



City of Riverside

DRAFT

FY 2020-2021 Consolidated Annual Performance Evaluation Report (CAPER)

July 1, 2020-June 30, 2021



City of Riverside
Community & Economic
Development Department
3900 Main Street, 5th Floor
Riverside, CA 92522



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2020-2021

Consolidated Annual Performance Evaluation Review (CAPER) Report

July 1, 2020 – June 30, 2021



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

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

Annually, the City of Riverside participates as an entitlement community receiving direct funding from the U.S. Department of Housing and Urban Development (HUD) for the following four (4) federal programs:

- Community Development Block Grant (CDBG) Program
- Housing Opportunities for Persons with AIDS (HOPWA) Program
- Home Investment Partnership (HOME) Program
- Emergency Solutions Grant (ESG) Program

The City of Riverside FY 2020-2021 Consolidated Annual Performance Evaluation Report (CAPER) illustrates the City's efforts to coordinate funding in order to deliver comprehensive community development projects and services to citizens during the 2020-2021 Program Year period. This report summarizes how federal funds were invested between July 1, 2020 to June 30, 2021 to meet the goals and objectives identified in the City's FY 2020-2024 Consolidated Plan. The specific accomplishments in attaining the goals and objectives for each project and program for the reporting period are enumerated in detail in the Summary of Specific Annual Objectives which is attached as Exhibit F (Summary of Specific Annual Objectives). The City's partnership with HUD has enabled significant reinvestment in Riverside to create more vibrant and livable neighborhoods. Process relating to these efforts is due in large part to the CDBG funding received from HUD. Every year, the City invests federal CDBG funds into infrastructure improvements, housing, park improvements, economic development, and neighborhood facilities in the low- and moderate-income areas of the City. Likewise, strategic investment of HOME Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunity for Persons with AIDS (HOPWA) funds has greatly improved the quality of life for many of the City of Riverside's extremely low to low income residents.

Key accomplishments during the 2020-2021 Program Year period include:

CDBG Program: A total of 115,748 low moderate income (LMI) persons were directly served through Public Facilities, Public Infrastructure, Fair Housing Services, Public Services, and Public Services (Housing) projects/activities completed.

HOME Program: Eight households were assisted through the housing rehabilitation program. The program began being funded with Community Development Block Grant funds. The City also placed 90 formerly homeless individuals into housing through the Tenant-

Based Rental Assistance Program.

ESG Program: A total of 661 persons received overnight shelter during the year, 15 persons received direct street outreach services, and 24 individuals received rental assistance and case management through the Rapid-Rehousing Program.

HOPWA Program: A total of 498 eligible households received Housing Subsidy Assistance, 455 eligible households received Supportive Services, and 679 households received Housing Information Services.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Business and Jobs	Non-Housing Community Development	CDBG: \$0 CDBG-CV: \$1,496,717	Businesses assisted	Businesses assisted	0	100	0.00%		100	
Community Facilities	Non-Housing Community Development	CDBG: \$567,228	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	255	0	0.00%			
Community Services	Non-Housing Community Development	CDBG: \$477,052	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	85615	97	0.11%	17,113	97	0.57%

Community Services	Non-Housing Community Development	CDBG: \$175,000	Homeowner Housing Rehabilitated	Household Housing Unit	25	25	100%	20	10	50%
Expand the Affordable Rental Housing Stock	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	22	0	0.00%			
Homelessness - DH -2	Homeless	HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	448		0	448	
Homelessness - DH -2	Homeless	HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	25	0	0.00%	6	0	0.00%
Homelessness - DH -2	Homeless	HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Homelessness-SL - 1	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	984	0	0.00%	984	0	0.00%
Housing	Affordable Housing	CDBG: \$1,125,000 / HOME: \$821450 / ESG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	106 (CDBG)	0	0.00%
Housing	Affordable Housing	CDBG: \$175000 / HOME: \$821450 / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11060	0	0.00%			

Housing	Affordable Housing	CDBG: \$175000 / HOME: \$821450 / ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	3	3.00%	20	3	15.00%
Housing	Affordable Housing	CDBG: \$175000 / HOME: \$821450 / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	0	0.00%			
Infrastructure	Non-Housing Community Development	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4885	0	0.00%	977		
Infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		17123	0	0.00%
Neighborhood Services	Non-Housing Community Development		HIV/AIDS Housing Operations	Household Housing Unit	0	0				
Special Needs	Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	889	0	0.00%			
Special Needs	Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	0	0.00%			

Special Needs	Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	984	0	0.00%			
Special Needs	Non-Housing Community Development	HOPWA: \$3,308,872	HIV/AIDS Housing Operations	Household Housing Unit	0	0	0.00%	400	0	0.00%

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

Accomplishments Note: The City utilized \$1 million in HOME for the 85-unit Vista de la Sierra project which allowed the project to be awarded \$23 million in Low Income Housing Tax Credits. We also funded the 23-unit Sunrise at Bogart project, which is currently seeking additional funding. HOME funded units did not go under construction during this period, but the federal investment allowed the projects to successfully seek other competitive sources of housing finance.

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

The City’s primary objective for the CDBG program is to develop viable and sustainable urban communities by providing housing that is decent, safe, sanitary and affordable as well as providing economic opportunities, for persons of low- and moderate-income. During the development of its 2020-2024 Consolidated Plan and subsequent annual action plan(s), the City identified the following 7 priorities and goals based on the community feedback/participation received: The 2020/2021 program year was developed/implemented focusing on aggregately meeting the primary objective of the program by focusing individual project/activities on the 7 priorities and goals listed above. CDBG program accomplishments during the year include:

Priorities	Goals
1. Community Services (Public Services)	1. Community Services
2. Infrastructure	2. Infrastructure
3. Community Facilities (Public Facilities)	3. Community Facilities
4. Neighborhood Services	4. Special Needs
5. Special Needs Services	5. Housing
6. Housing	6. Business and Jobs
7. Business and Jobs (Economic Development)	7. Homelessness - DH - 2

The City's primary objective for the CDBG program is to develop viable and sustainable urban communities by providing housing that is decent, safe, sanitary and affordable as well as providing economic opportunities, for persons of low- and moderate-income. The need to address specific populations has also become important, as the City has begun to proactively address a growing homeless population.

During the development of its 2020-2024 Consolidated Plan and subsequent annual action plan(s), the City identified the following 7 priorities and goals based on the community feedback/participation received:

The 2020-2021 program year was developed/implemented focusing on aggregately meeting the primary objective of the program by focusing individual project/activities on the 7 priorities and goals listed b. CDBG program accomplishments during the year include:

- Public Facilities Projects – (39,655 low to moderate income (LMI) persons directly benefited)

Ten (10) public facilities projects were completed. Improvements completed ranged from ADA and equipment upgrades at Myra Linn Park, Security fencing at Janet Goeske Senior Center, exterior improvements to the Hulen Place Bridge Housing facility, and various resurfacing and upgrading of field and sport courts at multiple City parks.

- Public Infrastructure Projects – (20,83 low to moderate income (LMI) persons directly benefited)

Eight (8) public infrastructure projects were completed. Improvements included ADA Concrete Walkways, construction on existing sidewalks, asphalt concrete reconstruction, and curb and gutter reconstruction.

- Fair Housing Services – (47,027 low to moderate income (LMI) persons directly benefited) An estimated 7,785 low moderate-income persons residing within the City of Riverside received fair housing services, including but not limited to, landlord-tenant conflict resolution, anti-discrimination services, etc.

- **Public Services** – (27,628 low to moderate income (LMI) persons directly benefited) Thirty (30) public services programs were funded providing service to an estimated 27,628 low moderate-income persons residing within the City of Riverside. Program services addressed a wide array of community needs, from youth programs, senior programs/services, to homeless programs.

- Public Services (Housing)** – (4 low to moderate income (LMI) households benefited) The Habitat for Humanity Brush with Kindness was funded \$25,000 to provide minor home repairs/assistance to income eligible owner-occupied households. The original goal was to serve at least ten (10) households during the program year, however, a total of fourteen (5) households, a majority of which were elderly households, were able to be assisted.

The Housing Rehabilitation program was funded \$150,000 provide emergency repair or spot rehabilitation to low-income households within the City of Riverside. Each household is required to be owner-occupied and combined household income cannot exceed 80% of the Area Median Income. Assistance will be provided in the form of a grant net to exceed \$10,000 and will require owner occupancy for a minimum of six years.

Overall, the City was able to successfully address the priorities and goals identified in the Consolidated Plan and Action Plan and will continue to work on addressing these in the upcoming program year.

A detailed Status Summary of all projects as of the end of the 2020/2021 program year. June 30th, is provided in Exhibit E (CDBG Detailed Status Summary of all Projects by Priority Need

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<u>CDBG</u>	<u>HOME</u>	<u>HOPWA</u>	<u>ESG</u>
White	8150	52	340	420
Black or African American	3284	43	129	235
Asian	399	1	14	12
American Indian or American Native	48	0	1	14
Native Hawaiian or Other Pacific Islander	61	2	0	4
Refused to Provide or Other	3541	0	10	0
Multiple Races	116	0	0	15
<u>TOTAL</u>	<u>15599</u>	<u>98</u>	<u>494</u>	<u>700</u>
Hispanic	4704	11	148	217
Not Hispanic	10895	87	0	483
Don't Know	0	0	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Riverside identifies priority needs and offers services and programs to eligible households regardless of race or ethnicity. The table on this page depicts counts for Fiscal Year 2019 by funding source.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,180,351	
HOME	public - federal	1,211,509	
HOPWA	public - federal	2,922,984	
ESG	public - federal	280,915	

Table 3 - Resources Made Available

Narrative

CDBG: Per the City of Riverside Community & Economic Development Department (CEDD), the actual Amount Available was \$7,965,186 and the actual Amount Expended was \$2,458,239.72 which is reflected in the table and includes all expenditures through June 30, 2021 after the end of the fiscal year. The Resources Made Available and Amounts Expended indicated in the table above include Program Year 2020-2021 allocation (\$3,821,697.09), Program Income (\$12,695.74) and prior years carry-over funds (\$794,134.23) (See Exhibit B: CDBG PR 26 (Financial Summary Report) for additional detail).

HOME: Per CEDD, the actual amount available was \$4,897,558.69 and the actual amount expended was \$1,099,152.59. During the reporting period, \$964,522.11 was drawn in IDIS which is reflected in the table above and includes all expenditures through June 30, 2021.

HOPWA: Per CEDD, the actual Amount Available was \$3,292,411 and the actual Amount Expended was \$2,499,550.65.

ESG: Per CEDD, the actual amount available was \$436,993.15 and the actual amount expended was \$386,821.93, which includes funding/expenditures from the previous fiscal year. In IDIS \$619,919 was drawn which include expenditures from the previous fiscal year, which is reflected in the table above, and includes all expenditures through June 30, 2021.

CDBG funds were primarily used to address public facility deficiencies in lower income neighborhoods and for services related to homelessness support. Proposals for community improvements were received from residents, community-based organizations, and City departments. The highest priority proposals were recommended for inclusion in the Annual Funding Plan. The main obstacle to meeting all the identified community needs is limited funding. The City has little influence over market constraints but can provide incentives or assistance to overcome the impacts of market constraints. Major governmental constraints to affordable housing development include land use policies governed by the Land Use Element of the City's General Plan; zoning and development codes; development and planning fees imposed by the City and growth management policies.

The City has little influence over the greater housing market but can provide incentives or assistance to overcome the impacts of markets as they impact local neighborhoods. Major governmental constraints to affordable housing development include land use policies governed by the Housing and Land Use Elements of the City's General Plan; zoning and development codes; development and planning fees imposed by the City and growth management policies. The City's Community & Economic Development Department is proposing the following to spur the development of affordable housing in the City of Riverside.

City of Riverside Affordable Housing Strategy

The City's Regional Housing Needs Allocation (RHNA)

The City of Riverside is one of 191 member cities of the Southern California Association of Governments (SCAG), a regional council of government. California Housing Element law requires the California Department of Housing and Community Development (HCD) to determine the SCAG region's existing and projected housing needs, for persons at all income levels. SCAG is required by law to determine each member jurisdiction's share of the regional housing need. This process is known as the Regional Housing Needs Assessment (RHNA), which is performed every eight years. All local jurisdictions in California are required to address their allocated RHNA as part of Housing Element and General Plan updates

For each jurisdiction, the RHNA quantifies the housing need by income group during a defined eight-year planning "cycle". The current (5th Cycle) Final RHNA Allocation Plan was adopted by SCAG on October 4, 2012 and covers the planning period from October 15, 2013 to October 15, 2021. The RHNA is used as a land use planning tool to prioritize local resource allocation to address existing and future housing needs. The City's total RHNA allocation for the 5th Cycle Housing Element was 8,283 units. This total number is broken down by affordability levels as follows:

- 3,338 units affordable to lower-income house households (less than 80 percent of the County's median household income)
- 1,503 units affordable to moderate income households (80 to 120 percent of the County's median household income)
- 3,442 units affordable to above-moderate income households (over 120 percent of the County's median household income).

California housing law requires that local jurisdictions have vacant or underdeveloped land available to accommodate its RHNA needs for the eight-year planning cycle. If a city does not have enough land zoned to meet its need, then it must rezone properties as part of its mandated eight-year housing element certification. For the purposes of meeting Riverside's RHNA requirement, the City has rezoned properties to accommodate the lower-income portion of its RHNA allocation. This rezoning creates multi-family residential properties with densities

that will facilitate construction of residential development affordable to lower-income households.

The City had an unmet need of 2,739 units for the lower-income units during the 4th Cycle RHNA (2006-2014) period, which was not accommodated as part of its previous Housing Element certification. As a result, the unaccommodated need carried over to the current (5th Cycle, 2014- 2021) Housing Element effort. As a result, the lower-income portion of the RHNA for the current Cycle totaled 6,077 units. After subtracting lower-income units that were under production, plus underdeveloped sites zoned for multi-family residential, the City’s unmet RHNA need totaled 4,767 units (see RHNA Summary table below). To meet its need, housing element law requires the City to implement a rezoning program to accommodate at least 4,767 additional units.

RHNA SUMMARY	Affordability Levels			
	Very Low	Moderate	Above Moderate	Total
Total RHNA Need (2006-2014 Unaccommodated Need + 2014-2021 RHNA Need)	6,077	2,077	4,610	12,764
Projects in pipeline	311	3,577		3,868
Sites currently zoned for residential development	999	0		999
Remaining RHNA Need	4,767	3,130		7,897

Rezoning Program

The City’s 2014-2021 Housing Element includes a Rezoning Program to accommodate the unmet housing need of 4,767 units that are affordable to lower-income households. Based on housing element law, the Rezoning Program needed to identify more than 191 acres of undeveloped land that could be rezoned to multi-family residential with a density of at least 25 units per acre, on sites large enough to accommodate at least 16 units. Additionally, state law requires that more than 50% of units (2,384 units) be accommodated on sites exclusively for residential uses (i.e., not mixed-use zones).

The Rezoning Program ensured candidate sites were: 1) undeveloped or underutilized; and 2) considered viable for development/redevelopment. The Candidate sites were divided into four groups, with Groups 1 through 3 principally include sites that are designated for mixed-use projects in the General Plan, and only require rezoning for consistency with the General Plan. Group 4 are sites that were proposed for rezoned to multi-family residential. Group 4 sites are critical in meeting meet the housing element law’s requirement for at least 50% of the sites being rezoned strictly for residential uses (not mixed use). The summary below provides details

of the Rezoning Program as adopted, which differs slightly from the proposed Rezoning Program included in the Housing Element.

- Group 1 – Magnolia Avenue Specific Plan: Within the Magnolia Avenue Specific Plan, 13 sites (locations) totaling approximately 76 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.
- Group 2 – University Avenue Specific Plan: Within the University Avenue Specific Plan, 6 sites (locations) totaling approximately 11 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.
- Group 3 – Candidate Sites not within a Specific Plan and Proposed for Rezoning to Mixed Use: For areas not within the two specific plan areas mentioned above, 7 sites (locations) totaling approximately 74 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.
- Group 4 – Candidate Sites Proposed for Rezoning to Multi-Family Residential: 40 sites (locations) totaling approximately 150 acres are identified as candidates for rezoning to the R-3-1500 Multiple-Family Residential or R-4 Multiple-Family Residential Zones.

Rezoning Program Adoption

In early 2018, the City completed several Housing Element implementation efforts, including Implementation of the Rezoning Program. Efforts completed include adoption of General Plan land use amendments, amendments to the University Avenue Specific Plan, and extensive Zoning Code text amendments. The City rezoned 57 sites (308 acres) to either a Mixed Use or Multiple-Family Residential zone. The implementation of the Rezoning Program accommodated the minimum unmet need for lower income units and provided a RHNA surplus of 1,831 units. The table below summarizes the surplus of housing units affordable to lower-income households after the 2017 Rezone Program.

	Very Low- and Low-Income Affordability
Unmet RHNA Need	4,767 units
Potential Units Added by Implementation of Rezoning Program	6,598 units
Surplus RHNA (Rezoning Units - Unmet Need)	1,831 units

Implementation Tools

The 2014-2021 Housing Element Implementation Plan includes Tools that promote and remove barriers to development of affordable housing. Examples include:

- Implementation Tool H-27: To consider the feasibility of certain Zoning Code incentives that would promote diversity in housing types, sustainability, and affordability.

On October 22, 2019, the City Council approved an amendment to the City Zoning Code to reduce the approval requirements for Senior Housing, including:

- Allow Senior Housing projects “by right” in the R-3, R-4, MU-V and MU-U zones.
- Allow Senior Housing projects by conditional use permits in the R-1 and MU-N zones.
- Reduce parking requirements to 1.0 space per unit.
 - Implementation Plan Tool H-47: To amend the Zoning Code to allow for supportive and transitional housing in all zones where residential uses are permitted. This tool is required to achieve compliance with the requirements of California Senate Bill 2 (SB2) related to supportive and transitional housing.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITYWIDE ALL COUNCIL WARDS	74		
WARD 1 CDBG TARGET AREA - 02	2		
WARD 1 CDBG TARGET AREA - 03	0		
WARD 2 CDBG TARGET AREA - 01	0		
WARD 2 CDBG TARGET AREA - 04	0		
WARD 3 CDBG TARGET AREA	0		
WARD 4 CDBG TARGET AREAS	0		
WARD 5 CDBG TARGET AREA	23		
WARD 6 CDBG TARGET AREA	0		
WARD 7 CDBG TARGET AREA	1		

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG Funds allocated and expended during Program Year 2019-2020 were geographically located throughout the City.

A majority of funds (Public Services, ADA Improvements Projects, and senior center improvements project) expended were principally connected to Low and Moderate Clientele (LMC) activities serving Low- and Moderate-income persons residing within and throughout the City of Riverside.

The remaining ten (10) Public Facilities/Infrastructure Projects completed were qualified as Low and Moderate Area (LMA) activities, determined eligible on the basis of having services areas where 51% or more of the population is determined to be low to moderate income using HUD LMISD census block data.

The City's income eligible census blocks that meet HUD's definition as Low to Moderate Income (LMI) (51% or more of the population is low to moderate) are located throughout the City's seven (7) wards. Exhibit C: CDBG Target Areas summarizes the City's income eligible census tracts by Ward.

Leveraging

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

The Housing Authority typically funds pre-development for multifamily housing projects, as those project concepts must be substantially designed, engineered, entitled, and have local funding commitments in order to compete for State housing funding. It typically takes two years to put together funding for a large housing project in California, so the early City investment of HOME funds is key to overall project success. City HOME funding enjoy a 10:1 match meaning that every dollar of HOME is met with \$10 in outside funding sources, with additional funding coming from tax credits, Federal Home Loan Bank, State Multifamily Housing Program, and other sources.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	\$25,500,000 (Pierce and Golden Project Tax Credits)
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	26	0
Number of Non-Homeless households to be provided affordable housing units	11	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	37	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	0
Number of households supported through The Production of New Units	11	0
Number of households supported through Rehab of Existing Units	6	0
Number of households supported through Acquisition of Existing Units	0	0
Total	37	0

Table 12 – Number of Households Supported

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

Discuss how these outcomes will impact future annual action plans.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

The original goal for fiscal year 2019-20 was for the program to have at 25 homeless households be provided affordable housing units and 14 number of households supported through the production of new units. Development projects have experienced large delays in construction due to factories producing materials being shut down due to COVID and delays in permit reviews. The City anticipates completing affordable housing developments to provide housing for homeless individuals and low-income households in Fiscal Years 2020/21 and 2021/22.

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

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

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

The City of Riverside has been able to reduce homelessness in our community during the reporting period by using ESG and HOME program funds for rental assistance coupled with case management that resulted in housing 114 formerly homeless individuals. The City's Public Safety and Engagement Team (PSET) that consist of law enforcement, code enforcement, a clinic therapist and homeless outreach engage the homeless population to perform initial field assessments, in-depth assessments, referrals to all contacts, linkage to various community organizations, assistance with entitlement questions and problems, linkage to mental health providers for assessment and services if appropriate, and emergency shelter and transitional housing by partnering with community agencies as well as facilitating referrals and other linkages to services. During the reporting period, PSET engaged 1,570 duplicated individuals of which 52 individuals accepted services.

The Year-Round Emergency Shelter had increased its bed capacity to 85 and is operating 24/7, providing residents with increased case management services. The City also opened the Cabin Village Emergency Shelter program, a 30-unit pallet shelter community that has 60 beds. However, due to COVID, the City could only place one individual in each pallet. From March to June 2020, the City had provided shelter and case management to 47 homeless individuals.

As a result of the COVID pandemic, the City had installed portable restrooms and hand wash stations near large encampment areas and provided education on COVID.

Addressing the emergency shelter and transitional housing needs of homeless persons

To date, there are 182 emergency shelter beds in the City of Riverside. The Riverside Emergency Shelter Program increased their bed count from 65 to 85 and operating 24/7. The

City of Riverside provided both Emergency Solutions Grant and Community Development Block Grant (CDBG) funds for essential services and operations to Path of Life, the emergency shelter operator. During the reporting period only 36% of the shelter guests were from the City of Riverside.

Rapid Re-Housing (RRH) is used to cover the costs of housing while providing case management and support services; providing a period of stability to enable homeless individuals and families transition successfully to permanent housing within 24 months of program entry. To achieve its goal of ending homelessness, the CoC encourages communities to transform transitional housing programs to permanent supportive housing or rapid re-housing.

The ESG Program places greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. This is accomplished by providing homeless persons with homelessness prevention, basic shelter and essential supportive services, and rapid rehousing to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds were used for a variety of activities, including rapid re-housing and homeless prevention activities, emergency shelter, operations and maintenance of facilities, essential supportive services, and street outreach. ESG performance standards follow the requirements found at 24 CFR Part 576 including, measures to evaluate the effectiveness of the program and measures to assess how well the program serves the targeted population. This includes reductions in the number of homeless persons living on the streets and in shelters, the number of persons who do not re-enter the shelter or supportive housing system within one year, and the number of persons exiting with permanent housing.

In addition to ESG Program funding, a small amount of CDBG funding, \$100,000 was used as leveraged to fund the following activities:

The following funding sources were identified for ESG match:

- \$100,000 of CDBG funds for Emergency Shelter operations
- \$19,350 in County General Funds to support Emergency Shelter operations
- \$182,500 in City General Funds to provide case management under the Rapid Re-Housing Program and Outreach Services
- \$73,373 in Housing Authority funds to support Rapid Re-Housing and Administration costs.

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

Viable employment opportunities are central to the prevention of homelessness. Local agencies, governments and higher education institutions coordinated training and employment services, including services for the general homeless, veterans, youth and disabled. Various one-stop centers offer free training and job placement. Many agencies provided job assistance to the homeless through coordinated case management. The City of Riverside partners with the Goodwill Industries to assist with resume building, interview skills and locating employment. The City was awarded \$11,000 through the Community Development Block Grant to continue the employment program. In addition, Altura Credit Union also committed a three-year sponsorship to the Riverside at Work (RAW) program. The locally based financial institution is contributing \$25,000 the first year, \$30,000 the second year, and \$35,000 the third year. In FY 2020, the City received \$35,000 from Altura to purchase refrigerators and household items for homeless individuals moving into housing.

The County of Riverside CoC Discharge Policy is mandated by the state and followed by the CoC. The CoC established a Discharge Planning Committee, responsible for implementing policies and protocols as well as coordinating with various organizations to ensure that persons being discharged from a publicly funded institution or system of care are not discharged immediately into homelessness. The goals are to identify discharge needs including housing and supportive services and links the individual with community resources that will include mental health services, substance abuse support, and housing. Representing health care, the Discharge Planning Committee facilitates communication regarding the discharge planning needs of homeless persons from acute care hospitals. Representing mental health, the County of Riverside's Department of Mental Health collaborates with the Department of Public Social Services and the CoC in the coordination and implementation of discharge planning for homeless individuals disabled by a serious mental health and/or substance abuse disorder(s). Foster Care and Extended Foster Care programs help transition dependent youth who are emancipating from foster care to independent living. Representing Corrections - The Department of Public Social Services and the Riverside Sheriff's and Probation Departments support the Continuum of Care's mission of working towards reintegrating persons leaving correctional facilities to community-based living and self-sufficiency.

The CoC Planning Committee will begin the discussion of updating the Riverside County's CoC Discharge Policy and identify entry points for these institutions to reach out to prior to releasing individuals that will become homeless in FY 2020-21.

The City also partnered with the California Department of Motor Vehicles (DMV) to establish two days a week where Outreach staff can take homeless individuals to the DMV before it opens to process an application for a new California ID or replacement card. The City also partnered with the local Social Security office to provide one day a week to assist homeless individuals with getting their replacement cards. Outreach is also able to get a faxed copy of client's award benefits if the client signs a Consent of Release of Information form. These partnerships has reduced the amount of time that Outreach staff has to spent at the DMV and Social Security waiting to assisting clients, which has provided them with additional time to help more individuals living on the streets.

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

The City of Riverside has 534 affordable housing units in the pipeline for development that vary from one-bedroom units to three-bedroom units to accommodate families with a local preference. These units will help homeless individuals get quickly housed and remain stably housed. The City sees the need for long-term solutions such as developing new affordable housing units. Rental assistance is a critical component for helping households that need short-term assistance.

The City contracted with City Net to provide Homeless Outreach Services to the two school districts located in the city. The Outreach Workers were able to work with school district staffs to help connect families to resources through Riverside County Department of Public Social Services and other CoC programs with the goal of obtaining housing, employment, and improving health outcomes.

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

Actions taken to address the needs of public housing

The City of Riverside is not a public housing agency. The Housing Authority of the County of Riverside (HACR) no longer operates a public housing program, and all 469 units were converted over to Project Based Voucher units with ownership transferred to Riverside Community Housing Corporation.

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

In order to encourage and improve communication between PHA staff and residents, the following was implemented:

- Customer Service Surveys were available to residents at Housing Authority office appointments. For the 2019 calendar year, 520 surveys were turned in with 3,310 survey questions answered. 99.5% were favorable responses.
- Resources and information are provided to residents who are looking into homeownership opportunities. Housing Choice Voucher participants are encouraged to enroll in the Family Self-Sufficiency Program. The FSS Program emphasizes the importance of achieving goals and obtaining regular full-time employment. As an FSS participants earned income increases, they will pay a higher portion of their rent and the Housing Authority will pay less. The cost savings by the Housing Authority is deposited into an interest-bearing escrow savings account. This escrow account is available to the FSS participant upon completion of the FSS Program. Some program graduates have used this escrow savings account as a down payment towards their first home.

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

1. Regular engagement of participants through specialized self-sufficiency coaches funded through HUD's Family Self-Sufficiency (FSS) program.
2. Providing outreach and information to all assisted families and the public on community homeownership initiatives and credit counseling agencies.
3. Working collaboratively with our local Habitat for Humanity and other housing developers to provide participants with targeted homeownership opportunities.
4. The County's First Time Home Buyer (FTHB) program and Mortgage Credit Certificate (MCC) program are available to assist in homeownership.

All participants of the Housing Choice Voucher Program are eligible to join the HCV Family Self

Sufficiency (FSS) Program. The FSS Program employs seven (7) full-time FSS Coordinators to work one on one with FSS Families in providing the guidance and referral services to assist them on their journey to self-sufficiency. In FY 2019/2020 there were fifteen (15) FSS Graduates with two (2) of the FSS Graduates achieving not only self-sufficiency but purchasing a home of their own upon completion of the FSS Program.

Actions taken to provide assistance to troubled PHAs

HACR has been recognized by HUD as a “High” performer for the last 17 years through the Section Eight Management Assessment Program (SEMAP).

According to HUD, there are approximately 3,300 public housing agencies (PHAs) in the United States. SEMAP is used to remotely measure performance and administration of the housing choice voucher program. SEMAP was designed to improve program performance and helps HUD to target monitoring and assistance to PHA programs that need the most improvement. SEMAP measures 14 key areas of performance to show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation.

The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration

- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

HUD will annually assign each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. If a PHA does not perform adequately on any of the 14 indicators or is assigned an overall performance rating of troubled, these cases require corrective action. HUD will conduct on-site reviews of PHAs rated troubled to assess the magnitude and seriousness of the problems. The PHA must implement a thorough corrective action plan that HUD will monitor, to ensure improvement in program management.

In FY 2018-19, HACR scored 140 points out of 145 to achieve a “High” performer designation. The HACR is currently waiting for HUD to issue the score for FY 2019-20 and anticipates receiving the “High” Performer designation for the 18th consecutive year.

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

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

Based on the Consolidated Plan Needs Assessment Survey, the 2014-2021 Housing Element and market analysis, the primary barriers to affordable housing in the City of Riverside are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The City has been able to place 534 affordable housing units in a pipeline for development using former Redevelopment Housing funds. In FY 2020/21, the Housing Authority will have utilized all of its former Redevelopment Housing funds. The City is researching an inclusionary housing program, rezoning program, and other mechanisms to generate revenue and/or streamline the development of affordable housing.

The City continued work on an ordinance to streamline the process of approvals for Accessory Dwelling Units (ADU’s) and began developing template plans for ADU development in order to expedite the development process and achieve incremental residential density.

The City’s Mayor created a Housing Task Force that had representation from City Planning Department, housing developers, fair housing council, and realtors. The goal of the task force included:

1. Continue the momentum of the Riverside Renaissance and further the City’s quality of life;
2. Build partnerships with our builders, nonprofits organizations and faith community,
3. Work together to identify and develop inclusionary policies especially in disadvantaged communities;

4. Inform our Housing Element in the General Plan;
5. Inspire developers to invest in and build a diverse array of housing across the City; and
6. Identify Mechanism to identify ways to meet the City's Regional Housing Needs Obligation (RHNA).

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

The City of Riverside will continue to determine where underserved populations are located through results from the Analysis of Impediments to Fair Housing. To reduce the number of obstacles keeping the City of Riverside from meeting the needs of the underserved populations in the community and help improve service delivery, Riverside's Grants and Housing Authority & Homeless Services will assist with facilitating more city-wide collaborations in coordinating the work of social service organizations, eliminating duplication of efforts, spearheading community-wide solutions to local needs and disseminating information, news, and data that will assist all participant organizations that are a part of this collaborative effort.

According to the 2020 Homeless Point in Time Count, the County of Riverside has 587 unsheltered homeless individuals living on the streets, which is a 33% increase from the prior year count.

The County of Riverside is not unlike many counties and cities across the nation struggling to address the issue of homelessness. While the number of homeless in the County has continued a gradual but steady decrease, the perception is that the issue has worsened. This perception is a result of the "visible" one-third of the homeless population that continue to decline services. Homelessness is not a crime, it knows no political affiliation and is not concerned with jurisdictional delineations. To better address this challenge, a regional approach is needed. Working collaboratively with the County of Riverside a plan can be developed that ensures each city is doing its part to actively address homelessness.

The CoC Lead Agency is in the process of securing a consultant to help the Board of Governance through a strategic planning process to identify what the gaps and needs are in needed in homeless services throughout the County so that when funding opportunities arise, funding is provided to areas with the greatest need.

The following County-wide Homelessness Strategy summarizes efforts to address the issue of homelessness from a regional perspective.

County-wide homelessness strategy/key points

1. **Standardized Ordinances for panhandling, shopping carts, camping and trespassing**
 - Makes it easier to enforce these laws consistently (throughout the region)
2. **Engage the local homeless population and provide connections to local resources**
 - Utilize multi-disciplinary teams that include service providers, faith-based/non-profit

organizations law enforcement, code enforcement, etc. to address local homelessness issues as locally as possible

- 3. Provide services that meet the needs of the local homeless population to help balance the provision of services across the County**
 - Identify the local needs and services offered throughout the County
- 4. Advertise local resources for the local homeless population**
 - Identify local available resources and submit information to the 211 Volunteer Center
 - Provide local resource guide handouts
- 5. Participate in a broad community-focused educational marketing campaign to highlight effective ways to help the local homeless population**
 - Use consistent messaging and themes throughout the County
 - Advertise on digital boards and local media
- 6. Participate in the Riverside County Homeless Point in Time Count**
 - Having an accurate count enables our community (and region) to be eligible for federal and state funding for homeless services. The count helps us to better understand the demographics and needs of those experiencing homelessness in our community and helps to ensure a more equitable distribution of resources to meet the needs of the different populations.
- 7. Utilize the Coordinated Entry System (CES)**
 - Coordinated entry ensures that all people experiencing a housing crisis have fair and equal access, are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs
 - CES Assessments can be conducted by the following partners in your community: Outreach workers, law enforcement personnel, code enforcement personnel, library and park and recreation center staff, faith-based organizations, and non-profit organizations
 - CES Assessment Trainings will be provided by the County of Riverside University Health Systems Behavioral Health
- 8. Identify housing opportunities that are affordable in the local community**
 - Identify housing opportunities
 - Identify funding resources
 - Incentivize the development of housing opportunities that are affordable (i.e., amend a development standard or a modification of the Zoning Code)
 - Partner with developers and property owners/landlords

9. Work towards the development and benefit of a permanent and diverse funding stream for homeless services and affordable housing uses throughout the region

- Work with lobbyist

10. Encourage faith-based and non-profit organizations to be responsible and compassionate when helping homeless individuals and families without harming them

- Assist faith-based and non-profit organizations to navigate homelessness in our community
- Encourage faith-based and non-profit organizations to be part of a broad and coordinated regional effort to leverage resources and maximize impact, rather than engage in singular short-term solutions.

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

The City addresses any lead-based paint hazards pursuant to 24 CFR Part 35 Final Rule, effective September 15, 2000. The Program Administrator notifies all Housing Rehabilitation Program applicants about the hazards of lead-based paint. If applicants are low income and have a child under the age of 6, they are referred to Riverside County's Lead-Based Paint (LBP) Abatement Program for free lead-based paint abatement. For households that don't qualify for the County's LBP Abatement Program, they can obtain funding under the City's Housing Rehabilitation Program to eliminate LBP. In FY 2019-20, the City conducted a total of 1 lead inspections of which tested positive for lead-based paint, which was abated.

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

As noted in the ConPlan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low-income results from an inability to enter the mainstream. To the extent possible, the City plans to reduce the number of households with incomes below the Federal poverty level (extremely low- income households earning less than thirty percent (30%) of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities.

The City's Five-Year Consolidated Plan focused primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants;
- Provide increased affordable homeownership opportunities for low income households, including seniors, veterans, and disabled individuals;
- Rehabilitate or provide new affordable housing units that (1) include handicap accessibility for seniors or the disabled, and (2) provide housing opportunities for homeless individuals and

households earning less than 30% of AMI;

- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Encourage Substance Abuse Recovery and Counseling Programs and discuss the need for increased beds as there is currently a two week wait time;
- Provide job training and life skills development; and
- Provide health programs through local health clinics.

The City supported the following programs that help stabilize housing situations by supporting anti-poverty activities through the following:

- Continued to provide comprehensive homeless prevention housing programs through the City's Rapid Re-Housing Program and the County's Emergency Food and Shelter Program;
- Continued to refer households in need of Substance Abuse Recovery and Counseling Programs to the coordinated Substance Abuse Recovery 800 hotline that is administered by the Riverside University Health Systems;
- Continued to work closely with Goodwill Industries to help extremely low-income individuals with building their resume, provide job training through federal and state funded programs;
- Continued the Riverside at Work Program (RAW) to provide job training to homeless individual's housed through the City's TBRA Program. During FY 2020-21 the City was able to provide job training to three formerly homeless individuals.
- Continued to provide life skills courses to extremely low-income populations that include dealing with stress, financial literacy, anger management, and conflict resolution.

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

During the 2019/20 Program Year period, the City's Community & Economic Development Department (CEDD) and Office of Homeless Solutions (OHS) continued to work on strengthening the coordination activities among the public and private agencies and organizations in the area. These efforts help ensure that the annual goals and objectives delineated within the 2019/20 Annual Action Plan were cohesively and collaboratively addressed by multiple agencies. The CEDD and OHS focused on facilitating and coordinating the linkages between these public-private partnerships and developing new partnership opportunities.

Effective implementation of the 2019/20 Annual Action Plan involved a variety of city departments, agencies both in the community and in the region. The City strongly believes the coordination and collaboration between agencies is important to ensuring that the needs in the

community are addressed. The key agencies that are involved in the implementation of the Plan, as well as additional resources that may be available are described below.

Public Sector:

- § City of Riverside – Community & Economic Development Department (Grants, Office of Homeless Solutions, and Code Enforcement Divisions)
- § City of Riverside - Public Works; Parks and Recreation; Police Department; and Code Enforcement
- § Housing Authority of the County of Riverside
- § Riverside County - Department of Public Social Services; Riverside University Health Systems; Department of Public Health; Department of Environmental Health Office of Industrial Hygiene; Workforce Development; Economic Development Agency; Veterans Services; Probation; Community Action Partnership; In-home Support Services; and Adult Protective Services.
- § VA Loma Linda
- § US Vets
- § California Department of Motor Vehicles
- § Social Security Office

Non-Profit Agencies: There are several non-profit agencies that serve target income households in the City of Riverside. The City will collaborate with these essential service providers. Some of them include:

- Feeding America
- Advance Enterprises (The Arc of Riverside County)
- Arlington Temporary Services
- Assistance League
- Big Brother/Big Sister of the Inland Empire
- Care Connexus Inc.
- Casa Blanca Home of Neighborly Services
- Catholic Charities
- Church of God of Prophecy Riverside Inc.
- Community Connect 211 Riverside County
- Community Development Partners
- Fair Housing Council of Riverside County
- Feeding America Riverside/San Bernardino Counties
- Innovative Housing Opportunities
- Inspire Life Skills Training, Inc.
- Janet Goeske Foundation

- Lutheran Social Services
- National CORE
- Neighborhood Partnership Services
- Olive Crest
- Operation Safehouse
- Path of Life Ministries
- Riverside Housing Development Corporation
- US Vets

Private Sector: The private sector was equally an important collaborator in the services and programs associated with the Annual Action Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. For example, during the 2019-2020 year, the City collaborated with the following private sector organizations:

- Small Business Development Center
- Federal Home Loan Bank (FHLB)
- Local Financial Institutions
- Private Housing Developers
- Local Realtors

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

The City participates in the Love Your Neighbor initiative; a diverse coalition of 70 groups, including planners, lenders, and designers to explore new development tools and other measures for removal of barriers to housing affordability and address quality of life for residents. The mutual goal is to functionally end homelessness and food insecurity by addressing housing affordability to reach a “functional zero” (where there are enough resources to serve each individual) of homelessness by 2025. One of the major activities of the project will be to discuss how to solve problems related to design, policy and finance that hinder housing development as a way to solve pressing housing problems and expand the policy conversation with the community. Externally, fears of density often lead to local NIMBY-ism that impedes projects. Part of the toolkit will be an analysis of benefits and impediments to integrating housing onto church property, covering financial, social, and vision issues over a variety of religious denominations as a way to increase the conversation with churches, residents, and officials to address local concerns regarding infill housing development.

A representative of the Housing Division has also attended housing industry conferences, where introductions were made, and discussions are commencing regarding the development of affordable housing opportunities with qualified private developers and service agencies that have not worked in Riverside before.

An update on the Love Your Neighbor and Housing First sites are shown in Exhibit I attached.

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

In the 2020-2021 program year, the City continued to contract with the Fair Housing Council of Riverside County (Fair Housing Council) for the operation of a comprehensive fair housing program to further equal housing opportunities for all residents and households. The mission of the Fair Housing Council is “to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, sex, familial status presence of children, disability, ancestry, sexual preference, age, marital status, or other arbitrary factors.” The City and the Fair Housing Council continue to work in partnership to address on-going concerns with housing discrimination and landlord-tenant issues in Riverside including the impediments identified above particularly as they impact low-income and minority households. Services provided by the Fair Housing Council include housing discrimination complaint processing, tenant-landlord information and mediation, fair housing educational presentations, and community-wide outreach through the dissemination of literature. During FY 2019-2020 program year, the Fair Housing Council provided assistance with discrimination and landlord-tenant rights/complaints to 8,065 persons with a service and demographic breakdown as follows:

City of Riverside FY 2019-2020 Fair Housing Services

Type of Service	Number of Persons Assisted
Housing Discrimination Complaints	25
Landlord/Tenant Issues Complaints	3704
Total	3729
Basis of Discrimination Complaint	
Age	1
Ancestry	0
Arbitrary	1
Color	0
Familial Status	2
Gender	0
Marital Status	0
Mental Disability	1
National Origin	2
Physical Disability	8
Race	3
Religion	0
Sex	5
Sexual Orientation	1
Source of Income	1
Total	50

CR-40 - Monitoring 91.220 and 91.230

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

Monitoring of on-going programs is done at least annually or on a needed basis as to the effectiveness for resident participation, the application process, marketing, and program result. Financial accountability is reviewed monthly by the fiscal staff, as well as the Housing Authority & Homeless Services and Grants staff for the preparation of drawdowns through the Integrated Disbursement and Information System (IDIS). Sub-recipients are monitored annually or on a project basis and reimbursements are reviewed as payment is requested. The results of monitoring have been very positive in helping to meet certain goals and priorities during the year.

HOME Program Monitoring

Every year the City of Riverside performs on-site inspections of approximately 255 affordable housing units, including on-site audit of approximately 243 tenant files to ensure compliance with Property Standards 24 CFR 92.51; Qualification as affordable housing; Rental Housing 24 CFR 92.252; Participating jurisdiction responsibilities; written agreement; and on-site inspection 24 CFR 92.504. The on-site inspections must occur within 12 months after project completion and at least once every 3 years thereafter during the period of affordability. The City of Riverside conducts on-site inspections annually.

The HOME-assisted multi-family housing project portfolio consists of 31 completed projects. The total number of restricted units ranged from 2 to 222 HOME-assisted units for all HOME projects: or a total of 1,439 HOME-assisted restricted units available for cursory and full inspections.

Following on-site visits, the multi-family property owners and management receive a detailed follow-up letter discussing the results of the visit, including any areas of non-compliance that need to be corrected. This year inspections were placed on hold until further notice due to the COVID pandemic.

Homeowner Rehabilitation

Owner-Occupied households who have received HOME funding assistance through the City's Housing Rehabilitation Program are monitored annually to ensure owner-occupancy per HOME Program requirements. Homeowners are mailed owner-occupancy verification paperwork for completion and resubmittal to the City's Housing Authority staff each year. Owner-occupancy verification paperwork is mailed mid-July, with a second mailing to all non-respondents in October. Housing Authority staff records the results of the verifications in an electronic database. In addition, Housing Authority staff monitors continuity of the homeowner's property insurance as is also required by the HOME Program.

Homeownership

First-time homebuyers who have received HOME funding assistance through the City of Riverside are monitored annually to ensure owner-occupancy per HOME Program requirements. Homeowners are mailed owner-occupancy verification paperwork for completion and resubmittal to the City's Housing Authority staff each year. Owner-occupancy verification paperwork is mailed mid-July, with a second mailing to all non-respondents in October. Housing Authority staff records the results of the verifications in an electronic database. In addition, Housing Authority staff monitors continuity of the homeowner's property insurance as is also required by the HOME Program. This is also tracked within a specialized database.

Monitoring of on-going programs is done at least annually or on a needed basis as to the effectiveness for resident participation, the application process, marketing, and program result. Financial accountability is reviewed monthly by the fiscal staff, as well as the Housing Authority & Homeless Services and Grants staff for the preparation of drawdowns through the Integrated Disbursement and Information System (IDIS). Sub-recipients are monitored annually or on a project basis and reimbursements are reviewed as payment is requested. The results of monitoring have been very positive in helping to meet certain goals and priorities during the year.

CDBG Program Monitoring:

Key tasks integrated as part of the City's CDBG program to ensure ongoing monitoring of its subrecipients throughout the program year, included:

- Subrecipient/Memorandum of Understanding (MOU) executed defining scope of work, approved budget, performance outcomes;
- Quarterly Progress/Performance Compliance Reports;
- Thorough review of Reimbursement Payment Requests and supporting documents; and
- Desktop audits.

Further, annually a group of subrecipients are selected for on-site visits, in addition to the desktop monitoring conducted during the year. Selection of the subrecipients participating in the on-site visits is based on a combination of factors including, but not limited to program size, last on-site visit conducted by the City, the organization's experience with the City's CDBG program and federal programs. The visits provide an opportunity to review and evaluate project/program operations, administrative and financial controls.

On-site monitoring visits for Program Year 2020-2021 began mid-September 2021 and concluded in October 2021. Notification letters were mailed out in mid to late August 2021. CEDD staff met with program staff to review compliance with the executed subrecipient agreement, proper financial management systems were in place, and project files were kept up to date, and provide any technical support requested by the subrecipient.

Following the on-site visits, the subrecipients were provided with detailed follow-up letters discussing the results of the visit, and where appropriate, recommended actions. No findings were identified for any of the subrecipients monitored.

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

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

During the preparation of the 2020/2021 Comprehensive Annual Performance and Evaluation Report (CAPER), the City of Riverside solicited widespread public participation and input. This process included the following:

Residents were given the opportunity to comment on the CAPER for 15 days prior to its submission to HUD. A notice and summary draft report was published in The Press-Enterprise, a local newspaper, with the general circulation on Friday, September 3, 2021. The notice identified the places that the CAPER was available to the general public for review and/or comment through on-line at:

<https://riversideca.gov/cedd/community-development-block-grant-grants-funding>

No comments were received during the public review/comment period.

CR-45 - CDBG 91.520(c)

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

No changes in program objectives occurred during this reporting period.

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

No, the City of Riverside does not have any open Brownfields Economic Development Initiative grants.

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

N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Every year the City of Riverside performs on-site inspections of approximately 255 affordable housing units, including on-site audit of approximately 243 tenant files to ensure compliance with Property Standards 24 CFR 92.51; Qualification as affordable housing: Rental Housing 24 CFR 92.252; Participating jurisdiction responsibilities; written agreement; and on-site inspection 24 CFR 92.504. The on-site inspections must occur within 12 months after project completion and at least once every 3 years thereafter during the period of affordability. The City of Riverside conducts on-site inspections annually.

The HOME-assisted multi-family housing project portfolio consists of 33 completed projects. The total number of restricted units range from 2 to 222 HOME-assisted units for all HOME projects; or a total of 1,439 HOME-assisted restricted units available for cursory and full inspections.

In 2019 the City conducted annual on-site inspections and on-site audit of tenant files; however, in 2020 the inspections were placed on hold due to the COVID-19 pandemic and in 2021 these inspections were conducted remotely also due to the COVID-19 pandemic.

Address	No. of Units Inspected to be	No. of Inspection Findings	No. of Files to be Audited	No. of File Audit Findings
1365-1376 Main Street	23		23	
3533 Harrison Street	11		11	
1804-1891 12 th Street 1812-1892 11 th Street	25		25	
6730 Streeter Avenue	23		23	
8911 Indiana Avenue	18		10	
Cypress Springs	15		15	

2750 Topaz Avenue	5	5
3993 10 th Street	2	2
1946 7 th Street	8	8
10560-10590 Burton Street	8	8
10566 Hole Avenue	4	4
3003 Orange Street	11	11
1789 7 th Street	4	4
4030 Harrison Street	11	11
1807 11 th Street	11	11
4660 Victoria Avenue	17	17
8426 Colorado Avenue	20	20
3552 Lou Ella Lane	3	3
3553 Lou Ella Lane	8	6
1740 Loma Vista	8	6
1824 Ohio	1	1
1833-1837 7 th Street	1	1
3065-3067 Fairmount Boulevard	1	1
3556 Dwight Avenue	1	1
3590 & 1929 Dwight Avenue	2	2
3675-3681 Dwight Avenue	1	1
2350 & 2348 University Avenue	2	2
4320 Emerson	1	1
6835 Capistrano	1	1
3426 Lime Street	1	1
5731, 5741, 5761, 5797 Picker Street	6	6

10640/10652 Bruton	2	2
	255	243

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The HOME units located in the City continue to comply with their Property Management Plan for the community, including a description of the Affirmative Fair Housing Marketing Practices that are used to fill future vacancies. Practices include using online and social media postings to fill available units. Landlords are also participating in a City program that incentivizes housing formally homeless persons in existing rental units. As part of the annual monitoring process, all projects are required to demonstrate that they are administering their property in compliance with all Fair Housing Laws and free from discrimination. Verification of compliance includes copies of management plans and vacancy listings that contain language notifying the public that all operations will be administered without discrimination against any protected class. The City found no projects to be found in violation of the City's affirmative actions for the HOME-assisted units.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In FY 2020-2021, the City of Riverside received \$_____ in HOME Program Income from numerous loans from prior year HOME assisted rental activities and housing rehabilitation program loans. The City expended \$_____ in program. Funds will be drawn in FY 2021-22 under the Tenant-Based Rental Assistance (TBRA) Program.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City of Riverside is continuously seeking aggressive and innovative approaches to combat the extreme housing affordability challenge facing its residents as rents continue to rise. In addition to the traditional programs described in the preceding segments the city also continues to implement other separate initiatives including:

- Encourage development of Housing Authority owned sites and developments on faith-based properties. This initiative has created 534 affordable housing units in the pipeline for development.
- Encourage affordable housing developers to apply for No Place Like Home coupled with Section 8 Project Based Vouchers to create permanent supportive housing units. Affordable housing developers have applied for these funding sources that will generate 229 permanent supportive housing units in the City of Riverside.
- Encourage affordable housing developers to build/provide more rental housing units on

properties identified in the City's Housing Element;

- Partnered with the County Housing Authority to transition 17 formerly homeless individuals from the Tenant-Based Rental Assistance Program to Section 8 to ensure they remain stability housed;
- Explore Inclusionary Housing as a tool for increasing the development of affordable housing in the City;
- Applied for Senate Bill 2 funding to rezoning Housing Authority sites to facilitate the development of affordable housing and develop standard plans for the development of Accessory Dwelling Units;
- Creation of the Mayor's Housing Task Force to identify housing opportunities that will address the challenges the City has in creating approximately 18,415 housing units within the next planning period of October 2021 to October 2029;

Target high-quality transit areas and strategic transportation corridors for housing; and

- Encourage affordable housing developers to apply for Low Income Housing Tax Credits to leverage affordable housing resources.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	183	
Tenant-based rental assistance	192	
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	245	
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	76	
Total	696	

Table 14 – HOPWA Number of Households Served

Narrative

N/A

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	RIVERSIDE
Organizational DUNS Number	040502114
EIN/TIN Number	956000769
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mrs
First Name	Michelle
Middle Name	0
Last Name	Davis
Suffix	0
Title	Housing Authority Manager

ESG Contact Address

Street Address 1	3900 Main Street, 5th Floor
Street Address 2	0
City	Riverside
State	CA
ZIP Code	92522-
Phone Number	9518265743
Extension	0
Fax Number	0
Email Address	MDAVIS@riversideca.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2020
Program Year End Date	06/30/2021

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The Riverside Emergency Shelter is available to homeless individuals in the western Riverside County region. The shelter served 36% of homeless individuals from the City of Riverside and 64% came from outside the City limits. The Cold Weather Shelter Program is the only cold weather program operating in the western Riverside County region. The shelter program administrator works closely with clients to help them become self-sufficient within 60 days and works in collaboration with Riverside County Continuum of Care to help homeless individuals exit life from the streets and move directly into housing.

Based on standards and goals of the local CoC and the City's written performance standards for providing ESG assistance, the City and sub-recipients must ensure that data on all persons served and all activities assisted under ESG are entered into a community wide HMIS, a mandatory comprehensive and standardized data collection tool used to track and consolidate data from projects serving homeless families and individuals. This performance data allows better coordination with other service providers and provides integration with other programs targeted to homeless people in the area covered by the CoC. Collecting quality data is a pre-requisite for measuring outcomes and performance at the system and project level.

Performance targets are established, by program type, for each program in the County of Riverside CoC. The performance targets currently used by the CoC are those established by HUD's CoC performance standards. The County of Riverside CoC established a Standards and Evaluation Committee that reviews these standards on a regular basis and requests feedback and guidance from the CoC membership. The CoC membership consists of non-profit organizations, community and faith-based establishments, formerly homeless individuals, private industry, and federal, state, and local governments. The CoC Board of Governance will approve the performance measures report annually on behalf of the CoC membership as required by HUD.

ESG performance standards are followed per 24 CFR Part 576, including, measures to evaluate the effectiveness of the program and measures to assess how well the program serves the targeted population. In consultation with the CoC, the City continues to implement performance

standards for measuring project outcomes and the overall effectiveness of providing services to those who are in the most need of assistance, reducing the number of people living on the streets or in emergency shelters, reducing the time people spend homeless, reducing program participants' housing barriers or housing stability risks, reducing additional episodes of homelessness, reducing first-time homelessness, and facilitating job and income growth for persons who are homeless.

For emergency shelters, performance measurements included the number of clients exiting to permanent housing, increased income overall for adults at exit or by the end of the operating year, and program bed utilization. For outreach services, performance measurements included

the number of clients exiting to housing, increased income overall for adults at exit or by the end of the operating year, and linkages to condition-specific services. For rapid re-housing, performance measurements included the number of clients exiting to permanent housing, increased income overall for adults at exit or by the end of the operating year, rapid housing placement, and permanent housing retention. For homelessness prevention, performance measurements included the number of clients diverted from homelessness and the number of clients exiting to permanent housing.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2018	2019	2020

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2018	2019	2020

Table 31 - Total Amount of Funds Expended on ESG Activities