



City of
JURUPA VALLEY
California

Consolidated Plan (2018-2022), Annual Action Plan (2018-2019), and the Citizen's
Participation Plan

Draft: May 4, 2018

Please note that this draft is subject to modification during the public review
period. Please note draft date may change.

Executive Summary

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

1. Introduction

The City of Jurupa Valley (City) under the U.S. Department of Housing and Urban Development (HUD), has developed a five-year strategic plan, also known as the 2018-2022 Consolidated Plan (“ConPlan”), that identifies and prioritizes the future use of the City’s Community Development Block Grant (CDBG) funds.

In preparing its ConPlan, the City used several methods to analyze its housing and community development needs, surveying community residents, stakeholders and; analyzing U.S. Census, American Community Survey (ACS) and other demographic data; and using information from City and Riverside County planning documents. The City hosted a community workshop and contacted organizations in an effort to reach out to and encourage participation by all residents, particularly low- and moderate-income residents, the elderly and persons with disabilities. The purpose for contacting residents was to inform the community about the ConPlan process, which identifies opportunities to improve collaborative efforts, eliminates service delivery gaps and develops and sustains decent and affordable housing, suitable living environments and expanded community and economic opportunities.

To receive its entitlement funding from HUD, the City is required to approve an Action Plan for each fiscal year. The Action Plan must describe how the City intends to invest its CDBG funds to meet the ConPlan’s priorities to address housing and community development needs. The City’s FY 2018/19 Action Plan has been allocated approximately \$1.2 million of entitlement CDBG funds.

Future funding is based on two assumptions: 1) the City will continue to receive CDBG funding, but at a five percent decline per year over the next five years, and 2) the City’s Community Development Department’s entitlement funding distribution formulas, or the number of communities eligible to receive entitlement grants, will remain constant. If any of the conditions change, projected activities and accomplishments are subject to change.

The City's goals for projects over the next five years are designed to meet the community's needs and the national objectives for HUD funding.

This ConPlan is divided into five major parts: 1) Process, which summarizes the City's efforts to engage Jurupa Valley residents/stakeholders and determine the community's priorities; 2) the Needs Assessment, which identifies the City's priority needs related to affordable housing and community development; 3) the Market Analysis, which sets forth the environment in which the City will implement its programs; 4) the Strategic Plan, which establishes goals, policies and actions for addressing the needs of the community; and 5) the City's Action Plan for FY 2018/19.

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

Overview

The Needs Assessment summarizes the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identified those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. The City's overall objective for the CDBG program, as specified in the Strategic Plan section, mirrors the HUD's overall objective for the program: to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective in Jurupa Valley, the following Consolidated Plan goals have been identified based on the input of residents and other community stakeholders:

- Conserve the existing supply of affordable housing by supporting the provision of federal rental assistance vouchers and certificates administered by the Housing Authority of Riverside County.
- Assist with the preservation of the City's owner-occupied single-family housing stock.
- Support housing and services for the homeless and those at risk of becoming homeless.
- Support community social services benefitting low- and moderate-income persons and those with special needs.
- Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.
- Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

All planned programs and projects are subject to availability of funds and the approval of the City Council.

3. Evaluation of past performance

The 2018-2022 Consolidated, and its 2018-2019 Annual Action Plan, are the first prepared by the City of Jurupa Valley; therefore, there are no past performances to be reported. CDBG funding previously benefiting the City was administered by the County of Riverside.

4. Summary of citizen participation process and consultation process

The City of Jurupa Valley took several steps to obtain the input of community residents and stakeholders to develop the 2018-2022 Consolidated Plan and the 2018-2019 Annual Action Plan. Consultation efforts included dissemination of a community needs survey and a community workshop. The City also consulted with state and regional agencies and local service providers. Additionally, the City utilized its internet webpage, social media, and the local community newspaper to notify residents of the opportunity to review and comment on the draft 2018-2022 Consolidated Plan and 2018-2019 Annual Action Plan. Actions taken by the City are consistent with the City's Citizen Participation Plan.

5. Summary of public comments

[To be provided at the end of the public input process.]

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

[To be provided at the end of the public input process.]

7. Summary

[To be provided at the end of the public input process.]

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	JURUPA VALLEY	Development Services

Table 1 – Responsible Agencies

Narrative

The City Development Services Department is primarily responsible for the preparation of the Consolidated Plan and for administration of CDBG funds.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Jurupa Valley took several steps to obtain the input of community residents and stakeholders to develop the Consolidated Plan and the 2018-2019 Annual Action Plan. Consultation efforts included dissemination of a community needs survey and a community workshop. The City also consulted with state and regional agencies and local service providers. Additionally, the City utilized its internet webpage, social media, and the local community newspaper to notify residents of the opportunity to review and comment on the draft 2018-2022 Consolidated Plan and 2018-2019 Annual Action Plan. Actions taken by the City are consistent with the City's Citizen Participation Plan which is incorporated into the Consolidated Plan as Attachment 1.

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

Jurupa Valley's recently updated Housing Element emphasizes incentives rather regulations, "as a means to facilitate the production of housing for all income levels." Implementation of incentive programs will require significant coordination with housing developers and housing providers. Among assisted housing providers, Jurupa Valley partners with the Housing Authority of the County of Riverside (HACR), which assists renter households with HUD-funded housing assistance vouchers and certificates.

With respect to service agencies, the City actively reached out to local homeless service providers to explore partnership and funding opportunities. Due to the protracted federal budget approval process and delays in HUD providing the Consolidated Plan template and data tables, the City was unable to secure agreements with service providers to coincide with the beginning of the 2018 program year; nonetheless, the City worked closely with local service providers to identify current service resources and service gaps in order to develop a long-term strategy to meet community needs.

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

As a "Participating City" in the Urban County CDBG program, Jurupa Valley contributed to the Riverside County Continuum of Care (RC-CoC) planning process through the County of Riverside. As a direct CDBG grantee, the City will continue to participate in the RC-CoC by contributing to the regional CoC planning process. Additionally, the City initiated the process to build relationships with local CoC service providers in order to address the needs of the City's homeless. In future years, the City will also explore options to link resources with providers that address the needs of special need populations such as the frail elderly, victims of domestic violence, and individuals with disabilities.

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

The City is not a recipient of Emergency Solutions Grant (ESG) funds; therefore, it does not assist the RC-CoC with the determination of ESG allocations or evaluating outcomes, and developing policies and procedures for the administration of the regional Homeless Management Information System (HMIS).

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Riverside County Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided data and information that helped identify the needs of households requiring fair housing services. Also provided input regarding the region's strategy to address impediments to fair housing.
2	Agency/Group/Organization	County of Riverside Department of Public Social Services
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HMIS

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regional Continuum of Care coordinator and HMIS administrator. Provided significant information regarding regional and City homeless population and resources.
3	Agency/Group/Organization	State of California
	Agency/Group/Organization Type	Other government – State
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Demographics Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various State departments and agencies were consulted to obtain information regarding employment, demographics, and lead poisoning.
4	Agency/Group/Organization	Housing Authority of the County of Riverside
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided information regarding number and type of households receiving rental assistance and the number of households requesting housing assistance.
5	Agency/Group/Organization	County of Riverside
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Economic Development Demographics Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various county departments and agencies were consulted to obtain information regarding employment and demographics.
6	Agency/Group/Organization	City of Jurupa Valley
	Agency/Group/Organization Type	Other government – Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City departments and City Council provided data and information, identified priorities, and recommendations for the allocation of HUD funds.
7	Agency/Group/Organization	Council on Aging – Southern California
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs of senior and frail elderly persons and households.
8	Agency/Group/Organization	211 Community Connect
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding various community social service needs.

Table 3 – Agencies, groups, organizations who participated

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

The City had an open consultation process; no agency was prevented or excluded from participating.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Riverside Department of Public Social Services	Regional and local Point-In-Time Survey (including Plan to End Homelessness and discharge planning)
City of Jurupa Valley Draft 2017 (Including Housing Element)	City of Jurupa Valley	Housing priorities and program goals
City of Jurupa Valley Capital Improvement Plan	City of Jurupa Valley	Multi-year capital improvement plan helped identify priority capital projects that may be CDBG-eligible
5 Yr & 1 Yr PHA Plan	Housing Authority of the County of Riverside (HACR)	Resources to address housing needs of lower income renter householders
Fair Housing Impediments Study	County of Riverside	Multi-jurisdictional document identified fair housing impediments within participating cities and outlined plan to address

Table 4 – Other local / regional / federal planning efforts

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

State agencies were consulted to obtain updated housing and population information. The County of Riverside was contacted to obtain an array of data including information regarding children with elevated lead blood levels, the number of households receiving rental assistance, homeless count, and other regional plans. Local governments also assisted the City with the preparation of the Consolidated

Plan. The City also consulted with several local nonprofit agencies regarding issues related to senior services and housing, fair housing, and homelessness.

Information and data obtained through the consultation process was utilized

Narrative (optional):

PR-15 Citizen Participation

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

The City implemented the following efforts to obtain a broad range of resident input during the preparation of the Consolidated Plan and 2018-19 Annual Action Plan:

ConPlan Survey: An electronic (Survey Monkey) and hard copy survey instrument were utilized to obtain public input regarding priority housing and community needs. The survey was publicized and accessible via social media (e.g., Facebook) and the City’s website. Hard copies of the survey were also available at City Hall. A summary of survey results is incorporated into the Consolidated Plan as **Attachment 2**.

Community Workshop: A community workshop was held by the City on October 18, 2017. The purpose of the meeting was to provide information regarding the CDBG program and the Consolidated Plan and to obtain public input regarding priority needs.

Notices/Website: Notices for all public meetings, including the required public hearing, were published in a local newspaper of general circulation (*The Press-Enterprise*). Additionally, the draft Consolidated Plan and Annual Action Plan were posted on the City’s website for public review and comment, and hard copies were made available during the required 30-day public comment period.

Public Hearings: Consistent with HUD’s regulations, the City Council held a public hearing at a regularly noticed and scheduled meeting (June 7, 2018) to obtain public input regarding the draft Consolidated Plan and the proposed use of 2018-2019 CDBG funds, and to authorize staff to submit the document to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	ConSurvey	Non-targeted/ broad community	Survey to solicit input regarding housing and community needs – Oct 2017 thru November 2017	See summary – Attachment 2	NA	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community	Residents, local service providers, city staff and community development consultants	Input regarding needs of homeless and city residents	None	NA
3	Newspaper Ad	Non-targeted/broad community	30-day public comment period and public hearing notice	TBD	TBD	NA
4	Public Hearing	Non-targeted/broad community	6/7/18 public hearing to approve 2018-2022 Con Plan and 2018-19 Action Plan and to authorize submission of the plans to HUD	TBD	TBD	NA

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment provides a summary of the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

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- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
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- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD based on 2009-2013 American Community Survey (ACS) data. Other sources are noted throughout the Plan.

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

Summary of Housing Needs

The City of Jurupa Valley, which was incorporated in 2011, currently has an estimated population of about 101,000 residents. (DOF E-5 2017). According to U.S. Census Bureau data presented in **Table 5, Housing Needs Assessment Demographics** below, the City's estimated population grew by 21.3 percent between 2000 and 2013 to a population total of 97,725 residents in 2013. However, this is slower than the population growth of 42.7 percent experienced countywide during the same 13-year period. Household growth in the City has not grown as quickly as population, with only 11.6 percent growth from 2000 to 2013. As a result, Jurupa Valley's average household size grew from 3.61 persons in 2000 to 3.91 persons in 2013.

Jurupa Valley's 2013 median household income was \$55,429, which was slightly lower than the countywide median household income of \$56,529. As shown in **Table 6, Total Households** below, approximately 11,500 households – 46.0 percent of all households in the city -- had incomes that exceeded the HUD Area Median Family Income (HAMFI) for Riverside County. Nonetheless, Jurupa Valley has a significant number of lower-income households. A total of 11,000 households -- about 44.0 percent of all households in the City -- had incomes less than or equal to 80 percent HAMFI.

Seniors have a significant presence in the City's households; more than 10,000 households, or about 40.0 percent of all households, had at least one person age 62 or older. Incomes in these households were lower than in the City as a whole, with 36.2 percent having an income below 80 percent HAMFI. Lower income levels were more pronounced in households including at least one person age 75 or older, as 59.0 percent of these households had income below 80 percent HAMFI.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	80,596	97,725	21.3%
Households	22,411	25,016	11.6%
Median Income	NA	\$55,429.00	--

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)
 (1) 2000 Census data aggregated at the census tract level - Jurupa Valley General Plan Update.
 (2) 2000 Census data aggregated at the block group level - Jurupa Valley General Plan Update.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,815	3,460	4,725	2,505	11,515
Small Family Households	1,050	1,185	1,970	980	5,880
Large Family Households	625	885	1,500	870	3,100
Household contains at least one person 62-74 years of age	600	965	905	530	2,050

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	284	415	455	150	650
Households with one or more children 6 years old or younger	859	1,209	1,230	755	1,845

Table 7 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	50	15	20	175	20	10	15	0	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	320	140	160	65	685	55	135	115	40	345
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	195	305	365	95	960	50	225	335	275	885
Housing cost burden greater than 50% of income (and none of the above problems)	820	745	260	0	1,825	585	635	560	190	1,970
Housing cost burden greater than 30% of income (and none of the above problems)	60	305	1,040	155	1,560	90	320	650	595	1,655

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	90	0	0	0	90	105	0	0	0	105

Table 8 – Housing Problems Table

Data Source: 2009-2013 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,425	1,240	795	185	3,645	710	1,005	1,025	500	3,240
Having none of four housing problems	235	430	1,470	590	2,725	245	785	1,435	1,230	3,695
Household has negative income, but none of the other housing problems	90	0	0	0	90	105	0	0	0	105

Table 9 – Housing Problems 2

Data Source: 2009-2013 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	450	565	560	1,575	425	405	665	1,495
Large Related	460	325	560	1,345	145	360	480	985
Elderly	320	455	325	1,100	160	280	220	660
Other	219	95	139	453	55	115	100	270
Total need by income	1,449	1,440	1,584	4,473	785	1,160	1,465	3,410

Table 10 – Cost Burden > 30%

Data Source: 2009-2013 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	385	295	110	790	340	255	315	910
Large Related	450	140	100	690	145	265	170	580
Elderly	310	375	65	750	140	180	130	450
Other	215	50	4	269	55	70	50	175
Total need by income	1,360	860	279	2,499	680	770	665	2,115

Table 11 – Cost Burden > 50%

Data Source: 2009-2013 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	410	370	415	110	1,305	90	215	285	159	749
Multiple, unrelated family households	105	70	105	75	355	10	130	175	150	465

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	4	0	4	0	15	0	0	15
Total need by income	515	440	524	185	1,664	100	360	460	309	1,229

Table 12 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

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

Table 13 – Crowding Information – 2/2

Data Source Comments:

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

Per the 2009-2013 ACS estimate, there were a total of 25,016 households in Jurupa Valley, of which 15.1 percent (3,778) were single-person households (Table ACS B11016). Of the estimated 26,400 total housing units, 11.3 percent of units (2,994 units) were studios and one-bedroom, with the remaining almost 90 percent of housing units containing two or more bedrooms (Table ACS DP04). This disparity of 784 single person households in excess of the number of studio and one-bedroom units may indicate that a significant number of individuals are unable to access the limited supply of housing units typically occupied by individuals living alone -- either renting out larger units at a cost burden or living with unrelated roommates and reporting themselves as single-person households despite the presence of others in the same unit.

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

According to 2009-2013 ACS estimates (Table ACS B23024), there were a total of 1,478 individuals with a disability in Jurupa Valley with household income below the federal poverty level.

Based on the U.S. Center for Disease Control’s National Intimate Partner and Sexual Violence Survey (Average 2010-2012), in California 34.9 percent of women and 31.1 percent of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. In Jurupa Valley, where

the 2013 population of 97,725 is made up of 49,211 females and 48,514 males (Table ACS DP05), these proportions equate to approximately 17,175 women and 15,088 men. Particularly for women, being victims of domestic violence can make them vulnerable to homelessness and affordable or emergency housing options can mean the difference between staying in an abusive relationship and getting out.

What are the most common housing problems?

The most prevalent housing problem facing households in the city was overpayment on housing cost. The definition of affordable housing is where the cost of shelter does not exceed 30 percent of the household's gross monthly income. According to **Table 9, Cost Burden >30%** and **Table 10, Cost Burden >50%**, 7,883 households (31.5% of the city's total households) spend over 30 percent of their income on housing and 4,614 households (18.4% of the total households) spend over 50 percent of their income on housing. The largest portion of the total households facing a cost burden of over 30 percent were small-related households at 38.9 percent.

A related but less common problem is overcrowding, as large households and extended or multiple families may occupy the same housing unit. According to **Table 11, Crowding Information**, households considered to be overcrowded (in excess of one person per room), comprised 11.6 percent of total households in the city.

Housing that is in substandard condition is also considered a housing problem. Jurupa Valley identified approximately 1,300 housing units or five percent of the city's housing stock is considered substandard in the city. Substandard housing condition refers to the ability of various systems in a house to meet adopted building codes for health and safety, including plumbing, heating, electrical, and structural systems. Housing conditions are considered substandard when one or more systems are found to be below the minimum standards required by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to residents' health and safety that substandard housing poses.

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

Housing tenure is affected markedly different in the case of both overpayment and overcrowding, as renter households are more affected than owner households. According to the 2009-2013 ACS, Jurupa Valley's total occupied housing units of 24,839 is divided by tenure, with 35.0 percent renter-occupied and 65.0 percent owner-occupied units. (Table ACS DP04). Referring again to **Table 9, Cost Burden > 30%**, 35.8 percent of renter households experience a cost burden of greater than 30 percent of income, compared to only 27.3 percent of owner households. According to **Table 11, Crowding Information**, 6.7 percent of all renter households and 4.9 percent of owner households experience overcrowding.

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

Poverty is often associated with a high risk of becoming homeless. Households that depend on public assistance programs such as Social Security, SSI, CalFresh (food stamps), and CalWORKs (temporary assistance for needy families) are especially susceptible to homelessness. According to the U.S. Census Bureau (American Community Survey 2012-2016), approximately 6,688 Jurupa Valley residents live in acute poverty (i.e., household income less than 50% of the federal poverty level). The Census Bureau also estimates that 3,071 disabled Jurupa Valley residents live in poverty – 1,377 of these disabled individuals are age 65 or older. Additionally, the Census Bureau reports 2,361 Jurupa Valley families with children lived in poverty.

Another variable to consider is the number of households requesting rental assistance. Based on consultation with HARC staff, as of February 2018, 1,742 Jurupa Valley households are on the waitlist for federal rental assistance. Of these households, 292 are senior households, 409 are disabled households, and 282 are self-identified as “homeless” Jurupa Valley households.

Program Year 2018 will be the City’s first year as a CDBG Entitlement Community. Prior to receiving this status, the City was a Participating Jurisdiction in the Urban County Program, therefore the City has not track rapid re-housing programs and participants exiting these programs.

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:

Jurupa Valley does not have specific estimates of the at-risk population beyond those available through the Census, American Community Survey, and information provided by HARC.

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

As outlined above, “at-risk” populations have been identified as households with living in poverty, including seniors, individuals with disabilities, and families with children. The HARC has indicated that over 1,700 Jurupa Valley households are currently on the waitlist for rental assistance – over 40 percent of these households are senior or disabled households, and 282 have indicated they are homeless.

Discussion

The key findings of this section include:

- The most prevalent housing problem facing households in the city was overpayment on housing cost -- almost one-third (31.5%) of the city’s total households spend over 30 percent of their income on housing and almost one-fifth (18.4%) of the total households spend over 50 percent of their income on housing.
- The largest portion of the total households facing a cost burden of over 30 percent were small-related households at 38.9 percent
- Housing that is in substandard condition is also considered a housing problem -- approximately 1,300 housing units, five percent of the city’s housing stock is considered substandard.

- Over one-third (35.8%) of renter households experience a cost burden of greater than 30 percent of income, compared to about one-quarter (27.3%) of owner households.

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent or more of low-income Hispanic households have a housing problem, then low-income Hispanic households have a disproportionately greater need.

As defined by HUD, the four housing problems are:

1. Lacks complete kitchen facilities;
2. Lacks complete plumbing facilities;
3. More than one person per room; and
4. Cost burden greater than 30 percent.

The following tables identify the number and extent of housing problems by income level and by race/ethnicity.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,285	325	195
White	575	85	75
Black / African American	160	40	0
Asian	59	69	10
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	15
Hispanic	1,445	135	95

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,870	590	0
White	765	240	0
Black / African American	150	14	0
Asian	55	10	0
American Indian, Alaska Native	45	0	0
Pacific Islander	0	25	0
Hispanic	1,820	295	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,510	1,215	0
White	945	370	0
Black / African American	220	19	0
Asian	10	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	2,285	785	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,435	1,070	0
White	415	310	0
Black / African American	35	100	0
Asian	95	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	880	635	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate at least 10 percentage points greater than the income level as a whole.

Table 13 *Disproportionally Greater Need 0 - 30% AMI*, shows that in the 0-30 percent income category, 100 percent of American Indian/Alaska Native households reported having one or more of the four housing problems, compared to only 81.5 percent of the income category as a whole. Also in this income category, 100 percent of Pacific Islander households reported no/negative income, but none of the other housing problems, compared to only 7.0 percent of the income category as a whole.

Table 14 *Disproportionally Greater Need 30 - 50% AMI*, shows that in the 30-50 percent income category, 100 percent of American Indian/Alaska Native households reported having one or more of the four housing problems, compared to only 82.9 percent of the income category as a whole.

Table 15 *Disproportionally Greater Need 50 - 80% AMI*, shows that in the 50-80 percent income category, 92.1 percent of Black/African American households reported having one or more of the four housing problems, compared to only 74.3 percent of the income category as a whole.

Table 16 *Disproportionally Greater Need 80 - 100% AMI*, shows that in the 80-100 percent income category, 82.6 percent of Asian households reported having one or more of the four housing problems, compared to only 57.3 percent of the income category as a whole.

In all other racial/ethnic groups in all other income categories, no disproportionately greater need was observed; i.e., the incidence of housing problems among the racial/ethnic group did not exceed that of the income level as a whole by at least 10 percentage points.

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent or more of low-income Hispanic households have a housing problem, then low-income Hispanic households have a disproportionately greater need.

As defined by HUD, the four housing problems are:

1. Lacks complete kitchen facilities;
2. Lacks complete plumbing facilities;
3. More than 1.5 person per room; and
4. Cost burden greater than 50 percent.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	480	195
White	555	105	75
Black / African American	130	70	0
Asian	59	69	10
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	15
Hispanic	1,350	230	95

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,245	1,215	0
White	560	455	0
Black / African American	130	39	0
Asian	35	35	0
American Indian, Alaska Native	45	0	0
Pacific Islander	0	25	0
Hispanic	1,470	645	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,820	2,905	0
White	425	890	0
Black / African American	80	160	0
Asian	10	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	1,310	1,760	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	685	1,820	0
White	145	580	0
Black / African American	10	120	0
Asian	45	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	490	1,025	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience severe housing problems at a rate at least 10 percentage points greater than the income level as a whole.

Table 17 Severe Housing Problems 0 - 30% AMI, shows that in the 0-30 percent income category, 100 percent of American Indian/Alaska Native households reported having one or more severe housing problems, compared to only 76.0 percent of the income category as a whole. Also in this income category, 100 percent of Pacific Islander households reported no/negative income, but none of the other housing problems, compared to only 7.0 percent of the income category as a whole.

Table 18 Severe Housing Problems 30 - 50% AMI, shows that in the 30-50 percent income category, 76.9 percent of Black/African American households and 100 percent of American Indian/Alaska Native households reported having one or more severe housing problems, compared to only 64.9 percent of the income category as a whole.

Table 19 Severe Housing Problems 50 - 80% AMI, shows that in the 80-100 percent income category, none of the racial/ethnic households reported having one or more severe housing problems that was 10 percent higher than compared to 38.5 percent of the income category as a whole.

Table 20 Severe Housing Problems 80 - 100% AMI, shows that in the 80-100 percent income category, 39.1 percent of Asian households reported having one or more severe housing problems, compared to only 27.3 percent of the income category as a whole.

In all other racial/ethnic groups in all other income categories, no disproportionately greater need was observed; i.e., the incidence of severe housing problems among the racial/ethnic group did not exceed that of the income level as a whole by at least 10 percentage points.

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

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

Introduction:

Housing cost burden is when a household’s cost of housing (including utility costs) exceeds 30 percent of the household gross income, and severe cost burden is when it exceeds 50 percent of the household gross income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,455	6,185	5,130	245
White	4,970	2,135	1,610	75
Black / African American	545	330	280	15
Asian	425	145	125	10
American Indian, Alaska Native	34	0	70	0
Pacific Islander	70	10	0	15
Hispanic	7,325	3,465	3,015	125

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

A disproportionately greater need exists when the members of a racial or ethnic group experience a housing cost burden at a rate at least 10 percentage points greater than the income level as a whole.

Table 21 *Greater Need: Housing Cost Burdens AMI*, shows that 67.3 percent of American Indian/Alaska Native households had a cost burden of more than 50 percent, compared to only 20.7 percent of total households. Additionally, 18.8 percent of Pacific American households reported no/negative income, compared to one percent of total households.

In all other racial/ethnic groups no disproportionately greater need was observed; i.e., the incidence of a housing cost burden among the racial/ethnic group did not exceed that of the City as a whole by at least 10 percentage points.

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

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

Yes. Please see discussions provided under specific needs by income group presented in previous sections. In summary, the following disproportionately greater needs exist:

Housing Problems

- 0-30 percent AMI:
American Indian/Alaska Native households — one or more housing problems
Pacific Islander households — no/negative income
- 30-50 percent AMI:
American Indian/Alaska Native households -- one or more housing problems.
- 50-80 percent AMI:
Black/African American households -- one or more housing problems
Pacific Islander households -- one or more housing problems
- 80-100 percent AMI:
Asian households -- one or more housing problems.

Severe Housing Problems

- 0-30 percent AMI:
American Indian/Alaska Native households — one or more housing problems
Pacific Islander households — no/negative income
- 30-50 percent AMI:
Black/African American households -- one or more housing problems
American Indian/Alaska Native households -- one or more housing problems.
- 80-100 percent AMI:
Asian households -- one or more housing problems.

Housing Cost Burden

- >50 percent cost burden:
American Indian/Alaska Native households
Pacific Islander Households – no/negative income

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

No other housing needs were identified through agency consultations. Single-family housing rehabilitation was identified as a need through the public participation process, but was not specific to a particular racial/ethnic group.

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

See Attachment of maps illustrating the racial/ethnic concentrations within the city.

NA-35 Public Housing – 91.205(b)

Introduction

The city of Jurupa Valley does not have a housing authority. The Housing Authority of the County of Riverside (HACR) oversee public housing programs for Jurupa Valley and other participating jurisdictions. The Housing Authority of the County of Riverside (HACR) is a public agency chartered by the State of California to administer public housing programs for Jurupa Valley and other participating jurisdictions within the county. According to **Table 22, Public Housing by Program Type** below, there are a total of 456 public housing units and 8,748 unit voucher in the HACR area. In order to qualify for these programs, residents must have an annual gross income at or below 80 percent of the Area Median Income (AMI), or be seniors or persons with disabilities.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	79	456	8,748	36	8,364	135	178	19

Table 23 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	66	318	5,469	26	5,195	79	144	15

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

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act protects all eligible residents from discrimination in HUD-funded programs. For those that qualify for a HUD program, no one can be denied the right to participate or benefit from it on the basis of your disability.

Public Housing. In relation to Section 504, **Table 23**, *Characteristics of Public Housing Residents by Program Type*, shows that that of the 456 public housing units, 70 are disable families, and all 456 families requested accessibility features. According to the City’s Housing Element, as of October 2015, 38 Jurupa Valley households were living in public housing units managed by the HACR, and there were 1,443 Jurupa Valley households on the waiting list for public housing.

Vouchers. The Housing Authority of the County of Riverside provides rental assistance through its Section 8 Housing Choice Voucher (HCV). HACR administers the HCV program and provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. **Table 23**, *Characteristics of Public Housing Residents by Program Type*, shows that of the total 8,728 vouchers, 2,587 disabled families (29.6%) participate in the voucher program and 100 percent of the participant families requested accessibility features. It also shows that 19 are special purpose vouchers for disabled (includes non-elderly disabled, mainstream one-year, mainstream five-year, and nursing home transition). The most recent information from the County of Riverside Economic Development Agency (EDA) estimates that 344 Jurupa Valley households currently receive rental assistance. There are 270 households that are seniors, 181 that are disabled, 17 veterans, and no homeless currently receiving assistance. This information may be duplicated where some seniors are also disabled and some disabled are also seniors. There is also a waiting list of 1,742 Jurupa Valley households. Of those on the waiting list, 292 households are identified as seniors, 409 as disabled, 46 as veterans, and 282 as homeless.

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

Public Housing. As shown in **Table 22**, *Public Housing by Program Type*, according to the most recently available information from the PIH Information Center, there were 456 households in public housing in Jurupa Valley. **Table 23**, *Characteristics of Public Housing Residents by Program Type*, shows that 331 households or 72.6 percent were homeless at admission, and 15.4 percent had a member with a disability. One hundred percent of households requested accessibility features. In addition, householders who were elderly (>62 years) accounted for 8.3 percent of the total households in public housing. No households reported participating in the HIV/AIDS program or a domestic violence victim.

Race/ethnicity of public housing residents is not reported exclusively; residents can identify with more than one race/ethnicity. According to PIH data and as shown in **Table 24**, *Race of Public Housing Residents by Program Type*, Whites formed the largest racial group among public housing residents, with 318 residents or 69.7 percent of participants. Over one-quarter (27.6%) of participants identify as Black/African American, two percent as Asian, and less than one percent as American Indian/Alaska Native and Pacific Islander. As shown in **Table 25**, *Ethnicity of Public Housing Residents by Program Type*, 55.2 percent of all participants identify as Hispanic.

Average annual income of public housing tenants was \$13,261.

Immediate needs of public housing residents:

- Affordable housing
- Homeless services
- Housing for persons with disabilities

Vouchers. As shown in **Table 22**, *Public Housing by Program Type*, there were 8,748 total households in the HACR area receiving Housing Choice voucher assistance. As presented in **Table 23**, *Characteristics of Public Housing Residents by Program Type*, 37.1 percent of the voucher users in the City have householders who are elderly (>62) and 29.6 percent include persons with disabilities. One hundred percent of households requested accessibility features. The majority of these vouchers are tenant based (8,364). The average annual income for these voucher holders is \$13,870 and the average length of stay is six years.

Race/ethnicity of voucher holders is not reported exclusively; voucher holders can identify with more than one race/ethnicity. According to PIH data and as shown in **Table 24**, *Race of Public Housing Residents by Program Type*, 62.5 percent of voucher holders identify as White. One-third of the voucher holder identify as Black/African American and 2.4 percent identify as Asian. As shown in **Table 25**, *Ethnicity of Public Housing Residents by Program Type*, about one-quarter (26.5%) of voucher holders identify as being of Hispanic origin.

Average annual income of voucher households was \$13,870.

Immediate needs of public housing residents:

- Affordable housing
- Housing for seniors
- Housing for persons with disabilities

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

The racial composition of public housing residents and voucher recipients in the HACR programs in general did not match the population at large of the Black/African American group. According to **Table 24**, *Race of Public Housing Residents by Program Type*, the Black/African American racial group represented 27.6 percent of the total public housing residents and 33.9 percent of the total voucher residents. In comparison, this same racial group citywide represented only 3.6 percent. This difference indicates a disproportion representation of Black/African American residents in the public housing/voucher programs relative to the population at large. A comparison of the Hispanic/Non-Hispanic differences is presented in **Table 25**, *Ethnicity of Public Housing Residents by Program Type*. It shows that while Hispanic residents represented 54.8 percent of the total public housing and 26.5 percent of the total voucher residents, the countywide population of Hispanic residents was 68.5 percent. This difference indicates that Hispanics are underrepresented in the public housing and especially in the voucher programs.

Discussion

Please see discussion about public housing and vouchers above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless researchers typically use one of two methods to measure homelessness. One method attempts to count all persons that are literally homeless on a given day/week (point-in-time counts). The second, examines the number of people who are homeless over a given period - period prevalence counts. The Riverside County Continuum of Care (RC-CoC) uses the first method for its biennial enumeration of the region's homeless.

The most recent Point-In-Time (PIT) homeless count of the region's homeless was conducted on January 23, 2018. The 2018 PIT includes information regarding the number of unsheltered homeless in Jurupa Valley and general demographic information regarding the region's homeless population. On a county-wide basis, the 2018 PIT identified 2,310 homeless individuals (625 sheltered and 1,685 unsheltered). Specifically, the PIT identifies **148** unsheltered homeless in Jurupa Valley – 8.8 percent of the County's unsheltered homeless population. Unfortunately, the PIT provides limited information regarding Jurupa Valley's homeless. To address some of the required narratives below, estimates will be based on the assumption that the City's homeless population mirrors the region's.

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

As indicated above, the 2018 PIT identified 148 homeless individuals in Jurupa Valley – 8.8 percent of the County's total unsheltered homeless population – the second highest number of homeless persons among incorporated and unincorporated areas in Riverside County.

Chronic Homeless: A chronically homeless individual/family is typically defined as an unaccompanied individual or family living in an emergency shelter or is unsheltered, with a disabling condition, who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past 3 years. The 2018 PIT estimates there are 30 chronic unsheltered homeless individuals in Jurupa Valley.

Families with Children: The 2018 PIT identified one homeless family in its survey of the region's homeless; however, the HARC reports there are 282 Jurupa Valley homeless households on the waitlist for rental assistance.

Veterans & their Families: The County's 2018 PIT reports seven Jurupa Valley homeless are veterans – no information is provided regarding veterans and their families. The HARC reports 46 Jurupa Valley veterans are on the waitlist for rental assistance.

Unaccompanied Youth: The 2018 PIT identified 19 unaccompanied youth (i.e., persons under the age of 24) among Jurupa Valley's homeless population.

Individuals with HIV/AIDS: The 2018 PIT identified no homeless adults with HIV/AIDS in Jurupa Valley. Other characteristics or sub-populations of Jurupa Valley homeless identified in the 2018 PIT include the following:

- Approximately 27.0 percent are identified as drug users and 13.5 percent as alcohol users.
- Approximately 16.2 percent have a physical disability, 11.5 percent have a mental health condition, and 8.1 percent suffer from PTSD.
- Two individuals were identified as victims of domestic abuse.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

As outlined previously, the 2018 PIT identified one unsheltered homeless household with children and seven unsheltered veteran households among Jurupa Valley’s unsheltered homeless population. The HARC reports that 282 homeless households and 46 veteran households are on the waitlist for housing assistance. Unfortunately, the HARC information does not provide household detail in order to determine if the respective “households” include families include minor children.

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

The Riverside County 2018 PIT does not provide racial or ethnic data regarding the region’s homeless; however, the 2017 PIT does. Assuming Jurupa Valley’s homeless population is reflective of the region’s homeless, 56.6 percent are White, 11.4 percent are Black/African American, and 5.4 percent are American Indian/Alaska Native. (Note: Over 28 percent of those counted refused to identify themselves by race or skipped the question.) With respect to ethnicity, 59 percent are identified as non-Hispanic/Latino, 28 percent as Hispanic/Latino, and 12 percent did not respond.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As previously noted, the 2018 PITS identified 148 unsheltered homeless in Jurupa Valley.

The regional 2018 PIT did not report sheltered homeless by city of last residence. Sheltered homeless were reported as a cumulative. A majority of the region’s 2,310 homeless individuals were unsheltered (approximately 79%). A total of 625 homeless were sheltered at the time the 2018 PIT was undertaken.

Discussion:

The 2018 Point-In-Time count for Riverside County identified 148 unsheltered homeless in Jurupa Valley. Thirty of these individuals are identified as chronic homeless, seven are identified as veterans, and 19 are under the age of 24. The PIT identified one homeless family with children; however, the HARC has reported that over 280 homeless households are waiting for rental assistance. Additionally, 46 veteran households are waiting for rental assistance.

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

Introduction:

Certain segments of the population experience conditions that make it difficult for them to access affordable housing. Physical or medical conditions, particular space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. This section briefly describes the characteristics of the special needs populations in Jurupa Valley. Special needs groups include, but not limited to, the elderly, persons with mental, physical, and/or developmental disabilities, persons with HIV/AIDS, and domestic violence.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly. According to 2009-2013 ACS data, Jurupa Valley had 7,593 people who were age 65 and over, accounting for 7.8 percent of the total population. Some of the characteristics of the special needs residents included having limited mobility, increased medical attention due to health complications and restricted fixed income, such as Social Security, pension programs and retirement income. Many elderly people have difficulty completing normal, everyday tasks without assistance. The 2009-2013 ACS data (ACS Table C18108) estimates that 16.0 percent of the Jurupa Valley's elderly had at least one disability and 24.9 percent had two or more disabilities. According to the U.S. Census Bureau classifies disabilities into the following categories:

- Hearing difficulty: Deaf or having serious difficulty hearing.
- Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses.
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs.
- Self-care difficulty: Having difficulty bathing or dressing.
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping.

Persons with mental, physical, and/or developmental disabilities. Based on the 2009-2013 ACS S1810 data, the number of Jurupa Valley residents age five and older with some type of disability totaled 10,057, which was 11.3 percent of the City's total civilian non-institutionalized population age five and older. The top three disabilities among persons age five and older with disability include those with ambulatory difficulty (6.1%), independent living difficulty (4.3%), and cognitive difficulty (4.2%). Having a disability negatively impacts a person's ability to work and earn money. Approximately one-quarter (25.1%) of persons with disabilities age 18 to 64 in Jurupa Valley had incomes below the federal poverty level. This compares with 12.5 percent for persons with no disability in the same age group. (2009-2013 ACS C18130).

Persons with alcohol or other drug addiction. The U.S. Department of Health and Human Services conducts the annual National Surveys on Drug Use and Health (2015-2016) for the 50 states and the District of Columbia. The survey estimated that approximately 2.6 million California residents or 8.8 percent of the state's 18 years and older population had a substance use disorder. Substance use

disorder is defined as meeting criteria for illicit drug or alcohol dependence or abuse. Alcohol dependence or abuse affected 6.8 percent, while illicit drug dependence or abuse affected 3.2 percent of Californians 18 and over. In addition, the survey found that about 2.5 million residents or 8.4 percent of residents 18 and over that needed help did not receive treatment at a specialty facility for substance use.

Persons with HIV/AIDS and their families. The California Department of Public Health's California HIV Surveillance Report for 2016 estimates that there were approximately 8,100 people living with diagnoses HIV infection in Riverside County. This represent 6.1 percent of HIV-diagnosed residents statewide in 2016. Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. In addition, persons with HIV/AIDS may be targets of hate crimes and discrimination, including illegal eviction from their homes when their illness is exposed. The Fair Housing Amendments Act of 1988 prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS. In addition, persons with HIV/AIDS are not generally able to hold jobs involving frequent interaction with the public due to their immune system deficiencies. Therefore, their job inventory is much less diverse than that for the typical citizen. Job placement could be imperative for this group to maintain sufficient income to afford their medication and live in decent and affordable housing.

The City of Riverside is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino County. The Housing Authority of the County of Riverside (HACR) as the Project Sponsor administers the HOPWA grant throughout Riverside County. The HOPWA program prevents homelessness for individuals and/or families that have AIDS/HIV by providing long term rental assistance through the Housing Options Program and Short Term Rental, Mortgage and Utility Assistance. The Housing Options Program provides 90 units of permanent affordable housing via tenant based rental assistance to households at or below 80 percent of AMI.

Victims of domestic violence, dating violence, sexual assault, and stalking. Victims of domestic violence are typically women and/or youth. Both groups become victims to crimes such as rape, battery or assault. Moreover, those with below moderate income levels are at greater risk as well. As stated in section NA-10, it is estimated that in California, 34.9 percent of women and 31.1 percent of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. If these rates are applied to the Jurupa Valley's population, the resulting estimate would be approximately 17,200 women and 15,100 men residing in the city who have suffered at one point or another from domestic/dating violence, sexual assault, or stalking.

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

Elderly/Frail Elderly. As people age, their dependency on Social Security and pension programs increases as these become their income sources. In the report titled *Ageing California's Retirement Crisis: State and Local Indicators*, commissioned by the California Retirement Security for All in 2015, it reported that in terms of Social Security dependency, 57 percent of individuals age 65 and older depend on Social Security/SSI for 80 percent or more of their income statewide. Seniors in the Central Valley and the Los Angeles region, which includes Los Angeles, Orange, Riverside, San Bernardino, and Ventura

Counties, have the highest levels of Social Security dependency. These are also the same regions where seniors also have the lowest annual benefit amounts. Furthermore, seniors in these regions have the highest poverty rates in the state. In both regions, nearly one out of three seniors (31%) do not have enough income to meet basic needs. Therefore, Social Security might only cover part of the total cost of a mortgage or rent, and assisted-living facilities generally cost more than the typical housing in the community, which could make it increasingly difficult for this group to afford housing without aid. In addition to housing costs, there are also the need for common elderly services that include public transportation, home delivery services, and at-home medical care.

Some senior programs in the City of Jurupa Valley have been offered in partnership with Jurupa Valley Adopt a Family program, a community-based organization, and Healthy Jurupa Valley. Services and programs provided include assistance to senior households during the holiday seasons, and workshops catering to senior residents; recent workshop topics include returning to work after retirement. Through Healthy Jurupa Valley, seniors are also invited to attend senior health fairs. Additionally, the Jurupa Community Services District Recreation and Parks Department provides a Senior Mentoring Program that focuses on providing enrichment and/or general assistance to senior citizens, including assistance with everyday tasks and exposing seniors to new activities.

In terms of affordable housing resources, there are 357 affordable rental units in four rental properties throughout Jurupa Valley that are restricted for seniors, with renter qualifications not to exceed anywhere from 50 percent to 80 percent of median income. Seniors in the City are also served by 11 state-licensed residential care facilities for the elderly and 15 adult residential facilities with a combined capacity to serve 379 persons. In addition, there are five senior housing developments totaling about 1,600 units, with rents affordable to low- and moderate income households.

Persons with mental, physical, and/or developmental disabilities. Having a disability negatively impacts a person's ability to work and earn money. Approximately one-fifth of persons with disabilities in Jurupa Valley age 18 years and over, lived in households with incomes below the federal poverty level. (2009-2013 ACS Table C18130) Therefore, access and availability to affordable housing is a key housing issue among persons with disabilities. In addition, other needs include: group living supportive care housing; in-home social, educational, and medical support; housing designed to accommodate persons with physical disabilities; and proximity to services and transit.

A number of non-profit agencies provide supportive services to persons with disabilities living in Jurupa Valley. Arc of Riverside County is a private, non-profit corporation serving adults with intellectual and other developmental disabilities. Arc of Riverside County operates six facilities in Western Riverside County providing services for those in need of full-time programming to ensure the development and maintenance of functional skills required for self-advocacy, community integration, and self-care. In addition, the Community Access Center (CAC), an independent living center located in the City of Riverside, has been providing services to people with disabilities in the County since 1995. CAC provides information, supportive services, and independent living skills training.

Persons with alcohol or other drug addiction. Persons with alcohol and drug addiction, have difficulty securing a job and maintaining their housing situation. As previous mentioned, for the 2015-2016 period, the an estimated 2.6 million California residents or 8.8 percent of the state's 18 years and older had a substance use disorder. According to the Substance Abuse and Mental Health Services

Administration, (an agency of the U.S. Department of Health and Human Services), there are at least 18 facilities within a 10-mile radius of Jurupa Valley that treat substance abuse or have detoxification programs available to the public. Most of these facilities (13 of 18) are located in the City of Riverside. None are located within Jurupa Valley city limits. Providing vouchers or other financial assistance could aid this special needs group in gaining improved access to treatment and housing.

Persons with HIV/AIDS and their families. Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. Based on average housing costs, persons with HIV/AIDS could be forced to pay a large portion of their income that might otherwise go toward monthly rent or mortgage for health care.

As previously mentioned, the City of Riverside is currently named a grantee by HUD and HACR serves as Project Sponsor for the County of Riverside and is responsible for procuring services and disbursing HOPWA funds. To be eligible for HOPWA services, individuals must be (1) HIV positive, (2) low income as defined by HUD, and (3) be homeless or at risk of being homeless. Individuals who are not eligible for HOPWA services may be eligible for housing services through the HIV Care Program or the Housing Plus Project.

Victims of domestic violence, dating violence, sexual assault, and stalking. Victims of domestic violence are typically women and/or youth. These groups commonly need either proper placement in temporary foster homes or additional financial support, legal services or counseling to deal with domestic violence. The continued services provided by the following organizations are needed:

- Riverside County Coalition for Alternatives to Domestic Violence. Services include: emergency shelter, crisis line, counseling center, and children's program for victims of domestic violence.
- Riverside County Family Justice Center. Services include: personalized safety planning, restraining and protective orders, relocation assistance, emergency assistance, family law legal assistance, counseling for adults and children, safe and comfortable children's play room, applying for CalVCP - victim compensation program, help navigate the criminal justice system, crime victim rights information, court support, and restitution assistance.
- Other resources providing emergency services in the vicinity of Jurupa Valley include: Riverside Community Shelter; Path of Life Family Shelter; Corona Norco Rescue Mission.

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

The California Department of Public Health's California HIV Surveillance Report for 2016 estimates that there were approximately 8,100 people living with diagnosed HIV infection in Riverside County.

Discussion:

The key housing and supportive service needs of the non-homeless special needs population include:

- The elderly have a high dependency on Social Security/SSI and many do not have enough income to meet basic needs including meeting housing costs. This group also needs common

elderly services that include public transportation, home delivery services, at-home medical care, and public programs to expose seniors to new activities.

- Persons with mental, physical, and/or developmental disabilities need access and availability to affordable housing is a key housing issue among persons with disabilities. Other needs include: group living supportive care housing; in-home social, educational, and medical support; housing designed to accommodate persons with physical disabilities; and proximity to services and transit.
- Persons with alcohol and drug addiction, have difficulty securing a job and maintaining their housing situation. Providing vouchers or other financial assistance could aid this special needs group in gaining improved access to treatment and housing.
- Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment.
- Victims of domestic violence are typically women and/or youth. These groups commonly need either proper placement in temporary foster homes or additional financial support, legal services or counseling to deal with domestic violence.

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

Describe the jurisdiction's need for Public Facilities:

Community Facilities. The results of the ConPlan survey shows that Parks and Recreational Facilities and Youth Centers are the two most important community facilities needs within the city. These two needs were also ranked one and two in importance of all topic in the survey, including public infrastructure, social and public services, economic development, and housing supply/improvements/services. Parks and Recreational Facilities and Youth Centers are closely related because many of the younger aged residents of the City would benefit the most from these public facilities. According to 2009-2013 ACS Table DP05 data, about 29 percent of the residents of Jurupa Valley are children and youth under the age of 18. Youth facilities give young people an alternative to delinquency and provide them a safe haven where they can socialize without the threat of criminal or violent activity. Several children/youth centers and programs in the City that need to continue include:

- YMCA Youth Center
- Rubidoux Youth Opportunity Center
- Youth Center of Jurupa Valley
- Youth Skills Center
- Jurupa Valley Adopt a Family
- Various religious organizations offering youth programs (i.e., Islamic Center of Jurupa Valley)
- City of Jurupa Valley Department of Park and Recreations (parks and recreational facilities providing youth programs)

How were these needs determined?

Community facilities needs were determined based on results from the ConPlan survey, ACS data regarding the population under the age of 18.

Describe the jurisdiction's need for Public Improvements:

The results from ConPlan survey indicate that Street Improvements, Street Lights, and ADA Curbs/Sidewalks/Gutters were important needs of the City. Public improvements are identified in the City Public Works and Engineering Department's Capital Improvement Program (CIP) each year. According to the adopted Fiscal Year 2017-2018 CIP, approximately \$10.67 million is budgeted for capital improvements within the city. Approximately \$7.53 million is carried over from the previous FY 2016-2017 and \$3.14 million is budgeted for new projects. New projects include: pavement management and maintenance; street widening; interchange improvements; grade separation; horse crossing signal; traffic signal installation; ADA curb, ramp, and sidewalk upgrades; parks; and drainage improvements.

As previously mentioned, approximately eight percent of the city's total population are elderly (65 years and over) and 41 percent of the elderly have at least one or more types of disability. In addition, 11 percent of the city's total civilian non-institutionalized population five years and older also have some type of disability. Therefore, ADA curbs, ramps, and sidewalk upgrades are a priority public infrastructure improvement need.

How were these needs determined?

ADA curbs, ramps, and sidewalk upgrades were identified as a need based on the City Public Works and Engineering Department's CIP, results from the ConPlan survey, and information derived from the ACS data regarding the elderly and persons with disabilities.

Describe the jurisdiction's need for Public Services:

The ConPlan survey indicated that Crime Prevention Programs and Graffiti Removal were ranked one and two as the top needs under the Public Service category.

The Riverside County Sheriff's Department provides police services in Jurupa Valley. According to the General Plan, the Jurupa Valley Sheriff's Station responds to approximately 35,000 total calls per year.

The Jurupa Valley Sheriff's Department actively engages in Community-Oriented Policing, which brings together law enforcement professionals with the community in a variety of outreach efforts to reduce crime. In addition, the Department assists the City incorporate Crime Prevention through Environmental Design, or CPTED, techniques in new development. CPTED is a concept supported by law enforcement officers, city planners, designers, and other professionals to design the physical environment in ways that discourage criminal activity and increase safety. The concept is based on three principles: natural surveillance, territoriality, and access control. When incorporated into development projects, these principles serve to eliminate hiding places and enhance visibility so that law-abiding people can easily watch over the physical environment and discourage criminal activities.

The Sheriff's Department and the Jurupa Community Services District (JCSD) regularly patrol the City for graffiti to enable quick eradication and limit its proliferation. Jurupa Valley residents are encouraged to report graffiti vandalism. The City contracts with the JCSD and the Riverside County Economic Development Agency to paint out graffiti in the City. The Sheriff's Department also actively pursues conviction of graffiti vandals in accordance with local and state laws.

According to the Jurupa Valley General Plan Land Use Element, the city's population growth is projected to increase, under buildout conditions, by 35 to 50 percent by the year 2035. This level of growth would increase the city's total population to about 133,000 to 148,000 residents in 2035. With a continued population, housing, and economic growth projected for Jurupa Valley, more police staffing/patrols and crime prevention programs will be required in the city.

How were these needs determined?

Needs were based on growth projection in the City's General Plan and from the results of the ConPlan Survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City will administer its CDBG programs over the term of the Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD based on 2009-2013 American Community Survey (ACS) data. Other sources are noted throughout the Plan.

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

Introduction

The City’s housing stock as of the 2009-2013 ACS consisted of 26,696 total residential units, 77 percent of which were single-family detached homes (*Residential Properties by Unit Number Table*). The 2009-2013 ACS data is automatically provided by HUD; according to more recent data from the California Department of Finance (2012 E-5 estimate), the City’s housing stock grew to 27,546 units by 2017. About 3 percent of units are in small multi-family structures of 2-4 units, while another 16 percent are in larger structures of 5 units or more. As presented in the *Unit Size by Tenure Table*, owner and renter occupied units totaled 25,016 units. Of these, about 65 percent were owner-occupied and 35 percent were renter-occupied. The vast majority of owner-occupied units -- 84 percent -- had three or more bedrooms, while about 57 percent of renter-occupied units had two bedrooms or fewer.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	20,427	77%
1-unit, attached structure	1,104	4%
2-4 units	747	3%
5-19 units	1,431	5%
20 or more units	1,010	4%
Mobile Home, boat, RV, van, etc	1,977	7%
Total	26,696	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	189	1%	456	5%
1 bedroom	263	2%	1,569	18%
2 bedrooms	2,236	14%	2,916	34%
3 or more bedrooms	13,632	84%	3,755	43%
Total	16,320	101%	8,696	100%

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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

There are a total of 382 units of affordable housing in Jurupa Valley. These housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low-income housing and provide another source of affordable housing for a jurisdiction. Regarding future affordable housing unit development, according to the database of Tax Credit projects in Jurupa Valley, there is one project that has received an allocation of 9% tax credits – the 39-unit, Vista Rio Apartments, located at 3901 Briggs Street. Of the total 39 units, 38 units or 97 percent are low-income units. This rental housing development is expected to provide affordable housing to large families.

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

State law requires that the City identify rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next 10 years. According to data from the City's Housing Element, within the at-risk analysis period of 10 years, only one project is considered to be at-risk of converting to market-rate housing, the 54-unit Mission Villas senior housing, funded with Section 202 financing and Section 8 project-based rent subsidies. The Section 8 contract for Mission Villas is due to expire on January 31, 2018. This project has a low risk of converting to market-rate housing because HUD has prioritized funding for Section 8 renewals for senior projects.

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

As discussed in the Needs Assessment section, just under 32 percent of all households (7,883 total) spend at least 30 percent of their income on housing, considered the threshold for overpayment. Thus, the supply of affordable housing for lower income households is a high priority goal. The need is further substantiated by the (as of October 2015) of the waiting list maintained by the Riverside County Housing Authority, which provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. As of February 2018, the number of Jurupa Valley households on the waiting list was 1,742 residents, according to the Housing Authority. This illustrates the need for affordable housing in the City.

In addition, the Regional Housing Needs Allocation (RHNA) for the City of Jurupa Valley, as determined by SCAG allocated the regional "fair share" of housing needs to the City of Jurupa Valley for the 2014-2021 period. According to the RHNA, Jurupa Valley must be able to accommodate 1,712 housing units during the subject period. Of this total, Jurupa Valley must be able to accommodate at least 409 units (24%) for very low and low-income households during the 2014-2021 period.

Describe the need for specific types of housing:

The City analyzed its ability to meet Regional Housing Needs. The results of this analysis are shows that the City's land inventory, including projects approved and the potential development of vacant and underutilized parcels, exceeds the net remaining RHNA for the planning period in all income categories except for the Extremely Low/Very Low categories. In those categories, there is an unmet need of 438 dwelling units. To accommodate the remaining need for Extremely Low and Very Low income housing, the City is committed to working with the Riverside Housing Authority, housing non-profits, and housing developers to identify specific sites for developing housing suitable for extremely low and very-low income households, including seniors, disabled persons, veterans, farm workers and the homeless.

The City has a pronounced need for rental housing affordable to households making 0-50 percent of AMI, as a large number of renter households in these categories experience severe cost burdens (more than 50 percent of income spent on housing). In addition, the proportion of rental units with three or more bedrooms (43%) is low compared to owner-occupied units (84%). Combined with the disproportionately high incidence of severe overcrowding (greater than 1.5 persons per room) among lower-income households, this indicates the City has a need for more rental units with three or more bedrooms.

To increase the City's affordable housing stock, the City proposes various incentives to allow housing to be built at a density of up to 25 dwelling units per acre. Other incentives may include permit "fast tracking," housing grants, inclusionary housing program (IHP) and development assistance.

Discussion

The City's housing stock is primarily single family detached homes (77%), with most residents owning their homes (65%). For a City of over 26,000 housing units, there are only 382 units of affordable housing. In the City, approximately a third of all households (7,883 total) overpay for housing, which is defined as spending at least 30 percent of their income on housing. The City is working with the Riverside Housing Authority, housing non-profits, and housing developers to identify specific sites for developing housing suitable targeting extremely low and very-low income households, including seniors, disabled persons, veterans, farm workers and the homeless.

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

Introduction

According to data from the 2009-2013 ACS automatically provided by HUD, Jurupa Valley's median home value in 2013 was \$218,800. According to 2009-2013 ACS data, the majority (54.9%) of Jurupa Valley's renter households paid at least \$500 but less than \$1000 in monthly rent while only about 45 percent paid \$1000 or more. The 2009-2013 ACS shows that median contract rent in 2011 was \$973. (Jurupa Valley is one of the youngest cities in California, incorporated in 2011, and for this reason there is no baseline data from the year 2000.)

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	0	218,800	0%
Median Contract Rent	0	973	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	812	9.3%
\$500-999	3,969	45.6%
\$1,000-1,499	2,952	34.0%
\$1,500-1,999	696	8.0%
\$2,000 or more	267	3.1%
Total	8,696	100.0%

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	284	No Data
50% HAMFI	674	1,075
80% HAMFI	3,939	2,930
100% HAMFI	No Data	5,000
Total	4,897	9,005

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the limited data available, there is not sufficient housing for households at lower income levels in Jurupa Valley. According to 2009-2013 CHAS data from HUD, there were 2,851 renter households making 30 percent HAMFI or less, but only 284 units affordable to a household at the 30 percent level (*Housing Affordability Table*). Also according to CHAS data, there were 3,460 households making between 30 and 50 percent HAMFI, but only 674 units affordable to a household at the 50 percent level. Additionally, the fact that a housing unit is affordable to a particular income level does not necessarily mean that it is occupied by a household at that income level, meaning that the affordability mismatch is very likely more severe than reported in the data.

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

The early 2010s drop in home values may have made a small additional percentage of for-sale homes affordable to lower-income households; however, this trend is far outweighed by the significant rise in rents over the same time period. Since the vast majority of housing units affordable to lower-income households are rental units, it is likely that the number of units affordable for lower-income households will decrease going forward.

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

HUD provided HOME rents and fair market rent for 2017 for the Riverside-San Bernardino-Ontario MSA, and they are listed below:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$800	\$957	\$1,197	\$1,682	\$2,072
High HOME Rent	\$800	\$859	\$1,033	\$1,184	\$1,301
Low HOME Rent	\$586	\$628	\$753	\$871	\$972

Source: HUD, Riverside-San Bernardino-Ontario MSA, 2017

The rents at the smaller housing units (efficiency and 1 bedroom unit) are similar at the Fair Market and High Home rent levels. Across all housing units, the Low HOME rent levels are significantly below Fair Market and High HOME rent levels. And, at the larger housing units (units with three and four bedrooms) the difference between Fair Market and both HOME levels varies significantly. What the data shows is that it will be very difficult to produce and preserve affordable housing because the incentives or profits for building market rate housing are great. Concurrently, the level of subsidies that will be needed to provide to a developer to build affordable housing will be high, and given the level of limited resources, less units will be able to either be built or preserved in the future at affordable housing levels.

Discussion

Increasing housing prices have had the effect of pricing out lower income household’s ability to purchase homes. There is not sufficient housing for households at lower income levels in Jurupa Valley. Also, there has been a significant rise in rents recently. Since the vast majority of housing units affordable to lower-income households are rental units, it appears like there will be a decreasing number of units at this price level, given increased demand, without concurrent supply of new affordable housing units. Also, it will be very difficult to produce and preserve affordable housing because incentives for building market rate housing are great.

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

Introduction

The U.S. Census Bureau’s American Community Survey (ACS) defines a “selected Condition” as one of four types of housing problems, similar to those used in the Needs Assessment: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30 percent. Table 37 calculates the total number of owner- and renter-occupied units exhibiting different numbers of selected conditions, and the percentage of all units falling into each of these categories.

Based on these categories, more than one-half (52 percent) of all households have none of the selected conditions, while 48 percent have either one or two conditions, and a small number (less than one percent) have three or four conditions. However, renter households are more likely to experience problems. In all, 52 percent of all renter-occupied households have at least one condition, compared to only 43 percent of owner-occupied households.

Definitions

Jurupa Valley identified that 1,300 housing units, less than 0.5% of the City’s housing stock may be considered substandard in the City. Substandard housing condition refers to the ability of various systems in a house to meet adopted building codes for health and safety, including plumbing, heating, electrical, and structural systems. Housing conditions are considered substandard when one or more systems are found to be below the minimum standards required by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to residents’ health and safety that substandard housing poses. In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. In addition, data from the 2009-2013 ACS table identifies 765 owner-occupied units and 1,298 units with two or more selected conditions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,054	43%	4,485	52%
With two selected Conditions	758	5%	1,298	15%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	7	0%	0	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	8,501	52%	2,913	34%
Total	16,320	100%	8,696	101%

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,796	11%	1,175	14%
1980-1999	5,995	37%	2,220	26%
1950-1979	7,421	45%	4,204	48%
Before 1950	1,108	7%	1,097	13%
Total	16,320	100%	8,696	101%

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,529	52%	5,301	61%
Housing Units build before 1980 with children present	3,025	19%	1,820	21%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The City of Jurupa Valley has identified the need to provide its residents with a housing rehabilitation program. There are approximately 1,300 housing units in need of repairs. In addition, data from the 2009-2013 ACS table identified over 2,000 units with two or more conditions that may be addressed by housing rehabilitation programs. The City is working to develop a housing rehabilitation program using CDBG funds for the near future.

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

Although lead was banned from residential paint in 1978, more than three-fourths of homes constructed prior to 1978 (national average) may contain lead based paint (LBP). And, Local data have confirmed that the percentage of units containing LBP increases with the age of the structure. The use of lead was widespread in older homes, which often cost less and are therefore more likely to be occupied by lower-income families -- posing an increased risk to this income group.

The age of housing units is the key variable for estimating the number of units with LBP hazards. According to 2009-2013 CHAS data, there were a total of 13,830, or 55% of total units built prior to 1980. If 75 percent of these properties can be assumed to have LBP, the number of units with LBP is estimated to be 10,373. According to the Needs Assessment of this Plan, approximately 54 percent of all households in the City were low- or moderate-income (defined here as less than or equal to 100 percent HAMFI). Assuming that this percentage holds true for the estimated 10,373 units with LBP, the number of lower-income households potentially exposed to LBP hazards is estimated to be 5,601. As stated earlier, the lower cost of older units makes them more likely to be occupied by lower-income households, meaning that this estimate could be low.

Discussion

Approximately half (48%) of all owner households have one or two housing substandard conditions. Renter households have worse housing conditions. The City identified approximately 1,300 housing units in need of repairs and Census data showed that over 2,000 housing units had two or more substandard conditions that may be addressed by housing rehabilitation programs. Also, the number of housing units that have lead based paint is significant and many households that are exposed to lead are in the lower income categories. The City is planning on developing and implementing a housing rehabilitation program using CDBG funds for the near future.

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

Introduction

There are a small number of public housing units in the City of Jurupa Valley. Most housing assistance is provided in the form of vouchers. There is not a housing authority in the City, though; there is good coordination with the County Housing Authority to provide services to some residents of Jurupa Valley.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	77	469	8,681	48	8,633	819	1,759	342
# of accessible units			2						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing facilities owned by the City of Jurupa Valley. The Housing Authority of the County of Riverside (HACR) owns and operates 38 conventional public housing units in Jurupa Valley.

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

According to PIH Information Center data, there are 469 public housing units in Jurupa Valley. Of these, none have been inspected in 2012 or later by HUD's Real Estate Assessment Center (REAC).

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

This information was not available.

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

Jurupa Valley does not have a public housing agency or authority.

Discussion:

Though the City does not have, or is affiliated with a housing authority, the City’s goals are to continue working with the County Housing Authority, in order to provide housing services to its residents.

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

Introduction

The County of Riverside is responsible for the oversight and coordination of the region’s homeless system of care. This system of care is known as a Continuum of Care. The Riverside County Continuum of Care (RC-CoC) is designed to quickly rehouse homeless individuals and families to minimize the trauma and displacement caused to homeless individuals and families by homelessness. The RC-CoC promotes access to mainstream programs so homeless individuals and families can achieve self-sufficiency. The RC-CoC is also responsible for conducting a regional Point-In-Time (PIT) of the homeless. The PIT identified 148 unsheltered homeless in Jurupa Valley at the time it was conducted in January 2018. Based on the 2018 regional homeless count, Jurupa Valley has the second highest number of homeless persons among incorporated and unincorporated areas in Riverside County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

No data from HUD

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

The City of Jurupa Valley does not provide direct services to the homeless; however, the City is in compliance with California Senate Bill 2, which requires the City to identify zones within the City that allow homeless shelters without discretionary review. Additionally, the City's Housing Element calls for the City to, "actively work with neighboring jurisdictions to achieve regional cooperation to reduce homelessness." To this end, City staff initiated discussions with local service agencies to ascertain service gaps and to explore future partnership opportunities. Due to the delay in 2018 federal funding and official assurance of receiving CDBG funding, the City was unable to fully develop partnership/funding details; however, these efforts will continue with the goal of identifying one or more service providers that may be able to provide services for the City's homeless. Part of the City funding evaluation will include an assessment of the level and quality of service provided by local agencies, including the experience of case managers linking clients with appropriate mainstream services and resources. Examples of mainstream services available for the City's homeless include veterans housing vouchers, veteran medical services, MediCal, SSI, and CalWORKS. Please refer to Section NA-40 Homeless Needs Assessment.

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

As indicated in **Table 43**, there are no homeless shelter beds situated in the City of Jurupa Valley; however, the City has initiated actions to establish relationships with various local service providers in an effort to link the City's homeless population with appropriate housing and support services.

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

Introduction

Certain segments of the population experience conditions that make it difficult for them to access affordable housing. Physical or medical conditions, particular space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. This section briefly describes the characteristics of the special needs populations in Jurupa Valley. Special needs groups include, but not limited to, the elderly, persons with mental, physical, and/or developmental disabilities, persons with HIV/AIDS, and domestic violence.

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

Elderly/Frail Elderly. According to 2009-2013 ACS data, Jurupa Valley had 7,593 people who were age 65 and over, accounting for 7.8 percent of the total population. Some of the characteristics of the special needs residents included having limited mobility, increased medical attention due to health complications and restricted fixed income, such as Social Security, pension programs and retirement income. Many elderly people have difficulty completing normal, everyday tasks without assistance. The 2009-2013 ACS data (ACS Table C18108) estimates that 16.0 percent of the Jurupa Valley's elderly had at least one disability and 24.9 percent had two or more disabilities. According to the U.S. Census Bureau classifies disabilities into the following categories:

- Hearing difficulty: Deaf or having serious difficulty hearing.
- Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses.
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs.
- Self-care difficulty: Having difficulty bathing or dressing.
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping.

Persons with mental, physical, and/or developmental disabilities. Based on the 2009-2013 ACS S1810 data, the number of Jurupa Valley residents age five and older with some type of disability totaled 10,057, which was 11.3 percent of the City's total civilian non-institutionalized population age five and older. The top three disabilities among persons age five and older with disability include those with ambulatory difficulty (6.1%), independent living difficulty (4.3%), and cognitive difficulty (4.2%). Having a disability negatively impacts a person's ability to work and earn money. Approximately one-quarter (25.1%) of persons with disabilities age 18 to 64 in Jurupa Valley had incomes below the federal poverty level. This compares with 12.5 percent for persons with no disability in the same age group. (2009-2013 ACS C18130).

Persons with alcohol or other drug addiction. The U.S. Department of Health and Human Services conducts the annual National Surveys on Drug Use and Health (2015-2016) for the 50 states and the District of Columbia. The survey estimated that approximately 2.6 million California residents or 8.8 percent of the state's 18 years and older population had a substance use disorder. Substance use disorder is defined as meeting criteria for illicit drug or alcohol dependence or abuse. Alcohol dependence or abuse affected 6.8 percent, while illicit drug dependence or abuse affected 3.2 percent of Californians 18 and over. In addition, the survey found that about 2.5 million residents or 8.4 percent of residents 18 and over that needed help did not receive treatment at a specialty facility for substance use.

Persons with HIV/AIDS and their families. The California Department of Public Health's California HIV Surveillance Report for 2016 estimates that there were approximately 8,100 people living with diagnoses HIV infection in Riverside County. This represents 6.1 percent of HIV-diagnosed residents statewide in 2016. Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. In addition, persons with HIV/AIDS may be targets of hate crimes and discrimination, including illegal eviction from their homes when their illness is exposed. The Fair Housing Amendments Act of 1988 prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS. In addition, persons with HIV/AIDS are not generally able to hold jobs involving frequent interaction with the public due to their immune system deficiencies. Therefore, their job inventory is much less diverse than that for the typical citizen. Job placement could be imperative for this group to maintain sufficient income to afford their medication and live in decent and affordable housing.

The City of Riverside is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino County. The Housing Authority of the County of Riverside (HACR) as the Project Sponsor administers the HOPWA grant throughout Riverside County. The HOPWA program prevents homelessness for individuals and/or families that have AIDS/HIV by providing long term rental assistance through the Housing Options Program and Short Term Rental, Mortgage and Utility Assistance. The Housing Options Program provides 90 units of permanent affordable housing via tenant based rental assistance to households at or below 80 percent of AMI.

Victims of domestic violence, dating violence, sexual assault, and stalking. Victims of domestic violence are typically women and/or youth. Both groups become victims to crimes such as rape, battery or assault. Moreover, those with below moderate income levels are at greater risk as well. As stated in section NA-10, it is estimated that in California, 34.9 percent of women and 31.1 percent of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. If these rates are applied to the Jurupa Valley's population, the resulting estimate would be approximately 17,200 women and 15,100 men residing in the city who have suffered at one point or another from domestic/dating violence, sexual assault, or stalking.

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

One of the programs that can assist persons with mental and physical health issues to receive housing is the SOAR program. The SOAR (SSI/SSDI Outreach, Access and Recovery) Project is designed to expedite access to Social Security Disability benefits for people who are homeless and have serious mental illness and/or co-occurring substance use disorders. With these benefits, people who are homeless or at-risk have a reliable source of income that makes it easier to access housing and supportive services. This can lead to long-term self-sufficiency and recovery, and help to end homelessness for many in the community.

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

The City plans to allocate CDBG funds in the near future to serve people with special needs. HUD-funded grant recipients are required under various laws not to discriminate in housing or services directly or indirectly on the basis of race, color, religion, sex, national origin, age, familial status, or disability. Under the Consolidated Plan, HUD funded recipients are required to: (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choice for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, or national origin; (4) promote housing that is accessible to and usable by persons with disabilities; (5) and comply with the non-discrimination requirements of the Fair Housing Act. The City plans to continue to fund a fair housing service provider to address complaints and violations, including those of special needs residents.

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

Please refer to the discussion above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City has little control over market variables that impact the cost of housing, e.g., cost of land, and cost of construction supplies, materials and labor. The City's Housing Element has identified governmental constraints that may have a negative impact to creating affordable housing opportunities.

Prevailing Wage Requirements. SB 975, passed in 2002, dramatically expanded the range of projects that require the payment of State prevailing wages. The requirements apply to projects involving almost any sort of public subsidy. Notably, affordable apartment projects that receive federal or state low-income housing tax credits are exempt from State prevailing wage requirements; however, federal prevailing wages may be applicable.

According to the California Association for Local Economic Development, SB 975 has had an overall negative impact on the structure of economic development in California. Some experts estimate federal prevailing wage regulations increases construction costs 10 percent to 30 percent.

Environmental Review. The California Environmental Quality Act and the National Environmental Policy Act require environmental review of proposed discretionary projects; e.g., subdivision maps, zone changes, etc. Costs and delays resulting from the environmental review process are added to the cost of developing housing.

Planning and Development Fees. Fees charged by local governments also contribute to the cost of housing. Based on recent development applications in the City, development impact fees are in the order of \$15,500 per unit for a market-rate single-family home and \$12,000 per unit for market-rate multi-family apartment projects, according to the 2017 Housing Element.

Permit and Processing Procedures. The processing time required to obtain approval of development entitlements and building permits is often cited as contributing to construction costs. In development parlance, "time is money" and developers can incur significant holding costs during a delay. Building permit applications for new single-family houses typically take 3 to 6 months to complete the building permit plan check process, sometimes longer depending upon the size of the project. Processing multi-family development applications, which often require general plan amendments, rezoning, and CEQA review, typically requires 6 months to 1 year to complete discretionary planning review. The City's permit procedures expedite planning and building approvals where possible and are not likely to unduly constrain housing development.

Land Use Controls. In terms of land use controls, the General Plan is of paramount concern. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development in terms of unit densities and total number of units, that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence. Jurupa Valley's development standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities

in the State. The City's processing and permit procedures are consistent with state planning and zoning law and are not considered to be an unreasonable constraint on the cost or supply of housing. The City will consider an amendment to the Zoning Code to eliminate the requirement for discretionary review for multi-family development in multi-family residential zones to expedite permit processing for projects that conform to the General Plan and Zoning Ordinance development standards.

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

Introduction

According to the 2009-2013 ACS, Jurupa Valley had 47,832 working-age adults in the labor force and an unemployment rate of 18.86 percent. More recent data from the California Employment Development Department show that by March 2018, there was an estimated labor force in Jurupa Valley of 47,200, and the unemployment rate has significantly decreased to just 4.0 percent. This was approximately the same as the 4.2 percent unemployment rate recorded for all of Riverside County.

Certain employment sectors may have mismatches between the number of jobs and the number of workers available, resulting in high unemployment in those sectors. The *Business Activity* table below compares the number of workers in each sector as recorded in 2009-2013 ACS data with the number of jobs in the same sector as recorded by the Census Bureau’s Longitudinal Employer-Household Dynamics program. In the City of Jurupa Valley, the largest shortage of jobs was observed in the Education and Health Care Services sector, with enough jobs for only 2,002 workers out of a number of 4,698 workers. On the other hand, there were more than three times the transportation sector jobs than workers in Jurupa Valley.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	567	57	2	0	-2
Arts, Entertainment, Accommodations	3,829	1,539	12	7	-5
Construction	3,265	2,496	10	11	1
Education and Health Care Services	4,698	2,002	15	9	-6
Finance, Insurance, and Real Estate	1,495	489	5	2	-3
Information	583	305	2	1	-1
Manufacturing	4,073	2,739	13	12	-1
Other Services	1,097	609	4	3	-1
Professional, Scientific, Management Services	2,230	796	7	3	-4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	4,578	2,300	15	10	-5
Transportation and Warehousing	2,299	7,113	7	31	24
Wholesale Trade	2,394	2,471	8	11	3
Total	31,108	22,916	--	--	--

Table 40 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	47,832
Civilian Employed Population 16 years and over	38,811
Unemployment Rate	18.86
Unemployment Rate for Ages 16-24	39.63
Unemployment Rate for Ages 25-65	12.32

Table 41 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	4,403
Farming, fisheries and forestry occupations	1,849
Service	4,033
Sales and office	9,758
Construction, extraction, maintenance and repair	5,600
Production, transportation and material moving	3,810

Table 42 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,336	58%
30-59 Minutes	10,211	28%
60 or More Minutes	5,266	14%
Total	36,813	100%

Table 43 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	9,042	2,319	4,814
High school graduate (includes equivalency)	9,216	1,688	3,443
Some college or Associate's degree	9,365	1,694	2,705

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	3,869	371	726

Table 44 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	313	1,115	2,661	4,849	1,840
9th to 12th grade, no diploma	2,237	2,143	2,964	2,443	1,152
High school graduate, GED, or alternative	4,821	4,217	3,610	6,520	2,137
Some college, no degree	3,752	3,439	2,251	5,635	1,754
Associate's degree	399	510	624	1,332	308
Bachelor's degree	458	1,480	777	1,415	427
Graduate or professional degree	41	346	247	711	302

Table 45 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,566
High school graduate (includes equivalency)	30,457
Some college or Associate's degree	32,714
Bachelor's degree	50,198
Graduate or professional degree	53,359

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

With 15 percent of the City’s workers and 9 percent of the jobs, Education and Health Care Services forms the single largest employment sector in Jurupa Valley. “Manufacturing” and “Arts and Entertainment” form the second and third largest sectors, with about 13 percent and 12 percent, respectively, of the City’s workers.

Describe the workforce and infrastructure needs of the business community:

Economic studies indicate that a significant portion of Jurupa Valley’s workforce is low skilled and low paid, partly as a result of the prevalence of low education levels, low-paying jobs, and low cost housing in the region. A key need that the business community of Jurupa Valley is workforce development, which is an economic development strategy aimed at developing a supply of trained employees that in turn can help attract quality industrial and commercial jobs to the area. Having vibrant industrial and commercial sectors in Jurupa Valley has the beneficial effect of keeping young people in the community and raising the standard of living (wages and benefits) for Jurupa Valley residents.

Higher economic activity would also result in higher revenues to the City of Jurupa Valley, which could then be used to improve the City’s infrastructure and other needs. The City recognizes the need to enhance the unique visual qualities of its commercial areas in the different communities throughout the City and improve infrastructure improvements, as resources allows, per the General Plan.

Jurupa Valley is also working to attract a new point-of-sale fulfillment center, given the ideal location of the city to serve surrounding cities. The City is located near major highways and urban centers that serves as a major logistics shipping and receiving center for Southern California. Along with that regional role comes significant commercial truck traffic using highway off-ramps and City streets. This has been part of an important economic stimulus in Jurupa Valley, but has also resulted in significant traffic congestion in certain areas and increased wear and damage to City streets, particularly in areas where logistics and other warehouse and industrial uses are concentrated. Most commercial truck traffic is concentrated in the northwestern and northeastern areas of the City, near the SR 60 corridor.

The efficient movement of goods is vital to Jurupa Valley and also Inland Empire’s economy and transportation system safety. The ability of Jurupa Valley to compete domestically and internationally on an economic basis requires an efficient and cost-effective method for distributing and receiving products. The City is working to accomplish its economic / transportation goals by proper planning, design, construction, and maintenance of the regional and local street and highway system. The City’s industrial and commercial sectors depend on safe and efficient goods movement. Investment in, preservation of and expansion of the existing freeway and street network is critical to the provision of a viable transportation system necessary to sustain a healthy local economy.

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

Jurupa Valley is a city of 97,725 people, 25,016 households with a median income of \$55,429 (2009-2013 ACS data) that is characterized by its small-town feeling, natural beauty, and distinctive communities; whose citizens are enjoying a prosperous economy with an unemployment rate of just 4.0 percent (California Employment Development Department , March 2018). Jurupa Valley’s economy is driven by a younger, largely Hispanic, and blue collar local population.

Key goals of Jurupa Valley revolve around building and maintaining the current thriving local economy by expanding employment and business opportunities, providing needed products and services, increasing median income and property values, and help and preserve and enhance Jurupa Valley's quality of life. Specifically, City employment is concentrated within transportation, warehousing, retail trade, and manufacturing services. The City performs below average relative to neighboring jurisdictions in terms of taxable retail sales and capture of resident and non-resident spending. Higher performing retail categories include grocery, electronics and appliances, and miscellaneous retail sales, while lower performing retail categories include apparel, restaurants and bars, and sporting goods. Based on these and other findings, the City is exploring the use of alternative economic tools to retain and attract businesses that meet local demand, improve the tax base, and create a potential for public-private cooperation.

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

Please refer to the previous section regarding the education level needs of the Jurupa Valley labor force.

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

The Workforce Investment Boards (WIBs), community colleges and universities are working to ensure that more of the local workforce is trained so that they can effectively compete for higher paying jobs, and help move resident out of poverty. Jurupa Valley residents have the resources available from the Riverside County Workforce Development Board (WDB), which provides oversight for the Workforce Innovation and Opportunity Act (WIOA) programs in the county. The WDB acts as a catalyst to provide seamless services among various workforce programs, and provides community leadership around workforce issues. There are five key ways that the WDB carries out its role:

- CONVENER - Bringing together business, labor, education, and economic development to focus on community workforce issues,
- WORKFORCE ANALYST - Developing, disseminating and understanding current labor market and economic information and trends,
- BROKER - Bring together systems to solve common problems, or broker new relationships with businesses and workers,
- COMMUNITY VOICE - Advocating for the importance of workforce policy, providing perspective about the need for skilled workers,
- CAPACITY BUILDER - Enhancing the region's ability to meet the workforce needs of local employers.

These tasks are accomplished through America's Job Centers of California better known as the Riverside County Workforce Development Centers (WDCs). The WDCs are the hub of the county-wide service delivery vehicle for workforce, education and business services. WDCs are located in six nearby cities; and there are also another six Youth Opportunity Centers (YOCs) located nearby. Workforce funds allocated to the WDB support job training, placement, and business services delivered at these locations.

Regarding educational facilities, there are currently no institutions of higher education in Jurupa Valley. The closest facilities within Riverside County are Norco College, Riverside City College, and the University of California, Riverside. The GPAC stated a strong desire to build a satellite college campus and/or trade school in Jurupa Valley, and to provide other venues offering adult education.

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

No

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

The General Plan of Jurupa Valley identifies the need of the City to implement a comprehensive economic strategy that would expand its industrial and commercial base that, in turn, would benefit City residents, property owners, and businesses. To enhance the local economy, Jurupa Valley is targeting its efforts on six specific areas of the city. These specific areas are given the designation of "Opportunity Areas" where private commercial and industrial development could significantly and positively affect the City's fiscal revenue by creating new jobs.

Discussion

The City of Jurupa Valley has approximately 48,000 working-age adults in the labor force that primarily consists of a younger, largely Hispanic, and blue collar local population. The current unemployment rate of just 4.0 percent. The largest employment sectors include Education and Health Care Services, Manufacturing and Arts and Entertainment. The City is planning on implementing an economic strategy that would target six specific areas of the City. In addition, the plans include improving infrastructure improvements, in order to attract new business and retain/help expand current ones.

MA-50 Needs and Market Analysis Discussion

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

This ConPlan did not include an analysis of areas of concentration of households with multiple housing problems. In general, the lowest-income households have the most problems due to the high cost of housing in relation to income, which can lead to deferred maintenance and other physical issues as well as more immediately cost-related problems such as overpayment and overcrowding. As detailed below, the lowest-income households are concentrated in some of the central and eastern sections of the City, implying a high likelihood that households with the highest cost burden are also experiencing physical problems in older dwellings with more maintenance issues.

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

Attachment 3 shows maps, which include the locations / concentrations of residents who are Hispanic--the largest ethnic minority group in Jurupa Valley and other racial / ethnic groups. (Hispanic population in Jurupa Valley is 69 percent, with Black and Asian populations being 2.9 percent of total. Hispanic concentration was defined as a census tract with the Hispanic population representing more than 50 percent of total population of the census tract. Hispanic residents generally reside in central and eastern sections of the City. These maps were generated using HUD's CPD e-GIS mapping tool, which uses 2009-2013 ACS and CHAS data.

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

The main characteristic of Jurupa Valley neighborhoods is single family residential homes. There are areas that are rural, and others that have commercial and industrial concentrations.

Are there any community assets in these areas/neighborhoods?

After reviewing the neighborhoods and corresponding maps, the following are located in these areas/neighborhoods: City Hall and other public services are located near the central area of the City that has a high concentration of the Hispanic population.

Are there other strategic opportunities in any of these areas?

To enhance the local economy, Jurupa Valley is targeting its efforts on six specific areas of the City. These specific areas are given the designation of "Opportunity Areas" where private commercial and industrial development could significantly and positively affect the City's fiscal revenue by creating new jobs.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the centerpiece of the City of Jurupa Valley's 2018–2022 Consolidated Plan. The Strategic Plan identifies the programs and projects the City will undertake or consider during the five-year Consolidated Plan cycle. In addition to identifying resources, objectives and goals to implement housing and community development activities, the Strategic Plan includes several sub-strategies including the development of institutional structures, coordination with housing and community partners, the reduction of lead based-paint hazards, addressing homeless issues, addressing barriers to affordable housing, and program/project monitoring.

The City's overall objective for the CDBG program mirrors the HUD's overall objective for the program: to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective in Jurupa Valley, the following Consolidated Plan goals have been identified based on the input of residents and other community stakeholders:

- Conserve the existing supply of affordable housing by supporting the provision of federal rental assistance vouchers and certificates administered by the Housing Authority of Riverside County.
- Assist with the preservation of the City's owner-occupied single-family housing stock.
- Support housing and services for the homeless and those at risk of becoming homeless.
- Support community social services benefitting low- and moderate-income persons and those with special needs.
- Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.
- Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

All programs and projects are subject to availability of funds and the approval of the City Council.

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

Geographic Area

1	Area Name:	CDBG Eligible Block Groups
	Area Type:	Local CDBG-eligible area
	Other Target Area Description:	NA
	HUD Approval Date:	Pending
	% of Low/ Mod:	Pending
	Revital Type:	NA
	Other Revital Description:	NA
	Identify the neighborhood boundaries for this target area.	Boundaries are established by Census Bureau and determined as CDBG-eligible by HUD
	Include specific housing and commercial characteristics of this target area.	NA
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	NA
	Identify the needs in this target area.	NA
	What are the opportunities for improvement in this target area?	NA
Are there barriers to improvement in this target area?	NA	
2	Area Name:	Citywide
	Area Type:	Citywide program or activity
	Other Target Area Description:	NA
	HUD Approval Date:	NA
	% of Low/ Mod:	NA
	Revital Type:	NA
	Other Revital Description:	NA
	Identify the neighborhood boundaries for this target area.	NA
	Include specific housing and commercial characteristics of this target area.	NA
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	NA

	Identify the needs in this target area.	NA
	What are the opportunities for improvement in this target area?	NA
	Are there barriers to improvement in this target area?	NA

Table 47 - Geographic Priority Areas

General Allocation Priorities

To determine which activities will receive CDBG funding during the Consolidated Plan cycle of 2018-2022, the City utilized a simple **priority ranking** system:

- **High Priority:** Activities that address a high priority need will be funded by the City during the five-year period provided adequate resources are available.
- **Low Priority:** The City may or may not fund a low priority need activities during the five-year period.

In general, CDBG funds will be allocated on a citywide basis for activities that are limited-clientele in nature (i.e., beneficiaries are CDBG-eligible). Other activities such as public improvements may be limited to eligible areas (see map in Attachment 3), except for ADA related improvements which may be carried out on a much wider basis.

The City does not receive HUD Housing Opportunities for Persons with AIDS (HOPWA) funds.

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

Priority Needs

1	Priority Need Name	Public Improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CDBG-Eligible Block Groups Citywide program or activity
	Associated Goals	Public Infrastructure Improvements Public Facility Improvements
	Description	Installation of new or rehabilitation of existing public infrastructure and public facility improvements
	Basis for Relative Priority	Needs Analysis, City department consultation, and public input.
2	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide program
	Associated Goals	Single Family Housing Rehabilitation and housing preservation
	Description	Rehabilitation or preservation of residential properties to address housing and building code deficiencies and deferred property improvements
	Basis for Relative Priority	Based on housing needs analysis, housing market analysis, and public input.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Citywide program

	Associated Goals	Homeless Services Public Services
	Description	Social service programs that provide services to low- and moderate-income residents including homeless and individuals at risk of homelessness
	Basis for Relative Priority	Needs Assessment, service providers input, public input.
4	Priority Need Name	Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Citywide program
	Associated Goals	Fair Housing Services Program Administration
	Description	Program oversight and coordination, including fair housing services
	Basis for Relative Priority	HUD required

**Table 48 – Priority Needs Summary
Narrative (Optional)**

Impediments to Fair Housing: HUD-funded grant recipients are required under various laws not to discriminate in housing or services directly or indirectly on the basis of race, color, religion, sex, national origin, age, familial status, or disability. Under the Consolidated Plan, HUD funded recipients are required to: (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choice for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, or national origin; (4) promote housing that is accessible to and usable by persons with disabilities; (5) and comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult with one another and initiate metropolitan wide area fair housing planning. The **Analysis of Impediments (AI) to Fair Housing Choice** is the primary document utilized for this purpose.

The City of Jurupa Valley was a Participating City in the Urban County Program at the time Riverside County prepared its last AI in 2014. This document covers program years 2014 through 2018. The City will continue to implement the fair housing action plan delineated in the AI, including contracting with a qualified fair housing service provider to address fair housing complaints and violations. Fair housing impediments identified in the AI and action steps are summarized in **Attachment 4. NOTE: not all impediments identified in the AI may be present in Jurupa Valley.**

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	NA – CDBG may not be used for this type of activity
TBRA for Non-Homeless Special Needs	NA – CDBG may not be used for this type of activity
New Unit Production	CDBG typically cannot be used for this type of activity; however, funds may be used for certain pre-development costs or off-site public improvements. The Needs Assessment and Housing Market Analysis indicate there is a shortage of housing units affordable to lower income households; however, it is not presently envisioned that CDBG funds will be used for this purpose. A substantial amendment to the Consolidated Plan may be necessary if future funding is allocated for such an activity.
Rehabilitation	Overall the City’s housing stock is in good condition; however, a significant number of housing units have been identified as substandard. Housing Market analysis data indicates many lower income homeowners are paying a significant amount of their income for housing (housing cost burden and severe housing cost burden). Housing rehabilitation assistance allows these homeowners to address deferred maintenance improvements on their primary residence without increasing the amount of income dedicated to housing.
Acquisition, including preservation	Housing Market analysis data indicates that there is a need for additional housing that is affordable to both renter and owner households. It is not presently envisioned that CDBG funds will be used for this purpose; however, this does not preclude the City from utilizing these resources as an incentive to create new housing opportunities. A substantial amendment to the Consolidated Plan may be necessary if future CDBG funding is allocated for such an activity.

Table 49 – Influence of Market Conditions

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

Introduction

Ongoing reductions and fluctuations in CDBG funding make it difficult to estimate the amount that will be available over the five-year Consolidated Plan cycle. Housing voucher/certificate resources (via HARC) will be available to carry out activities that support the goals of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,189,419	0	0	1,189,419	4,000,000	Annual CDBG allocation

Table 50 - Anticipated Resources

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

Other resources that will be available to carry out activities that address the goals of the Consolidated Plan are limited:

- HARC reports that as of February 2018, 244 Jurupa Valley households received rental assistance. It is anticipated that a similar number of households will be assisted annual over the five-year period of the Consolidated Plan.
- Jurupa Valley intends to continue and update an existing Inclusionary Housing Program previously administered by the County of Riverside. This program requires that 1 out of every 25 new units (4%) be reserved for households at the 50% area median income level. Projects of six or more units are required to participate in the program. Affordable units must be provided on-site, off-site, or through the payment of an in-lieu fee.

CDBG does not require matching funds.

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

The City conducted a detailed inventory of potential housing sites as part of the 2017 General Plan process. This study evaluated specific parcels, development constraints, and potential development capacity. The analysis indicated that 902 vacant parcels (or 2,432 vacant acres) in the City appear to be developable for housing. Additionally, parts of 73 additional parcels appear to be developable. These parcels, which are classified as Partially Constrained Parcels, include approximately 677 acres of additional land that could be used to accommodate new residential development in the City. A comprehensive list of these parcels is found in the City's General Plan Appendices.

Discussion

Funding resources to implement the City's Consolidated Plan are limited. It is anticipated that CDBG funding will continue to be reduced. With respect to other resources, the City will continue to support HARC's efforts to secure new rental assistance resources. As outlined above, an inventory of vacant land has been developed by the City. Additionally, the City's Housing Element indicates the City will continue to implement an Inclusionary Housing Program, which will ensure the creation of affordable housing units and/or the accumulation of in-lieu-fees that can be used to assist with the development of affordable housing.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Authority of Riverside County	PHA	Planning Public Housing Rental	Region
Riverside County	Continuum of care	Homelessness Planning	Region
Jurupa Valley	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Fair Housing Council of Riverside County	Non-profit organizations	Planning	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Geographically, the City covers an area of 44-square miles, and encompassing several established communities and neighborhoods. The City is a mix of high and low-density residential development, rural farming/agricultural activities, and commercial, retail, and industrial land uses. The City has significant capacity for expansion of both residential and commercial development. The City’s Housing Element indicates the City will, “work with public, private and nonprofit housing entities to identify candidate sites for new construction of rental housing for seniors and other special housing needs, and take all actions necessary to expedite processing and approval of such projects.” To this end, an extensive list of parcels that may be suitable for housing development is identified in the City’s General Plan. This cooperative attitude is a strength and opens the door to expanding and building relationships with public, private and nonprofit institutions as a way to build the community.

Jurupa Valley was incorporated in July 2011. During the past eight years, the City has established its administrative infrastructure but continues to mature as a municipality. During this maturation process, it is not unexpected that several gaps exist in the City’s institutional structure. Throughout the process of developing the City’s Consolidated Plan, it was evident that many organizations and individuals were not familiar with Jurupa Valley as a municipality. Other issues include the isolation of important community data and information for the County. (For example, HUD Block Group low- and moderate-income data is still identified and connected to County data making it difficult to analyze data from systems such as CPDMaps.)

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
Other – Fair housing	X		

Table 52 - Homeless Prevention Services Summary

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

As previously outlined, the absence of an official notification from HUD regarding the City's status as a CDBG Entitlement Community, and the delay of 2018 CDBG funding have prevented the City from aggressively pursuing partnerships with local service providers. The City has initiated discussions with providers and will make an effort to engage one or more provider to address homeless housing and service needs. It is envisioned that the service delivery system summarized in Table 57 will be expanded over the five-year Consolidated Plan cycle.

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

As summarized above, gaps currently exist in the City's service delivery system for special need populations and persons experiencing homelessness due to the relatively recent incorporation of the City. However, with clear direction from the City Council and executive management, City staff has begun the process of building relationships with local service providers. Aside from pursuing funding for homeless services in the first year of the 2018-2022 Consolidated Plan cycle, the City intends to use Fiscal Year 2018-2019 to further engage local service providers and explore opportunities to close gaps in the City's current service delivery system for other special need populations and lower income residents.

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

City staff will identify local service providers that can address various community needs. Aside from pursuing funding for homeless services in the first year of the 2018-2022 Consolidated Plan cycle, the City intends to use Fiscal Year 2018-2019 to meet with local service providers and explore opportunities to address various housing and community service needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure Improvements	2018	2022	Non-Housing Community Development	CDBG census tracts Citywide	Public Improvements	CDBG: \$2,189,419	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15,000 Households Assisted
2	Public Facility Improvements	2018	2022	Non-Housing Community Development	CDBG census tracts Citywide	Public Improvements	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted
3	Single Family Housing Rehabilitation	2019	2022	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$1,000,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
4	Homeless Services	2018	2022	Homeless	Citywide	Public Services	CDBG: \$375,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Public Services	2019	2022	Non-Housing Community Development	Citywide	Public Services	CDBG: \$375,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,500 Persons Assisted
6	Fair Housing Services	2018	2022	Administration	Citywide	Administration	CDBG: \$125,000	Other: 1000 Other
7	Program Administration	2018	2022	Administration	Citywide	Administration	CDBG: \$875,000	Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure Improvements
	Goal Description	Improvements to roadways, streets, sidewalks, and other eligible public infrastructure that primarily benefit low- and moderate-income persons.
2	Goal Name	Public Facility Improvements
	Goal Description	Improvements to eligible public facilities and non-public facilities that primarily benefit low- and moderate-income residents.
3	Goal Name	Single Family Housing Rehabilitation
	Goal Description	Loans or grants to assist qualified low- and moderate-income homeowners to improve primary residence.
4	Goal Name	Homeless Services
	Goal Description	Homeless housing and support services, including homelessness prevention services.
5	Goal Name	Public Services
	Goal Description	Support services for low- and moderate-income persons.
6	Goal Name	Fair Housing Services
	Goal Description	Services to address impediments to access fair housing.
7	Goal Name	Program Administration
	Goal Description	CDBG program oversight and coordination.

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

The City of Jurupa Valley is not a HOME Participating Jurisdiction.

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

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

The City of does own or manage public housing.

Activities to Increase Resident Involvements

Not applicable

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

Not applicable

Plan to remove the ‘troubled’ designation

Not applicable

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

Barriers to Affordable Housing

The City has little control over market variables that impact the cost of housing, e.g., cost of land, and cost of construction supplies, materials and labor. The City's Housing Element has identified governmental constraints that may have a negative impact to creating affordable housing opportunities.

Prevailing Wage Requirements. SB 975, passed in 2002, dramatically expanded the range of projects that require the payment of State prevailing wages. The requirements apply to projects involving almost any sort of public subsidy. Notably, affordable apartment projects that receive federal or state low-income housing tax credits are exempt from State prevailing wage requirements; however, federal prevailing wages may be applicable.

According to the California Association for Local Economic Development, SB 975 has had an overall negative impact on the structure of economic development in California. Some experts estimate federal prevailing wage regulations increases construction costs 10 percent to 30 percent.

Environmental Review. The California Environmental Quality Act and the National Environmental Policy Act require an environmental review of proposed discretionary projects; e.g., subdivision maps, zone changes, etc. Costs and delays resulting from the environmental review process are added to the cost of developing housing.

Planning and Development Fees. Fees charged by local governments also contribute to the cost of housing. Based on recent development applications in the City, development impact fees are in the order of \$15,500 per unit for a market-rate single-family home and \$12,000 per unit for market-rate multi-family apartment projects, according to the 2017 Housing Element.

Permit and Processing Procedures. The processing time required to obtain approval of development entitlements and building permits is often cited as contributing to construction costs. In development parlance, "time is money" and developers can incur significant holding costs during a delay. Building permit applications for new single-family houses typically take 3 to 6 months to complete the building permit plan check process, sometimes longer depending upon the size of the project. Processing multi-family development applications, which often require general plan amendments, rezoning, and CEQA review, typically requires 6 months to 1 year to complete discretionary planning review. The City's permit procedures expedite planning and building approvals where possible and are not likely to unduly constrain housing development.

Land Use Controls. In terms of land use controls, the General Plan is of paramount concern. This policy document not only establishes the location and amount of land that will be allocated to residential development but also establishes the intensity of development in terms of unit densities and the total number of units, that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence. Jurupa Valley's development standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities

in the State. The City's processing and permit procedures are consistent with state planning and zoning law and are not considered to be an unreasonable constraint on the cost or supply of housing. The City will consider an amendment to the Zoning Code to eliminate the requirement for discretionary review for multi-family development in multi-family residential zones to expedite permit processing for projects that conform to the General Plan and Zoning Ordinance development standards.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Jurupa Valley Housing Element states, "incentives are preferable to regulations as the means to facilitate the production of housing for all income levels." To encourage the production of lower-cost housing the City has identified various incentives for property owners and developers to consider. Among these possible incentives are modifications to development standards, reduced development fees, expedited permit processing, and direct financial assistance from in-lieu Inclusionary Housing Program (IHP) fees.

Prior to the City's incorporation, the IHP was previously administered by the County of Riverside. The City plans to continue and update the IHP. The IHP will help ensure that a portion of newly developed housing units is affordable to working-class residents with incomes up to 80% of the area-wide median income (AMI), which is about \$65,000 per year in Riverside County in 2017. The program requires that one out of every 25 newly developed housing units (4%) be reserved for households at the 50% AMI income level. Housing projects of six or more units are required to participate in the program. Affordable units must be provided on-site, off-site, or through the payment of an in-lieu fee. These fees can be combined with other sources of funds to assist in providing additional affordable housing opportunities in the City.

SP-60 Homelessness Strategy – 91.215(d)

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

As previously outlined, the City has initiated steps to partner with local homeless service providers that have experience assisting the region's homeless population. These agencies typically have established outreach and assessment programs that engage the homeless and link them to appropriate housing and services. It is anticipated that the City will utilize CDBG funding during the Consolidated Plan cycle for such services.

Addressing the emergency and transitional housing needs of homeless persons

As **Table 43** indicates, there are no homeless shelters located in the City; however, according to HUD's *2017 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report*, there are 634 emergency shelter beds in the Riverside County Continuum of Care (RC-CoC). Shelter beds are located throughout the county including Path of Life Ministries and Operation Safe House, which are situated in adjacent communities.

HUD data also indicates there 220 transitional shelter beds in the RC-CoC, with 35 beds located in the neighboring City of Riverside. In recent years HUD has encouraged regional continuums of care to move away from traditional transitional housing programs toward rapid rehousing. This housing first approach to housing the homeless provides short-term rental assistance and services, with services ending once rental assistance terminates. The goal is to help homeless households obtain housing quickly, increase self-sufficiency, and remain housed. HUD data reports in 2017 there were 277 rapid rehousing beds throughout the RC-CoC.

Jurupa Valley has initiated discussions with several local and regional service providers for the purpose of exploring partnership opportunities. It is anticipated that the City will utilize CDBG funding during the Consolidated Plan cycle for such services. Additionally, as a CDBG Entitlement Community, and consistent with the Housing Element, the City will participate in regional efforts to address homelessness.

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.

Pursuant to current HUD directives, the RC-CoC has established a coordinated entry system whereby a homeless individual or family, seeking shelter and services is directed to a streamlined system that facilitates access to appropriate housing and services. The system screens applicants for eligibility for services, such as homelessness prevention, rapid rehousing, emergency shelter, affordable housing, permanent supportive housing, and other interventions. The needs and strengths of each household are assessed to determine which interventions will be most effective and appropriate, while also prioritizing people for assistance based on the severity of their needs. Most regional service providers participate in the coordinated entry process. Through the system, homeless households are placed in appropriate housing including rapid rehousing and permanent supportive housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will explore the use of CDBG resources to support agencies that provide a variety of safety net services aimed at preventing households from becoming homeless. Examples of these services include food banks and rent/utility assistance. It is anticipated that the City will utilize CDBG funding during the Consolidated Plan cycle for such services.

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

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

HUD regulations require a community to test for lead-based paint hazards for all housing units constructed prior to 1978 that are assisted with federal funds. According to data from the Housing Market Analysis, approximately 55% of the City's housing stock was constructed before 1980.

HUD has produced informational material on the dangers of lead-based paint hazards in English and Spanish. The City will ensure these materials are available at public counters at City Hall and posted on the City's website, to inform and educate residents about the lead poisoning.

If the City establishes a CDBG-funded housing rehabilitation program, program staff will ensure all assisted units are assessed for lead-based paint hazards. If lead hazards are identified, project funding may be allocated to mitigate or remove lead-based paint hazards.

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

The Housing Market Analysis indicates that a total of 13,830 housing units were built prior to 1980. Based on national statistics, three-fourths of housing units constructed prior to 1980 contain lead-based paint; accordingly, an estimated 10,373 housing units in the City may contain lead-based paint hazards.

Education is the initial step to mitigating a problem. By providing information regarding lead-based paint hazards, residents can take immediate action ascertain their risk level and take corrective or preventive action. The Housing Market Analysis also found that over 3,000 housing units are in need of repair or rehabilitation. As the City considers the implementation of a housing rehabilitation program, program design considerations will be given to HUD's lead-based paint testing and mitigation requirements.

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

Currently, the City does not offer housing rehabilitation assistance. It is envisioned that such a program may be implemented with CDBG funds in future years to address deferred property improvements and health and safety issues resulting from an aging housing stock. Housing rehabilitation program policies and procedures will require all properties constructed prior to 1978 to be tested for lead. If lead is found, it will be removed or encapsulated as required by current HUD regulations.

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

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

According to the U.S. Census Bureau, 15.8% of the City’s population is living at or below the poverty level. The Census Bureau reports that 11.5% of Jurupa Valley residents age 65 and older are living in poverty as are 21.9% of residents age 18 years and younger. ^[1]

The City has identified several activities and services that can be implemented to reduce poverty:

- Support rental assistance programs provided by the Housing Authority of Riverside County for very low-income renters, especially senior and disabled households, and households with children.
- Support homeless prevention services for individuals presently housed but at risk of losing their residence. As resources permit, assist those already homeless in need of emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing.
- Support public social services that provide a social safety net for lower income individuals.
- Explore implementation of housing rehabilitation programs for lower income homeowners, especially senior households.

[1] 2009-2013 American Community Survey 5-Year Estimates, Table #S1701

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

The City’s anti-poverty strategy calls for assisting lower income households, especially for seniors, the disabled, and families with children. The support for HARC’s rental assistance programs for very low-income renters is consistent with the City’s affordable housing plan. Additionally, safety net programs (e.g., financial assistance and senior services) will assist households that may be at risk of becoming homeless by allowing them to redirect limited income toward maintaining housing.

SP-80 Monitoring – 91.230

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

The City will establish a monitoring program to ensure compliance with CDBG program requirements.

As the City's CDBG program develops, a monitoring program will be established for activities such as public services. For such services, subrecipients will be required to submit quarterly accomplishment reports to program staff. Providers will be required to provide information regarding the number of clients served and the overall progress of their programs. City staff will also conduct an onsite monitoring to review subrecipient performance, quality of services, and grant administration abilities. If necessary, corrective actions will be recommended by the City to ensure compliance with applicable federal laws and regulations. Monitoring will be conducted annually, but for experienced service providers, the City may conduct onsite visits every other year. Agencies new to CDBG or that have administrative or programmatic issues will be monitored annually until grant management competence is proven.

For public facility and infrastructure improvement, project managers will be required to reports project status on a quarterly basis. Quarterly reports will include a list of project milestones, target and actual completion dates, and planned and actual expenditures. Housing rehabilitation program activity will also be required to submit regular program accomplishment reports (quarterly or semi-annually).

All accomplishment report information will be input on a regular basis into IDIS. Year-end accomplishment information will be submitted to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER).

With respect to minority and women-owned businesses, the City will solicit the interest of a wide variety of companies and firms to undertake HUD-funded activities including minority and women-owned businesses.

Expected Resources

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

Introduction

Ongoing reductions and fluctuations in CDBG funding make it difficult to estimate the amount that will be available over the five-year Consolidated Plan cycle. Housing voucher/certificate resources (via HARC) will be available to carry out activities that support the goals of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,189,419	0	0	1,189,419	4,000,000	Annual CDBG allocation

Table 54 - Expected Resources – Priority Table

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

Other resources that will be available to carry out activities that address the goals of the Consolidated Plan are limited:

- HARC reports that as of February 2018, 344 Jurupa Valley households received rental assistance. It is anticipated that a similar number of households will be assisted annual over the five-year period of the Consolidated Plan.
- Jurupa Valley intends to continue and update an existing Inclusionary Housing Program previously administered by the County of Riverside. This program requires that 1 out of every 25 new units (4%) be reserved for households at the 50% area median income level. Projects of six or more units are required to participate in the program. Affordable units must be provided on-site, off-site, or through the payment of an in-lieu fee.

CDBG does not require matching funds.

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

The Jurupa Valley General Plan Appendix A contains an extensive list of parcels that may be suitable for housing development. The inventory includes an evaluation of development constraints and potential development capacity for each parcel. Combined with the incentives identified in the Housing Element (see Section SP-55), there exists a potential for the development of several affordable housing units during the Consolidated Plan cycle; however, no specific projects are identified for FY 2018-2019.

Discussion

Funding resources to implement the City's Consolidated Plan are limited. It is anticipated that CDBG funding will continue to be reduced. With respect to other resources, the City will continue to support RCHA's efforts to secure new rental assistance resources. Finally, an inventory of vacant and underutilized land has been developed. Combined with affordable housing development incentives, it is possible that new affordable housing opportunities will be developed during the Consolidated Plan cycle; however, no specific projects are identified for FY 2018-2019.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure Improvements	2018	2019	Non-Housing Community Development	CDBG Eligible Block Groups	Public Improvements	CDBG: \$897,399	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted
2	Homeless Services	2018	2019	Public Services	Citywide	Homeless Services	CDBG: \$75,000	Other: 110 Other
3	Fair Housing Services	2018	2019	Administration	Citywide	Administration	CDBG: \$25,000	Other: 200 Other
4	Program Administration	2018	2019	Administration	Citywide	Administration	CDBG: \$192,020	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facility Improvements
	Goal Description	ADA improvements

2	Goal Name	Homeless Services
	Goal Description	Homeless housing and support services
3	Goal Name	Fair Housing Services
	Goal Description	Outreach, education and enforcement services
4	Goal Name	Program Administration
	Goal Description	CDBG program oversight and coordination

Projects

AP-35 Projects – 91.220(d)

Introduction

The following activities have been allocated CDBG funds for Fiscal Year (FY) 2018-2019.

Projects

#	Project Name
1	ADA Improvements
2	Homeless Services
3	Fair Housing Foundation
4	CDBG Program Administration

Table 56 – Project Information

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

FY 2018-2019 is the first year the City will administer CDBG funds on its own. As a Cooperating City in the CDBG Urban County Program, the City worked with Riverside County staff to implement several Americans with Disabilities Act (ADA) related projects, public facility improvement projects, and public services. The City will continue to utilize CDBG funds to construct ADA improvements throughout the City to improve accessibility and mobility for individuals with disabilities. CDBG funding will also be allocated to address the needs of the homeless and those at risk of becoming homeless, especially burgeoning homeless populations such as seniors and families with children. Fair housing services will provide residents, landlords, and property managers with information and knowledge regarding fair housing laws with the goal of reducing or eliminating housing discrimination. This program will benefit all Jurupa Valley residents including protected classes such as individuals with disabilities and families with children.

AP-38 Project Summary

Project Summary Information

1	Project Name	ADA Improvements – Location to be determined
	Target Area	Citywide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Improvements
	Funding	CDBG: \$897,339
	Description	CDBG funds to install and upgrade facility improvements to comply with ADA regulations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,000 disabled Jurupa Valley residents
	Location Description	8930 Limonite Avenue, Jurupa Valley, CA
	Planned Activities	Construction and installation of ADA compliant sidewalks and curb ramps.
2	Project Name	Homeless Services
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Public Services
	Funding	CDBG: \$75,000
	Description	Homelessness prevention, outreach and rapid rehousing services.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	110 individuals (50 outreach, 50 prevention and 10 rapid rehousing)
	Location Description	Citywide
	Planned Activities	Homeless outreach and engagement in order to link individuals to rapid rehousing and support services. Funding also allocated to provide direct financial assistance to prevent the loss of housing.
3	Project Name	Fair Housing Council of Riverside County
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Administration
	Funding	CDBG: \$25,000
	Description	Fair housing outreach, education and enforcement services with the goal to reduce and eliminate impediments to the fair access of housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	200 households
	Location Description	Citywide
	Planned Activities	Fair housing outreach, education and enforcement services including: landlord, tenant and property management fair housing training; community outreach and education; complaint investigation and enforcement services.
4	Project Name	CDBG Program Administration
	Target Area	Citywide

Goals Supported	Program Administration
Needs Addressed	Administration
Funding	CDBG: \$192,020
Description	CDBG program oversight and coordination.
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	Not applicable
Location Description	8930 Limonite Avenue, Jurupa Valley, CA
Planned Activities	Program oversight and coordination including management of public service grants, housing and commercial rehabilitation programs, and preparation of required applications and reports.

AP-50 Geographic Distribution – 91.220(f)

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

All activities slated for CDBG-funding during FY 2018-2019 will be available on a citywide basis. These activities include ADA-related improvements, homeless services, fair housing services, and program administration. In future years, some activities may be limited to income-eligible program beneficiaries, or to specific areas of the City (i.e., Block Groups) where a significant percentage of residents meet HUD’s income limits. A map of the City’s CDBG Target Areas is provided in the Consolidated Plan Appendix (Please see map in Attachment 3: CDBG Eligible Areas Map).

Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible Block Groups	0
Citywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For FY 2018-2019, funding is allocated on a citywide basis.

Discussion

As indicated above, CDBG funds will be allocated to programs that serve Jurupa Valley residents regardless of where they live.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For FY 2018-2019, the City will not utilize CDBG resources to fund housing activities. This may change in future years as the City develops its CDBG program over the course of the Consolidated Plan cycle.

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

Table 58 - One Year Goals for Affordable Housing by Support Requirement

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

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will not use CDBG funds for housing activities; however, the City will continue to support HARC's implementation of the federal rental assistance voucher and certificate program. An estimated 340 Jurupa Valley households will benefit from this program during FY 2018-2019.

AP-60 Public Housing – 91.220(h)

Introduction

The City of does own or manage public housing.

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

Not applicable

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

Not applicable

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

Not applicable

Discussion

The City of does own or manage public housing.

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

Introduction

As outlined in the Strategic Plan, the City will utilize a portion of CDBG funds during FY 2018-2019 to support agencies that provide homeless services.

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

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

The City of Jurupa Valley does not directly fund homeless outreach services; however, the City will support programs that work directly with both sheltered and unsheltered homeless populations. These regional homeless service providers have developed extensive outreach and assessment programs that engage the homeless and that provide an entry point into the RC-CoC.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are no emergency or transitional housing beds in Jurupa Valley. As detailed in the Strategic Plan, HUD has encouraged service providers to move away from these traditional forms of shelter toward rapid rehousing. The City will seek out partnerships with service providers that offer traditional shelter and supportive services, and rapid rehousing for the City's homeless population. CDBG funding may be allocated for these services.

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

HUD's 2017 *Continuum of Care Homeless Assistance Programs Housing Inventory Count Report* indicates there are 1,520 permanent supportive housing beds throughout the Riverside County Continuum of Care. The majority of these beds (890) are tied to the Veterans Affairs Supportive Housing (VASH) rental housing voucher program that is administered by the HARC. The City will continue to support HARC and its efforts to secure additional VASH vouchers, Shelter Plus Care vouchers, and rental assistance vouchers and certificates.

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

According to HUD's *Strategies for Preventing Homelessness*, "Homelessness prevention is an essential element of any effort to end homelessness either locally or nationwide." This HUD report indicates it is less expensive and disruptive to keep a household housed in place. To this end, the City will explore the use of CDBG funds to support programs that provide direct assistance to households at risk of becoming homeless. The City will also participate in regional homeless planning efforts, including the RC-CoC's Discharge Plan, which aims to prevent individuals leaving institutions, hospitals, etc., from becoming homeless.

Discussion

The City's homeless strategy is to help prevent homelessness and to support local service providers as they engage and assess the City's homeless. Funding may also be provided to support rapid rehousing programming efforts that help ensure homeless individuals obtain housing and the support services needed to achieve and maintain self-sufficiency.

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

Introduction:

Barriers to affordable housing and actions to overcome barriers are listed in the City's Housing Element and have been discussed in the Strategic Plan.

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

The Jurupa Valley Housing Element states, "incentives are preferable to regulations as the means to facilitate the production of housing for all income levels." To encourage the production of lower-cost housing the City has identified various incentives for property owners and developers to consider. Among these possible incentives are modifications to development standards, reduced development fees, expedited permit processing, and direct financial assistance from in-lieu Inclusionary Housing Program (IHP) fees. No projects are currently underway that are utilizing these incentives.

Discussion:

The Housing Element and Consolidated Plan Housing Market Analysis identify several barriers to the creation of affordable housing opportunities. The Housing Element has also identified several actions the City can take to reduce the impact of these barriers on the development of affordable housing; however, no projects are currently under development that are using these incentives.

AP-85 Other Actions – 91.220(k)

Introduction:

Outlined below are the actions the City will implement during FY 2018-2019 to address the sub-strategies of the Strategic Plan.

Actions planned to address obstacles to meeting underserved needs

During FY 2018-2019, the City will encourage and support HARC's efforts to obtain additional rental assistance funding, especially for senior, disabled, and low-income households. CDBG-funded public facility improvements to be undertaken during the year will provide barrier-free access to individuals with disabilities and mobility limitations. Finally, fair housing services will help ensure all households can secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, national origin, familial status, disability, age, source of income or other characteristics protected by laws.

Actions planned to foster and maintain affordable housing

As previously outlined, the City will not utilize CDBG funds to support any housing activities during FY 2018-2019. The City will continue to support HARC's administration of HUD's voucher and certificate rental assistance program.

Actions planned to reduce lead-based paint hazards

A significant percentage of the City's housing stock was constructed before 1980 and may contain lead-based paint hazards. The City will ensure that information is available to community residents regarding the health impacts of lead-based hazards, especially for young children. As the City develops its housing rehabilitation program, it will ensure that HUD's regulations regarding lead-based paint hazards are incorporated into program policies and procedures.

Actions planned to reduce the number of poverty-level families

As previously outlined, approximately 15.8% of the City's population is living at or below the poverty level including 21.9% of children under the age of 18 and 11.5% of seniors (age 65 and older). During FY 2018-2019 the City will support several activities that aim to reduce the number of households living in poverty:

- Support HARC's administration of rental assistance programs for very low-income renters.

- Support social service programs that assist households at risk of becoming homeless and those that are homeless.
- Support fair housing services to ensure households have access to safe and decent housing free of discrimination.

Actions planned to develop institutional structure

As the City prepared to become a CDBG grantee community, it initiated efforts to develop an institutional structure that will help identify and access resources to improve the community. The City solicited the input of local service providers by a community workshop to discuss community needs and future funding opportunities. The City will continue to assist the HARC to implement its Five-year Public Housing Authority (PHA) Plan for the provision of rental assistance vouchers and certificates. The City will also engage neighboring HUD-grantee communities to explore and participate in regional planning and program initiatives.

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

The City of Jurupa Valley does not operate public housing. HARC provides rental assistance in the community. Federal legislation requires that the Housing Authority prepare five-year and one-year plans that highlight its mission, goals, and objectives as it relates to public and assisted housing programs. The City will review the Authority's plans and will provide HARC the opportunity to review and consult with the City regarding its Consolidated Plan. The goal of this cross-consultation is to provide consistent and coordinated housing services for City residents.

As stated above, Jurupa Valley has developed working relationships with several local nonprofits. As the City expands its CDBG program to provide public service grant funding, it will coordinate efforts with nonprofit partners to promote the efficient and effective use of limited public resources.

Discussion:

As indicated in the Strategic Plan, the City's current AI is summarized in the Attachment 4. Action steps to be taken during FY 2018-2019 are also found in Attachment 4.

Program Specific Requirements

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

Introduction:

Each HUD program that is covered by the Consolidated Plan regulations must address certain program-specific requirements. Below are the requirements for the CDBG program as prescribed by the Consolidated Plan template.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

Discussion:

The City will meet the overall 70% benefit for low- and moderate-income requirement during the one-year 2018 Program Year.

Attachment 1 – Citizen Participation Plan

City of Jurupa Valley Citizen Participation Plan

May 4, 2018 – PM (DRAFT)



City of
JURUPA VALLEY
California

City Manager's Department
8930 Limonite Ave
Jurupa Valley, CA 92509
(951) 332-6464

City of Jurupa Valley Citizen Participation Plan

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Introduction

The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities (jurisdictions with populations above 50,000) under the federal Housing and Community Development Act of 1974, as amended, to develop a citizen participation plan. This Citizen Participation Plan describes how the City of Jurupa Valley (hereafter “the City”) will involve residents in the planning, implementation and assessment of how Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) funds will be used. Presently, the City of Jurupa Valley only receives CDBG funding directly from HUD. HOME and ESG resources are potentially available through the County of Riverside and/or the State of California.

Regulations governing the preparation and content of the Citizen Participation Plan can be found in the Code of Federal Regulations (24 CFR 91.105). The primary goal of this Citizen Participation Plan is to “set forth the jurisdiction’s policies and procedures for citizen participation.” Specifically, the plan must provide and encourage all citizens of the community to participate in development of:

- The Assessment to Fair Housing (AFH) and any revisions to the AFH
- The Consolidated Plan and subsequent Annual Action Plans, and any substantial amendment to the Consolidated Plan and/or Annual Action Plans
- The year-end performance report also known as the Consolidated Annual Performance and Evaluation Report (CAPER)

The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low- and moderate-incomes¹, residents of predominantly low income areas², and residents of areas where community development funds are utilized.

The Citizen Participation Plan must outline actions to be taken by the City to encourage the participation of all its citizens, including minorities and non-English speaking persons and persons with disabilities. Additionally, the plan should encourage the participation of local and regional institutions including the following:

- The Riverside County Continuum of Care
- Businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations
- Broadband internet service providers and/or other organizations engaged in narrowing the digital divide

¹ Low- and moderate-income means household with an annual income less than 80 percent of the area median income, as established by HUD.

² A predominately low income area is an area where 51% or more of the residents are low- and-moderate income, as described above.

- Agencies whose primary responsibilities include the management of flood prone areas, public land or water resources
- Emergency management agencies
- Public housing agencies, including residents of public and assisted housing developments (e.g., resident advisory boards, resident councils, and resident management corporations)

Background

The Consolidated Plan (ConPlan) is a five-year plan required by HUD that outlines how the City intends to meet identified local housing and community development needs over the five-year period. It is a plan and a process for defining and carrying out a unified vision for housing, homelessness, special needs populations and community economic development needs. The main components of the ConPlan include a housing and community development needs assessment; a housing market analysis; a strategy that reflects general goals (priorities) and performance outcome measurements for allocating HUD funds to address the housing and community development needs; a list of specific objectives for each priority (including proposed accomplishments); and an annual action plan (one-year funding) describing how federal and local resources will be used to address the needs and objectives identified in the ConPlan.

The City's ConPlan identifies unmet priorities in the community that generally deal with a suitable living environment, affordable housing, economic opportunities and homelessness. All future requests for HUD funding through the City of Jurupa Valley beginning in 2018 must be identified by the ConPlan as a need and be part of the strategic objectives for each goal/priority in order to be considered for funding from the City. This includes requests from outside agencies that are directly applying to the City for funding of their activities.

The ConPlan planning and approval process can be broken down into the following stages:

- Needs assessment
- Plan development
- Approval
- Amendments (if necessary)
- Performance review

The City of Jurupa Valley will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all HUD programs undertaken by the City. City staff will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs including, but not limited to, the following phases:

- a. Identification and assessment of housing and community development needs; determination of CDBG project(s) (ConPlan and Annual Action Plan);
- b. Changes and/or amendments to approved CDBG projects; and
- c. Assessment of CDBG program performance (CAPER).

All phases of the community development process will be conducted by City staff in an open manner. Citizens of Jurupa Valley are encouraged to participate at all levels and will be given access to program information during each phase of any HUD program as outlined herein.

This citizen participation process generally includes a series of well-publicized annual community/neighborhood meetings and public hearings to review the ConPlan, the Annual Action Plan and the CAPER. All meetings and hearings are publicized in accordance with applicable HUD, state and local regulations. Public notices for environmental procedures and project-related policies are also part of the citizen participation process.

In addition to hosting community meetings and public hearings, and conducted a web-based community needs assessment survey. Pursuant to HUD regulations, the City will also explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation *e.g.*, use of focus groups and the Internet.

Overview

GOAL: To generate significant public participation in the consolidated planning process, including any amendments to the ConPlan, the Annual Action Plan, the AFH, and the CAPER. Input will be sought particularly from low- and moderate-income persons and groups residing within various areas of the City where program funds will be used.

Objective A: *All persons, including those of low- and moderate-income, shall have the opportunity to take part in the consolidated planning process and any amendments to the ConPlan, the Annual Action Plan, the AFH, and the CAPER.*

Policies:

- 1) The consolidated planning process and any amendments to the ConPlan, Annual Action Plan, AFH, and CAPER are designed to promote participation by low- and moderate-income citizens, as well as residents of CDBG project areas. Jurupa Valley staff may take additional steps to further promote participation by such groups, or to target program information to these persons should staff feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in neighborhoods and in places frequented by low- and moderate-income persons, and holding community meetings in low- and moderate-income neighborhoods or areas of existing or proposed CDBG project activities.
- 2) Regarding non-English speaking persons, City will provide translation services and materials on an as needed basis.
- 3) The locations of all community meetings as described in this Citizen Participation Plan shall be made accessible to persons with disabilities. The City of Jurupa Valley shall provide a sign language interpreter whenever City staff is notified five days in advance that one or more deaf persons will be in attendance. The City of Jurupa Valley shall provide a qualified reader whenever City staff is notified five days in advance that one or more visually impaired persons will be in attendance. Additionally, the City of Jurupa Valley shall provide reasonable accommodations whenever City staff is notified five days in advance that one or more persons with mobility or developmental disabilities will be in attendance.
- 4) One public input meeting will be held prior to those years when a ConPlan is being prepared. At those meetings, members of the public will be asked to identify community needs and priorities prior to the drafting of the ConPlan.

- 5) Upon completion of the draft ConPlan, the plan will be available for public review and comment for 30 days. Copies of said plan shall be made available to the public at the City offices, at the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum). The ConPlan will also be made available in a format accessible to persons with disabilities upon request.
- 6) Upon completion of the draft Annual Action Plan, the plan shall be made available for public review and comment for 30 days. Copies of said plan shall be made available to the public at the City offices, at the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum). The draft Annual Action plan will also be made available in a format accessible to persons with disabilities upon request.
- 7) Upon completion of the draft AFH, the plan shall be made available for public review and comment for 30 days. Copies of said plan shall be made available to the public at the City offices, at the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum). The draft AFH will also be made available in a format accessible to persons with disabilities upon request.
- 8) Upon any substantial changes requiring an amendment to the ConPlan, Annual Action Plan, and/or AFH, the amendment shall be made available for public review and comment for 30 days. Copies of said amendment shall be made available to the public at the City offices, at the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum). Any amendments to said plans will also be made available in a format accessible to persons with disabilities upon request.
- 9) Upon completion of the draft CAPER, the report will be available for public review and comment for 15 days. Copies of said report shall be made available to the public at the City offices, at the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum), and will also be made available in a format accessible to persons with disabilities upon request.
- 10) Two separate public meetings at different times in each program year shall be conducted by the City to obtain community views and to respond to proposals and questions. The primary purpose of this first public meeting shall be to assess community needs and problems in an effort to determine the most critical needs to be addressed by the ConPlan and/or the Annual Action Plan; and also to present for public comment and review the program activities which have been selected by the City of Jurupa Valley to resolve the identified needs.

The second public meeting will be held prior to the submission of the Consolidated Annual Performance and Evaluation Report (CAPER). The purpose of this public meeting is to assess how funds were spent during the previous program year and assess the performance of the City of Jurupa Valley in resolving identified community development and housing needs, and in achieving its community development goals and objectives.

- 11) Public hearings and/or meetings shall be conducted at times and locations which will be convenient and accessible to all citizens, especially persons of low- and moderate-income, residents of areas where CDBG projects are proposed or on-going.
- 12) The City shall provide interpreters for non-English-speaking persons and/or the hearing impaired when such requests are made at least five working days prior to the meeting.

Objective B: *Adequate program information shall be provided to all interested persons and groups upon request.*

Policies:

- 1) Prior to adoption of the ConPlan, AFH, or Annual Action Plan, the City shall make available to all interested persons and groups the amount of assistance the City expects to receive in CDBG funding. With respect to the ConPlan and the Annual Action Plan, the City shall identify the range of activities that must be undertaken with these funds, plans to minimize the displacement of persons and plans to assist displaced persons, even if no displacement is expected to occur.
- 2) The City shall provide all interested persons and groups with reasonable and timely access to all information relating to the City's proposed ConPlan and the City's use of assistance under the relevant programs during the previous five years.
- 3) The City will provide reasonable and timely access to information and records to members of the community, public agencies, and other interested parties relating to the City's AFH, ConPlan, and use of assistance under the CDBG program during the preceding 5 years. Records and materials to be made available include, but are not necessarily limited to: the records of public hearings (if meetings are recorded); mailings and promotional materials; prior CDBG program applications; letters of approval; grant agreements; the environmental review record; financial and procurement records; project design and construction specifications; labor standards materials; performance and evaluation reports; other reports required by the HUD; proposed and approved CDBG program application(s) for the current year or project; written comments or complaints received concerning the community development program, and written responses from the City of Jurupa Valley; and, copies of the applicable Federal and State rules, regulations, policies, requirements and procedures governing the CDBG program. Request for information and records must comply with the City's established request for public records process, which may include a fee for copies. Reasonable accommodations for information in oral, Braille, electronic, or large print (for the visually impaired) for disabled persons, or hand deliver copies to persons that are homebound will be considered.
- 4) In no case shall the City of Jurupa Valley disclose any information concerning the financial status of any program participant(s) which may be required to document program eligibility or benefit. Furthermore, the City of Jurupa Valley shall not disclose

any information which may, in the opinion of the Community Development Director, be deemed of a confidential nature.

Objective C: *The City shall provide adequate advance public notice of all associated meetings and hearings.*

Policies:

- 1) The City shall provide adequate advance notice of all public hearings and meetings to all interested persons and groups. Sufficient information shall be published about the subject of the hearing or meeting, including but not limited to, the time, date, place and topics and procedures to be discussed to permit public input. Such notice shall take the form of a public notice in the in the Press Enterprise newspaper, standard City posting places, such as: online outreach via the City's Web site; message boards around City Hall, and/or individual letters, notices or flyers mailed to interested persons and groups. Although HUD does not specify the length of notice required, a minimum of two weeks is considered adequate.
- 2) Public hearings will be held during all phases of the community development process, as outlined herein, to allow citizens to voice opinions and offer proposals concerning the development and performance of the CDBG program. City staff will respond to questions and proposals from citizens at each public hearing. Any questions that citizens may have concerning a program will be answered and their comments, suggestions, and/or proposals will be received. Citizens may also express comments and views concerning the community development process or any specific project to the governing body at any regularly scheduled meeting. A summary of comments or views, and a summary of any comments or views not accepted and the reasons why, shall be attached to the ConPlan, AFH, Annual Action Plan, substantial amendment, or CAPER (as applicable).

Objective D: *The City shall furnish technical assistance to all interested persons and groups requesting such assistance.*

Policies:

- 1) The City shall provide technical assistance upon request, particularly to groups or individuals representing persons with low- and moderate-income. The City shall determine the necessary level and degree of assistance. Such technical assistance might include the following:
 - Assisting low- and moderate-persons, and to develop statements of view, identify their needs, and to develop activities and proposals for projects, which when implemented, will resolve those needs.

- Explaining the process for submitting proposals.
- Interpreting program rules, regulations, and procedures and/or federal and local requirements.
- Providing comments and advice on the telephone or in meetings.
- Reviewing and commenting on draft proposals.

It is important to note that the provision of technical assistance does not guarantee or include the provision of funds.

Objective E: *All comments, objections, and complaints submitted by interested persons or groups shall be adequately considered and addressed.*

Policies:

- 1) The City shall consider any comments or complaints from interested persons or groups received in writing or orally at public hearings or meetings in preparing the ConPlan, the Annual Action Plan, the AFH, any amendments to the former plans, and/or the CAPER.
- 2) A summary of public comments or complaints and a summary of any comments or complaints not accepted and the reasons thereto shall be attached to the respective final ConPlan, any amendments to the plan, the Annual Action Plan and/or the CAPER.
- 3) The City shall provide a substantive written response to every comment or complaint received within 15 working days when possible.

Public Participation

1. Citizen Participation Plan and Amendments

The Citizen Participation Plan is designed to facilitate and encourage residents to participate in the ConPlan process. In particular, the Citizen Participation Plan seeks to encourage the involvement of low- and moderate-income persons.

The City will use the following process to adopt and make any subsequent changes to its Citizen Participation Plan:

- The City will place its public notices in Press Enterprise newspaper, at the Community Development office and the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum) in advance of a 30-day public review and comment period.
- Residents have 30 days to review the Citizen Participation Plan from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at the City's Community Development Department office. Copies of the document will be available to the public.
- Residents may file comments in writing at the City offices during the 30-day period from the date of the notice.
- The City Council will adopt the Citizen Participation Plan as part of the Consolidated Plan.

Any change in the public participation process as outlined in this document will require an amendment to the Citizen Participation Plan.

2. Consolidated Plan and the Annual Action Plan

The steps outlined below provide opportunities for public involvement in the ConPlan and the Annual Action Plan:

- The City will consult with local public agencies that assist low- and moderate-income persons and areas, including City staff, state and federal agencies, neighboring local governments and regional agencies.
- The City will consult with private agencies, including local nonprofit service providers and advocates such as the local public housing agency, health agencies, homeless

service providers, nonprofit housing developers and social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.).

- The City will place public notices in the Press Enterprise newspaper, at City offices and the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum) 15 days in advance of a meeting. The notice will include the amount of funds available, the range of activities that could be undertaken and the amount that would benefit low- to moderate-income persons.
- A public hearing will be held before the City Council to solicit input on needs and priorities for the ConPlan and the Annual Action Plan.
- Residents have 30 days to review the draft ConPlan and/or the draft Annual Action Plan from the date of the notice.
- Residents may file comments at the City offices during a 30-day period from the date of the notice.
- A public hearing will be held before the City Council to receive comments and approve the ConPlan and the Annual Action Plan.
- The City Council will adopt the ConPlan and/or Annual Action Plan.
- In preparing the final ConPlan and/or Annual Action Plan, 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 documents will have a section that includes all comments, plus explanations as to why any comments were not accepted.

3. Substantial Amendments to the ConPlan and the Annual Action Plan

Amendments to the ConPlan or the Annual Action Plan will be necessary whenever one of the following is proposed:

- To make a substantial change in the allocation priorities or a substantial change in the method by which funds are distributed
 - For the purpose of the Consolidated Plan, a "substantial change" involves a cumulative change in the program budget of 25 percent or more of the City's total federal entitlement for the current program year
 - If an amendment does not qualify as a substantial change (cumulative change of under 40 percent of the City's total federal entitlement), it will be considered

administrative in nature and documentation of the administrative amendment will be made to the current Consolidated Plan or Annual Action Plan, and notification of the amendment will be provided to HUD via HUD's electronic eConPlan suite.

- To use CDBG funds (including program income) to carry out an activity not previously described in the Annual Action Plan or ConPlan; or
- To allow a substantial change in the purpose, scope, location or beneficiaries of a specific activity.

The following procedures apply to amendments:

- The City will place public notices in Press Enterprise newspaper, at the City offices and the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum) in advance of a 30-day public review and comment period.
- Residents have 30 days to review the proposed amendment from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at the City's Community Development Department and City Clerk's office. Copies of the document will be available to the public.
- Residents may file comments at the City offices during the 30-day period from the date of the notice.
- The City Council will adopt the amendment.
- In preparing a final 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 amendment will have a section that includes all comments, plus explanations as to why any comments were not accepted.
- Substantial amendments are submitted to HUD as it occurs via HUD's electronic eConPlan suite.

4. Consolidated Annual Performance Evaluation Report (CAPER)

Every year, the City must submit to HUD a Consolidated Annual Performance Evaluation Report (CAPER). In general, the CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited low- and

moderate-income people. The following steps outline the opportunities for public involvement in the CAPER:

- The City will place public notices in the Press Enterprise newspaper, at the City offices and the Jurupa Valley branches of the Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) and on the City's Web site (see Addendum) in advance of a 15-day public review and comment period.
- Residents have 15 days to review the CAPER from the date of the notice.
- During the 15-day public review and comment period, the document will be available for review at the City's Community Development Department office. Copies of the document will be available to the public.
- Residents may file comments at the City offices during the 15-day period from the date of the notice.
- In preparing the CAPER, 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 report will have a section that includes all comments, plus explanations as to why any comments were not accepted. The CAPER will be submitted to HUD via the electronic eConPlan suite.

Funding of Public Services

The City will issue a Notice of Funding Availability (NOFA) to the community for the Annual Action Plan, beginning with the 2018–2019 program year. The notice will identify the amount of CDBG funds available to public service agencies and a list of eligible activities. An application form will be developed and used by the City for funding requests. The agencies may apply to the City at the following address:

City of Jurupa Valley
City Manager's Department
8930 Limonite Ave
Jurupa Valley, CA 92509

Applications will require the following information:

- Name of the organization, the contact person(s) and a brief history of the organization
- Name of the project and a detailed description of project
- Documentation identifying the need for such a project
- Financial summary, including the amount of CDBG funds requested and other resources to leverage CDBG funds, as well as the potential uses of the funds
- Objectives of the project and the intended beneficiaries
- If the organization is requesting CDBG funds from other jurisdictions for the same project, information included on the amount requested and the potential benefits for each jurisdiction

City staff will review the applications to determine the eligibility of the projects. The City's committee will evaluate the funding request based on the benefits to low- and moderate-income residents and areas, on the projects' feasibility, and if the proposed activity addresses a priority need identified in the Consolidated Plan. The selected activities will be recommended to the City Council for approval.

Plans to Minimize Displacement of Persons and Assist any Persons Displaced

If applicable, the City of Jurupa Valley, in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the 1988 Common Rule, and the 1989 Barney Frank Act, will provide relocation assistance, as described in 24 CFR 570.606(b)(2), to each low- and moderate-income household displaced by the demolition of housing or by the conversion of a low- and moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City of Jurupa Valley will include, but not be limited to, the following steps to minimize the displacement of persons from their homes:

- A. Avoid, as much as possible, CDBG-funded projects which permanently displace persons from their homes.
- B. Fully advise any residents who may be displaced of their rights and options for relocation benefits as required by federal regulations.
- C. Assist displaced residents in filling out any required forms for assistance or to appeal City decisions regarding displacement or the level of relocation benefits.

A copy of the City's Anti-Displacement and Relocation Plan is also available to interested residents upon request.

Citizen Participation Summary

DOCUMENT	PUBLIC PARTICIPATION	REQUIRED TIME FOR PUBLIC REVIEW	REQUIRED APPROVAL	DEADLINE
Citizen Participation Plan	Public Hearing 15-Day Notice	30-Day Public Review	City Council	N/A
ConPlan and/or Annual Action Plan	Public Hearing 15-Day Notice	30-Day Public Review	City Council	Submit to HUD 45-days prior to start of new program year
Substantial Amendments	Public Hearing 15-Day Notice	30-Day Public Review	City Council	Submit to HUD when complete
Administrative Amendments	No Public Hearing	None	City Manager	Submit to HUD when complete
CAPER	Public Hearing 15-Day Notice	15-Day Public Review	City Council	Submit to HUD within 90-days of end of program year

Addendum

The City of Jurupa Valley City Manager's Department is located at 8930 Limonite Avenue, Jurupa Valley, California.

The City Clerks Office located at: 8930 Limonite Ave. Jurupa Valley, California.

The Jurupa Valley Libraries (Louis Rubidoux and Glen Avon) are as follows:

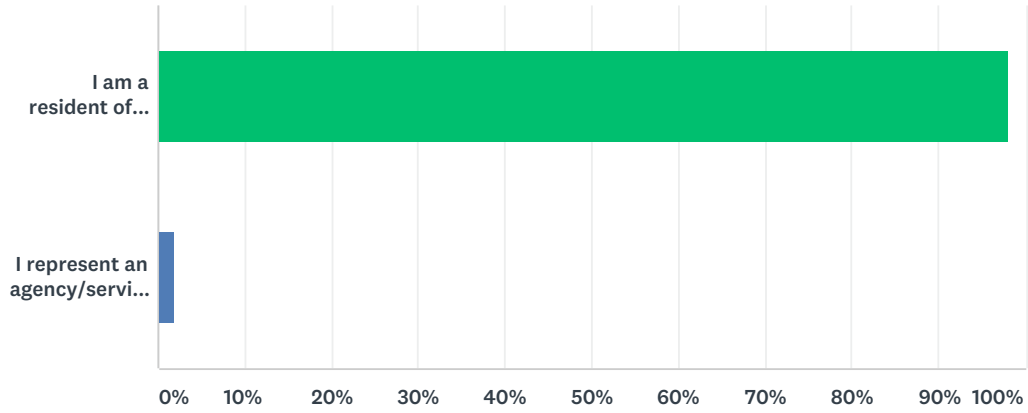
- Louis Rubidoux: 5840 Mission Blvd.; (951) 682-5485
- Glen Avon: 9244 Galena St.; (951) 685-8121

The City's Web site address is <http://www.jurupavalley.org>

Attachment 2 – Survey Summary

Q1 Are you a resident or do you represent an agency/service provider?

Answered: 51 Skipped: 0



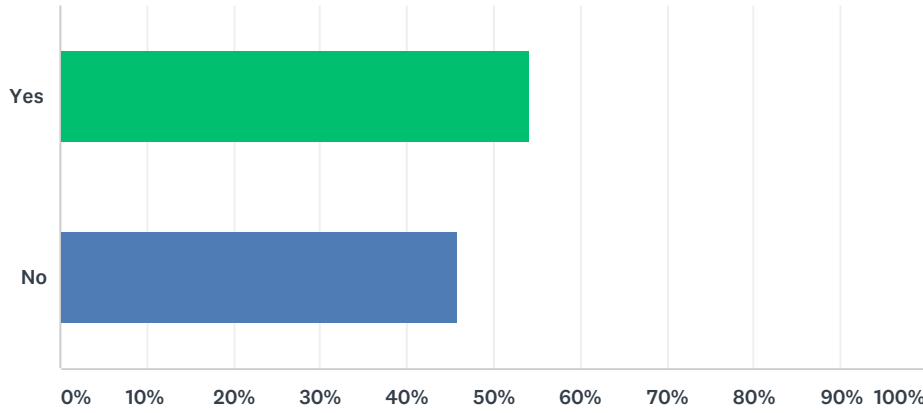
ANSWER CHOICES	RESPONSES	
I am a resident of Jurupa Valley	98.04%	50
I represent an agency/service provider that serves the community in Jurupa Valley	1.96%	1
TOTAL		51

Q2 Please provide your Zip Code

Answered: 45 Skipped: 6

Q3 Do you have children under the age of 18 living in your home?

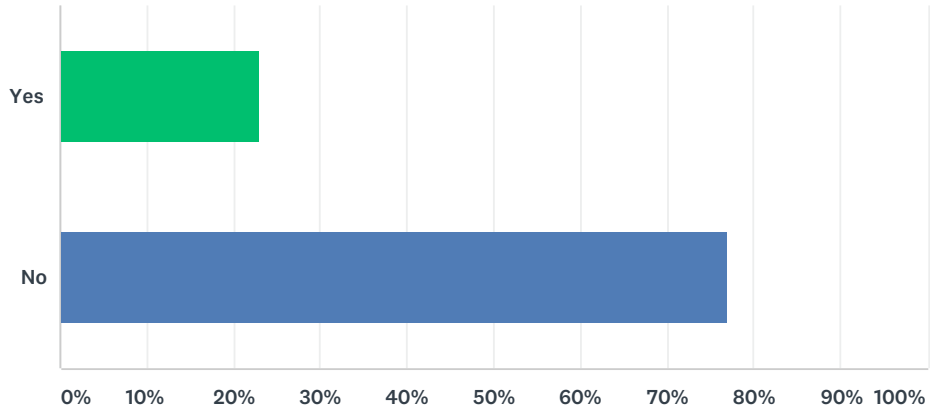
Answered: 48 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	54.17%	26
No	45.83%	22
TOTAL		48

Q4 Are you a senior?

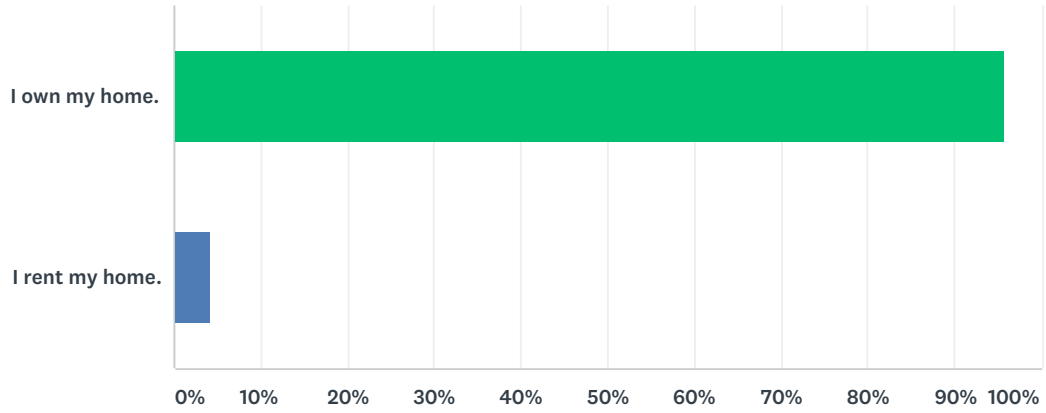
Answered: 48 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	22.92%	11
No	77.08%	37
TOTAL		48

Q5 Do you own or rent your home?

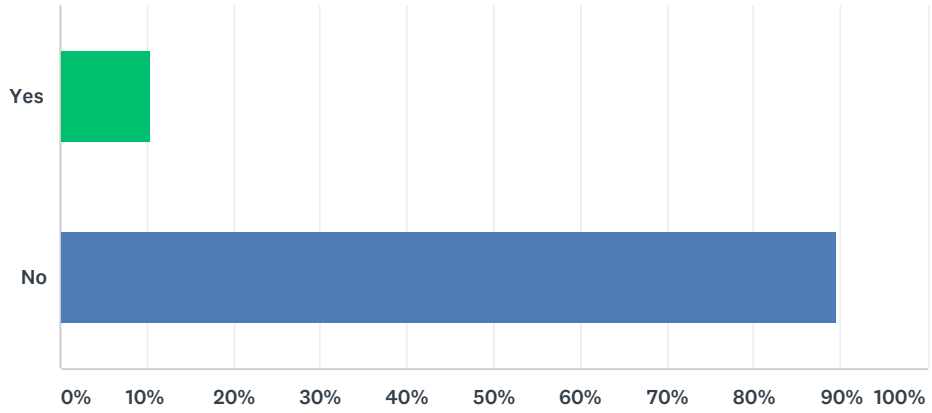
Answered: 48 Skipped: 3



ANSWER CHOICES	RESPONSES	
I own my home.	95.83%	46
I rent my home.	4.17%	2
TOTAL		48

Q6 Do you have a disability?

Answered: 48 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	10.42%	5
No	89.58%	43
TOTAL		48

Q7 Agency/Service Provider name

Answered: 0 Skipped: 51

Q8 Legal/Tax Status of Agency/Service Provider

Answered: 0 Skipped: 51

 No matching responses.

ANSWER CHOICES	RESPONSES	
501 (c)(3)	0.00%	0
501 (c)(4)	0.00%	0
Other (please specify)	0.00%	0
TOTAL		0

Q9 Agency/Service Provider Address (Number and Street, City, State, and Zip Code)

Answered: 0 Skipped: 51

Q10 Email Address

Answered: 0 Skipped: 51

Q11 Phone Number

Answered: 0 Skipped: 51

Q12 What type of services are provided by the Agency/Service Provider? (Check all that apply)

Answered: 0 Skipped: 51

 No matching responses.

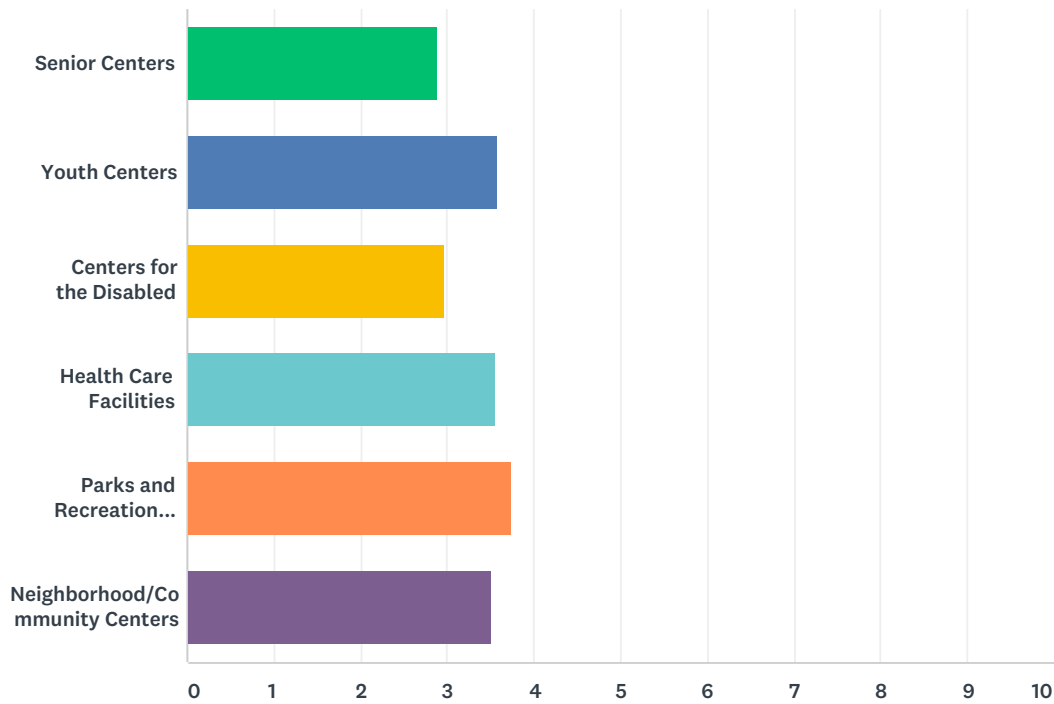
ANSWER CHOICES	RESPONSES
Youth	0.00% 0
Seniors	0.00% 0
Disabled	0.00% 0
Health	0.00% 0
Homeless	0.00% 0
HIV/AIDS	0.00% 0
Housing-related	0.00% 0
Other (please specify)	0.00% 0
Total Respondents: 0	

Q13 Please describe your service area. (ie: Riverside County, all of Southern California, Inland Empire, etc.)

Answered: 0 Skipped: 51

Q14 Please Indicate the Importance of each Community Facility item from "No Need" to "Critical Need"

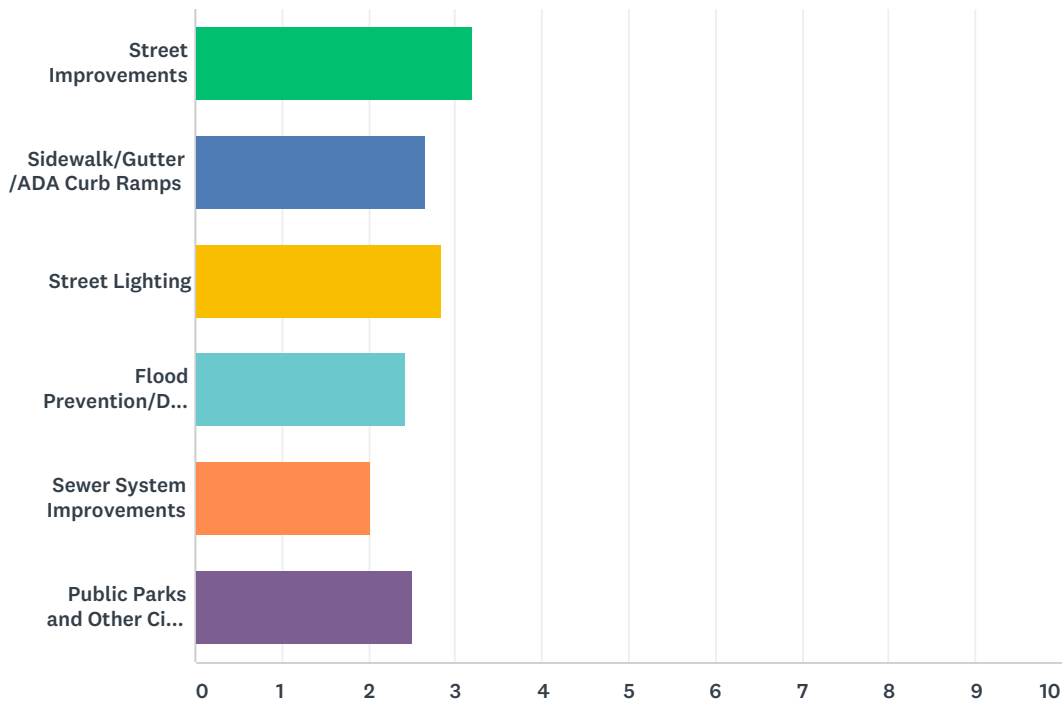
Answered: 40 Skipped: 11



	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	CRITICAL NEED	TOTAL	WEIGHTED AVERAGE
Senior Centers	7.50% 3	22.50% 9	52.50% 21	10.00% 4	7.50% 3	40	2.88
Youth Centers	7.50% 3	2.50% 1	30.00% 12	45.00% 18	15.00% 6	40	3.58
Centers for the Disabled	5.00% 2	22.50% 9	47.50% 19	20.00% 8	5.00% 2	40	2.98
Health Care Facilities	2.50% 1	17.50% 7	30.00% 12	22.50% 9	27.50% 11	40	3.55
Parks and Recreation Facilities	2.50% 1	7.50% 3	25.00% 10	42.50% 17	22.50% 9	40	3.75
Neighborhood/Community Centers	2.50% 1	5.00% 2	42.50% 17	37.50% 15	12.50% 5	40	3.52

Q15 Please Indicate the Importance of each Public Infrastructure item from "No Need" to "Critical Need"

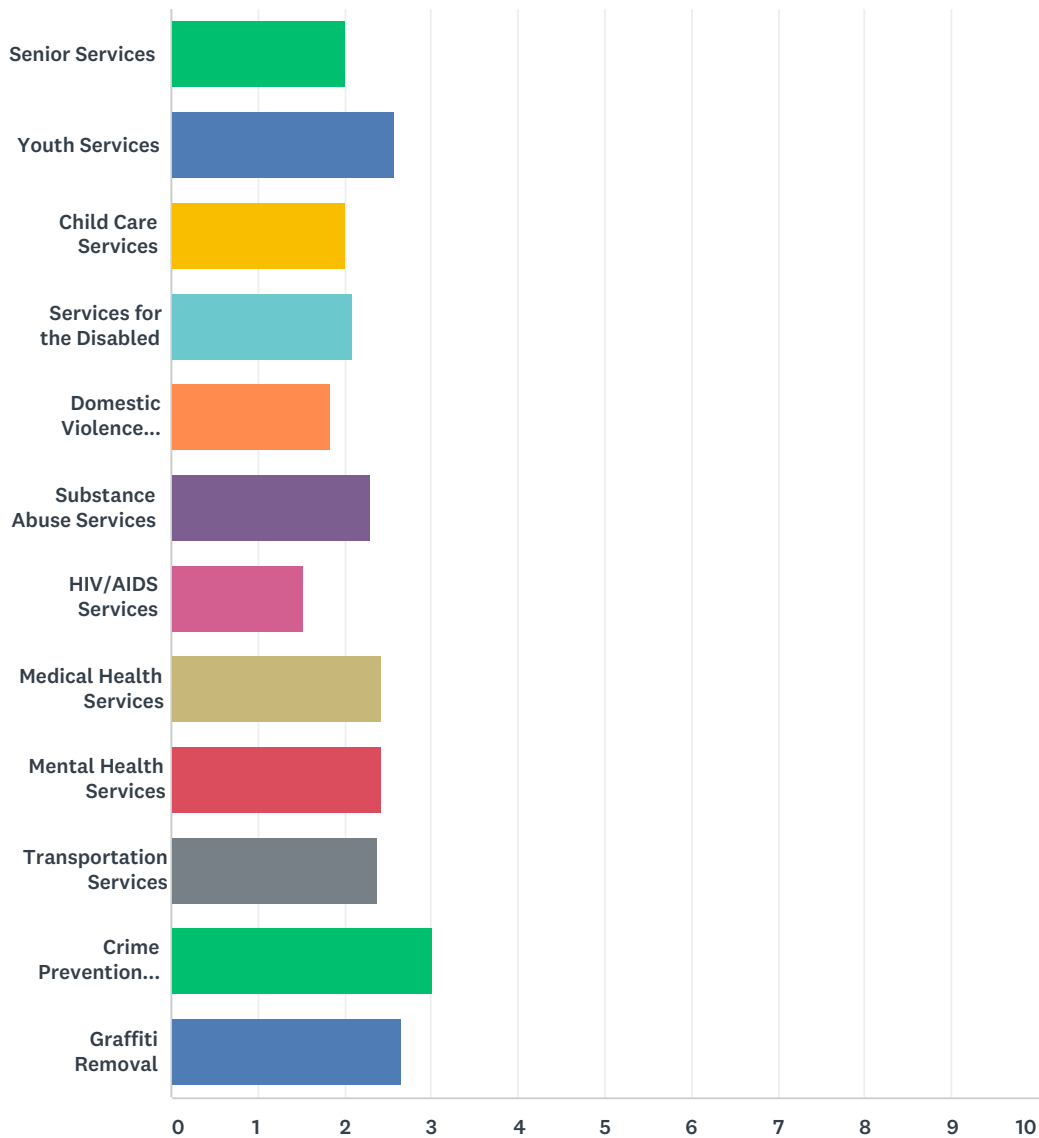
Answered: 40 Skipped: 11



	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	CRITICAL NEED	TOTAL	WEIGHTED AVERAGE
Street Improvements	0.00% 0	0.00% 0	25.00% 10	30.00% 12	45.00% 18	40	3.20
Sidewalk/Gutter/ADA Curb Ramps	2.50% 1	12.50% 5	32.50% 13	22.50% 9	30.00% 12	40	2.65
Street Lighting	2.50% 1	7.50% 3	30.00% 12	22.50% 9	37.50% 15	40	2.85
Flood Prevention/Drainage	2.50% 1	22.50% 9	27.50% 11	25.00% 10	22.50% 9	40	2.42
Sewer System Improvements	2.50% 1	32.50% 13	35.00% 14	20.00% 8	10.00% 4	40	2.02
Public Parks and Other City Facilities	2.50% 1	15.00% 6	32.50% 13	27.50% 11	22.50% 9	40	2.52

Q16 Please indicate the importance of each Social and Public Service item from "No Need" to "Critical Need"

Answered: 40 Skipped: 11



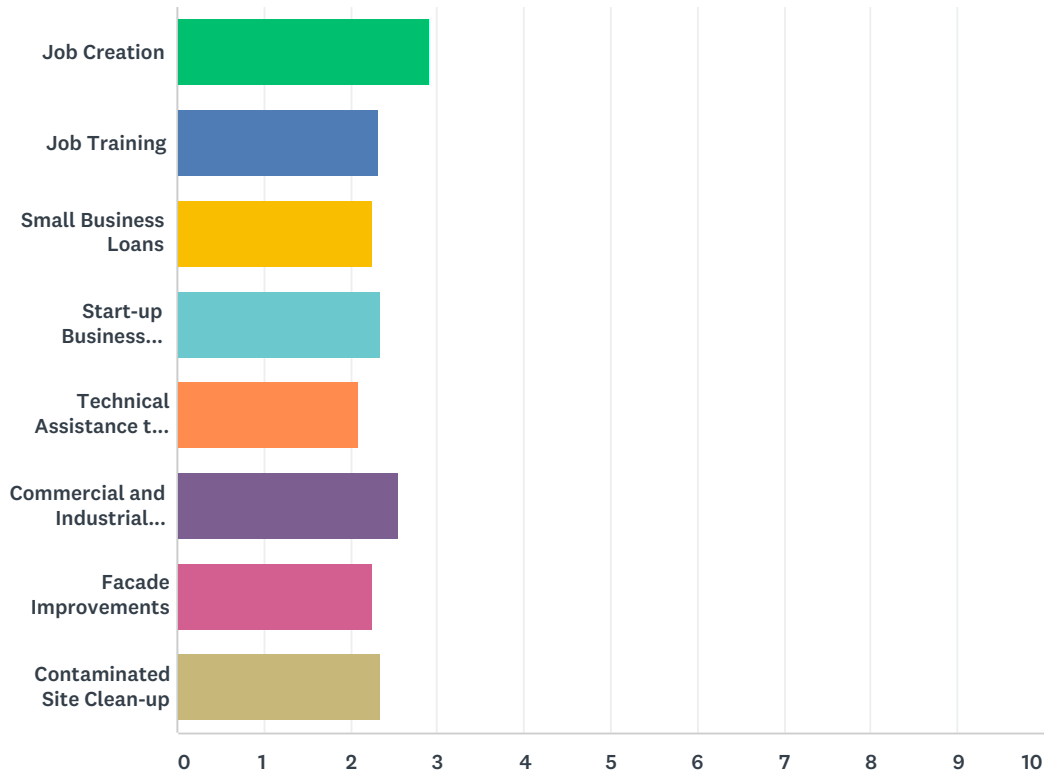
	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	CRITICAL NEED	TOTAL	WEIGHTED AVERAGE
Senior Services	5.00% 2	25.00% 10	40.00% 16	25.00% 10	5.00% 2	40	2.00
Youth Services	2.50% 1	5.00% 2	37.50% 15	42.50% 17	12.50% 5	40	2.58
Child Care Services	7.50% 3	27.50% 11	35.00% 14	17.50% 7	12.50% 5	40	2.00
Services for the Disabled	5.00% 2	20.00% 8	45.00% 18	20.00% 8	10.00% 4	40	2.10
Domestic Violence Service	12.50% 5	27.50% 11	32.50% 13	17.50% 7	10.00% 4	40	1.85

Consolidated Plan ("ConPlan") Survey

Substance Abuse Services	15.00% 6	12.50% 5	20.00% 8	32.50% 13	20.00% 8	40	2.30
HIV/AIDS Services	20.00% 8	35.00% 14	25.00% 10	12.50% 5	7.50% 3	40	1.52
Medical Health Services	7.50% 3	10.00% 4	35.00% 14	27.50% 11	20.00% 8	40	2.42
Mental Health Services	7.50% 3	20.00% 8	17.50% 7	32.50% 13	22.50% 9	40	2.42
Transportation Services	7.50% 3	7.50% 3	45.00% 18	20.00% 8	20.00% 8	40	2.38
Crime Prevention Programs	2.50% 1	5.00% 2	12.50% 5	47.50% 19	32.50% 13	40	3.02
Graffiti Removal	0.00% 0	5.00% 2	45.00% 18	30.00% 12	20.00% 8	40	2.65

Q17 Please Indicate the Importance of each Economic Development item from "No Need" to "Critical Need"

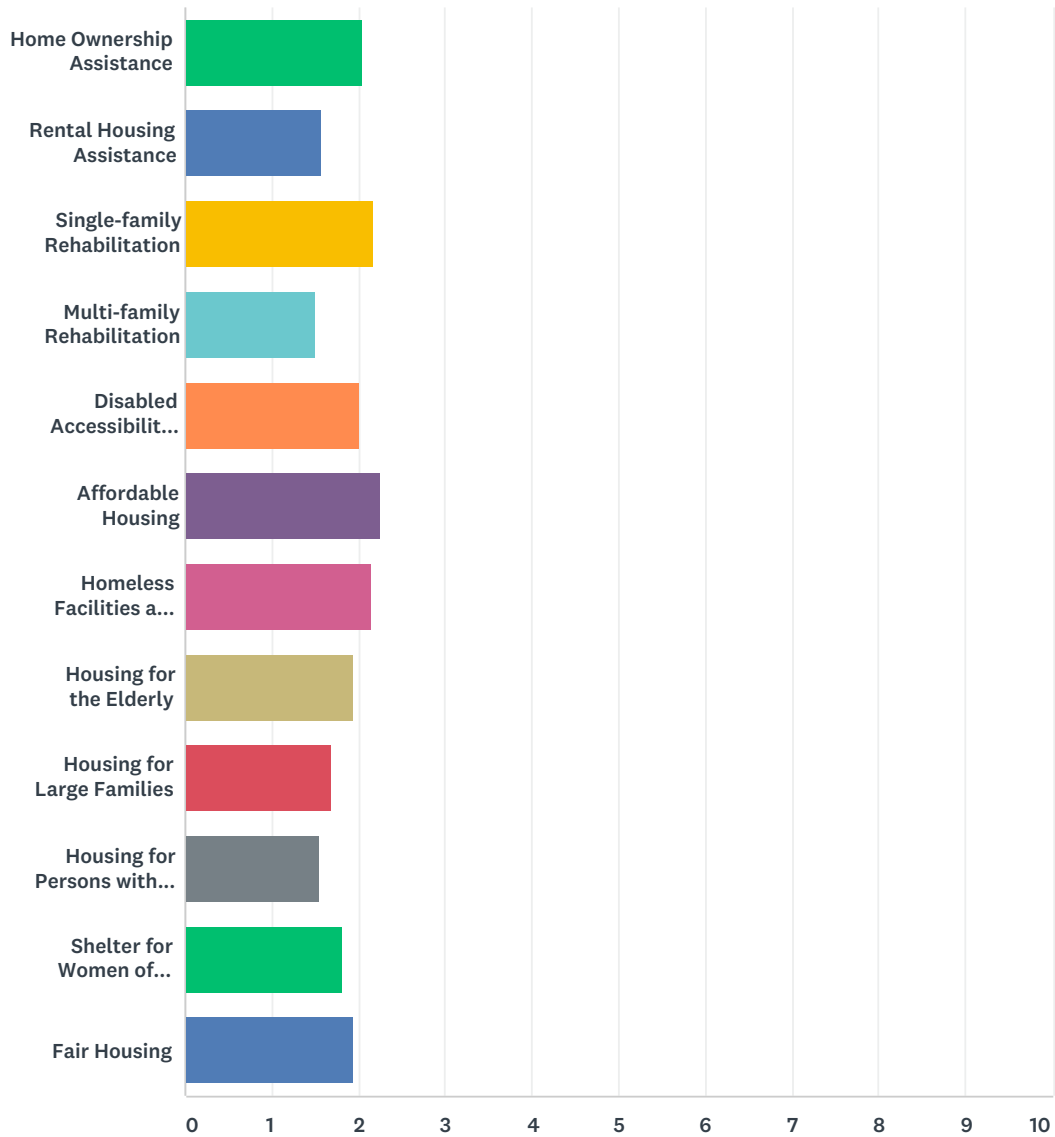
Answered: 40 Skipped: 11



	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	CRITICAL NEED	TOTAL	WEIGHTED AVERAGE
Job Creation	0.00% 0	5.00% 2	27.50% 11	40.00% 16	27.50% 11	40	2.90
Job Training	2.50% 1	22.50% 9	32.50% 13	25.00% 10	17.50% 7	40	2.33
Small Business Loans	2.50% 1	12.50% 5	57.50% 23	12.50% 5	15.00% 6	40	2.25
Start-up Business Assistance	2.50% 1	12.50% 5	47.50% 19	22.50% 9	15.00% 6	40	2.35
Technical Assistance to Non-profit Organizations	5.00% 2	22.50% 9	42.50% 17	17.50% 7	12.50% 5	40	2.10
Commercial and Industrial Rehabilitation	0.00% 0	20.00% 8	30.00% 12	25.00% 10	25.00% 10	40	2.55
Facade Improvements	0.00% 0	27.50% 11	37.50% 15	17.50% 7	17.50% 7	40	2.25
Contaminated Site Clean-up	0.00% 0	25.00% 10	37.50% 15	15.00% 6	22.50% 9	40	2.35

Q18 Housing Supply/Improvements/Services

Answered: 40 Skipped: 11



	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	CRITICAL NEED	TOTAL	WEIGHTED AVERAGE
Home Ownership Assistance	10.00% 4	25.00% 10	32.50% 13	15.00% 6	17.50% 7	40	2.05
Rental Housing Assistance	15.00% 6	32.50% 13	37.50% 15	10.00% 4	5.00% 2	40	1.57
Single-family Rehabilitation	5.00% 2	27.50% 11	32.50% 13	15.00% 6	20.00% 8	40	2.17
Multi-family Rehabilitation	17.50% 7	40.00% 16	25.00% 10	10.00% 4	7.50% 3	40	1.50
Disabled Accessibility Improvements	10.00% 4	32.50% 13	25.00% 10	12.50% 5	20.00% 8	40	2.00

Consolidated Plan ("ConPlan") Survey

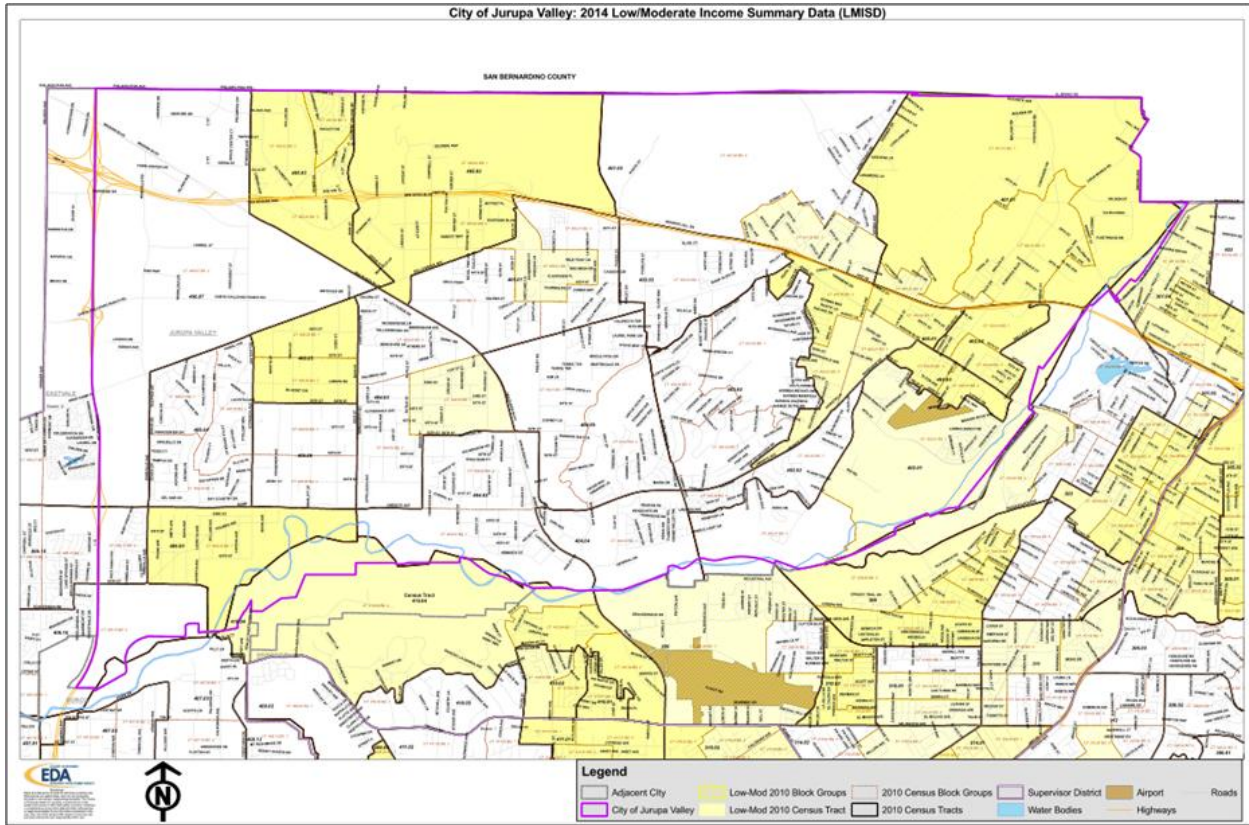
Affordable Housing	10.00% 4	22.50% 9	22.50% 9	22.50% 9	22.50% 9	40	2.25
Homeless Facilities and Services	17.50% 7	17.50% 7	20.00% 8	22.50% 9	22.50% 9	40	2.15
Housing for the Elderly	7.50% 3	32.50% 13	32.50% 13	12.50% 5	15.00% 6	40	1.95
Housing for Large Families	15.00% 6	35.00% 14	25.00% 10	15.00% 6	10.00% 4	40	1.70
Housing for Persons with Special Needs (i.e., HIV/AIDS, Substance Abuse, Disabled)	25.00% 10	25.00% 10	32.50% 13	5.00% 2	12.50% 5	40	1.55
Shelter for Women of Domestic Violence and for Abused/Neglected Children	17.50% 7	20.00% 8	37.50% 15	12.50% 5	12.50% 5	40	1.82
Fair Housing	12.50% 5	22.50% 9	37.50% 15	12.50% 5	15.00% 6	40	1.95

Q19 Please share any additional comments, concerns or suggestions.

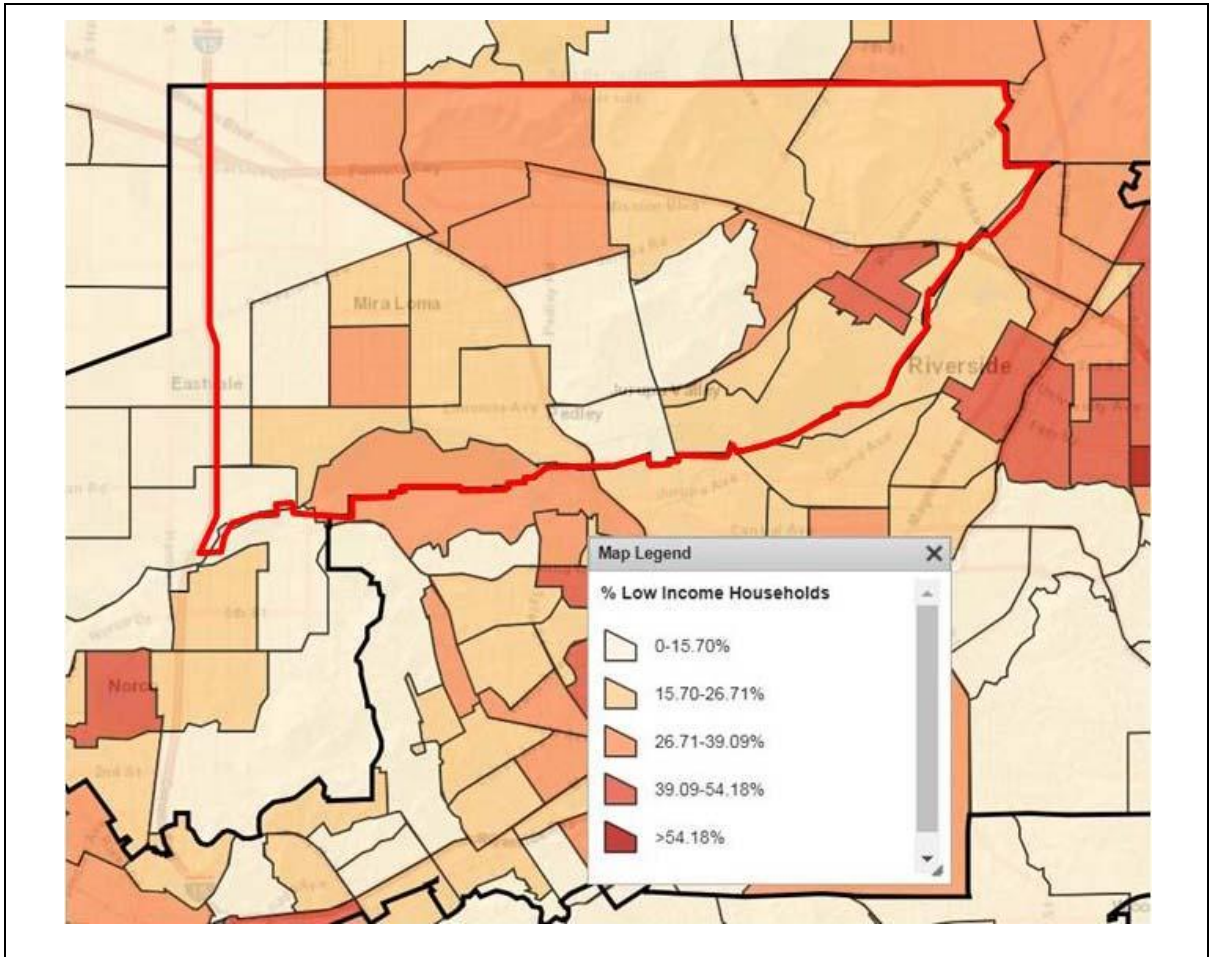
Answered: 6 Skipped: 45

Attachment 3 – Maps

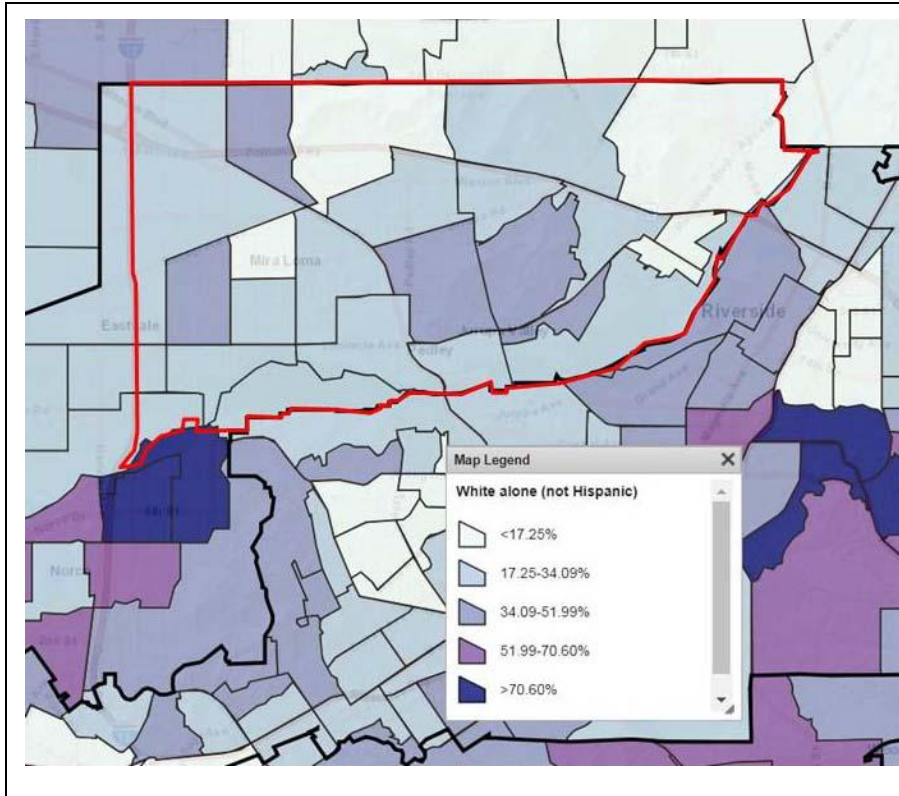
Jurupa Valley -- Low-Moderate Income Map



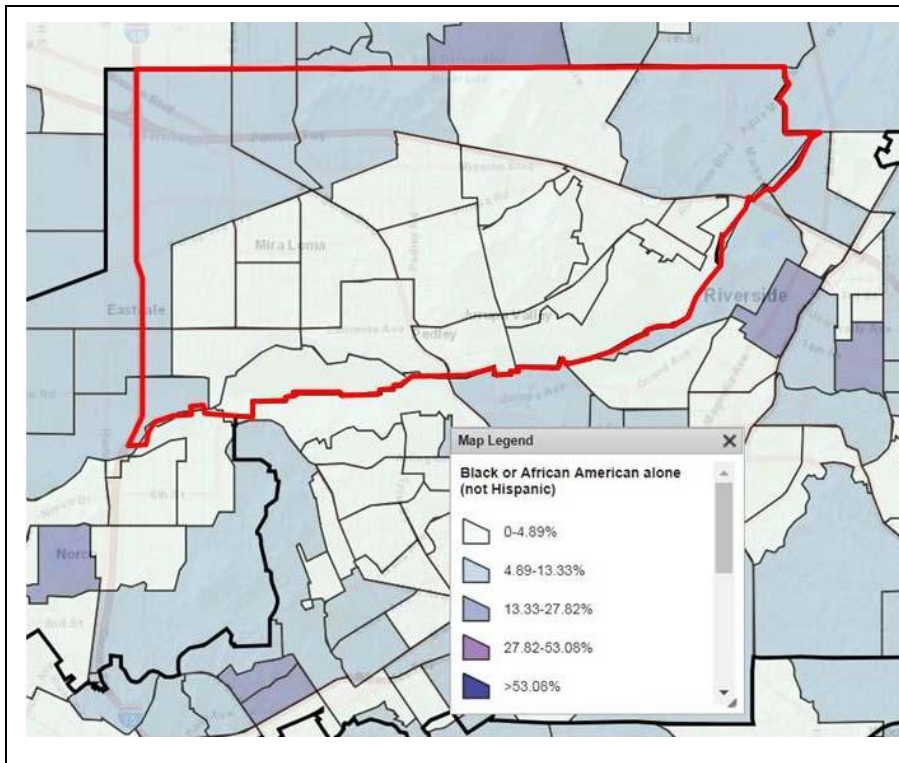
Jurupa Valley -- Low-Income Concentration



Jurupa Valley -- Racial/Ethnic Concentration

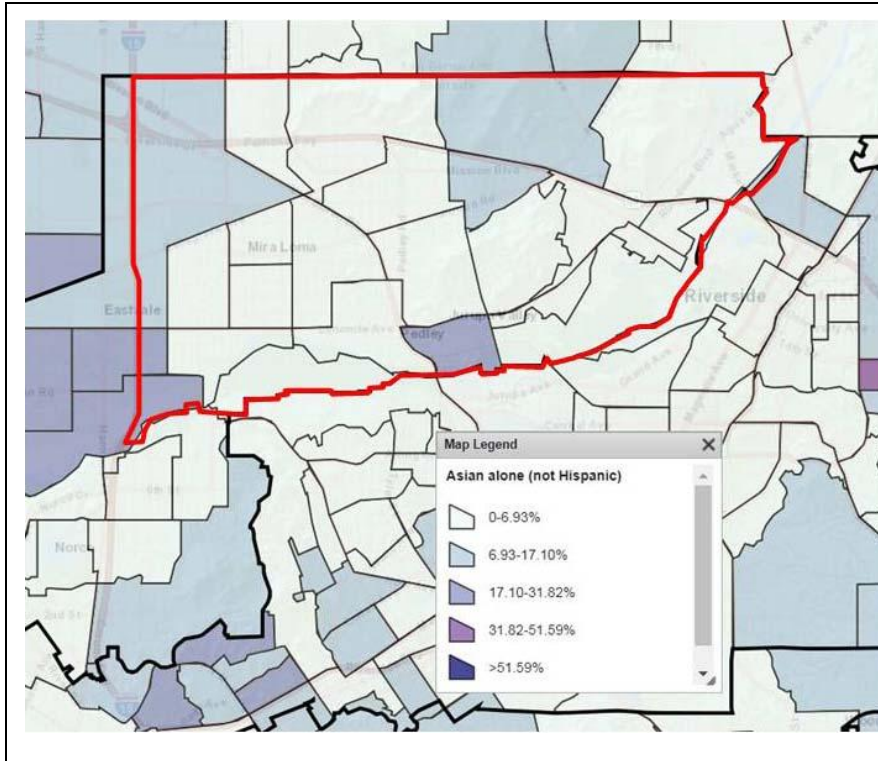


White (Non-Hisp.)

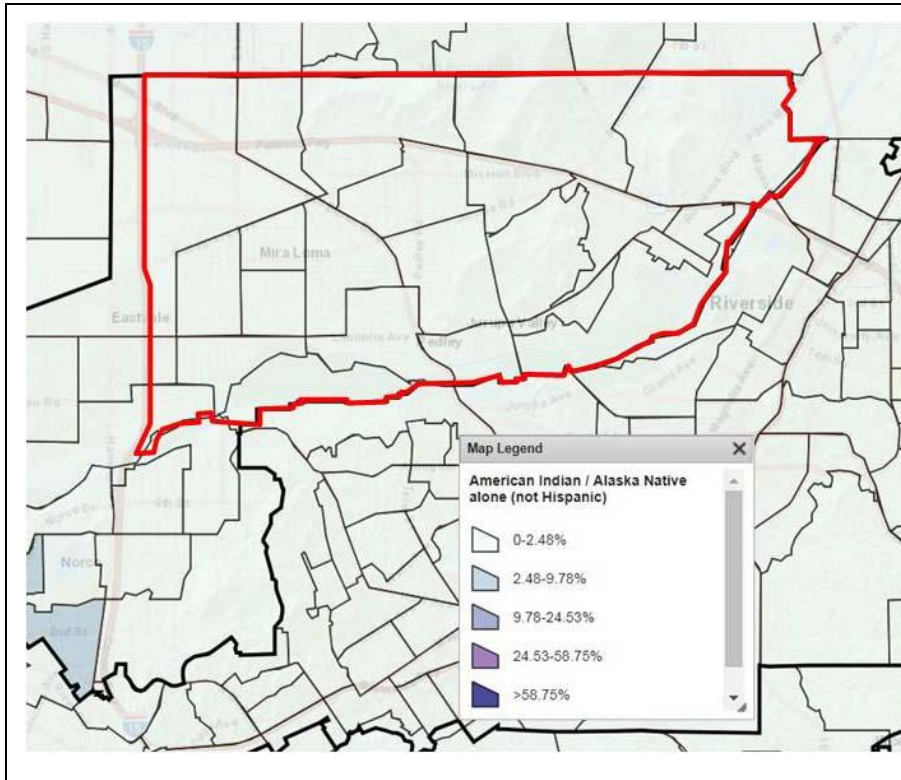


**Black/African
American
(Non-Hisp.)**

Jurupa Valley -- Racial/Ethnic Concentration

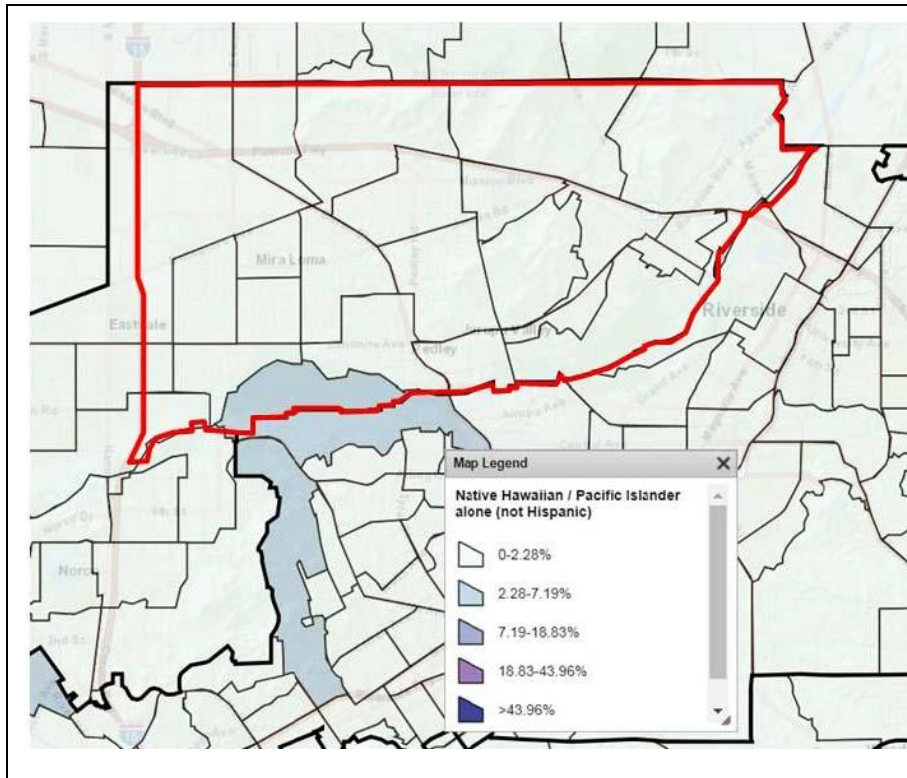


Asian (Non-Hisp.)

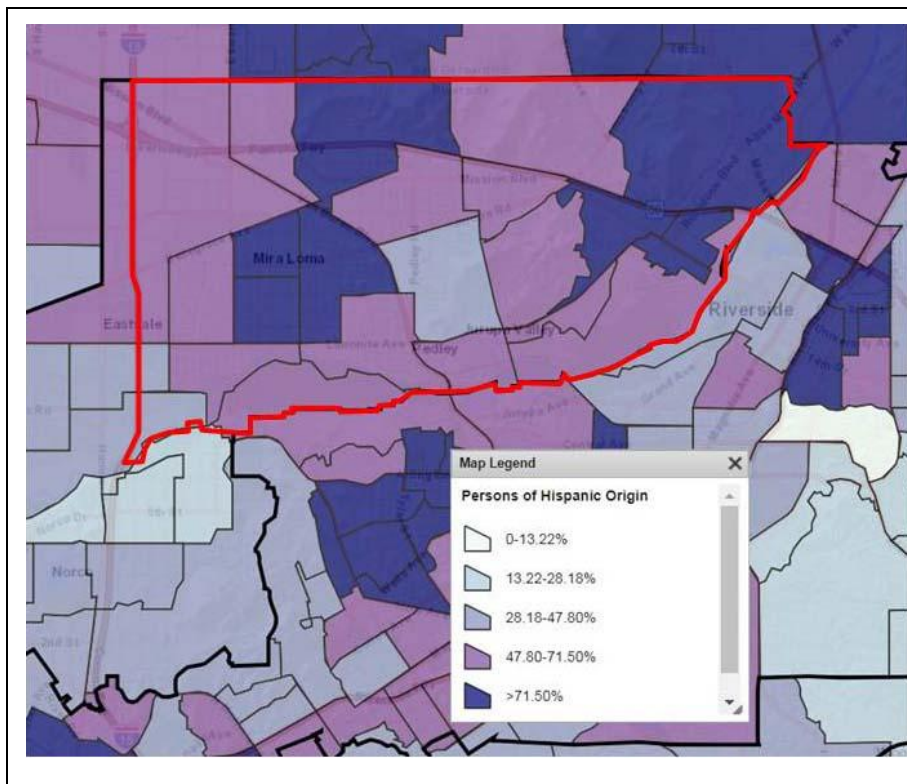


**American Indian/
Alaskan Native
(Non-Hisp.)**

Jurupa Valley -- Racial/Ethnic Concentration



**Native Hawaiian/
Pacific Islander
(Non-Hisp.)**



Hispanic

Attachment 4 – Analysis of Impediments
Summary for the City of Jurupa Valley

COUNTY OF RIVERSIDE
2014-2018 FAIR HOUSING IMPEDIMENTS STUDY
(Summary)

It is the intention of the County to provide community development and housing opportunities without regard to arbitrary factors and affirmatively further fair housing on a countywide basis. Fair Housing Choice can be defined as the ability of persons of similar income and have available to them the same housing choices without regard to race, color, national origin, religion, sex, familial status, disability, ancestry, marital status, source of income, sexual orientation, or other arbitrary factors.

The Fair Housing Council of Riverside County (FHCRC) has been contracted by the County to provide fair housing services for the unincorporated areas as well as the County's CDBG Cooperating Cities.

An evaluation of data contained in this report suggests that housing discrimination persists countywide, in subtle and not so subtle forms, particularly in the categories of disability, race and family status, as well as in the mortgage lending industry. The following is a summary of issues discussed in the Audit Analysis that could be considered significant impediments to fair housing countywide.

- A. Affordable Housing: The recent economic crisis has contributed to the increasing need for additional affordable rental housing. As individual income decreased due to the economy, so did the ability to afford decent housing. One of the biggest problems facing low income individuals is the gap between what they can afford to pay for housing and the actual cost of that housing. Based on the current fair market rent for rental properties and the fact that 43.3% of household earn less than \$50,000 per year, the affordability of rental housing is a major issue in Riverside County.
- B. Lack of Available Housing: For very low-income and extremely low-income renters, the market for affordable housing is the worst in 25 years. One of the main causes of this situation is the overall inadequate pool of housing available. According to an annual report by the National Low Income Housing Coalition (NLIHC), titled Out of Reach, for every 100 extremely low-income renters in California, only 38 affordable units exist. Housing shortages increase the probability of housing discrimination by creating competition that can be used to disguise unlawful discrimination practices.
- C. Disabilities: Impediments to Fair Housing for Individuals with disabilities are finding housing that meets their specific criteria, having full use and enjoyment of their current dwelling, and housing discrimination. Thankfully, privately owned and publicly assisted housing must meet the accessibility requirements of the Fair Housing Act. Still, only buildings of four or more units built after March 13, 1991 are subject to these requirements.
- D. Advertising: Potential renters most often begin their search for a home from advertising material. Unfortunately, the language used is often improper and even the use of models may indicate a preference and can be a potential problem. Advertising a "no pets" policy can also be an impediment to Fair Housing if the housing provider is not aware that a service or companion animal is not a pet.

- E. Viewing the Unit: One of the most common discrimination a potential renter may encounter is when viewing the unit. Housing providers may make a judgment based on one's race, disability, familial status or other characteristic when determining qualifications. In some cases, potential renters are quoted different terms and conditions than other potential renters because of the housing provider's discriminatory actions.
- F. Credit Check: Potential renters may be asked to produce documentation regarding credit history, current and previous addresses and landlords, as well as employment history/salary. Qualifications criterion for tenant selection, if any, are usually not known to those seeking to rent. Although housing providers may set qualification guidelines that screen potential tenants, in many instances poor credit or rental history is used as a reason for denial as a way to exclude certain protected classes.
- G. Leasing Issues: Standard leases or rental agreements include information regarding the monthly rental rate, required deposit, length of occupancy, community/house rules, and termination requirements. Most leases and rental agreements are standard for all units within the same community. The enforcement of the rules in the lease or rental agreement, however, may not be uniform for all tenants. Housing providers may choose strict enforcement of the rules for certain tenants based on discriminatory factors, such as familial status, race or disability, as well as arbitrary factors such as tattoos or body piercing. Since the recent escalation of housing prices throughout California, complaints regarding tenant harassment through strict enforcement of lease agreements as a means of evicting tenants have increased. In a lucrative housing market, one potential impediment to Fair Housing is that some housing providers favor shorter lease terms like month-to-month leases. It allows the housing provider to forego a waiting period to increase rents and sometimes increasing rent is a way to push out tenants that they consider undesirable. Lastly, the security deposit can also serve as an impediment. To deter what a landlord perceives as less desirable tenants, the landlord may ask for a deposit higher than for others.
- H. Steering: When Caucasian purchasers are discouraged from neighborhoods of color, while African American purchasers are steered toward those same neighborhoods, there is a clear violation of the Federal Fair Housing Act. Sometimes real estate agents steer by limiting the location of homes they show buyers. In other cases, real estate agents steer by making comments and editorializing about communities and neighborhoods. This type of activity by those working in the real estate industry presents a clear impediment to fair housing choice.
- I. Habitability: The California Supreme Court has recognized that every residential lease carries with it an implied warranty of habitability. California Civil Code §1942 gives a tenant two options if the premises are uninhabitable: repair the problems and deduct the cost from the rent or move out. This creates a situation where although the remedies of "repair and deduct" or "move out" are great on paper, yet in practice they are too risky for tenants to truly benefit from them. This creates an impediment to Fair Housing because tenants then come to accept the substandard living conditions as unavoidable. Low income families are often the most impacted by substandard living conditions, which makes the need to address this impediment to Fair Housing all the more important.

- J. Constructive Evictions: Another impediment to Fair Housing that is related to habitability is the constructive eviction. A constructive eviction occurs when a landlord takes actions that interfere with the tenant's use and enjoyment of the premises in a significant way. Some of the tactics that landlords engage in that may result in a constructive eviction are cutting off the tenant's utilities or other essential services; harassing the tenant, whether verbally, physically, or emotionally; or blocking the tenant's access to the unit, such as changing the locks. Actions behind a constructive eviction are an attempt by the landlord to remove a lawful tenant without going through the proper unlawful detainer process.

- K. Predatory Lending: Predatory lending occurs when a variety of characteristics are present during the lending process or in the final mortgage loan itself. These characteristics include targeting specific groups for mortgage loans, unreasonable loan terms, and fraudulent behavior by the lender. Given the financial dangers associated with subprime loans, prepayments penalties, excessive fees, exaggerated incomes and abusively high rates, it is clear that discrimination found in the subprime market constitutes a grave threat to the financial well-being of America's already underserved populations. The Department of Housing and Urban Development (HUD) has noticed that homeowners in high-income African-American neighborhoods are 6 times more likely to have a subprime loan compared to homeowners in a high-income Caucasian neighborhood. Product steering is another form of predatory lending that occurs when the borrower will be offered a variety of loan options, but they will be persuaded to take the higher cost loan. This was often seen when lenders steered potential borrowers towards FHA loans, even though they could have qualified for a conventional loan. There are benefits to an FHA loan but statistics have shown that even with these benefits, an FHA loan will cost the borrower more money over the life of a loan than a conventional loan would.

- L. Other Lending / Sales Concerns: Other impediments to Fair Housing in the lending and sales market that do not involve predatory lending are differential treatment of minorities or low-income individuals in the lending process and real estate agents refusal to deal with transactions for properties valued less than \$100,000 or so. These are yet additional hurdles for low-income individuals and are impediments to Fair Housing that needs to be addressed.

CONCLUSIONS AND RECOMMENDATIONS

The following paragraphs present conclusions regarding the extent of impediments to fair housing choice within Riverside County, along with recommendations for mitigating these impediments. The information presented herein is by no means comprehensive, and there undoubtedly remain a number of additional remedies to the problems faced by home seekers. Based on the impediment revealed in the FHCRC Audit, the following recommendations are suggested for Riverside County to continue the alleviation of impediments to fair housing:

- Audits should be conducted periodically to determine the nature, extent, and changes to housing discrimination throughout Riverside County. These audits should be focused on all protected classes under California law.
- Specific audits should be conducted on the new interpretations of the Unruh Act, which now covers gender identity and gender expression under the protected class of sex. Individuals who fall into these categories deserve the full protection of the law, but it is likely that many housing providers are discriminating on these protected bases.
- Further audits should also be conducted on the basis of disability. The topic of service and companion animals is still confusing for many housing providers, who continue to tell individuals that they cannot have a service or companion animal because of a “no pets” policy. This is blatantly discriminatory under Fair Housing laws, and further education and outreach is also needed to inform housing providers of the applicable law.
- In an effort to ensure that all potential renters are treated the same, owners of rental property should be encouraged to provide written documentation to all applicants. This documentation should include a listing of all available housing and also include standardized information on the terms and conditions of the rental process, such as income qualifications, down payments, and other fees or expenses.
- Provide workshops to the general public on the topics of budgeting and credit issues. This will increase the general public’s financial education and improve their living conditions. This also may help to boost the overall economy, as it is beneficial for the county when more individuals and families are in a stronger financial situation.
- Provide local non-profit organizations with support to market their services, as these services are critical to the sustained success of the community. If individuals have more awareness regarding the free services made available by local non-profits, they are more likely to take advantage of those services. In turn, when these free services are taken advantage of, it will benefit those individuals directly and also will benefit the community as a whole.
- In order to help all individuals understand and respect the diversity of cultures in Riverside County, more education, training, and outreach on Fair Housing laws and cultural sensitivity should be provided to tenants, managers, owners, and apartment owner associations.

- Develop and expand an educational program for housing providers, community organizations, and the general public regarding housing discrimination, Fair Housing laws, and the options available for individuals who have been the victims of discrimination.
- Continue homebuyer educational programs and ongoing education for participants in First- Time Homebuyer Programs, such as the program that FHCRC offers to the public.

ANALYSIS OF IMPEDIMENTS MATRIX

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Time-Table	Status
Affordable Housing	Alleviate governmental constraints which add to the cost of housing and developer costs.	Economic Development Agency (EDA)	Fair Housing Counsel of Riverside County, Inc. (FHCRC)	Ongoing	
	Reduce the cost of housing to the consumer, be it rental or single-family homes, through the elimination of unnecessary governmental actions, policies and regulations.	EDA	FHCRC	Ongoing	
Lack of Available Housing	Increase the number of Agency funded affordable single and multifamily housing projects.	EDA	FHCRC	Ongoing	
Disabilities	Provide education and outreach to housing providers through seminars or community workshops increasing education regarding current law on discrimination against the disabled.	Fair Housing Counsel of Riverside County, Inc. (FHCRC)	EDA	Ongoing	
	Expand or explore the type of disability discrimination prevalent in certain communities and target the outreach appropriately. Future audits could include wheelchair testers and other protected class groups such as persons with AIDS and mentally ill persons.	FHCRC	EDA	Ongoing	
	Work in cooperation with and support the efforts of non-profit community service providers that assist disabled persons in locating suitable housing through information, referrals, and community education.	EDA	FHCRC	Ongoing	
	Provide education and outreach to housing providers through seminars or community workshops in educating the current law on discrimination against the disabled.	FHCRC	EDA	Ongoing	
Advertising/Viewing the Unit	Rental property owners, managers, and realtors should be encouraged to provide written documentation to all applicants which include the listings of all available housing, standard information on the terms and conditions of the application process, posting Fair Housing informational signs and providing Fair Housing literature.	FHCRC	EDA	Ongoing	
Credit Check/Leasing Issues	Encourage rental property owners, managers, and realtors to provide written documentation to all applicants that includes the listings of all available housing, standard information on the terms and conditions of the application process, such as income qualifications, down payments, and other fees and expenses, posting Fair Housing informational signs and providing Fair Housing literature	FHCRC	EDA	Ongoing	
Predatory Lending/Steering	Continue to provide homebuyer education, credit counseling, and fair housing counseling and awareness training to the first-time home buyers and homeowners, particularly low-income and very low-income applicants.	FHCRC	EDA	Ongoing	
Habitability/Constructive Evictions	Continue to develop, expand, and provide more education and outreach to housing providers, community organizations, and the general public regarding housing discrimination, fair housing laws, and services provided by the Fair Housing Council	FHCRC	EDA	Ongoing	
Other Lending/Sales Concerns	Contract with the Fair Housing Council of Riverside County, Inc., to conduct audit testing.	EDA	FHCRC	Ongoing	
	Continue to develop, expand, and provide more education and outreach to housing providers, community organizations, and the general public requesting housing discrimination, fair housing laws, and services provided by the Fair Housing Council.	FHCRC	EDA	Ongoing	
	Continue homebuyer education programs and ongoing education for participants in the first time homebuyer program that the Fair Housing Council offers.	FHCRC	EDA	Ongoing	