 1

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Ad type: Ad Liner
Booker: Tinajero, Maria

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Bill size: 60.00x 5.14 agate lines

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