



CITY OF HEMET

# **2016-2017 Consolidated Annual Performance and Evaluation Report**

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**FINANCE DEPARTMENT  
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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.*

## **CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This second year of the Five-Year 2015-2020 Consolidated Plan continues to provide support, within the framework of the City's Strategic Plan priority needs and goals, through CDBG funding of the following services and/or programs.

#### 1) Housing Element

Code Compliance, thru Code Enforcement, enforces city ordinances to identify and arrest blight in extremely low, and low-moderate income census tracts of the City. Gaining compliance with City ordinances and regulations regarding health and housing codes, land use and zoning ordinances, sign standards, and uniform building and fire codes. Code Enforcement responded to 2,362 new cases in Program Year 2016 with resolution of 1,771 cases for a resolution percentage of 75%. Code Enforcement also works within the framework of the Residential Rental Property Registration program to prevent deteriorating or substandard rental properties that have a negative affect on the surrounding neighborhood in CDBG census tract areas of the City.

The Crime Free Program key elements are to educate landlords, apartment management and their staff; to provide landlords and other property rental owners with security actions that are structured to provide safer, more secure rental environments for tenants, and to prevent deteriorating or substandard rental properties that have a negative affect on the surrounding neighborhood as defined in the Residential Rental Property Registration program. This program year rental property owners and rental property staff representing 124 rental buildings attended the Crime Free Program training.

The Senior Home Repair Program offered rehabilitation and repairs to qualified extremely low income and low income seniors and/or the disabled. Sixteen owner occupied homes were rehabilitated this program year with a growing response from qualifying seniors who were added to the Program waiting list. The construction wait list is now twenty (20) months out with 60 residents signed up waiting to qualify for this CDBG program funding.

Fair Housing services were available to City residents through the Fair Housing Council of Riverside County which provided Landlord/Tenant services to 3,543 residents of Hemet. Of these services 3,422 extremely low and low income residents were supported by education of applicable housing laws, and resolution of tenant/landlord housing issues, additionally 44 people contacted this Agency with anti-discrimination issues and were supported during this program year.

#### 2) Public Facilities and Infrastructure

Infrastructure project ADA Ramps and Sidewalk Infill project was completed which improved and/or provided 31 ADA compliant pedestrian ramps in low income census tracts of the City. Additionally 830 LF of missing sidewalk was completed on various City streets in census tracts 434.01 and 434.03 for an area benefit to 8,875 persons, 67.8% are L/M population of 6,025 persons.

### 3) Non-Housing Special Needs

Care-A-Van Transit provided 597 very low and low income persons with 19,687 rides to medical appointments, social service agencies (including the Veterans Administration), education and literacy classes, job training, employment, social activities, and other specialized services that enhance the quality of life.

The Center Against Sexual Assault (CASA) supported Hemet Valley Medical Center's Sexual Assault Response Team (SART) by funding 53 forensic rape exams at the hospital. This funding reduces law enforcement transport time for victims of assault by providing the SART service locally in Hemet.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Compliance	Affordable Housing Public Housing Code Enforcement	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	7500	4708	62.77%	4500	2362	52.49%
Crime Free Rental Housing	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0				
Crime Free Rental Housing	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	750	581	77.47%	150	124	82.67%
Fair Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	3991	79.82%			

Homeless Prevention	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	500	104	20.80%	8875	19.51%
Infrastructure and/or Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	80000	95395	119.24%	45500	8875
Planning and Administration	Planning and Administration	CDBG: \$	Other	Other	5	2	40.00%		
Senior and Disabled Homeowner Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	30	40.00%	16	84.21%
Supportive Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	650	1348	207.38%	619	650

Table 1 - Accomplishments -- Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Hemet is committed to the overall goal of the Community Development Block Grant (CDBG) which, as a community planning and development program, is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding opportunities principally for low-and moderate-income persons. The goal of the City of Hemet, with funding from CDBG, is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so they can achieve a reasonable standard of living. This CAPER is a detailed description of efforts to provide new or improved availability/accessability, affordability, and/or sustainability of these goals within the City of Hemet.

As listed in the Accomplishments table above, all CDBG funded activities address at least one of the goals listed in the City's 2015-2020 Consolidated Plan and 2016-17 Annual Action Plan. Funding was directed toward the established priority of housing, public facilities and infrastructure, economic development, homeless prevention, and supportive services; providing 100% benefit to persons of very low, low, and moderate income. Additional accomplishment data is listed in the IDIS PR03 CDBG Activity Summary Report (GPR), P06 Summary of Consolidated Plan Projects, and the PR26 CDBG Financial Summary Report.

Based on the objectives and proposed uses of the CDBG funds as identified in the 2016-17 Annual Action Plan submitted to and approved by HUD, evaluation of the activities completed indicates that the major goals of the CDBG program were met. Although the City is confident that the use of CDBG funds met the law and had a significant, positive impact on the lives of persons with very low, low, and moderate income, requests far outweigh resources which are not sufficient to address all of the needs of low-moderate-income persons or special needs residents.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$837,853	\$715,356
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

**Table 3 - Resources Made Available**

**Narrative**

The CDBG Program Year 2016, the second related to the City's 2015-2020 Consolidated Plan, covers the City of Hemet's expenditure of of Community Development Block Grant (CDBG) funding from the United States Department of Housing and Urban Development (HUD) for July 1, 2016 through June 30, 2017. Hemet was allocated \$752,245 for current program year CDBG entitlement funding plus prior year unexpended funds of \$85,608 for a Program Year total of \$837,854 in grant funds.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	100	100	PR26-CDBG Financial Summary Report PY2016

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City does not have specified target areas for CDBG funding, although priority is given to the older City center area with high poverty (20% or more) census block groups which include 433.09, 434.01, 434.03, 434.04, 434.05, 435.03 and 435.07.

This year's infrastructure/public facilities project in census tracts 434.01 and 434.03 to construct ADA Ramps & Sidewalk Infill invested \$187,679 in the low income areas of the City to provide safe pedestrian traffic and ADA ramps designed to meet current construction standards.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

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

Although CDBG does not have a matching requirement, Hemet has leveraged a range of federal, state and local resources, including the State of California Housing and Community Development administered HOME funds, Mortgage Credit Certificates (MCC) administered by Riverside County, local utility conservation and energy efficiency programs administered by Southern California Edison and Southern California Gas, various state and federal transportation funding sources, the City's general fund and other local agency in-kind resources. During the 2016-2017 program year, the City leveraged \$1,697,810 of other Federal, State, Local and private resources, with the addition of \$837,853 CDBG entitlement funding, a ratio of 2.02, to meet the priority needs of the City for activities directed toward low-income residents.

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

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	9	0
Number of Special-Needs households to be provided affordable housing units	10	0
<b>Total</b>	<b>19</b>	<b>0</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	19	16
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>19</b>	<b>16</b>

**Table 6 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Due to staffing issues, the Senior Rehabilitation Housing repair program slowed down in the first 6 months of CDBG Program Year 16, staffing was resolved and program construction accelerated the second 6 months with 13 construction projects completed. The City received bids from two construction companies for the Senior Rehabilitation Housing Program. The City is increasing outreach to construction companies to facilitate this very popular program and support the needs of the senior, disabled, and extremely low, low-moderate income residents requesting this funding.

**Discuss how these outcomes will impact future annual action plans.**

City program outreach during Program Year 2016 has been successful resulting in numerous daily calls from the elderly, disabled, and extremely low income home owners interested in qualifying for this program. The wait list is 20 months out for construction, the current program challenge is to attract additional qualified contractors to accomodate the resident funding repair requests. City website promotion and outreach to qualified contractors for bid and construction activity is the next step to keep this very important program for the elderly, disabled, and extremely low, low, and moderate homeowner.

The City will request additional funding in upcoming Annual Action Plans to continue to provide grant assistance for essential home repairs for the roof, plumbing, air conditioning and heat to aid very low, and low income seniors and/or disabled homeowners that income qualify for this program.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	11	0
Low-income	5	0
Moderate-income	0	0
<b>Total</b>	<b>16</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

In addition to the above CDBG funded housing activities, the Annual Element Progress Report, Housing Element Implementation (CCD Title 25 6202) for Hemet 1/1/16-12/31/16, filed by the Community Development Department, reported new apartment permitted construction of 29 units in the Low Income, Deed Restricted category; and 33 permitted units in the Moderate Income category for a total of 62 permitted units. The Annual Element Progress Report Table C Program Implementation Status (page 6 H-2d) discusses current and on-going "zoning ordinance amendments intended to update, streamline, clarify, and simplify permit processing" with the intent to remove governmental constraints to the maintenance, improvement, and development of housing per Government Code Section 65583. Housing Element H-1c discusses the ADA Transition Plan for City-owned properties was completed in 2016. This element is also current and on-going to address accessibility for persons with disabilities for City-owned properties. Finally, Housing Element H-4c discusses the Rental Registration and Inspection Program established in 2014. In Program Year 16 a procedures manual was finalized for rental registrations and inspections with a count of 320 rental properties that have been registered, inspected, and cleared for compliance with City codes and policies.

Existing Housing that receives governmental assistance represents one of the largest supplies of affordable housing in Hemet and other Inland Empire communities. Assisted units include projects which receive funding under federal, state or local programs, including HUD, State and local bond programs, density bonuses and local development of direct assistance programs.

The City of Hemet's 2014-2021 Housing Elements include the following policies:

- Preserve the affordability of existing assisted housing units through rehabilitation and/or acquisition and management by entities dedicated to maintaining the affordability of these units.
- Monitor and coordinate with the owners and management of affordable housing developments to ensure preservation of the rental housing units as affordable housing for low income households.

According to HUD, a rental unit is considered affordable if gross rent, including utilities is no more than 30% of the household income. An owner unit is considered affordable if monthly housing costs, including principal and interest, taxes, and insurance is no more than 30% of the household income. Based on these standards a large proportion of Hemet's housing stock is affordable to low and moderate income households. The City of Hemet 2015-2020 Analysis of Impediments to Fair Housing Choice, Housing Affordability Analysis: 2012 (page VI-5) shows there is a surplus of housing units affordable to low and moderate income owners and to moderate income renters with the major deficit in rental housing units affordable to extremely low income renters.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Based on the goals HUD established in its Opening Doors Federal and Strategic Plan to Prevent and End Homelessness, the CoC has established chronically homeless persons as the highest need priority. The CoC is in the process of implementing a coordinated entry system to ensure appropriate intervention through program admissions that will be marketed to community groups and providers who coordinate outreach efforts with staff trained to guide households through the process regardless of age, gender, ethnicity, disability, and others. Within the CoC there are several outreach teams from county, city and nonprofit agencies that cover geographic regions in Riverside or specific populations, such as the mentally ill, veterans, youth, and chronically homeless.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In the City of Hemet, Valley Restart Shelter provided shelter and support services to the homeless. Statistics for 2015-16 indicate 72% of participants were families, 53% were homeless for the 1st time, 42,623 meals were served, the average shelter stay was 45 days, and 90% left Valley Restart for better housing (retrieved 9/12/17, <http://valleyrestart.info/about-valley-restart/>). The Housing Authority of Riverside County also provides additional federal and state grant funding to support this 35 bed shelter that aids and assists persons in immediate need of shelter and meals.

Hemet has six (6) low income complexes which contain 399 apartments for rent. According to the Riverside County Housing Authority website (retrieved 9/13/16, <https://affordablehousingonline.com/housing-search/California/Hemet>) many rental apartments are income based with about 255 apartments that set rent based on income and are considered affordable. There are 162 Project-Based Section 8 subsidized apartments, and 238 other low income apartments that don't have rental assistance but are still considered to be affordable housing for low income families.

The six Hemet low income apartment complexes are:

Sahara Senior Villa, Village Meadows, Ability First Apartments Meadowbrook, Hemet Estates, Hemet Vistas Apartments, and Orange Blossom Apartments.

The Housing First approach adopted by Riverside County CoC requires that homeless individuals or families are helped into permanent housing or repaid re-housing as soon as possible. Quick and effective assessment of homeless individuals or families facilitates emergency and transitional housing which lessens the length of time the individual or family is homeless (LOTH). Once housed, case

managers can address other needs such as mainstream benefits, employment, medical or mental health support, and permanent housing leading to self-sufficiency.

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

The County of Riverside CoC discharge policy is mandated by the State. The Discharge Planning Committee of the CoC is responsible for implementing policies and protocols, and coordinating with various organizations, to ensure that persons being discharged from a publicly funded institution or system of care are not discharged immediately into homelessness. The goals are to identify discharge housing needs inclusive of housing and supportive services and to link the individual with community resources that include mental health services, substance abuse support, and housing. The Hospital Association of Southern California Inland Area serves as the lead agency on the Discharge Planning Committee to facilitate communication regarding the discharge planning needs of homeless persons from acute care hospitals. The Behavioral Health unit of Riverside University Health System collaborates with the Department of Public Social Services and the CoC in the coordination and implementation of discharge planning for homeless individuals disabled by serious mental health and/or substance abuse disorders. Foster Care and Extended Foster Care programs help transition dependent youth who are emancipating from foster care to independent living. The Department of Public Social Services and the Riverside Sheriff's and Probation Departments support the CoC's mission of working towards reintegrating persons leaving correctional facilities to community based living and self-sufficiency.

Through AB 109 incarcerated individuals were released early from local California correctional facilities. This created a plethora of individuals released onto the streets in 2012. The awareness of the lack of services for persons released from incarceration and the data collected from the 2013 Homeless Point in Time Count (PIT) gave the county and the CoC hard data on other sources to homelessness and was an added impetus to the inclusivity of homelessness. From this data, the Department of Social Services, the Probation Department, law enforcement agencies, Behavioral Health, and CoC partner agencies created a process which included emergency services and housing opportunities for qualified persons.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The CoC is implementing a countywide Coordinated Entry System (CES) to assess homeless individuals/families using the VI-SPDAT that tracks the length of time a client has been on the streets or in Emergency Shelter. DPSS will use HUD CoC Program planning grant funding to measure system-wide performance in HMIS, such as length of time homeless. This will help the CoC to prioritize and house those with the longest length of time homeless. In the planning process the CoC created the Standards and Evaluation Committee in 2015 to develop strategies prioritizing chronically homeless individuals/families with the longest time homeless and most severe needs, including:

- Increasing the supply of permanent supportive housing and rapid rehousing;
- Housing individuals/families identified in CES with the longest time homeless first;
- And using HMIS data to record episodes of homelessness and destination at program exit to track agency and system performance.

The CoC has adopted a “Housing First” approach, based on new evidence-based and promising practices endorsed by HUD, placing a homeless individual or family in permanent housing and providing services to keep them stably housed.

Services for homeless veterans and their families have increased with the awarding and introduction of the Supportive Services for Veterans Families (SSVF) grant program in 2013 to Riverside County. In 2014, two SSVF funded agencies received a total of \$3 million in surge funding to expand housing and supportive services for veterans and their families. CoC providers who have received SSVF funding have been able to assist homeless veterans and their families or prevent them from becoming homeless through outreach, case management, and assistance with obtaining mainstream and veteran benefits such as Veterans Affairs Supportive Housing (VASH) vouchers for chronically homeless. Client based needs for health care, transportation, legal services, housing counseling, and rapid re-housing are some of the preventative and stabilizing aspects of the program.

Homeless youth provider CoC agencies have implemented outreach and service based events in their communities to draw homeless youth, unaccompanied and transitional age youth into contact with services available to them. Operation SafeHouse is the only youth provider in the CoC that has opened a permanent supportive housing program for transitional age youth, Harrison House, in the eastern desert region of Riverside County.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Hemet will continue to support homeless and public housing activities initiated and provided by the Housing Authority of the County of Riverside whenever possible. The Community Development Department of the City of Hemet continues to review zoning, city ordinances, and other internal processes with the focus on providing outreach to developers, reduction in neighborhood decay and blight, and property owner awareness of security for renters in coordination with the Crime Free training and education in extremely low, low to moderate census tract areas of the City.

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

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

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

### **Actions taken to provide assistance to troubled PHAs**

The Housing Authority of the County of Riverside (HACR) is not a troubled agency and has been HUD rated as either a "High Performer" or a "Standard Performer" in the past 5 years.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Hemet will continue to support development of additional affordable ownership and rental units. Development of affordable housing requires substantial leverage of public funds, and multiple layers of funding are often required to address the subsidies required. The City will continue to pursue available local, State, and federal funding resources for this purpose. In addition, the City will continue efforts to implement strategies and strengthen alliances with its partners to expand affordable housing. Currently the City offers density bonus incentives for the inclusion of affordable housing in otherwise market rate housing developments and provides streamlined permit processing for affordable housing developments.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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

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

The Childhood Lead Poisoning Prevention Program is a tool in the identification of lead hazards in the

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

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

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 persons make the transition to permanent housing and independent living.

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

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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

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

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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

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

In addition, the following issues have been identified:

- Lack of public awareness of services and needs
- Local politics and agendas
- Local policies and procedures
- Institutional barriers (service areas)
- Underutilization of non-profit agencies as partners
- Language barriers
- Community apathy

Funding policies on programs cultural views, beliefs and acceptance of government assistance

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

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

On February 17, 2016, the City Council of Hemet approved the updated 2015-2020 Analysis of Impediments to Fair Housing Choice (AI) and Fair Housing Action Plan for submission to the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Region IX. This document provides an indepth analysis of potential impediments to fair housing choice and a description of the actions to be taken by the City and its fair housing provider to overcome the effects of the identified impediments. On page II-1 the City was found to be “especially successful in processing

Zoning Ordinance Amendments to eliminate several public sector impediments” identified in the 2010-2015 AI.

In the 2015-2020 AI (on page I-4 & II-5), only one public sector impediment was identified, concerning the lack of community awareness regarding the City’s reasonable accommodation procedure, which has been addressed by the Community Development Department’s production, distribution and posting of reasonable accommodation and other required ADA notices. The City and its fair housing provider, will implement actions intended to eliminate or ameliorate the following identified private sector impediments: housing discrimination, steering practices, difficulty in obtaining affordable homeowners insurance, lack of information on accessible apartment units, property management practices inconsistent with federal or State fair housing laws, discriminatory advertising, hate crimes committed at residences, and Section 8 assisted households residing in high poverty neighborhoods. The City continues to fund the Fair Housing Council of Riverside County to provide education, investigation, outreach, training and technical assistance, enforcement of anti-discrimination and landlord/tenant services with the goal of eliminating housing discrimination and furthering housing opportunities. These services are available to all Hemet residents and businesses.

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

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

To determine if a subrecipient is carrying out its activities in a timely manner, in accordance with the schedule included in the Agreement.

To determine if a subrecipient is charging costs to the project that are eligible under applicable laws and CDBG regulations and reasonable in light of the services or products delivered.

To determine if a subrecipient is conducting its activities with adequate control over program and financial performance, and in a way that minimizes opportunities for waste, mismanagement, fraud and abuse.

To assess if the subrecipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.

To identify potential problem areas and to assist the subrecipient in complying with applicable laws and regulations.

To assist subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.

To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by subrecipients, and not repeated.

To comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.

To determine if conflicts of interest exist in the operation of the CDBG program, per 24 CFR 570.611.

To ensure that required records are maintained to demonstrate compliance with applicable regulations.

The three most important strategies for effective monitoring are:

- On-site field visits during the program year;
- Open communication between City of Hemet staff and subrecipient staff; and
- Assisting subrecipients in creating effective and efficient record-keeping systems.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Based on Hemet's Citizen Participation Plan, the City met its public participation requirement concerning the funding of CDBG activities. The citizen participation process ensures that the City maintains priorities that benefit the jurisdiction as a whole, and supports public service groups within the City including those that primarily benefit seniors, youth, persons with special need, the disabled and the homeless.

The City prepared its Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2016 through June 30, 2017. A notice on September 15, 2017 in the Press Enterprise, a local newspaper of general circulation, and on September 15, 2017 in La Prensa, a Spanish language newspaper, notified the public that the City completed its Draft CAPER which was available at Hemet City Hall, 445 East Florida Avenue; the Hemet Library, 330 E. Latham Avenue; and the Covell Building, 510 East Florida Avenue. In addition the Draft CAPER was available on the City's website: [www.cityofhemet.org](http://www.cityofhemet.org). The public notice stated that CDBG funds were spent in accordance with the approved Five-Year Consolidated Plan and the 2016-2017 Annual Action Plan and primarily benefited low and moderate-income persons or households. Although citizens were encouraged to take the opportunity to comment on the CAPER for 15 days beginning September 15, 2017 through September 29, 2017, no comments were received by mail, email, telephone, or in person during the comment period.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The CAPER is prepared annually to capture progress toward meeting identified needs and achieving goals. The City has been successful in implementing its public improvement and community service projects and programs, as well as meeting the established objectives and foresees continued progress through the 2015-2020 Consolidated Plan and One-Year Action Plans. Key data related to each of the goals and outcomes are summarized in section CR-05. These accomplishment tables are generated to measure outputs and outcomes. HUD implemented this ongoing performance process to assess efficiency, cost effectiveness, and the impact of projects and programs in Hemet neighborhoods. As a result of monitoring performance measures, operational assessments, resource allocation issues, and policy questions can be identified and addressed in a timely manner. The City strongly supports and encourages community-wide participation, input, cooperation, and feedback from all residents. The City continues its commitment to meeting priority goals outlined in the 2015-2020 Five Year Consolidated Plan and One-Year Action Plans. The City’s Citizen Participation Plan allows for minor and technical amendments. Substantial amendments require approval by the City Council through a public notice and public hearing.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	149,560.93
02 ENTITLEMENT GRANT	752,245.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	901,805.93

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	249,218.08
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	360,734.81
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	609,952.89
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	80,042.49
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	24,360.31
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	714,355.69
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	187,450.24

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	249,218.08
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	360,734.77
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	609,952.85
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2016 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	62,067.93
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	36,677.87
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	98,745.80
32 ENTITLEMENT GRANT	752,245.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	752,245.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.13%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	80,042.49
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	24,360.31
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	104,402.80
42 ENTITLEMENT GRANT	752,245.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	752,245.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	13.88%

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PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**09/15/2017**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 15, 2017  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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City of Hemet  
NOTICE OF AVAILABILITY

### Draft Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program Year 2016/17

The City of Hemet announces the availability of the Draft Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER explains the City's use of federal grant funds under the Community Development Block Grant (CDBG) program administered by the Department of Housing and Urban Development (HUD). The CAPER covers the period from July 1, 2016 through June 30, 2017.

The CAPER outlines progress made in achieving goals established in the 2015-2020 Consolidated Plan and Program Year 2016/17 Annual Action Plan. The draft CAPER will include: 1) information regarding amount of funds invested in projects and activities; 2) descriptions of households assisted through investment of these funds; 3) actions taken to affirmatively further fair housing; and 4) other information relevant to the status of grant-funded projects administered by the City of Hemet which affect local housing and community development needs.

A draft of the CAPER will be made available to the public for 15 days beginning Friday September 15, 2017 through Friday September 29, 2017 on the City website [www.cityofhemet.org](http://www.cityofhemet.org). Citizens may view copies of the report at Hemet City Hall at 445 East Florida Avenue, the Covell Building at 510 East Florida Avenue, and the Hemet Library at 330 East Latham, Hemet, California, 92543.

The public is invited to submit written comments on this report regarding the City's performance under this grant program. All written comments must be received by the CDBG Coordinator at 445 East Florida Avenue, Hemet, CA, 92543 no later than Friday, September 29, 2017, 5 PM. The City's final CAPER, including all public comments received, will be submitted to HUD September 30, 2017.

9/15

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**Ciudad de Hemet**  
**AVISO DE DISPONIBILIDAD**

**Informe Preliminar de Desempeño Anual Consolidado y de Evaluación (CAPER) para el Community Development Block Grant (CDBG) del Programa del Año 2016/17**

La ciudad de Hemet anuncia la disponibilidad del Informe Preliminar de Desempeño Anual Consolidado y de Evaluación (CAPER). El CAPER explica el uso que la Ciudad le ha dado a los fondos de subsidios federales bajo el programa de Community Development Block Grant (CDBG) administrado por el Departamento de Vivienda y Desarrollo Urbano, conocido como (HUD). El CAPER cubre el periodo desde el 1 de Julio 2016 al 30 de Junio de 2017.

El CAPER describe los progresos realizados en la concreción de los metas establecidas en el Plan Consolidado del Año 2015-2020 y el Plan de Acción para el Programa del Año 2016/17. El proyecto CAPER incluye: 1) información sobre la cantidad de fondos invertidos en los proyectos y actividades; 2) descripciones de los hogares asistidos a través de la inversión de estos fondos; 3) las medidas adoptadas para fomentar afirmativamente la vivienda justo; y 4) otra información pertinente a la situación de los hogares financiados con subsidios administrados por la Ciudad de Hemet que afectan las necesidades de vivienda y desarrollo comunitario local.

El Proyecto de CAPER estará disponible al público durante 15 días a partir el Viernes 15 de Septiembre 2017 hasta el Viernes 29 de Septiembre 2017, [www.cityofhemet.org](http://www.cityofhemet.org). Los ciudadanos pueden ver copias del informe en el Municipio de Hemet, 445 E. Florida Avenue, en el Edificio Cavell, 510 E. Florida Avenue, y la Biblioteca de Hemet, 330 E. Latham, Hemet, California, 92543.

Se invita al público a remitir comentarios por escrito sobre el desarrollo de la Ciudad en este programa de subvenciones. Todos los comentarios escritos deben ser recibidos a más tardar el Viernes 29 de Septiembre de 2017 en 510 E. Florida Avenue, Hemet, CA 92543, a la atención de la Coordinadora de CDBG. El Informe Final CAPER de la Ciudad, incluyendo todos los comentarios recibidos por el público, será enviado a HUD a más tardar el 30 de Septiembre de 2017.

9/15

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