

RESOLUTION NUMBER 6434

***A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF PERRIS, APPROVING THE 2024-2029
CONSOLIDATED PLAN WITH THE 2024-2025
ANNUAL ACTION PLAN AND THE ANALYSIS OF
IMPEDIMENTS TO FAIR HOUSING CHOICE FOR
THE COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) ENTITLEMENT PROGRAM***

WHEREAS, the City of Perris, pursuant to 24 CFR 91.200 (d) and 91.220 (b), developed a FY 2024-2029 Consolidated Plan that coordinates all elements of planned community development in the City to include housing, neighborhood development, economic development, and public services; and

WHEREAS, the Plan (Exhibit A) includes four major components to include a Needs Assessment; Housing Market Analysis; Housing and Community Development Five-Year Strategic Plan; and One-Year Action Plan; and

WHEREAS, the Plan includes a 2024-2025 Annual Action Plan contained within the Consolidated Plan (Exhibit A) that provides \$886,118 worth of CDBG related programs and projects that were reviewed and approved by a City Council appointed CDBG Committee; and

WHEREAS, the City of Perris has also developed an Analysis of Impediments to Fair Housing Choice (Exhibit B) that presents a demographic profile of the City of Perris, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents.; and

WHEREAS, pursuant to Federal regulations the City Housing Authority solicited public input on the Plan at the End of Summer Splash (September 8, 2023); Harvest Festival (October 20, 2023); Trunk or Treat (October 27, 2024); Veterans Day Parade (November 4, 2024); Christmas Day Parade (December 9, 2023); and two community meetings on November 30, 2023 and December 14, 2023; and a separate stakeholder meeting consisting of government agencies, non-profits and private entities on November 30, 2023 and December 14, 2023; and

WHEREAS, the Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice were made available for public review and comment starting May 10, 2024 at the City Clerks office located at 101 N.D. Street, Perris, CA 92570, with the comment period closing on June 11, 2024; and

WHEREAS, the approvals herein are final for inclusion in the Consolidated Plan and Analysis of Impediments to Fair Housing choice; and

WHEREAS, on June 11, 2024, the City Council held a duly noticed public hearing to solicit public input on the Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice; and

WHEREAS, the Five-Year Consolidated Plan update with the Analysis of Impediments to Fair Housing Choice and FY 2019-2020 Action Plan as planning documents are not subject to the

California Environmental Quality Act (CEQA) as they would not result in a direct or reasonably foreseeable physical change in the environment pursuant to State CEQA Guidelines 15060 (c)(2) nor considered a project pursuant to State CEQA Guidelines 15060 (c)(3).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, as follows:

SECTION 1. The recitals set forth above are true and correct, and incorporated herein by this reference.

SECTION 2. That the City Council has determined that the Five-Year Consolidated Plan update with the Analysis of Impediments to Fair Housing Choice and FY 2019-2020 Action Plan as planning documents are not subject to CEQA pursuant to Sections 15060 (c)(2) and 15060 (c)(3).

SECTION 3. That the City Council hereby approves the 2024-2025 Consolidated Plan, attached hereto and incorporated herein by this reference as Exhibit A, which includes the FY 2024-2025 Annual action Plan for the CDBG Federal Entitlement Program.

SECTION 4. That the City Council hereby approves the Analysis of Impediments to Fair Housing Choice, which is attached hereto and incorporated herein by this reference as Exhibit C.

SECTION 5. That the City Council authorizes the City Manager, or her designee, to take all necessary and appropriate actions to carry out this Resolution, including but not limited to, submitting the Consolidated Plan and Analysis to Fair Housing Choice to the U.S. Department of Housing and urban Development; executing all documents related to the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice; and any related administration thereof.

SECTION 6. That the City Clerk shall attest and certify to the passage of this resolution and it shall thereupon take effect and be in full force.

ADOPTED, SIGNED and APPROVED this 11th day of June, 2024

Michael M. Vargas, Mayor

ATTEST:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number 6434 was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 11th day of June 2024, by the following vote:

AYES: ROGERS, NAVA, CORONA, RABB, VARGAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

City Clerk, Nancy Salazar

Resolution Exhibits:

Exhibit A: 2024-2029 Consolidated Plan with 2024-2025 Annual Action Plan

Exhibit B: Analysis of Impediments to Fair Housing Choice

Due to size, these documents are on file in the City Clerk's Office



CITY OF PERRIS

FY2024 – FY2029 CONSOLIDATED PLAN

(July 1, 2024 – June 30, 2029)

AND

FY2024 - FY2025 ANNUAL ACTION PLAN

(July 1, 2024 – June 30, 2025)

DRAFT FOR PUBLIC COMMENT

City of Perris
Economic Development and Housing Department
101 N D Street
Perris, CA 92570

Executive Summary

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

1. Introduction

The City of Perris's FY 2024 – FY 2028 Consolidated Plan coordinates all elements of planned community development in the City: housing, neighborhood development, economic development, and public services. These elements represent a plan and vision of community development activities to be undertaken with respect to the Community Development Block Grant (CDBG) Program. The Consolidated Plan states the City's intent to pursue the following goals and objectives of the Community Planning and Development (CPD) Programs of the U.S. Department of Housing and Urban Development (HUD):

1. Ensure **decent housing**;
2. Create and maintain **a suitable living environment**; and
3. Expand **economic opportunities**.

The Consolidated Plan serves the following functions:

- As a planning document for the City, based on a participatory process;
- An application for Federal funds under HUD's formula grant programs;
- A strategy for housing, homelessness, community development, and economic development; and
- An Action Plan that provides a description of annual projects/activities the City will undertake to carry out strategies to meet priority needs.

It includes four major components:

- Needs Assessment (Housing, Homeless, Non-Homeless, Non-Housing Needs);
- Housing Market Analysis;
- The Housing and Community Development Five-Year Strategic Plan; and
- The One-Year Action Plan

Exhibit A

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

This Consolidated Plan outlines the priority needs and local objectives identified through data analysis and public consultation efforts. These objectives will be addressed annually using funds received for the FY 2024-2025 program year under the Community Development Block Grant (CDBG) and General Funds. The primary purpose of CDBG funds is to benefit persons who earn up to 80% of the area median income (AMI) or reside in an eligible area. Eligible low to moderate-income areas were determined by the 2020 Census and updated per the FY 2021 ACS 5-year Low-and-Moderate Income Summary Data. Eligible activities include, but are not limited to, public service activities, infrastructure improvements, park improvements, code enforcement, and housing improvement programs. Activities carried out in conjunction with the Plan shall meet one of the following objectives:

- Expand and Improve Services for Homeless and Low Income Households
- Expand and Improve Quality of Youth Services
- Housing Opportunities for Low/Moderate income households
- Increase Diversity and Vitality of Neighborhoods
- Expand and Improve Quality of Public Improvements

3. Evaluation of past performance

The City continues to carry out its programs as identified in its approved Consolidated Plan (2019- 2024). To date, the city has allocated all funding sources to complete programming outlined in Annual Action Plans. The City has provided all requested certifications as required by HUD and have been fair and impartial to entities applying for federal funds to assist in program implementation. The City has not hindered Consolidated Plan implementation through either willful action or through inaction. Annually, public meetings are held, along with other outreach activities, to assist the city in choosing goals or projects that would best meet community needs. Below is a summary of activities reported in the City's 2022-2023 Consolidated Annual Performance Report (CAPER):

Activity	Goal	Assisted	Percentage
Fair Housing Council of Riverside County	1,500	1,107	74%
Boys & Girls Club of Menifee Valley	55	34	62%

Exhibit A

Family Service Association	110	129	117%
Life Lifters International	10	36	360%
Voices for Children	6	6	100%
Love 4 Life Association	50	45	90%
Housing Rehabilitation and Capital Improvement Projects			
Habitat for Humanity	Completed nine (9) properties through the senior home repair program for qualified homeowners 62 years of age and older. And one (1) property under the minor home repair program. Improvements included termite repairs, exterior home painting, replacement of HVAC system, and installation of new smoke/carbon monoxide detectors. Agency was affected with SHPO review approval delays from the State.		
GEAR II Bike Lane Expansion Project	The GEAR II Bike Lane Expansion Project was completed in September 2022 and provided 9,515 low-moderate income residents with access to bike lanes within their neighborhoods in the downtown area		
CDBG-CV			
Rental/Mortgage Assistance	Provided rental & mortgage assistance for up to six (6) months to 9 low-to-moderate income households.		
Utility Assistance	Provided gas, water, electrical utility assistance for up to three (3) months to 7 low-to-moderate income households.		
Homeless Services	Provided hotel vouchers for up to ninety (90) days for sixty (60) homeless individuals.		

4. Summary of citizen participation process and consultation process

In accordance with Federal regulations at 24 CFR 91.105 and 91.200, the City implemented a citizen participation process during the development of the Consolidated Plan and first year Annual Action Plan. In an effort to broaden public participation, the city encouraged residents and community-based organizations to provide input on community needs. The following is a summary of the Citizen Participation Plan Process.

Exhibit A

Citizens and stakeholders were invited to provide input into development of the Plans, through one or more of the following mechanisms: community meetings/stakeholder focus groups, community needs survey, public comment period and public hearing process. Community-Based Service Providers provided input through a Request for Proposals (RFP) process with high priority funding requests.

On September 20, 2023, a Community Needs Survey was made available to Perris residents to solicit community input. In addition to advertising and linking the survey on the City of Perris website, the city used its Facebook, X, and Instagram social media accounts to promote the survey. A total of 457 survey responses were received. As part of the consolidated planning process, the City of Perris consulted with a wide variety of organizations to gain understanding of housing and community development needs. The survey results indicated high needs in the areas noted below:

Type of Community Need	High Need Ranking by Number of Surveys
Street Lighting, Road Improvements	287
Neighborhood/City Clean Ups	274
Healthcare Facilities (Hospitals, Medical Offices, etc.)	271
Education (GED, Trader Certifications, College Bound Prep, Life Skills)	263
Mental Health Services	261
Sidewalk, Bicycle Lanes, ADA Improvements (Ramps, Rails, etc.)	260
Parks & Recreation Centers	259
Youth Employments and Life Skills Services	257
Water System, Water Quality, Sewer System Improvements	255
Crime Prevention & Awareness Education	255

Additionally, 14 stakeholder organizations working on a wide variety of topics were consulted to better understand the housing and community development needs in the city from a practitioners' perspective.

5. Summary of public comments

[TO BE COMPLETED FOLLOWING PUBLIC HEARING ON JUNE 11, 2024]

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

Exhibit A

[TO BE COMPLETED FOLLOWING PUBLIC HEARING ON JUNE 11, 2024]

7. Summary

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	PERRIS	
CDBG Administrator	PERRIS	Perris Housing Authority
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Sara Cortés de Pavón, DSW, MPA
Principal Management Analyst
Department of Economic Development & Housing
101 North D. St.
Perris, CA 92570
Desk: 951.943.5003 Ext. 254
Email: scortes-depavon@cityofperris.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

As part of the consolidated planning process, the City of Perris must consult with a wide variety of organizations to gain understanding of housing and community development needs. Through the Community Needs Workshop, Community Stakeholder Workshop, City Council Hearing, Public Hearings and 14 stakeholder consultations, a wide variety of organizations were consulted with to better understand the housing and community development needs in the city. Invitations for consultations were sent to identified key stakeholders. Additional input on the development of the plan was gathered from a city-wide survey that generated 457 responses. Comments on the draft Consolidated Plan were obtained at a public hearing and through the 30-day public comment period. The final Consolidated Plan reflects comments obtained through these efforts, along with analyses of local, state, and national data and local plans and reports.

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)).

In order to perform outreach to various agencies and organizations, the City compiled an outreach list consisting of various agencies, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies;
- Economic development and employment organizations; and
- Community and neighborhood groups.

The complete outreach list is included in Table 2. The agencies on the list were mailed a notice of the City’s Consolidated Plan process and invitations to the Stakeholder Workshop and Community Needs Workshop.

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

The outreach list includes homeless service agencies in the Riverside County Continuum of Care. The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless were invited to attend the Stakeholder Workshop and Community Needs

Exhibit A

Workshop. They were also invited to participate in a focused stakeholder interview to give feedback on community needs.

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

Not applicable. The City's HUD allocation for entitlement grants currently does not include ESG funds.

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

1	Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
2	Housing Authority County of Riverside	Housing PHA Services - Housing	Housing Needs Assessment Public Housing Needs	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
3	Fair Housing Council of Riverside County	Housing Services - Housing Service - Fair Housing	Housing Needs Assessment	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate

Exhibit A

				in a stakeholder interview.
4	Path of Life Ministries			Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
5	Riverside County Sheriff's Department Homeless Outreach Team	Services-Homeless	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
6	City Net	Services-Homeless	Housing Need Assessment Homeless Needs - Chronically homeless	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder

Exhibit A

			Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Workshop, and participated in a stakeholder interview.
7	Riverside County Continuum of Care (CoC)	Services-Homeless	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
8	Riverside Transit Agency	Other government - Local	Other (Transportation)	Agency was sent an invitation to complete the Community Needs Survey, participate

Exhibit A

				in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
9	Habitat for Humanity Inland Valley	Housing Services - Housing	Housing Needs Assessment	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
10	National CORE	Housing Services - Housing	Housing Needs Assessment	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
11	Inland Valley Association of Realtors	Housing	Housing Market Analysis	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.

Exhibit A

12	Apartment Association of Riverside County	Housing	Housing Market Analysis	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
13	Riverside County Health Department	Other government – Local Services - Health	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
14	The Arc of Riverside County	Services-Persons with Disabilities	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
15	Community Action Partnership of Riverside County	Services-Children Other	Non-Homeless Special Needs Non-housing Community	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder

Exhibit A

			Development Strategy	Workshop, and invited to participate in a stakeholder interview.
16	Alternatives to Domestic Violence	Services-Children Services-Victims of Domestic Violence Child Welfare Agency	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
17	Telecare Corporation Mental Health Urgent Care - Perris	Health Agency Child Welfare Agency	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
18	FSA Family Service Association	Services-Elderly Persons	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
19	Foothill AIDS Project	Services-Persons with HIV/AIDS	Non-Homeless Special Needs	Agency was sent an invitation to complete the

Exhibit A

			Non-housing Community Development Strategy	Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
20	Inland AIDS Project	Services-Persons with HIV/AIDS	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
21	Catholic Charities – Moreno Valley Regional Office	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
22	Riverside County Office on Aging	Services-Elderly Persons Services-Persons with Disabilities	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate

Exhibit A

				in a stakeholder interview.
23	Riverside County Veterans Services	Services-Homeless Services-Health	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
24	Torres Martinez Tribal TANF	Services-Children Services-Elderly Persons Services-Persons with Disabilities Child Welfare Agency	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
25	Oak Grove Center	Services-Children	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
26	Perris Valley Filipino American Association	Civic Leaders	Non-Homeless Special Needs	Agency was sent an invitation to complete the Community Needs Survey, participate

Exhibit A

			Non-housing Community Development Strategy	in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
27	Youth and Family Wellness Center of Perris	Services-Children Services-Health Child Welfare Agency	Non-Homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
28	Perris Valley Chamber of Commerce	Civic Leaders	Housing Market Analysis Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
29	Riverside County Black Chamber of Commerce	Civic Leaders	Housing Market Analysis Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.

Exhibit A

30	City of Perris Economic Development & Housing	Other Government - Local	Housing Market Analysis Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
31	Perris Hispanic Chamber of Commerce	Civic Leaders	Housing Market Analysis Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
32	City of Perris Community Services	Other Government - Local	Non-homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
33	City of Perris Parks & Recreation	Other Government - Local	Non-homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder

Exhibit A

				Workshop, and participated in a stakeholder interview.
34	City of Perris IT Department	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
35	City of Perries Development Services	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and participated in a stakeholder interview.
36	City of Perris Code Enforcement	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
37	City of Perris Engineering Department	Other Government - Local	Non-housing Community	Agency was sent an invitation to complete the

Exhibit A

			Development Strategy	Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
38	City of Perris Public Works Department	Other Government - Local	Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.
39	Women Achieving Success	Other	Non-homeless Special Needs Non-housing Community Development Strategy	Agency was sent an invitation to complete the Community Needs Survey, participate in the Community Needs Workshop and Stakeholder Workshop, and invited to participate in a stakeholder interview.

Table 2 – Agencies, groups, organizations who participated

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

The City of Perris attempted to engage as many stakeholders as possible for input into the plan through stakeholder consultations or community meetings/public input meetings.

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?
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Exhibit A

City of Perris 3-Year Strategic Plan	City of Perris	The City works to coordinate planning to best leverage resources. Both the Consolidated Plan strategies and the City's three year strategic plan include goals for infrastructure and facility upgrades.
City of Perris Housing Element	City of Perris	The City's Housing Element addresses similar topics to those included in this plan, including homelessness, housing affordability, access to fair housing, and homeownership opportunities. Many of these actions are overlapping or complementary to the actions contemplated in this plan.

Table 3 – 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(l))

Narrative (optional):

The City also consulted with the County Department of Public Health for the extent of lead-based paint hazards in the City. Also, integral to developing the Consolidated Plan is coordination with the Western Riverside Council of Governments, the Riverside County Continuum of Care, the Riverside County Housing Authority and the State Department of Housing and Community Development regarding other funding sources for planning purposes.

Exhibit A

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City utilized a variety of citizen participation tools throughout the process to allow input on the planning process. This included a survey, stakeholder interviews, community meetings, and public input sessions. The comments received from these various forums were integrated into the development of the Plan in selecting priority needs and establishing goals.

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	Survey	Non targeted/broad community	The City of Perris 2024-2025 CDBG Community Needs Survey asked respondents various questions about the housing and community and economic development needs throughout the city. A total of 457 responses were received.	Outcomes of the survey results are presented throughout this document.	All comments were accepted	
2	Public Meetings	Non targeted/broad community	A Community Needs Workshop was held on November 30, 2023, and December 14, 2023.		All comments were accepted	

Exhibit A

			A Stakeholder Workshop was held on November 30, 2023, and December 14, 2023. These focus groups covered affordable housing, facilities and infrastructure, community services, and general resident perspectives.			
3	Public Comment Period	Non targeted/broad community	A public comment period on the draft Consolidated Plan was held from May 10, 2024, through June 11, 2024.		All comments were accepted	
4	Interviews	Targeted stakeholders were interviewed to collect expertise on housing and community development topics.	14 stakeholder organizations were interviewed to collect expertise on housing and community development topics.	Input from stakeholder interviews are presented throughout this document.	All comments were accepted	

Table 4 – Citizen Participation Outreach

Survey Results:

Results from the City of Perris 2024-2025 CDBG Community Needs Survey highlighted the priority need of more affordable housing. Out of the 457 survey responses received, 249 respondents were Perris residents, 80 were homeowners, 64 were renters, and 16 were not Perris residents. The majority of participants (139) live in downtown Perris. Comments from the survey included noting the high need for affordable housing,

Exhibit A

shelters and supportive services for the homeless. Infrastructure needs included installing more sidewalks in areas lacking sidewalks, general road improvements, and the City library's renovation. Renovating the library was also a priority discussed by many stakeholders in targeted interviews. The survey also highlighted the desire for more programs, including after-school extracurricular programs, rehabilitation and re-entry programs for those exiting incarceration, student transportation programs, youth and family programs, and mental health programs. The desire for the creation of more businesses (ie. Restaurants, grocery stores, shopping centers) and therefore, jobs in a wider variety of industries were also noted.

The chart below illustrates the ranking of high priority community needs from the survey:

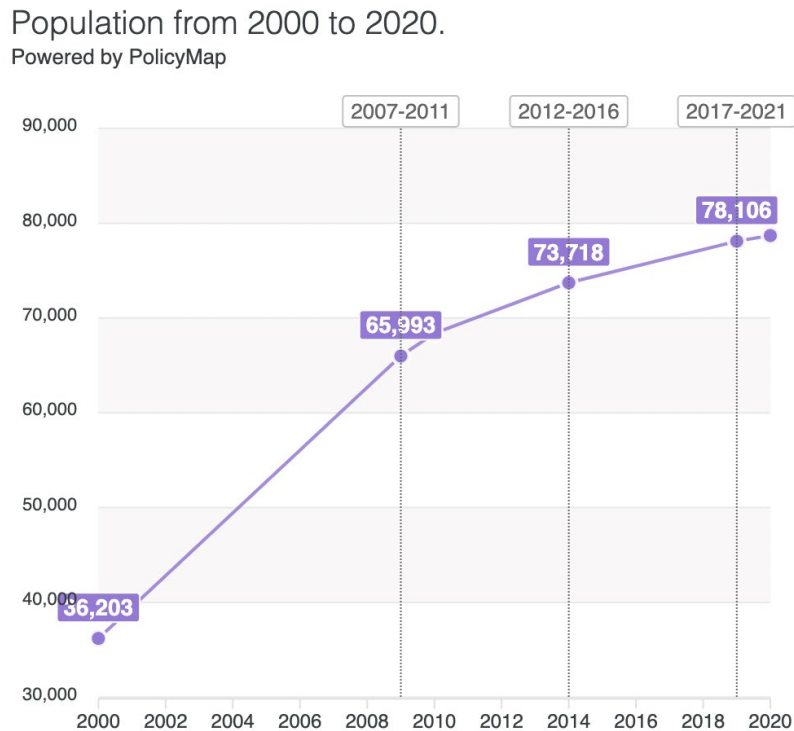
Type of Community Need	High Need Ranking (# of Surveys)
Street Lighting, Road Improvements	287
Neighborhood/City Clean Ups	274
Healthcare Facilities (Hospitals, Medical Offices, etc.)	271
Education (GED, Trader Certifications, College Bound Prep, Life Skills)	263
Mental Health Services	261
Sidewalk, Bicycle Lanes, ADA Improvements (Ramps, Rails, etc.)	260
Parks & Recreation Centers	259
Youth Employments and Life Skills Services	257
Water System, Water Quality, Sewer System Improvements	255
Crime Prevention & Awareness Education	255

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Perris is a rapidly growing city, with large increases in population and shortages in affordable housing over the past decade. 2017-2021 ACS population estimates revealed an 6% growth from the 2012-2016 estimate:

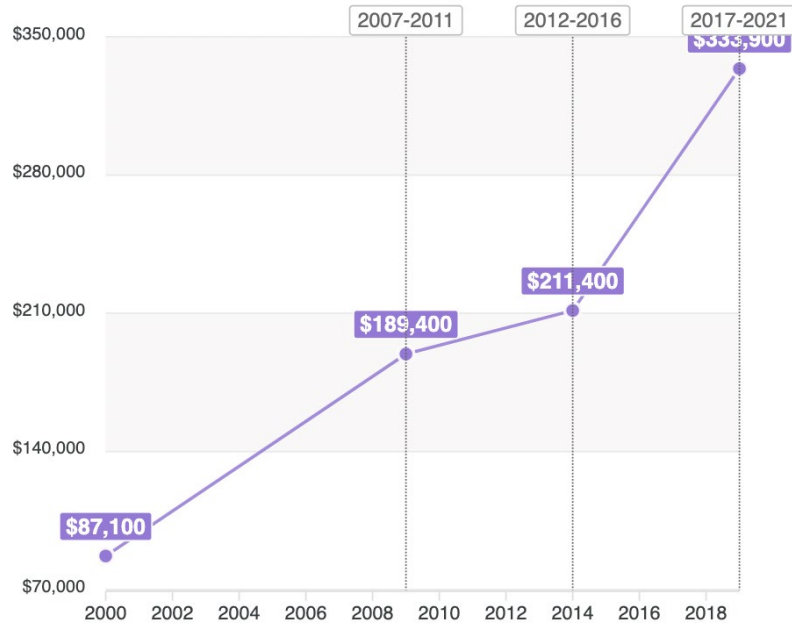


Similar ACS estimates for median home value reveal a 57% increase in median home value from the 2012-2016 estimate to the 2017-2021 estimate:

Exhibit A

Median Home Value from 2000 to 2017-2021.

Powered by PolicyMap



The Needs Assessment provides an overview of the impacts of this growth on housing availability, affordability, and quality. It includes the following sections:

- **Housing Needs Assessment:** data on population, income level, number and type of households, and housing problems. For the purpose of this section, housing problems are defined as:
 - Lack of complete kitchen facilities.
 - Lack of complete plumbing facilities.
 - Cost burden: the allocation of more than 30% of gross household income toward housing costs. For renters, housing costs include rent paid by the tenant plus utilities; for owners, housing costs include mortgage payment, taxes, insurance, and utilities. This section includes data on severe cost burden, as well, which is paying more than 50% of gross household income on housing costs.
 - Overcrowding: more than one person per room, not including bathrooms, porches, foyers, halls, or half-room.

HUD default data for this section are from the 2000 Census (Base Year); 2013-2017 American Community Survey (ACS); and the 2013-2017 CHAS (Comprehensive Housing Affordability Strategy). Where available, data is updated or supplemented with 2017-2020 ACS data and 2016-2019 CHAS data. All data encompasses The City of Perris, with references to the broader area of Riverside County where applicable.

- **Disproportionately Greater Need:** when the members of a racial or ethnic group at a given income level experiences housing problems (as defined above) at a greater rate (10% or more) than the income level for the County as a whole. HUD default data for this section is from the 2013-2017 CHAS (Comprehensive Housing Affordability Strategy). Where

Exhibit A

available, data is updated or supplemented with 2017-2020 ACS data and 2016-2019 CHAS data.

- **Public Housing:** information on the number and type of public housing units and the characteristics of residents is presented. For the purpose of this section, “public housing” includes traditional public housing units subsidized by annual contribution contracts (ACC) and former public housing units that have been converted to “affordable housing” under the Rental Assistance Demonstration (RAD) program. Data on voucher programs is provided, as well.

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Needs Assessment Overview (continued)

- **Homeless Needs Assessment:** the nature and extent of homelessness in Perris using data from the Homeless Management Information System (HMIS) and the 2023 Point-In-Time Count (PITC).
- **Non-Homeless Special Needs Assessment:** housing needs for persons who are not homeless but require supportive services are presented. These populations include the elderly, frail elderly, persons with disabilities, and persons with alcohol or other drug addictions. HUD default data is not provided; data used to assess these needs is appropriately cited. HOPWA data is based on CDC HIV Surveillance Data and the HOPWA CAPER and HOPWA Beneficiary Verification Worksheet.
- **Non-Housing Community Development Needs:** non-housing community development needs (i.e., public facilities, public improvements, and public services) is based on input from consultations/community input and local plans and reports as HUD default data is not provided.

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Maps Used in the Needs Assessment

To provide the most current representation of needs in Perris, where available, GIS Maps are used to support the data tables. All maps are based on 2017-2021 ACS data.

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

Summary of Housing Needs

The population of the City of Perris had grown to 77,710 by 2017 – a 7% increase from 2009. According to table III.1, the population of residents aged 45-54 had the highest rate of growth out of all the age ranges between 2017-2022, with a 2.7% increase. The total populations of those in age groups 55-64 and 65-74 both had increases (2.1% and 1.9% respectively) and the total populations of age groups 5-14 and 85 and older both saw slight increases (0.7% and 0.4% respectively). The remaining age groups all saw a decline in both total number and total percentage of the population. The population of 5 years and younger saw the most dramatic decrease in total population with a 4.4% decline. As the younger population continues to age, there will be a need for more affordable housing options for families in the city. As the older population age groups continue to grow, there will be a need for additional affordable housing options for seniors.

Between 2017-2022, the City of Perris' racial compositions had the biggest shift in residents who identified as Black or African American and those who identified as two or more races. As shown in Table II.2, Black residents rose from 5.8% of the city's population in 2017 to 15.1% of the city's population – a 9.3% increase. Those who identified as two or more races saw a 14% increase between 2017 and 2022. Comparatively, the population of White residents saw a decrease of 1.3% of the total population by 2022. The Hispanic population saw a decrease of 11.7%, but still accounted for 72.6% of the city's total population by 2022.

The total number of households saw a 7% increase between 2009 and 2017 – there were 17,470 households by 2017. Households with incomes at or below 80% AMI comprise of around 49% of the total household number – there were 2,120 households between 0-30% AMI (12%), 2,490 households between >30-50% AMI (14%), and 3,885 households between >50-80% AMI (22%). The median income in Perris increased by 36% between 2009 and 2017 – the median income in 2017 was \$49,325 and rose to \$66,926 by 2017. Census data estimates that 12.09% of the city's population between 2017-2021 was living below the poverty level – this is reflected by the data showing that housing cost burden is the biggest housing problem. This data may suggest that there are not enough affordable housing options to allow LMI individuals to live in Perris.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	72,545	77,710	7%
Households	16,295	17,470	7%
Median Income	\$49,325.00	\$66,926.00	36%

Table 5 - Housing Needs Assessment Demographics

Data Source:	2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)
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Exhibit A

**Table II.1
Population Change By Age
Perris, CA
2017-2022 ACS Data**

Age	2017 ACS 1-year estimates		2022 ACS 5-Year Estimates		Change in Percentage 2017-2022
	Population	% of Total	Population	% of Total	
Under 5	8,180	10.5%	4,928	6.1%	-4.4%
5-14	13,987	17.9%	14,912	18.6%	0.7%
15-24	13,943	17.9%	13,596	16.9%	-1.0%
25-34	13,245	17.0%	12,638	15.7%	-1.3%
35-44	10,083	13.0%	9,706	12.1%	-0.9%
45-54	8,769	11.2%	11,150	13.9%	2.7%
55-64	4,882	6.3%	6,735	8.4%	2.1%
65-74	3,066	3.9%	4,637	5.8%	1.9%
75-84	1,511	1.9%	1,369	1.7%	-0.2%
85 or older	229	0.3%	587	0.7%	0.4%
TOTAL	77,895	100%	80,250	100%	

Exhibit A

**Table II.2
Population by Race and Ethnicity
Perris, CA**

	2017 ACS 1-year estimates		2022 ACS 1-year estimates		Change in Percentage
Race	Population	% of Total	Population	% of Total	2017-2022
White	24,549	31.5%	24,249	30.2%	-1.3%
Black or African American	4,490	5.8%	12,124	15.1%	9.3%
American Indian and Alaska Native	NA	NA	1,956	2.4%	NA
Asian	2,098	2.7%	1,607	2.0%	-0.7%
Native Hawaiian and Other Pacific Islander	NA	NA	NA	NA	NA
Other	48,179	61.9%	53,114	66.2%	4.3%
Two or More Races	2,025	2.6%	13,306	16.6%	14.0%
Total	77,895	100.0%	80,258	100.0%	
Non-Hispanic	12,213	15.7%	22,010	27.4%	11.70%
Hispanic	65,682	84.3%	58,248	72.6%	-11.7%

Exhibit A

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,120	2,490	3,885	2,590	6,385
Small Family Households	920	1,445	1,885	1,545	3,085
Large Family Households	390	705	1,300	565	2,445
Household contains at least one person 62-74 years of age	475	335	750	415	1,380
Household contains at least one person age 75 or older	175	180	305	170	415
Households with one or more children 6 years old or younger	545	1,085	1,524	750	2,020

Table 6 - Total Households Table

Data Source: 2013-2017 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	140	100	20	0	260	20	0	20	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	135	210	55	60	460	10	85	155	70	320
Overcrowded - With 1.01-1.5 people per room	155	190	195	200	740	40	120	355	150	665

Exhibit A

(and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)	495	505	240	0	1,240	490	540	320	30	1,380
Housing cost burden greater than 30% of income (and none of the above problems)	30	135	600	450	1,215	25	160	675	365	1,225
Zero/negative Income (and none of the above problems)	150	0	0	0	150	140	0	0	0	140

Table 7 – Housing Problems Table

Data Source: 2013-2017 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	925	1,005	510	260	2,700	560	745	855	245	2,405
Having none of four housing problems	385	195	830	725	2,135	250	540	1,690	1,355	3,835
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

Exhibit A

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	425	645	455	1,525	255	365	805	1,425
Large Related	275	250	230	755	120	215	170	505
Elderly	90	60	55	205	190	100	129	419
Other	165	85	205	455	20	85	25	130
Total need by income	955	1,040	945	2,940	585	765	1,129	2,479

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 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	0	0	370	370	240	290	0	530
Large Related	0	0	135	135	120	130	35	285
Elderly	80	50	0	130	180	70	45	295
Other	0	150	85	235	20	0	0	20
Total need by income	80	200	590	870	560	490	80	1,130

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 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	300	430	245	230	1,205	70	105	335	125	635
Multiple, unrelated family households	15	70	10	30	125	0	95	180	95	370

Exhibit A

Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	315	500	255	260	1,330	70	200	515	220	1,005

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 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	NA*	NA*	NA*	NA*	NA*	NA*	NA*	NA*

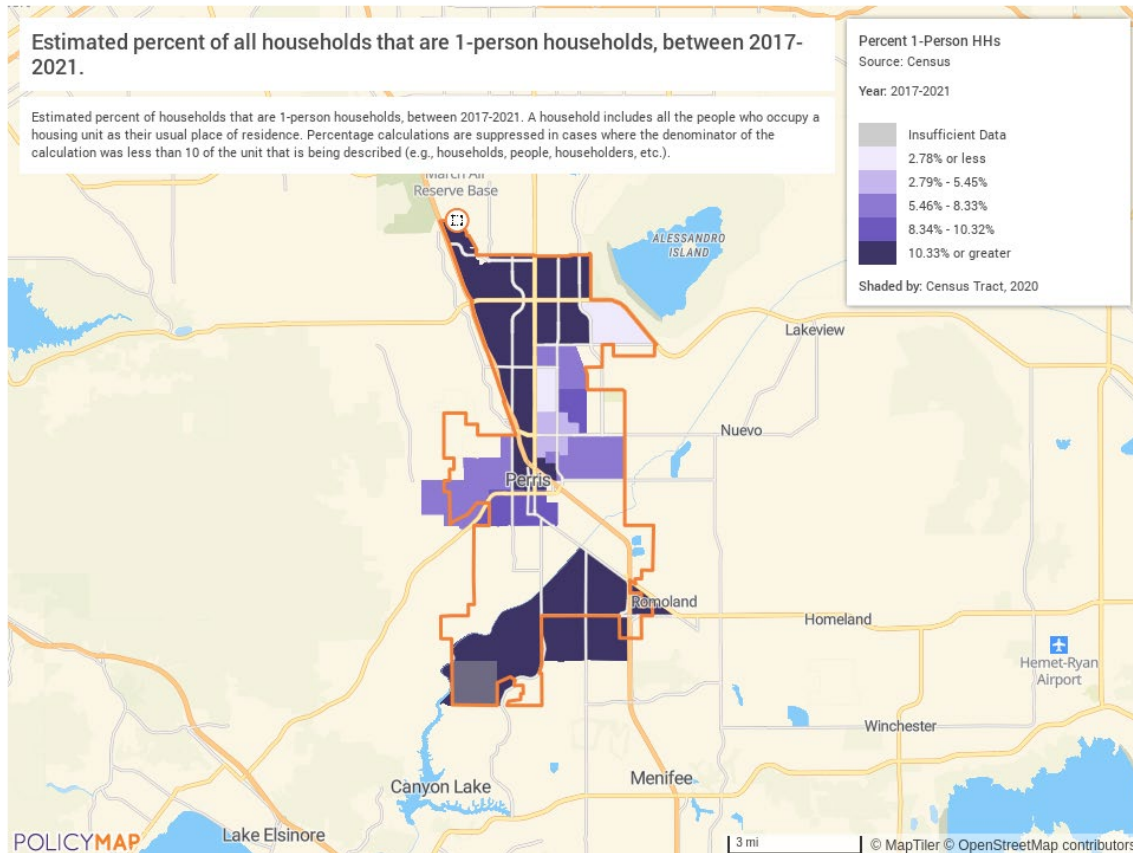
Table 12 – Crowding Information – 2/2

**NA= Not available. This data set was not provided through HUD's e-Conplanning Suite and an alternative data source was not found.*

Exhibit A

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

It is estimated that there were 1,423 single person households between 2017 to 2021 – this was 7.83% of total households in the city of Perris. Map II.1 shows that higher populations of single-person households are in both the northern and southern areas of Perris.



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.

Persons with Disabilities

2022 ACS data shows that 32.5% of the city's population aged 65-74 years and 35% of those aged 75 years or older are living with a disability. Ambulatory disabilities are the highest disability types for both age ranges. Independent living difficulties (because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping) are also noted as a high disability types – especially for those aged 75 or older. There is a need for more housing assistance for those living with disabilities, especially the elderly population. The State's Department of Developmental Services reported that approximately 910 Perris residents with developmental disabilities sought services at the Inland Regional Center in San Bernardino in the first nine months of 2018. Most of these

Exhibit A

individuals resided in a private home with their parent or guardian (817 persons) and 474 of the individuals with disabilities were under the age of 18.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

There are currently 2 domestic violence and abuse shelters located in Riverside County, however, there are no shelters located in the city of Perris.

What are the most common housing problems?

Housing cost burden is the most common housing problem in the city of Perris. A housing unit is considered cost-burdened when between 30 and 50 percent of its income goes toward housing costs, and severely cost-burdened when housing costs consume more than 50 percent of a household's income as shown in Tables 8 and 9 above. Table 7 shows that 1,225 households are cost-burdened, and 1,380 households are severely cost burdened. Crowding is also an issue in the city of Perris, especially for single family renter households with an income between 0-50% AMI. Table 11 shows that out of the 1,330 total renter households experiencing overcrowding, 730 (55%) of them are single family households with incomes between 0-50% AMI.

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

Renter and owner households between 0-50% AMI are most affected by cost-burdening. Table 9 shows that out of the 5,419 combined owner and renter households that were cost-burdened, 3,345 were in income categories between 0-50% AMI (62%). Table 10 shows that out of the 2,000 combined owner and renter households that were severely cost-burdened, 1,330 were in income categories between 0-50% AMI (67%). Small family households were more likely to be cost-burdened than other household types. Small family renter households are disproportionately impacted by overcrowding. Table 11 illustrates that out of the total 1,330 renter households experiencing overcrowding, 1,205 (91%) are small family households.

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

Low-income, cost-burdened residents are most at risk of becoming unsheltered. According to Table 8, between 2013-2017 there were 1,485 households at or below 30% AMI and 1,860 households between 31-50% AMI with one or more housing problems. As residents must move further away from the city, they are removed from the convenience and location of health services, schools, employment, and other amenities. Household incomes in Perris tend to be lower than Riverside County as a whole. According to 2018-2022 Census data, the estimated median income in Perris was \$78,352 compared to \$84,505 in the County.

Exhibit A

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:

Households at risk of becoming homeless include extremely low income households with a severe cost burden (spending 50 percent or more of their income on housing). According to CHAS data, 795 extremely low income renter-households and 550 extremely low income owner-households in Perris had a severe cost burden.

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

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment, health issues, or other unexpected expenses. Unemployment and underemployment have been among the primary reasons for families losing their homes. Cost burden is by far the most common housing problem and threatens housing stability.

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 housing need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% points or more) than the income level as a whole. The following tables analyze housing problems experienced by different racial and ethnic groups across income ranges.

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	1,455	220	175
White	85	10	80
Black / African American	270	15	0
Asian	60	50	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	975	145	70

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 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	1,860	360	0
White	285	40	0
Black / African American	220	50	0
Asian	34	35	0

Exhibit A

American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,310	240	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 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	3,130	715	0
White	330	115	0
Black / African American	385	25	0
Asian	75	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,305	505	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 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	925	890	0
White	180	90	0
Black / African American	115	60	0
Asian	40	0	0
American Indian, Alaska Native	0	0	0

Exhibit A

Pacific Islander	0	0	0
Hispanic	580	725	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 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

Approximately 78.6% of households with 0-30% AMI experience one or more housing problems. 70% of households in this income category that experience one or more housing problems are Hispanic. It is important to note that 95% of all Black / African American households in this income group disproportionately experience a housing problem (s). 49% of all White households and 46% of Asian households in this income group experience a housing problem(s). Hispanic households are disproportionately impacted by housing problems in all income categories.

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

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	1,335	335	175
White	85	10	80
Black / African American	255	30	0
Asian	60	50	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	875	250	70

Table 1 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 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	1,595	625	0
White	230	95	0
Black / African American	195	70	0
Asian	34	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,125	420	0

Table 2 – Severe Housing Problems 30 - 50% AMI

Exhibit A

Data Source: 2013-2017 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	1,660	2,185	0
White	145	300	0
Black / African American	125	285	0
Asian	50	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,315	1,495	0

Table 3 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 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	280	1,535	0
White	15	260	0
Black / African American	40	130	0
Asian	0	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	215	1,090	0

Table 4 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

Exhibit A

*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

Approximately 72% of households with incomes 0-30% AMI experience a severe housing problem. Of White households in this income group, the percent experiencing a housing problem is lower than (49%) the city as a whole, while the rate of Black/African American is disproportionately higher (89%).

Hispanic and Latino households represent a majority of all households in the 0-30% AMI population (1,195 of 1,895 households in Perris identify as Hispanic or Latino); thus, the rate of severe housing problem occurrence for Hispanic and Latino households is similar to the jurisdiction as a whole (73%). The rate of Asian households earning less than 30% AMI with a housing problem is lower than the city average (46% for Asian households). These proportions are similar to those reported in the City's 2019-2024 Consolidated Plan.

In looking at households with incomes 30-50% AMI, the rate of households in Perris experiencing a housing problem remains identical (72% of all households earning between 30-50% AMI). No racial or ethnic group experienced in this income group experienced housing problems at a rate that is over ten percentage points higher than the jurisdiction total. The rate of households with a severe housing problem typically decreases as incomes increase. 43% of households earning 50-80% AMI experienced one or more severe housing problems, while only 16% of households earning 80-100% AMI experienced one or more housing problems.

However, racial disparities remain for moderate-income households. 5% of White households earning 80-100% AMI experienced one or more housing problems, whereas 24% of Black/African-American households and 16% of Hispanic and Latino households did. While only Black/African-American households meet the definition of disproportionate need, the disparity between White households and Hispanic and Latino households is worth noting for households in the 80-100% AMI group.

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

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,925	3,760	3,725	170
White	1,295	625	445	80
Black / African American	755	525	585	0
Asian	410	85	150	20
American Indian, Alaska Native	4	4	0	0
Pacific Islander	0	0	0	0
Hispanic	6,340	2,505	2,455	70

Table 5 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

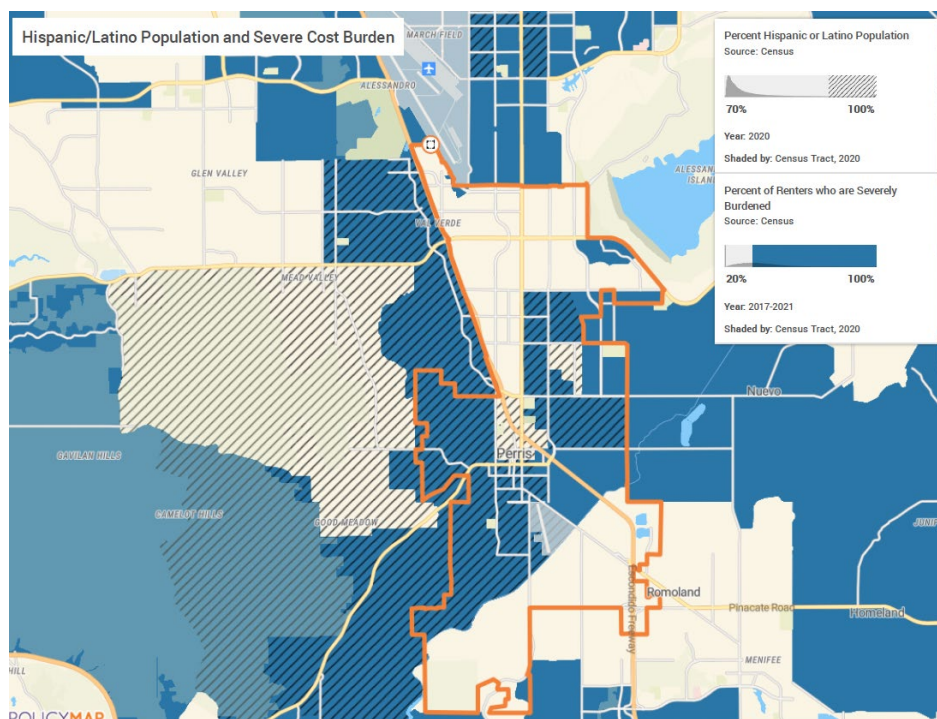
Discussion:

In the city as a whole, 45% of households experience cost burden or severe cost burden. Examining racial groups, the White population has a rate of 43% facing cost burden, with 18% experiencing severe cost burden. Black/African American residents face higher rates of cost burden, with a rate of 59%, and 31% experiencing severe cost burden. This rate is disproportionately higher than the population average. Asian households exhibit rates of cost burden below the city average (35%).

Hispanic and Latino households face cost burden at a 43% rate, though a higher proportion (22%) of households face severe cost burden than all other racial and ethnic groups but for Black/African American households.

The map below depicts the overlap between census tracts in which 20% or more households face severe cost burden (dark blue) and census tracts in which the Hispanic and Latino population exceeds 70% (via diagonal shading):

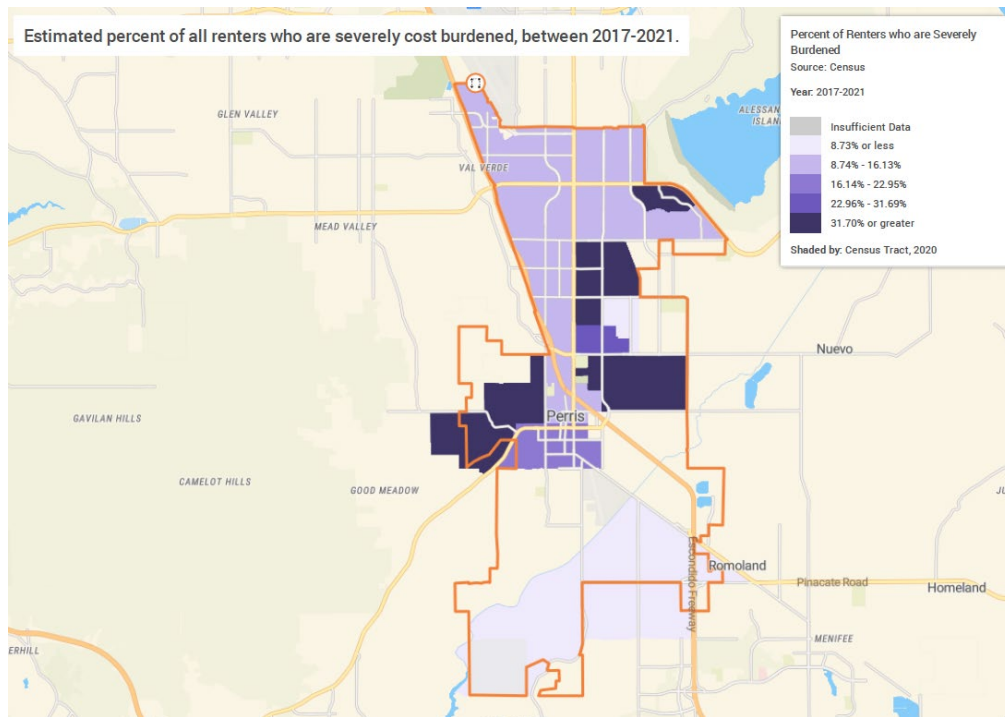
Exhibit A



These disparities highlight the pressing need for targeted interventions and policies to address housing affordability issues and ensure equitable access to affordable housing for all racial and ethnic groups.

Geographically, severe cost burden is an issue across the City of Perris (see map below). Areas in which a relatively greater proportion of households face severe cost burden exist near the downtown area and northern neighborhoods (between Nuevo Rd and Rider St):

Exhibit A



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?

Per the data and discussion above, Black/African American households earning less than 30% AMI experience housing problems at a rate that is disproportionately greater than the income group as a whole.

With respect to cost burden, Black and African American residents were also found to face cost burden at a disproportionately higher rate than other races and ethnicities. Hispanic and Latino households make up a majority of all households earning less than 30% AMI in Perris, and over 6,000 Hispanic and Latino households in this income group experience cost burden.

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

Cost-burdened residents typically are in need of the following types of subsidy, services, and development:

- A need for additional rental subsidies
- Housing opportunities for vulnerable populations
- New construction (a shortage of rental units)
- Rental unit rehabilitation
- Additional emergency shelter for those experiencing homelessness

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

The maps below depict census tracts in which a racial or ethnic group meets the definition of concentration in Perris (via dark purple shading). As is referenced above, Black and African American residents in Perris face cost burden at a disproportionately higher rate than other races or ethnicities. Black and African American residents are not found to also to be concentrated in any specific block groups, though several block groups near downtown and in the northeast portion of the city contain higher-than-average proportions of Black and African American residents.

The only other racial or ethnic group that meets the definition of concentration (10 percentage points above the population average) in a particular census block is the Hispanic and Latino population and the White population. The second map below depicts the specific census blocks in which 85% or more residents identify as Hispanic or Latino (per 2020 census estimates). In the final map, census block groups in which concentrated populations of White residents (the southern portions of the city) are shaded:

Exhibit A

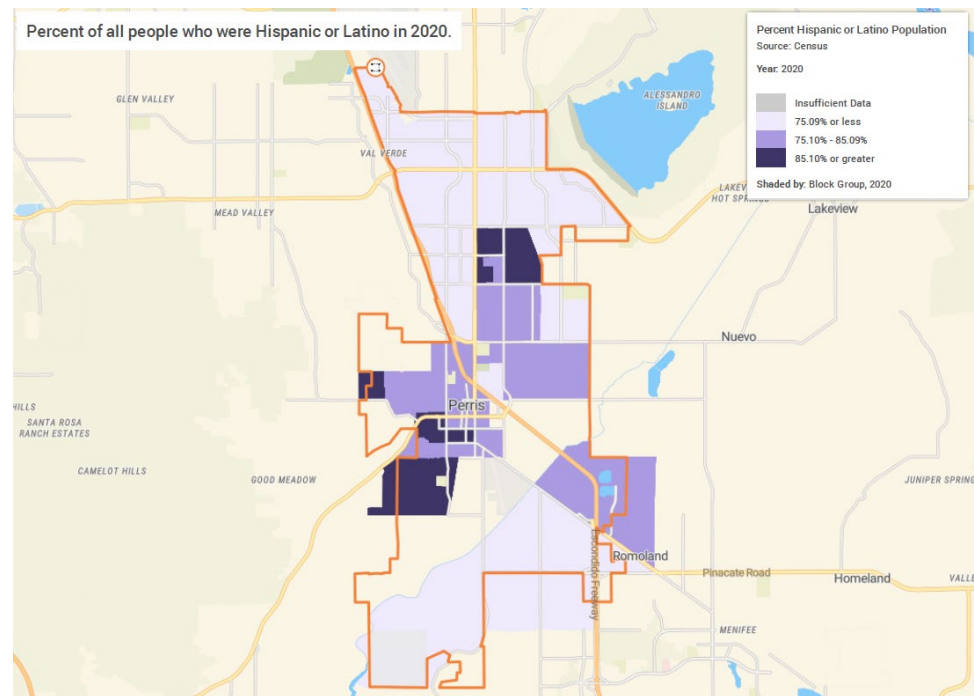
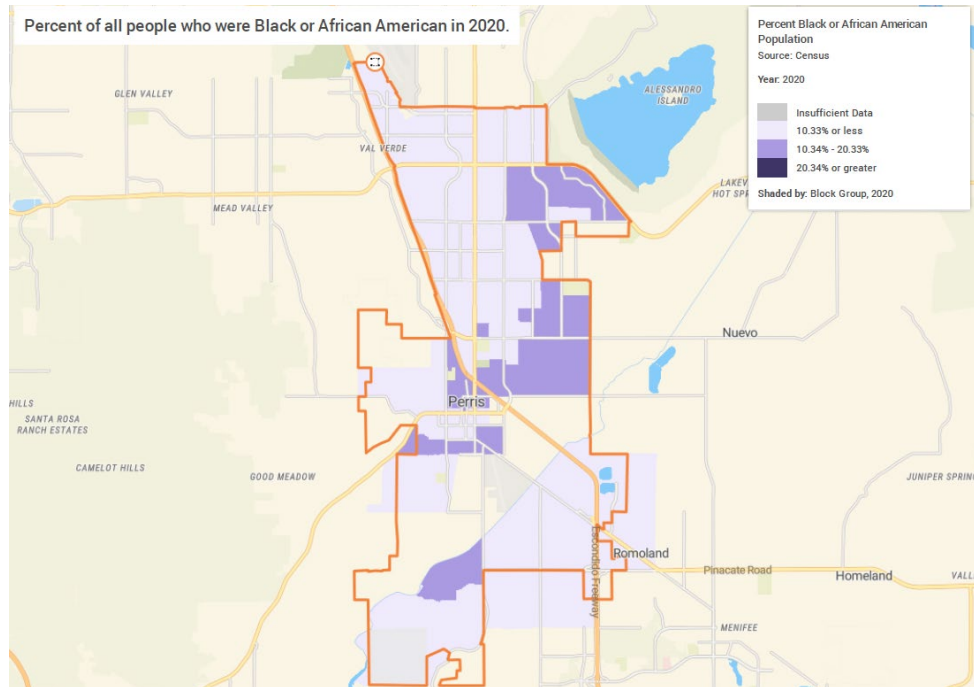


Exhibit A

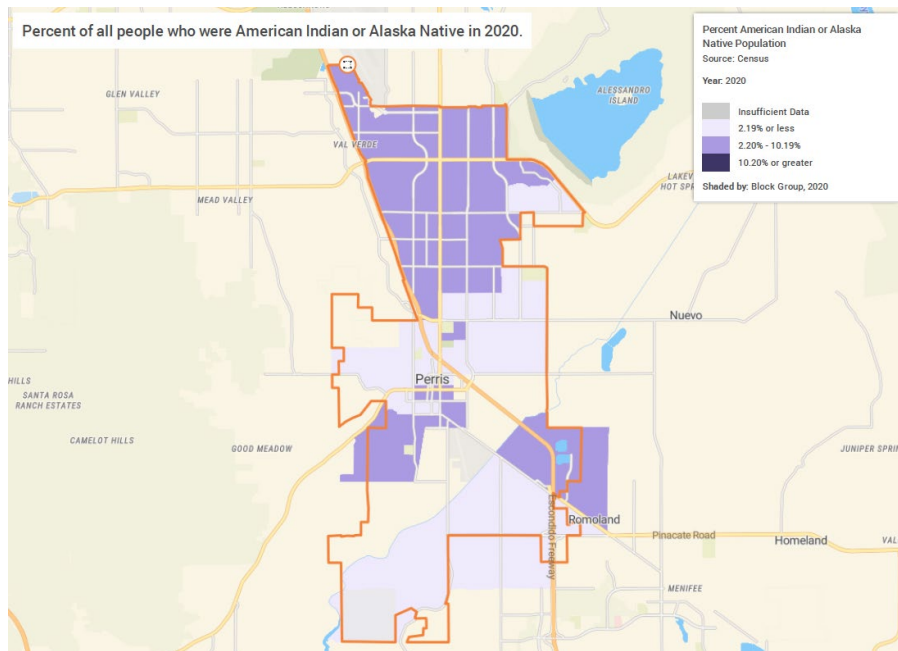
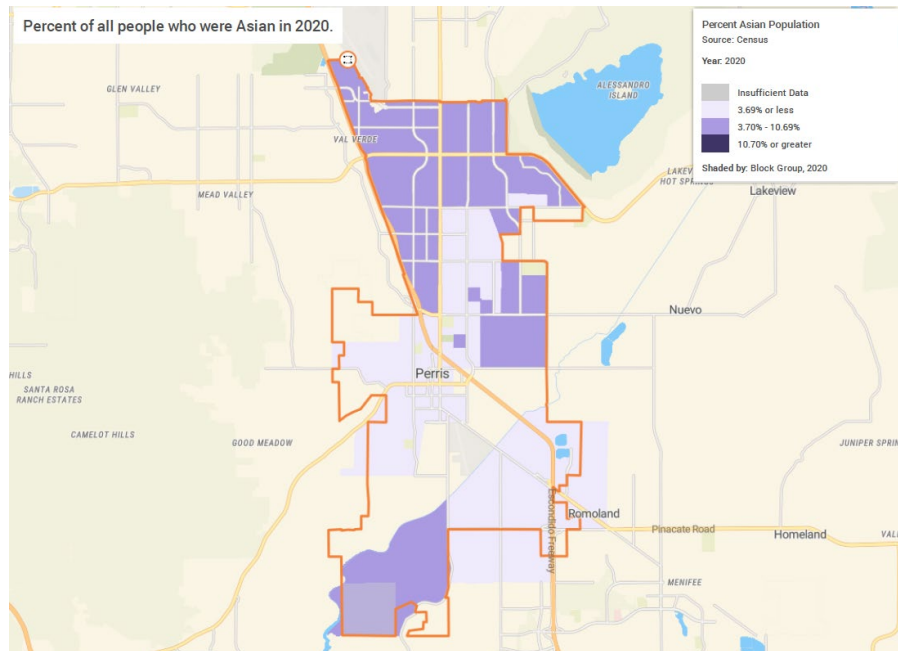


Exhibit A

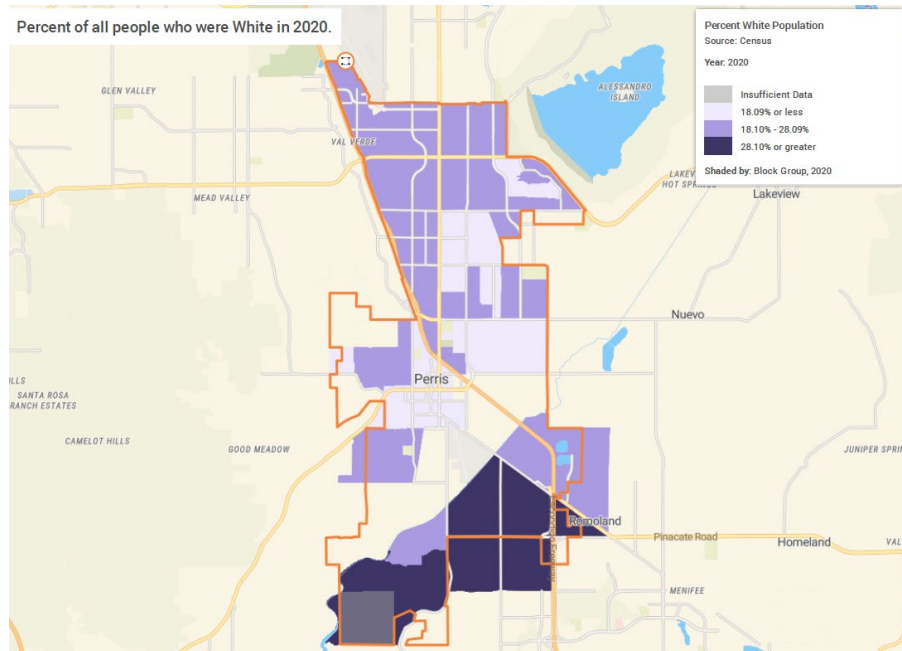


Exhibit A

NA-35 Public Housing – 91.205(b)

Introduction

As of October 2016, the Housing Authority of Riverside County (HACR) no longer operates a Public Housing Program and the former public housing units were converted to Project Based Voucher units through HUD's Rental Assistance Demonstration (RAD) Program. However, the HACR maintains a waiting list for both the Housing Choice Voucher Tenant Based and Project Based Program. There are approximately 143,000 registrants on the Tenant Based Waiting List and over 200,000 registrations on 32 Project Based Waiting Lists. It is important to note that 1 registrant may have registered on all 32 Project Based Waiting Lists.

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	0	0	395	395	0	0	0	0

Table 2 - 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)

Exhibit A

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	0	0		10,805	0	0	0
Average length of stay	0	0	0	0	2	0	0	0
Average Household size	0	0	0	0	1	0	0	0
# Homeless at admission	0	0	0	0	1	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	9	0	0	0
# of Disabled Families	0	0	0	0	26	0	0	0
# of Families requesting accessibility features	0	0	0	0	36	0	0	0
# 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 3 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Exhibit A

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				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
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 4 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

Exhibit A

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

Table 5 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Exhibit A

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

HACR meets the needs of public housing in the City of Perris. Countywide, there are approximately 143,000 registrants on the Tenant Based Waiting List and over 200,000 registrations on 32 Project Based Waiting Lists.

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

As of December 31, 2023, 395 households in Perris were receiving Housing Choice Vouchers. Among these households, 34 percent included members with disabilities, 28 percent were elderly households; 2 percent were veterans.

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

Housing needs in the City generally reflect the housing needs countywide.

Discussion

See Discussion above.

Exhibit A

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Perris participates in the Annual Riverside County Point in Time (PIT) Homeless Count and Survey, with the most recent report being released in June 2023. According to the Riverside County Homeless Point-in-Time Count and Survey Report, there were 90 unsheltered and 24 sheltered homeless persons in Perris at the time of the count. This represents about a 53% increase in unsheltered individuals from the 2022 PIT count and the highest number reported over the last four counts. No specific estimates are available for the number of persons entering and exiting homelessness; a general 25 percent estimate is used.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	30
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	89	114	28	0	30
Chronically Homeless Individuals	0	32	0	0	0	30
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	6	0	0	0	30
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 6 - Homeless Needs Assessment

Data Source Comments: Riverside County Homeless Count and Survey Report (2023)

Exhibit A

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):

The Riverside County PIT Count provides information on the characteristics of subpopulations within the County. The following characteristics describe the 90 unsheltered homeless persons who were interviewed during the count (one person can have multiple distinctions):

- 34 percent were chronically homeless;
- 2 percent were family with children;
- 7 percent were veterans;
- 13 percent were youth (24 or younger);
- 33 percent were identified substance abuse challenges;
- 20 percent suffered from PTSD;
- 35 percent had serious mental health issues;
- 20 percent had a physical disability;
- 16 percent had a developmental disability;
- 20 percent had a brain injury; and
- 9 percent were current victims of domestic violence.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	59
Black or African American	0	21
Asian	0	0
American Indian or Alaska Native	0	3
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	50
Not Hispanic	0	40

Data Source

Comments: Riverside County Homeless Count and Survey Report (2023)

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

According to the 2023 PIT Count, there was one unsheltered homeless family with children in the City. The PIT Count identified 6 homeless veterans as unsheltered.

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

As documented by the 2023 PIT Count, the following characteristics describe the nature and extent of the unsheltered homeless by racial and ethnic group in Perris:

The majority of unsheltered homeless in the City were White (66 percent). Black or African American individuals comprised the next largest racial group of unsheltered homeless (23 percent, which is an increase from 17% in 2022). The rest of the unsheltered population was American Indian or Alaska Native (3 percent) and Multiple Races (8 percent). No one in the count identified as Native Hawaiian or Asian.

The majority of persons unsheltered in the City self-identified themselves as Hispanic or Latino (56 percent), and 44% identified as non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2023 PIT Count, there are 90 unsheltered homeless in Perris and 24 sheltered homeless in the City.

Discussion:

See discussions above.

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

Introduction:

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and public housing residents. The following paragraphs generally summarize the nature and extent of housing and supportive service needs of special needs groups. Many people with special needs also have low incomes. For some people, supportive housing – housing with supportive services – is needed as they are unable to undertake the activities of daily living (ADL) without assistance. Supportive housing is defined as living units that provide a range of services needed for the resident to achieve personal goals. Various subpopulations with special needs require supportive housing. The needs of these subpopulations are described below.

Describe the characteristics of special needs populations in your community:

Seniors: According to 2018-2022 Census Data, a little of 7 percent of the city's population was aged 65 or older. 79.29 percent of householders aged 65 or older owned their home, while 20.71 percent rented their home. Seniors are considered a special needs group because of their typically limited incomes, mobility limitations, and need for health care and other supportive services. With such a high percentage of seniors in the city owning their home, there is a high need for support with home rehabilitation and upkeep that some seniors are unable to manage on their own.

Persons with Disabilities: According to the 2018-2022 Census data, nearly 9 percent of the city's population was living with one or more disabilities. 2022 ACS data shows that 32.5% of the city's population aged 65-74 years and 35% of those aged 75 years or older are living with a disability. Ambulatory disabilities are the highest disability types for both age ranges. Independent living difficulties (because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping) are also noted as a high disability type – especially for those aged 75 or older. There is a need for more housing assistance for those living with disabilities, especially the elderly population.

Large Households: Large households are those with five or more members. According to 2022 ACS data, over 10.5 percent of the households in Perris were large households. Nearly 15 percent of all family households were large households. Large households may experience overcrowding or cost burden issues due to lack of affordable housing. Almost 10 percent of renter households in the city were severely overcrowded (housing units with more than 1.5 occupants per room) between 2018-2022, according to Census data.

Single-Parent Households: Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. 2018-2022 Census data estimates that slightly more than nine percent of households in Perris were headed by single-parents – nearly 8 percent of those households were single female-headed households.

Persons with Drug/Alcohol Addictions: The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health. In 2016, the national survey estimated that 10.6 percent of the population aged 12 or older were classified with substance dependence or abuse in the past month.

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

Discussions with service providers during the Consolidated Plan process indicated that there is a need for additional supportive services in the City. Overall, the City is in need of housing and supportive services to cater to the senior population, youth, as well as the homeless families. Some of these services include affordable housing, health/medical care, counseling, employment, case management, transportation, youth services and activities, and emergency shelter services.

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

According to the County of Riverside Department of Public Health Epidemiology and Program Evaluation report of HIV/AIDS in 2017, there are currently 8,984 people reported living with HIV/AIDS in Riverside County, 2,046 of those people in West Riverside County. Perris is considered to be West Riverside County, which is documented to have experienced increases in new HIV diagnoses since 2002. Of those diagnosed between 2016 and 2017, 63 percent are White. Between 2015 and 2017, 21 percent of all new HIV cases in Riverside County were in people 50 years of age or older. During this same time period, 28 percent of new HIV cases were in people 25 years of age or younger.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

The City does not received HOME funding directly but has submitted an application for 2022-2023 HOME funding through the State for the following programs and amounts:

- HOME Tenant-Based Rental Assistance Program; Requested Amount \$250,000.00
- HOME First-Time Homebuyer Program; Requested Amount \$250,000.00

Tentatively, 2022-2023 NOFA awards should be announced Spring 2024 and an e-mail with the Standard Agreements should be sent by late June or early July 2024 for the City Manager's signature.

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

Describe the jurisdiction's need for Public Facilities:

The City of Perris has a range of public facility needs. Specifically:

- Parks and recreation facilities;
- Public facilities such as libraries, senior and youth centers; and
- Other public facilities that serve special needs populations.

How were these needs determined?

These needs were determined through a combination of public input (primarily through the Housing and Community Development Needs Survey), comments received at the Community and Stakeholder Meetings, and staff assessments.

Describe the jurisdiction's need for Public Improvements:

Similar to public facilities, many public improvements (such as streets, drainage, water/sewer infrastructure) are aging and require upgrading to meet the increased needs in the community. Improvement needed include, but are not limited to, the following:

- Street and sidewalk improvements;
- Water and sewer infrastructure and services; and
- Drainage improvements.

The City continues to prioritize accessibility needs for residents by including projects that improve and upgrade streets, sidewalks, and curb ramps.

How were these needs determined?

These needs were determined through a combination of public input (primarily through the Housing and Community Development Needs Survey), comments received at the Community and Stakeholder Meetings, and staff assessments.

Describe the jurisdiction's need for Public Services:

Given the City's diverse population and concentration of lower and moderate income population, the City has different needs for services. Service needs in the City include, but are not limited to, the following:

- Youth services;

- Childcare services and recreational activities;
- Homeless and homeless prevention services;
- Emergency services;
- Fair housing services;
- Senior services, including case management and advocacy;
- Services for special needs groups (veterans, disabled, mentally ill);
- Employment services;
- Business support; and
- Coordination of services.

How were these needs determined?

These needs were determined through a combination of public input (primarily through the Housing and Community Development Needs Survey), comments received at the Community and Stakeholder Meetings, and staff assessments.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Perris has just over 18,000 housing units according to the 2013-2017 ACS 5 Year Estimates. Single-family detached/attached units continued to account for the majority of homes in the community. With approximately 62% percent of the households being owner-households, a significant portion of the single-family homes in the City were being used as rentals. Overall, the City's housing stock is relatively young. Only about 18 percent of the units were built prior to 1979.

Perris is a suburban community with easy access to broadband services throughout the City, including the Low and Moderate Income areas. The City is served by providers such as AT&T U-Verse, Frontier, Spectrum, Mediacom, Viasat, and DISH Network. Most affordable housing developments in California require multiple layers of funding sources, such as Low Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the City have access to broadband services.

In 2016, Perris adopted its Climate Action Plan to address the reduction of harmful greenhouse gas emissions, pursuant to California laws (SB 375 and others), enhancing the suitability of the living environment.

The Perris Comprehensive Plan 2030 includes the Safety Element, which evaluates all risks of natural and man-made hazards throughout the City, including low and moderate income neighborhoods, and establishes goals, policies, and implementing actions to mitigate the risks of natural and man-made hazards.

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

Introduction

Using data from the 2013-2017 ACS 5 Year Estimates, the following table lists all residential properties in the City of Perris. Most units (80%) are one-unit, detached structures. Of multi-unit structures, roughly 41% are large, 5–19-unit structures. 6% of all properties were mobile homes.

Roughly 38% of units in Perris are renter-occupied. Most owner-occupied structures (89%) have 3 or more bedrooms. In comparison, 57% of renter-occupied structures have 3 or more bedrooms. For owner-occupied units, 9% have 2 bedrooms and 1% have no bedrooms. For renter-occupied units, 27% have 2 bedrooms, 11% have 1 bedroom, and the remaining 5% have no bedrooms.

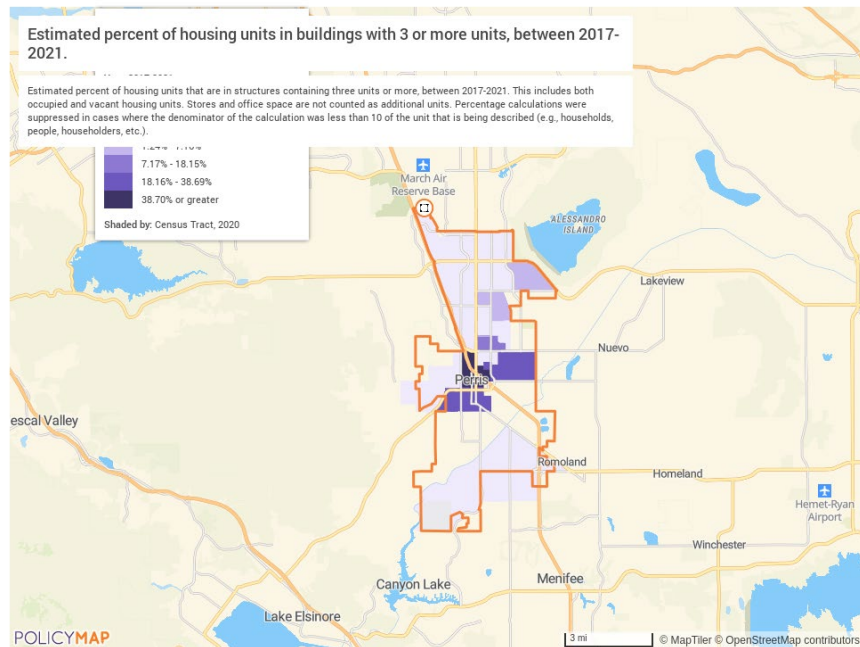
The maps below show the locations of multi-family (3 or more unit) developments in Riverside County based on 2021 5-Year ACS data.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,560	80%
1-unit, attached structure	270	1%
2-4 units	665	4%
5-19 units	905	5%
20 or more units	660	4%
Mobile Home, boat, RV, van, etc	1,180	6%
Total	18,240	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	145	1%	305	5%
1 bedroom	45	0%	675	11%
2 bedrooms	1,020	9%	1,625	27%
3 or more bedrooms	10,155	89%	3,500	57%
Total	11,365	99%	6,105	100%

Table 32 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

With the dissolution of redevelopment agencies in California, the City's ability to provide affordable housing has been seriously compromised. The City's CDBG allocation is limited and is primarily used for public improvements and public services, however, this consolidated plan anticipates Direct Financial Assistance to Homebuyers as well. Through the Housing Authority or the County of Riverside, 395 Perris residents receive assistance through the project based voucher program.

The City of Perris includes nine Low Income Housing Tax Credit Properties targeted to households with incomes at 60% AMI. Together these eight properties have a total of 570 affordable rental units.

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

The Meadowview Apartment Complex in the City is subsidized through the California Housing Finance Agency and HUD Section 8. This 76-unit complex is owned and managed by a private company and their Section 8 contract has been recently renewed and will expire in 2031. Additionally, the 15 year use restriction expired on the Perris Park and Vintage Wood LIHTC projects in 2015 and the 30 year use restriction on the Perris I LIHTC project expired in 2017. The remaining LIHTC properties have 15 and 30 year use restrictions expiring as noted in the chart below.

LIHTC Property	Affordable Units	Year 15	Year 30
Perris 1	4	2002	2017
Perris Park	79	2015	2030
Vintage Woods	70	2015	2030
Meadowview II	87	2025	2040
Meadowview I	75	2026	2041
Mercado	59	2027	2042
Perris Station	83	2028	2043
Perris Family	74	2030	2045
Verano	39	2030	2045

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

The City has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of up to 8-10 years.

Describe the need for specific types of housing:

The City continues to have extensive needs for affordable housing for lower income households in general. However, seniors, disabled, the homeless, and those at imminent risk of becoming homeless have limited housing options in the city, and those options have dwindled in recent years due to rising rent prices. Transitional and supportive housing are needed to help the formerly homeless and at-risk households re-establish independent living in mainstream society. Affordable senior housing is needed to allow residents to age in place.

In addition, overcrowding continues to be an issue for the City. According to the 2013-2017 American Community Survey, 12 percent of Perris households lived in overcrowded conditions. However, the Census documentation of overcrowding may under-represent actual conditions in the City. The City often has cases with persons living in unauthorized rooms/units, such as garages, sheds, and room conversions.

Affordable housing for large households is also needed in Perris. According to the 2014-2018 American Community Survey, the average household size is about 4.2 people. Because of the larger household

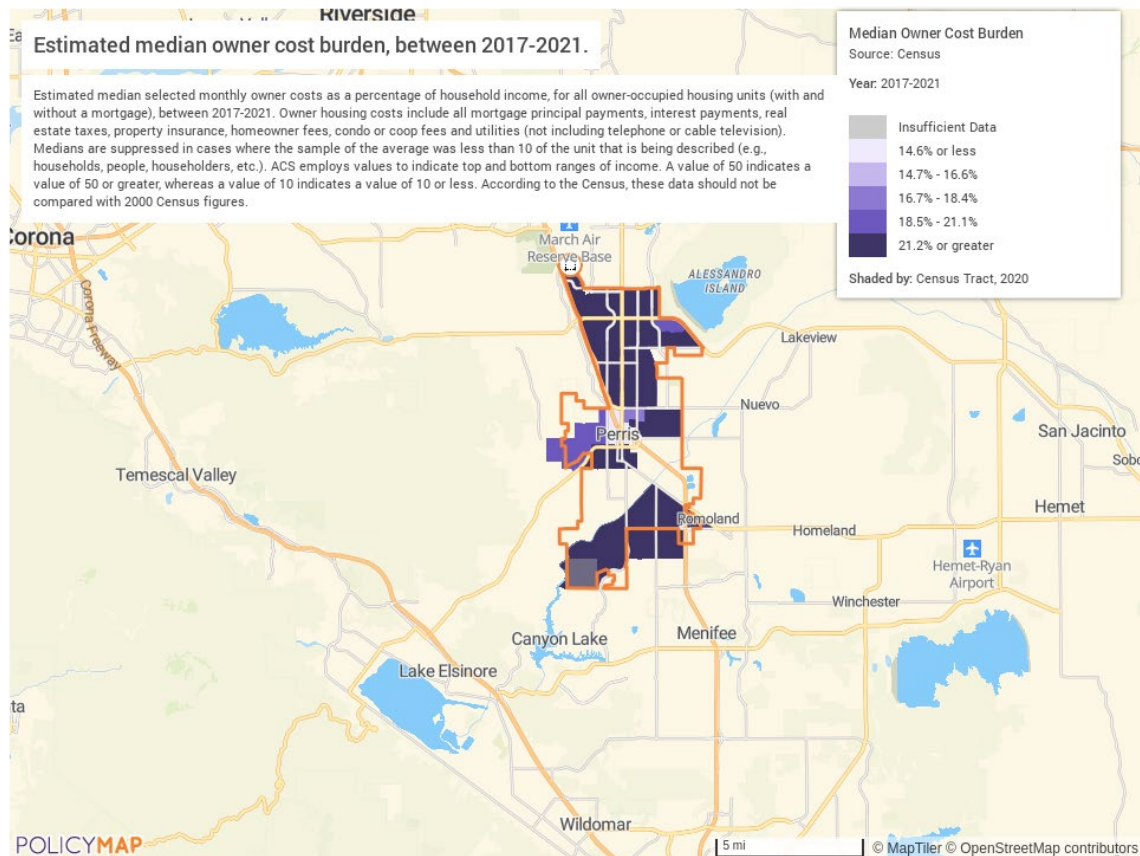
size, it is necessary to make sure that there is housing that can accommodate more people living in one household while still being affordable to them.

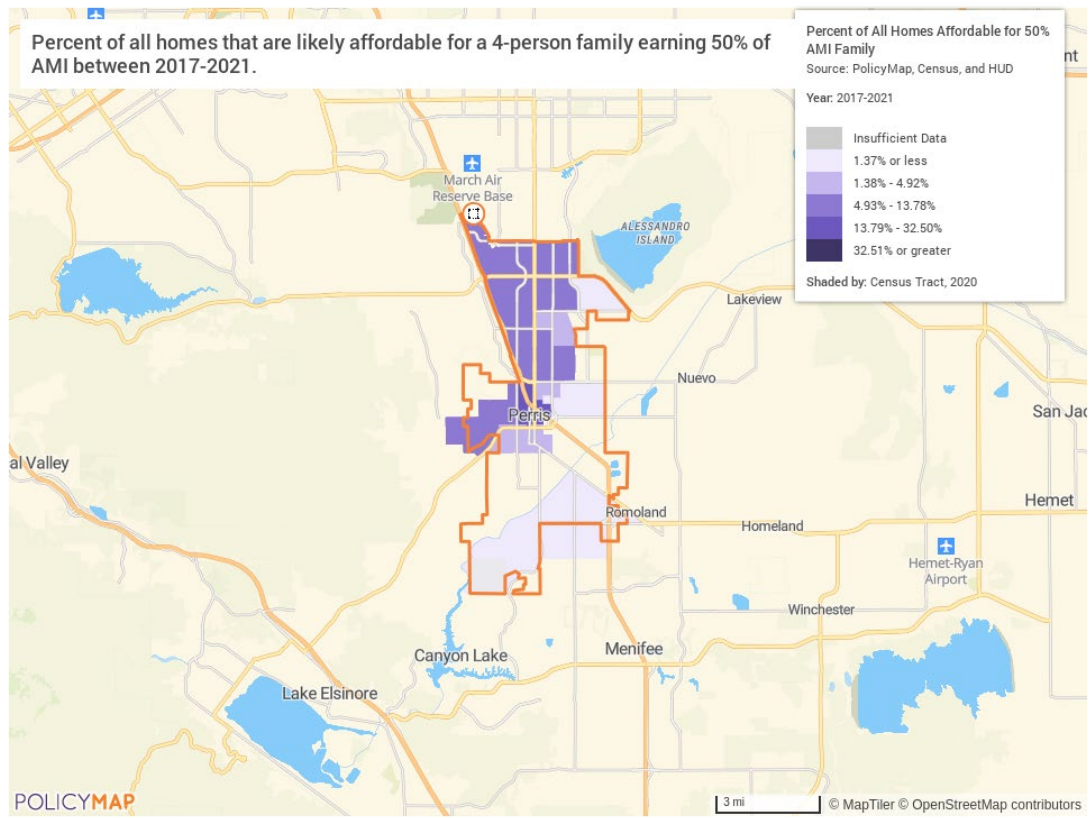
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The median home value in the city of Perris saw a 73% increase between 2009-2017. The homeowner cost burden shown in the map below reflects the increased cost of housing. Homeowner cost burden is high throughout many areas of the city. Additionally, the map showing the percentage of all homes that are likely affordable for a 4-person family earning 50% of AMI shows that in any given area of Perris, less than 12% of 50% AMI families are likely able to afford housing.

The average contract rent has also significantly increased in the city of Perris. There was a 17% increase in the median contract rent prices between 2009 and 2017 – this number has only continued to increase. 2021 5-year census data indicates that the median contract rent was \$1,465. The map on rental prices illustrates the median gross rental prices – in some areas of the City, especially in the southern region, rental prices are upwards of \$1,600. The amount of affordable units available to residents in Perris, especially those earning 0-50% AMI, does not meet the demand.





Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	178,900	309,500	73%
Median Contract Rent	1,071	1,248	17%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	570	9.3%
\$500-999	1,280	21.0%
\$1,000-1,499	2,235	36.6%
\$1,500-1,999	1,735	28.4%
\$2,000 or more	284	4.7%
Total	6,104	100.0%

Table 34 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	245	No Data
50% HAMFI	630	220
80% HAMFI	3,010	1,610
100% HAMFI	No Data	3,879
Total	3,885	5,709

Table 35 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,517	\$1,611	\$2,010	\$2,702	\$3,304
High HOME Rent	\$1,148	\$1,231	\$1,478	\$1,699	\$1,876
Low HOME Rent	\$897	\$961	\$1,152	\$1,332	\$1,486

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents, 2024

Is there sufficient housing for households at all income levels?

Table 6 shows that there were 2,120 total households earning less than 30% AMI in the city and Table 35 shows that there were only 245 available affordable housing units for those at that income level. Most households at that income level were small family households, followed by elderly households. There were 2,490 total households earning 31- 50% AMI in the city, with only 850 affordable units available (for combined renter and owner households). The demand of affordable housing units, especially for those with incomes between 0-50% AMI, does not meet the demand. This especially affects small family households and elderly households.

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

2021 5-year census data suggests that the median home value in Perris is \$333,900 – this is an increase from the median value estimated in the 2016 5-year census data at \$211,400. With housing costs and home values continuing to rise, affordable rental prices will likely continue to

become harder to find – especially for LMI individuals. Wait lists for affordable housing units are already extremely long (about 8-10 years) and are unlikely to see improvement.

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

2021 5-year census data indicates that the median contract rent was \$1,465. According to Table 34, about 30% of households in the City pay less than \$1,000 in monthly rent.

The Fair Market Rents and High and Low HOME Rents for efficiency, 1-bedroom, 2-bedroom, and 3-bedroom units are shown below:

	Efficiency	One Bedroom	Two Bedroom	Three Bedroom
Low HOME Rent	\$816	\$874	\$1048	\$1211
High HOME Rent	\$1040	\$1116	\$1341	\$1540
Fair Market Rent	\$1281	\$1398	\$1751	\$2376

It's important to consider the income levels of the target population and the overall housing market conditions when developing a strategy for producing or preserving affordable housing. This might involve exploring alternative funding sources, such as tax credits or grants, to support the development or preservation of affordable housing units at lower rent levels.

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

Introduction

The “selected” conditions of housing presented in the table below are defined as (1) lacking complete plumbing facilities; (2) lacking complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%.

Based on this definition, more than half of all renter-occupied households (54 percent) in the City have at least one selected condition. A lower proportion of owner-occupied households in the City (39 percent) have at least one selected condition. 14 percent of all renter-occupied households have two selected conditions, and only 28% of renter-occupied households have no selected conditions.

Definitions

In Perris, substandard housing conditions typically include the following: Structural hazards; poor construction; inadequate maintenance; faulty wiring; plumbing; fire hazards; and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,395	39%	3,270	54%
With two selected Conditions	250	2%	875	14%
With three selected Conditions	45	0%	220	4%
With four selected Conditions	0	0%	15	0%
No selected Conditions	6,675	59%	1,725	28%
Total	11,365	100%	6,105	100%

Table 37 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,055	53%	1,990	33%
1980-1999	4,225	37%	2,795	46%
1950-1979	980	9%	1,165	19%
Before 1950	110	1%	155	3%
Total	11,370	100%	6,105	101%

Table 38 – Year Unit Built

Data Source: 2013-2017 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	1,090	10%	1,320	22%
Housing Units build before 1980 with children present	5,300	47%	3,580	59%

Table 39 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

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

Table 40 - Vacant Units

Need for Owner and Rental Rehabilitation

According to ACS data, in 2017-2021 68.2% of occupied housing units were owner-occupied, compared to 31.8% being renter-occupied. Deteriorating housing can depress neighboring property values, discourage reinvestment and eventually impact the quality of life in a neighborhood. Table 38 illustrates that about 14% of the City's housing stock was constructed prior to 1980 (Table 38). Approximately 10% of owner-occupied housing and 22% of renter-occupied housing in the City was built before 1980 (Table 38).

Seniors or those on a fixed or limited income oftentimes cannot afford to maintain their home or to make necessary safety accommodations. As costs of materials for new builds continue to rise, rehabilitation assistance for low-income families and those on fixed incomes such as seniors and those with disabilities will be an important tool in allowing them to maintain their housing and lessen the risks of homelessness.

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

Housing units built prior to 1980 may contain lead-based paint in portions of the home (window and door frames, walls, ceilings, etc.) or throughout the entire home. Housing units built before 1980 have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. According to

Table 39, there are 2,410 housing units in the City of Perris that were built prior to 1980 and are therefore at-risk of lead-based paint hazards. There are 8,880 housing units built before 1980 with children present. These risks increase as the housing units age and if the rehabilitation needs are not met. Testing for lead-based paint and the repair, if needed, is another added cost for home rehabilitation.

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

Introduction

The Housing Authority of the County of Riverside (HACR) serves many jurisdictions in the County, including Perris. No public housing projects are located in Perris.

As of October 2016, the HACR no longer operates a Public Housing Program and the former public housing units were converted to Project Based Voucher units through HUD's Rental Assistance Demonstration (RAD) Program. As of December 31, 2023, 395 households in Perris were receiving Housing Choice Vouchers. Among these households, 34 percent included members with disabilities, 28 percent were elderly households; 2 percent were veterans.

Also, while the City does not received HOME funding directly it has submitted an application for 2022-2023 HOME funding through the State for the following programs and amounts:

- HOME Tenant-Based Rental Assistance Program; Requested Amount \$250,000.00
- HOME First-Time Homebuyer Program; Requested Amount \$250,000.00

Tentatively, 2022-2023 NOFA awards should be announced Spring 2024 and an e-mail with the Standard Agreements should be sent by late June or early July 2024 for the City Manager's signature.

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	0	0	395	395	0	0	0	0
# of accessible units			0						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 7 – Total Number of Units by Program Type

Data Source: Housing Authority of Riverside County

Describe the supply of public housing developments:

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:

As of October 2016, the HACR no longer operates a Public Housing Program and the former public housing units were converted to Project Based Voucher units through HUD's Rental Assistance Demonstration (RAD) Program.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 8 - Public Housing Condition

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

There is no public housing in the City of Perris.

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

Not applicable. No public housing located in Perris.

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

Introduction

The City of Perris participates in the Annual Riverside County Point in Time (PIT) Homeless Count and Survey, with the most recent report being released in May 2023. According to the Riverside County Homeless Point-in-Time Count and Survey Report, there were 90 unsheltered and 24 sheltered homeless persons in Perris at the time of the count. This represents a 53% increase in unsheltered individuals from the 2022 PIT count.

Many of the housing and services resources available for persons experiencing homelessness are governed by regulations that result in categorical eligibility criteria such as when the resources are available only to veterans or to persons with serious and persistent mental illness. These categorical restrictions are typically beyond the control of local public or private agencies responsible for implementation. While this targeting of specific population categories does enable service specialization, the targeting also limits the number of potentially eligible persons and vulnerable populations to receive the services they need.

There are no emergency shelters in the City of Perris. However, the County of Riverside, through its Department of Social Services, contracts with local community-based organizations to provide programs for the homeless in appropriate locations. The City has cooperative relationships with various organizations to provide homeless services that include the Fair Housing Council of Riverside County, the County of Riverside Department of Public Social Services Homeless Program Unit, the Continuum of Care for Riverside County (CoC), and Community Connect.

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)	515	40	192	490	0
Households with Only Adults	950	N/A	100	1229	0
Chronically Homeless Households	N/A	N/A	0	719	0
Veterans	52	N/A	40	1065	0
Unaccompanied Youth	24	N/A	25	51	0

Table 9 - Facilities and Housing Targeted to Homeless Households

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

Health Services: The Riverside University Health System-Public Health, a department through the County of Riverside, offers a wide range of services and programs to promote wellness, self-sufficiency and a better quality of life for individuals and families living in Riverside County.

True Care provides a variety of health services to under insured and non-insured individuals.

Mental Health Services: The Riverside University Health System-Behavioral Health, a department through the County of Riverside, offers a wide variety of treatment, rehabilitation and recovery services to help people who are experiencing persistent and severe mental illness or an addiction health crisis. All services provided can help meet the many unique needs of the clients that they serve.

City of Perris residents are also served by Telecare, which delivers urgent care behavioral health services.

Employment Services: The Riverside County Workforce Development Center (WDC) assists businesses and individuals with a variety of employment and job training services. For businesses, they offer services to help the owners save money and time hiring and training employees. For job seekers, they provide education, job training, and employment programs and services to prepare the job seeker for employment.

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.

Services and facilities throughout Riverside County help meet the needs of the homeless persons in Perris.

Services and Facilities:

- **City Net:** Provides services to end street-level homelessness through the coordination of community efforts & activities. City Net is the City's contracted homelessness services provider.
- **Operation Safehouse:** Provides emergency shelter, intervention and outreach services to youth ages 11 to 17 years in the City of Riverside.
- **Young Adult Transitional Living Program:** Provides continuing education assistance, individualized therapy, financial education, employment assistance and access to medical and dental healthcare for young adults aged 18 to 22 years in the City of Riverside.

- **Path of Life Ministries:** Provides shelters, housing, behavioral health, employment assistance, childcare and other supportive services across Riverside County along with an emergency cold weather shelter run December through April.
- **Path of Life Family Shelter:** Provides families with beds to sleep in at night with a daily intake at four p.m. in the City of Riverside.
- **Hacienda Christian Life Campus:** Provides transitional living for men in the City of Perris.
- **The Sheepfold:** Provides transitional living for mothers with children who have been victims of domestic violence and to help them with learning about laws, shelters, counseling, and financial assistance.
- **Lutheran Social Services:** Provides emergency services such as food, clothing, motel vouchers, rental assistance, and school packs as well as program resources for health, housing, seniors, and immigrants in the City of Riverside.
- **U.S. VETS:** Provides intake for veterans in need of housing, employment, or family services located at March Air Reserve Base in the City of Moreno Valley.
- **Jefferson Transitional Programs:** Provides three transitional programs in the Cities of Perris, Riverside and Temecula.

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

Introduction

A variety of services and facilities targeting persons with special needs are available in Perris.

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

Seniors: Low income is usually a main factor affecting many seniors regarding their ability to access services. With limited incomes, seniors face the challenges of high costs for housing and health care. Many seniors also have mobility issues and therefore require supportive services such as transportation and delivered meals. Seniors also may be residing in older housing units that require rehabilitation and improvements, including ADA improvements.

Person with Disabilities: Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Persons with disabilities need supportive services, transportation services, and health care services to help them gain independent living and self-sufficiency.

Persons with Alcohol/Drug Addiction: Sober living homes provide a safe, supportive place to live while recovering from alcohol and drug addiction. A stable home and drug-free living environment is important for recovery.

Persons with HIV/AIDS: Stable, affordable housing offers the best opportunity for a person living with HIV/AIDS to access drug therapies and treatments as well as other supportive services that will enhance the quality of life for themselves and their families. It has been estimated that as many as half of all people living with HIV/AIDS will need housing assistance at some point in their illness.

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

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in Perris include:

- **Adult Residential Facilities:** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide their own daily needs. Adults may be physically handicapped, developmentally disabled, and or mentally disabled.
- **Residential Care Facilities for the Elderly:** Facilities that provide care, supervision and assistance with activities, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The State Department of Social Services (DSS), Community Care Licensing Division, regulates these facilities. According to DSS licensing data, there are 13 adult residential facilities and 11 residential care facilities for the elderly in Perris. The adult residential facilities have the capacity to serve 248 persons and the residential care facilities for the elderly can serve 134 persons. City residents also have access to other licensed care facilities such as group homes; however for the privacy of the clients that they serve, locations within the City are not known.

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)

Given the limited CDBG funding, the City proposes focusing CDBG public service funds on improving supportive human services for low and moderate income persons in the following areas: Health and Mental Health, Homeless, Senior, Disabled, and Youth. In addition, CDBG funds will be used to make ADA improvements citywide.

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))

Given the limited CDBG funding, the City proposes focusing CDBG public service funds on improving supportive human services for low and moderate income persons in the following areas: Health and Mental Health, Homeless, Senior, Disabled, and Youth. In addition, CDBG funds will be used to make ADA improvements citywide.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of Redevelopment in the State of California. Without redevelopment, the City lacks a steady source of funding to operate affordable housing programs. The City suspended its First-Time Homebuyer Assistance and Owner-Occupied Housing Rehabilitation Loan programs due to lack of funding.

Environmental Protection: State Law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects. Costs resulting from the environmental review process are also added to the cost of housing. Furthermore, opponents often use the CEQA process to block or delay housing development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family rehabilitation project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance. These requirements often restrict participation by small, minority contractors.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and have a negative effect on the production of affordable housing.

Permit and Processing Procedures: The processing time required to obtain approval for development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Public Opposition to Affordable Housing: Not-In-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities. Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing but ultimately with a proposed project being denied during the public hearing process due to public opposition.

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

Introduction

The unemployment rate in Perris in May 2024 is at 7% compared 6% in 2023. This is lower than the long term average of 11.17%. Table 46 reports on unemployment in the City based on 2013-2017 ACS data.

In general, the City is housing-rich, with more workers than jobs available in the community. Furthermore, certain sectors may have mismatches between jobs available and number of workers, potentially resulting in high unemployment in those sectors and/or long commutes for some workers. In Perris, the largest mismatches were found in the Manufacturing and Professional/Scientific/Management Services sectors. In contrast, there were more Transportation and Warehousing jobs in Perris than residents employed in those fields. Unemployment rates also vary by age groups, and the highest rate of unemployment was among young adults aged 16 to 24 at 35 percent (Table 46).

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	405	0	1	0	-1
Arts, Entertainment, Accommodations	2,975	1,512	11	10	-1
Construction	2,879	1,766	11	12	1
Education and Health Care Services	4,234	2,181	16	14	-1
Finance, Insurance, and Real Estate	979	268	4	2	-2
Information	355	35	1	0	-1
Manufacturing	2,823	865	10	6	-5
Other Services	702	198	3	1	-1
Professional, Scientific, Management Services	1,375	202	5	1	-4
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	3,371	2,781	12	18	6
Transportation and Warehousing	3,140	4,095	12	27	15
Wholesale Trade	1,483	449	5	3	-3
Total	24,721	14,352	--	--	--

Table 10 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,764
Civilian Employed Population 16 years and over	33,345
Unemployment Rate	6.75
Unemployment Rate for Ages 16-24	17.74
Unemployment Rate for Ages 25-65	3.75

Table 11 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People Median Income
Management, business and financial	3,370
Farming, fisheries and forestry occupations	1,560
Service	3,880
Sales and office	7,430
Construction, extraction, maintenance and repair	4,550
Production, transportation and material moving	3,695

Table 12 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,647	40%
30-59 Minutes	12,712	40%
60 or More Minutes	6,199	20%
Total	31,558	100%

Table 13 - Travel Time

Data Source: 2013-2017 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	7,596	802	4,101
High school graduate (includes equivalency)	8,371	794	2,422
Some college or Associate's degree	7,308	707	2,296
Bachelor's degree or higher	2,409	248	623

Table 14 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	0	689	1,223	3,281	3,107
9th to 12th grade, no diploma	932	597	1,552	1,670	446
High school graduate, GED, or alternative	3,815	4,117	2,961	7,327	1,173
Some college, no degree	3,280	4,957	2,529	1,982	990
Associate's degree	673	976	286	1,157	301
Bachelor's degree	468	608	927	951	266
Graduate or professional degree	0	0	228	268	310

Table 15 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,931
High school graduate (includes equivalency)	35,525
Some college or Associate's degree	35,654
Bachelor's degree	44,643
Graduate or professional degree	53,693

Table 16 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

Within the City of Perris, the major employment sectors are Transportation and Warehousing; Retail Trade; Education and Health Care Services; and Construction. These four sectors represent 74 percent of the employment opportunities available in the City.

Describe the workforce and infrastructure needs of the business community:

Needs of the business community include skilled and trained workers, as well as job opportunities. The gap between the skills of the local labor force and the expertise needed by the business environment is indicative of the number of workers (21,449) and the number of job (12,839) in the labor force, which represents and 40 percent gap, not accounting for mismatches.

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.

With the creation of the Perris Community Economic Development Corporation (CEDC), the City is dedicated to the elimination of blight and enhancement of the economic base of the City through marketing, job training, revitalizing existing properties, and the attraction and retention of businesses. Through the CEDC, development projects are prioritized in order to provide job development and community improvements.

The City of Perris is currently planning a downtown skills training and job placement center that will be funded through a federal grant, the CEDC, and the City. The project is an investment in workforce development and will help support the skilled workers that local businesses are in need of.

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

As the majority of the employment opportunities are in the Transportation and Warehousing sector, the education levels of those in the labor force appear to meet the qualifications for those jobs available. The majority of the civilian employed population (91 percent) has less than a bachelor's degree (Table 49). As the City works to develop and diversify its employment base, more skilled workers would be needed.

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 City of Perris is in the final stages of construction on the Perris Downtown Skills Training and Job Placement Center facility, with completion anticipated in summer of 2024. The City is partnering with Mount San Jacinto College and Riverside Community College District for operation of the facility. The community colleges will provide hands-on skills training, lecture-based instruction, as well as training for career preparedness and job placement services. The facility will serve as a regional hub which will house the full workforce pipeline, from discovery of skills, to skills training, to employment with local employers. Upon construction completion, the City Economic Development Division's role will entail assistance on the front and back end of the pipeline, specifically programming to provide ease of access to the training for minority groups and underserved populations and engaging local employers for employment opportunities, which will support the City's Consolidated Plan goals.

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

Yes

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.

Yes, see discussions below.

The City of Perris Comprehensive Economic Development Strategy is a five-year plan intended to help create new jobs and foster stable and diversified economies in order to improve living conditions and create economic resilience in each Perris community. The Economic Development goals are as follows:

Eliminate the Blight: Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions in the CEDS Project area.

- Improve Project Area traffic circulation;
- Improve public facilities, e.g. water lines and sewer lines;
- Provide for the construction of water supply systems; and
- Provide storm drain facilities.

Stimulate Economic Growth: Provide a mechanism for ensuring the long-term viability of the Central Business District. Encourage private sector investment in the redevelopment of the Project Area. Provide for a procedural and financial mechanism by which the agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the Perris community.

Promote Compatible Development: Remove economic impediments to land assembly and in-fill development in areas which are not properly subdivided for development.

Preserve Historic Structures: Promote the preservation of historic structures in the core of the City and facilitate the expansion of the City's tax base through the preservation and improvement of historic areas.

Provide Housing for All Families: Provide for new housing as required to satisfy the needs of the various age, income, and ethnic groups in the City, maximizing the opportunity for individual choice. Protect the health and general welfare of low and moderate-income persons by increasing and improving the community's supply of housing affordable to these persons.

Discussion

See discussions above.

MA-50 Needs and Market Analysis Discussion

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

Housing problems impact lower and moderate income households disproportionately compared to middle and upper income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems.

HUD defines a Low and Moderate Income area as a census tract or block group where over 51 percent of the population is low and moderate income. A map in Appendix B identifies the low and moderate income areas, which are concentrated in the center of the City surrounding Perris Boulevard and Interstate 215.

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

A minority concentration area is defined as a Census Tract whose proportion of a non-White population is at least 20 percentage points higher than countywide average, according to HUD's Rental Assistance Determination (RAD) Minority Concentration Analysis Tool. A map in Appendix B illustrates the location of these census tracts. The majority of the census tracts in the City that have a minority concentration are also census tracts that are in low and moderate income areas.

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

All of the affordable housing units in the City are located within the census tracts that have a minority concentration and are in low and moderate income areas.

Are there any community assets in these areas/neighborhoods?

Community assets in these areas include improved infrastructure, improved community and recreational facilities, improved/rehabilitated housing, senior centers, grocery stores, drug stores and community health centers/hospitals. The public transportation in these neighborhoods has also been recently updated with new infrastructure to provide local and regional residents with access to the Metrolink and bus stops in the community. CDBG funds under this Consolidated Plan will also be used to install bike paths.

Are there other strategic opportunities in any of these areas?

The City will continue to collaborate with the agencies and surrounding communities in Riverside County to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to information provided by the Federal Communications Commission, the City has 10 internet service providers that provide full coverage to the City. However, the 2018-2022 Census Population Estimates report that 91.4 % of households have an internet subscription. While connections may be physically available in all areas, it does not guarantee that broadband connections are accessible by all residents. Stakeholders consulted about access to broadband have emphasized that digital inclusion needs to be a focus to ensure that low-moderate income households have the means to connect to the internet and all residents have the technical skills to best use the technology. Other challenges may include language barriers, lack of access for people with disabilities, and lack of technical support.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the FCC data available on its website, the City has 10 broadband providers. Stakeholders have opined that competition is always helpful for pricing, but that generally adequate competition exists. Rather than competition, there is a need for collaboration between internet service providers, the government, and nonprofits to ensure that the basic needs for broadband connection are met for all residents – from coverage to cost to skills. The City of Perris Broadband Project aims to create and pave the path for future smart city initiatives and enhances a community's economic development potential by providing the Perris residents with options for broadband products and services. The City of Perris is working on expanding and creating a Broadband/WIFI expansion throughout the City of Perris parks.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City's hazard mitigation plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources and identifies mitigation shortcomings, provides future mitigation planning, and maintains existing plans. The recent plan has found that the City has the same hazards as much of Riverside County, such as earthquakes, flooding, and fires. However, it has a unique hazard that other cities in the area don't have – the Lake Perris Dam. The dam, if damaged, could cause a great deal of destruction to the city and its structures. Furthermore, the lake is a popular recreation spot for locals and tourists, so any damage to the dam could also lead to injuries. Additionally, the city is located in an area that is prone to earthquakes, which could cause the dam to suffer further damage. Furthermore, the dam also serves as a source of water for the city, so any damage to it could cause water shortages. In addition, the 215 highway and the BNSF railroad that runs through the middle of the city also create potential transportation related hazards and incidents. With the expected completion of the Mid County Parkway, a 16-mile transportation corridor, Perris becomes more susceptible to transport-related dangers. All these unique hazards make the City of Perris a particularly dangerous place to live. The chart below assesses the risk of each hazard:

HAZARD	SEVERITY	PROBABILITY	SIGNIFICANCE
Fire	4	4	Extreme
Flood	4	3	Extreme
Earthquake	4	3	Extreme
Extreme Weather - Heat	3	3	High
Dam Failure	4	1	High
Drought	3	3	High
Transportation Failure	4	1	High

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Generally, more vulnerable and LMI populations are at greater risk of being impacted by natural disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Perris has established the following strategies to meet priority housing and community development needs, goals and objectives. All strategies coincide with HUD's goals to:

- Ensure Decent Housing
- Create a Suitable Living Environment
- Expand Economic Opportunities

And objectives to:

- Provide Availability/Accessibility to programs and services
- Provide Affordability to housing, programs and services
- Create Sustainability in the Community through combined efforts of programs and services

Goal	Priority Need Addressed	Outcome Indicator
Expand and Improve Services for Low Income Households	Support Public Service Delivery	• Public service activities other than Low/Moderate income housing benefit
Expand and Improve Quality of Youth Services	Support Public Service Delivery	• Public service activities other than Low/Moderate income housing benefit
Housing Opportunities for Low/Moderate income households	• Education • Direct Financial Assistance to Homebuyers	• Direct Financial Assistance to Homebuyers • Public service activities other than Low/Moderate income housing benefit
Increase Diversity and Vitality of Neighborhoods	• Education • Enforcement	• Public service activities for Low/Moderate income housing benefit • Other (Enforcement)
Expand and Improve Quality of Public Improvements	Public Improvements and Facilities	• Public facility or infrastructure activities other than Low-Moderate income housing benefit

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

Geographic Area

1	Area Name:	CDBG-eligible Areas
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Housing
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	N/A
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	N/A

Table 17 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Projects will be done throughout the City. Eligibility of projects or activities will be based on either low and moderate income qualifying area or income qualification of the household.

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

Priority Needs

1	Priority Need Name	Direct Financial Assistance to Homebuyers
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Other
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Housing Opportunities for Homeless and Low/Moderate Income Households
	Description	The City will work with Habitat for Humanity to provide up to 50% of downpayment costs for qualified low-moderate income homebuyers as well as reasonable closing costs and principal write down. The City will also provide funding for home repair and enhancement for low-moderate income homeowners to preserve housing resources.
	Basis for Relative Priority	The 2021 5-year census data suggests that the median home value in Perris is \$333,900 – this is an increase from the median value estimated in the 2016 5-year census data at \$211,400. With housing costs and home values continuing to rise, affordable sales prices will likely continue to become harder to find – especially for LMI individuals.
2	Priority Need Name	Education
	Priority Level	Low

	Population	Extremely Low Low Large Families Families with Children Unaccompanied Youth
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Increase Diversity and Vitality of Neighborhoods Housing Opportunities for Homeless and Low/Moderate Income households Expand and Improve Quality of Youth Services
	Description	Funding will be provided to a qualified fair housing service provider to provide fair housing and tenant/landlord services, including outreach and education, counseling, investigations, and dispute resolutions. Housing Counseling will also be provided.
	Basis for Relative Priority	Community outreach indicated a need for more education, particularly around housing rights.
3	Priority Need Name	Support Public Service Delivery
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Expand and Improve Services for Low Income Households Expand and Improve Quality of Youth Services
	Description	Funding will be used to provide a range of community and supportive services
	Basis for Relative Priority	Low and moderate income households and persons with special needs have difficulty accessing services that could help them improve their living standards, increase their employability and earning power, and help transition them to independent living, among other objectives.
4	Priority Need Name	Public Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Expand and Improve Quality of Public Improvements
	Description	Funding will be used to provide improvements to public infrastructure.
	Basis for Relative Priority	Low and moderate income neighborhoods have a range of improvement needs, including aging and inadequate infrastructure and facilities.

5	Priority Need Name	Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Increase Diversity and Vitality of Neighborhoods
	Description	The City will fund initiatives that support fair housing choice through code enforcement to ensure safe and decent living environments and through fair housing services that educate and protect the community with respect to fair housing rights.
	Basis for Relative Priority	Low and moderate income neighborhoods have a range of needs related to enforcement that if addressed would improve quality of life for residents.
6	Priority Need Name	Home Modifications to Preserve Resources
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Other
	Geographic Areas Affected	CDBG-eligible Areas
	Associated Goals	Housing Opportunities for Low/Moderate income households
	Description	The City will work with Perris Housing's Home Repair Program, GRID Alternatives solar electric program, and Habitat for Humanity's Mobile Home Repair program.
	Basis for Relative Priority	Assisting low-moderate income residents with home modifications preserves affordable housing resources in a market that makes accessing affordable alternative housing options challenging.

Table 18 – Priority Needs Summary

Narrative (Optional)

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)	The City of Perris does not plan on using CDBG funds for TBRA
TBRA for Non-Homeless Special Needs	The City of Perris does not plan on using CDBG funds for TBRA for non-homeless special needs groups.
New Unit Production	As funding permits, CDBG funds may be used to leverage other funding sources for new construction of affordable housing.
Rehabilitation	As funding permits, the City will reactivate the suspended Residential Rehabilitation and Senior Repair programs.
Acquisition, including preservation	As funding permits, CDBG funds may be used to leverage other funding sources for the acquisition and/or rehabilitation of affordable housing.

Table 19 – Influence of Market Conditions

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

Introduction

Anticipated Resources are based on the FY2024-2025 Allocations.

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	\$886,118	0	463,631	\$1,349,749	\$3,544,472	Five-year estimate is based on an annual allocation of \$886,118

Table 20 - 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

The City and HUD share an interest in leveraging resources to the maximum extent feasible in order to deliver high-quality, creative and efficient housing programs, neighborhood improvement programs, supportive services and economic development programs. The city will continue to pursue opportunities to obtain additional funding which can help leverage internal resources with other federal, Community Development Block Grant (CDBG), and local funding sources.

The following represents descriptions of the Federal and State resources available during FY 2024- 2025:

Community Development Block Grant (CDBG)- CDBG funds are awarded to cities on a formula basis to develop viable urban communities by providing descent housing, a suitable living environment, and expanded economic opportunities to low-moderate income persons.

American Rescue Plan Act (ARPA)- ARPA funds were awarded to assist the city respond to the COVID-19 public health emergency or its negative economic impacts. Approved uses of ARPA funds include public health, revenue loss recovery, water/sewer and broadband infrastructure. Within those approved uses, the City of Perris' awarded funds are being used for public services, administrative costs, economic development programs, infrastructure projects, and enhancement of public facilities.

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

Not applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain 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
CITY OF PERRIS	Government	Non-homeless special needs neighborhood improvements public facilities	Jurisdiction

Table 21 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The most significant gap in the City's system of delivering services is the lack of funding, particularly for affordable housing. Over the next five years, the City will explore additional funding mechanisms for affordable housing development, as well as funding for housing programs that have been suspended due to diminished funding.

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		X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics		X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		

Employment and Employment Training	X	X	
Healthcare	X		X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
	X		

Table 22 - 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)

Services provided to stabilize qualifying households in housing may include the following through our partnering agencies:

- Linkage to County, State and non-governmental mental health, medical, dental, substance abuse, entitlement income and benefits.
- Assistance in understanding and completing applications for local assistance programs.
- Credit counseling and repair and budget management instruction.
- Outreach and case management.
- Moving costs - truck rental, moving company fee, temporary storage fees
- Rental application fees (common)
- Security Deposits (up to 1 mos rent)
- Last month's rent to secure agreement
- Utility Deposits (common)
- Utility Payments (up to 24 mos, including up to 6 mos arrearages, per service).
- Rental assistance, housing search and placement assistance, legal assistance to the extent that it addresses situations that hinder client from maintaining permanent housing, mediation services.

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

The following are gaps in service delivery system:

- There is no shelter/housing for the homeless in Perris.

- Inadequate funding for housing programs and affordable housing development.
- Additional funding is needed to provide supportive programs for the homeless, seniors, youth, and families in need.

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

Through the Consolidated Plan priority setting process, the City aligned programs and services that are complementary and work together on a uniform vision for the benefit of Perris residents. Programs and activities funded with CDBG funds reflect goals and objectives that are set forth in some of the City's major guiding documents such as: the Housing Element and Capital Improvements Plan. These plans have been created with input from the public, other City departments, the County of Riverside, other private agencies and local non-profit providers.

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	Expand and Improve Services for Homeless and Low Income Households	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-eligible Areas	Support Public Service Delivery	CDBG: \$519,702	Public service activities other than Low/Moderate Income Housing Benefit:590 Persons Assisted
2	Expand and Improve Quality of Youth Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-eligible Areas	Support Public Service Delivery	CDBG: \$426,792	Public service activities other than Low/Moderate Income Housing Benefit:1110 Persons Assisted
3	Housing Opportunities for Low/Moderate income households	2024	2028	Affordable Housing	CDBG-eligible Areas	Direct Financial Assistance to Homebuyers Education Homeownership Modifications to Preserve Resources	CDBG: \$2,314,832	Homeowner Housing Rehabilitated:100 Housing Unit
4	Increase Diversity and Vitality of Neighborhoods	2024	2028	Non-Housing Community Development	CDBG-eligible Areas	Enforcement Education	CDBG: \$314,832	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Expand and Improve Quality of Public Improvements	2024	2028	Non-Housing Community Development	CDBG-eligible Areas	Public Improvements	CDBG: \$1,318,063	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted

Table 23 – Goals Summary

Goal Descriptions

1	Goal Name	Expand and Improve Services for Homeless and Low Income Households
	Goal Description	To support services for homeless, low-moderate income, and vulnerable populations that improve quality of life.
2	Goal Name	Expand and Improve Quality of Youth Services
	Goal Description	To support services focused on youth and child wellness, which may include mentorship, athletics, tutoring, and court support for foster children
3	Goal Name	Housing Opportunities for Low/Moderate income households
	Goal Description	To provide decent and affordable housing through a variety of activities, including housing counseling services, housing rehabilitation assistance, and direct financial assistance to homebuyers

4	Goal Name	Increase Diversity and Vitality of Neighborhoods
	Goal Description	Support counseling services that promote housing rights and obligations, which may include support for anti-discrimination and landlord/tenant counseling, education, training and technical assistance (T&TA), and enforcement.
5	Goal Name	Expand and Improve Quality of Public Improvements
	Goal Description	To enhance the suitability of the living environment through improvements to public infrastructures and facilities and supportive services for low and moderate income persons and those with special needs.

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 will not be able to provide affordable housing as defined by HOME 91.315(b)(2) due to lack of financial resources and staff. However, the City will refer individuals seeking Section 8 assistance to the Housing Authority of the County of Riverside.

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)**

Not applicable. No public housing units are located in Perris.

Activities to Increase Resident Involvements

Not applicable. No public housing units are located in Perris.

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

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

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

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of Redevelopment in the State of California. Without redevelopment, the City lacks a steady source of funding to operate affordable housing programs. The City suspended its First-Time Homebuyer Assistance and Owner-Occupied Housing Rehabilitation Loan programs due to lack of funding.

Environmental Protection: State Law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects. Costs resulting from the environmental review process are also added to the cost of housing. Furthermore, opponents often use the CEQA process to block or delay housing development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family rehabilitation project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance. These requirements often restrict participation by small, minority contractors.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and have a negative effect on the production of affordable housing.

Permit and Processing Procedures: The processing time required to obtain approval for development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Public Opposition to Affordable Housing: Not-In-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities. Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing but ultimately with a proposed project being denied during the public hearing process due to public opposition.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As set forth in the Housing Element, the City is committed to the following actions to facilitate the development and improvement of affordable housing:

- Expedite and prioritize development processing time of applications for new construction or rehabilitation of affordable housing for low and moderate income households and seniors.
- Prioritize available funding and incentives for housing for extremely low income households.
- Accommodate housing for extremely low and special needs households through zoning provisions for transitional and supportive housing, and single-room occupancy housing.

The City will also further access to affordable housing through its Fair Housing Program. The City of Perris is committed to furthering the fair housing choice for all residents regardless of race, color, national origin, ancestry, religion, sex, disability, familial status, source of income, sexual orientation, or any other arbitrary factor. The City will continue its partnership with the Fair Housing Council of Riverside County as a contract city under the County of Riverside's CDBG Program in conducting the following services to City residents:

- Anti-Discrimination
- Landlord-Tenant
- Training & Technical Assistance
- Enforcement of Housing Rights
- Administrative Hearings for the Riverside County Housing Authority
- Special Projects

A new AI is being completed as part of the Consolidated Plan and, in the future, updated simultaneously with every five-year Consolidated Plan.

SP-60 Homelessness Strategy – 91.215(d)

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

Outreach and assessment is provided through several churches. However, the City is a participant in Riverside County's Continuum of Care for the Homeless. The Riverside County Department of Public Social Services Homeless Programs Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care. The Continuum of Care is the region's plan on organizing, delivering supportive social services, providing outreach and assessment, including housing options, which meet the specific needs of homeless individuals and families. Ultimately, the goal of the Continuum is to move homeless people toward stable housing and maximum self-sufficiency.

Addressing the emergency and transitional housing needs of homeless persons

The City will continue to participate in the County of Riverside's Continuum of Care and support non-profit agencies who address homeless and other special needs of the homeless and non-homeless with special needs. The following agencies will undertake activities to meet homeless and other special needs of Perris residents facing homelessness, including homeless prevention, emergency shelter, transitional housing and supportive housing:

- Lutheran Social Services - Outreach & Assessment, Essential Services, Permanent Supportive Housing, Comprehensive Case Management, Homeless Prevention Rental Assistance
- U.S. Veterans Initiative - Outreach & Assessment, Transitional Housing
- Riverside County Department of Public Social Services (DPSS) - Emergency Food and Shelter Program

Other local non-profit and faith-based organizations and those partnering with the Riverside County Continuum of care provide essential services such as: food, clothing, infant supplies, and utility assistance to extremely low, low and moderate income families and individuals. The Perris Valley Family Resource Center also offers basic needs, shelter, utility assistance, child care, health, and rental housing assistance.

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.

Chronically homeless individuals are those who have lived in a place not meant for human habitation for a year, or for three or more times within four years. Additionally, chronically homeless individuals have the barrier of living with a disability. These combined factors often lead to isolation and a survival mentality. Moving people from chronic homelessness to living in and maintaining permanent housing requires multi-level efforts.

The City's partnering agencies address reducing homelessness through outreach efforts to persons in need, assessments for medical and essential service needs, options for permanent housing and other needs.

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 continue to participate in the County of Riverside's Continuum of Care and support non-profit agencies who address homeless and other special needs of the homeless and those at risk of becoming homeless.

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

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

The City of Perris is committed to reducing lead-based paint hazards citywide with an emphasis on housing units occupied by low and moderate income households. The City will support HUD and EPA efforts to disseminate public information on the health dangers of lead-based paint. The City will proactively disseminate information on lead hazards and new regulations to its Housing Staff, community-based organizations, nonprofit organizations, and other public agencies that receive CDBG funds. The City will participate in and support the regional lead poisoning prevention program administered by the County of Riverside, Department of Public Health.

Outreach and education is the first step in promoting awareness regarding the hazards of lead poisoning. Followup actions such as referral to LBP abatement services would help reduce or eliminate the hazards.

1. Educate the public about the dangers of lead based paint through:

- Creation and distribution of health education materials; and
- Health education presentations.

1. Assist property owners and families in eliminating sources of lead from their homes through:

- Lead hazard control services and incentives;
- Required testing on homes built prior to 1978; and
- Visits to homes identified as potential health risks to determine source of lead and to educate parents on how to eliminate it.

1. Childhood Lead Poisoning Prevention Program:

- Provide medical testing of children for lead poisoning on a sliding fee scale based on family income; and
- Assist parents in treating children identified with lead poisoning.

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

Hazards from LBP are an important issue in Perris. Approximately 15 percent of owner-occupied housing and 24 percent of renter-occupied housing in the City was built prior to 1980 and may potentially contain LBP. The City will continue to address lead hazards as required for the use of Federal funds.

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

The above actions are integrated into housing policies and procedures for the Federal and State-funded programs, as well as the City's Code Enforcement program.

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

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

The following are often cited as major factors that contribute to poverty:

- Lack of education
- Lack of marketable job skills
- General unemployment
- Low wages
- Lack of affordable child care
- Substance abuse
- Lack of reliable transportation
- High housing costs

Currently the City's anti-poverty programs are offered through the County of Riverside. Due to its size and resources, the County is able to take advantage of economies of scale to deliver the services in the most cost effective manner. However, it may be appropriate for the City to participate in or administer specific programs or projects that would expand its anti-poverty and affordable housing goals. Therefore, the City has identified the following anti-poverty goals designed to improve the local economy and reduce the level of poverty within the community:

- Integrate existing public services and housing activities to streamline assistance for extremely low and low income households; and
- Continue the Section 3 Program that applies to construction projects funded with CDBG funds. (The Section 3 Program is intended to provide employment opportunities for low income people and qualified Section 3 businesses
- Continue efforts to assist those at risk of homelessness and those experiencing homelessness through extending coordination with City Net and collaboration with the active homelessness task force, which meets every other month and is open to the public to provide comment. The City also works collaboratively with the sheriff's office and internally between code enforcement, animal control, parks and recreation, housing, and public works.

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

Anti-Poverty goals are taken into account when coordinating or more specifically funding affordable housing programs for extremely low and low income households. The City's Housing Element contains specific incentives to facilitate affordable housing development for extremely low income households.

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

All monitoring is the responsibility of the Housing Division. Monitoring forms and procedures were designed by CDBG Program Staff to ensure long-term compliance with program requirements. The City will use various types of monitoring standards to ensure compliance with Federal regulations governing the use of CDBG funds. Monitoring procedures include: using timeliness as a scoring criteria, monthly desk audits, review of monthly/quarterly performance reports, review of monthly/quarterly financial billing, and on-site inspections.

Performance of planned projects and activities of these funds are monitored depending on the type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance. The following is a description of the types of monitoring performed by CDBG staff:

- Performance monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Section 3 Compliance
- Environmental Review Compliance

Monitoring includes: on-site visits, desk audits, technical assistance monitoring, interviews, telephone contacts, and reports. The Subrecipient Agreements and/or Memorandums of Understanding (MOU) are used to measure funded agency compliance.

The City operates in accordance with the monitoring plan developed for the CDBG Program, including an annual single audit in conformance 2 CFR Part 200. CDBG staff also monitors all activity of the program on a monthly basis, while financial management is monitored jointly by the Project Monitor and the City's fiscal department. Recently, the City has instituted a review at the end of the second quarter to assess whether subrecipients have expended at least half of their allocations. In the event that spending is not timely, the City will reallocate amounts to ensure funds are spent.

Compliance with Housing Codes/Property Standards

In order to ensure compliance with local housing codes, the City takes the following actions:

1. Incorporates local housing codes in written rehabilitation standards.
2. Inspects work write-ups to ensure specifications meet code.
3. Performs on-site property inspections to ensure property standards and local housing codes are actually met.
4. Maintains an inspection checklist in project files.

Timely Expenditure of Funds

The City will implement the following actions as a part of its policy and procedures to ensure timely expenditure of CDBG funds:

1. Monthly review of project expenditure rates.
2. Include provisions in annual Subrecipient Agreements and MOUs with subrecipients, reiterating Federal requirements for use of CDBG funds, including timely expenditure of funds.
3. Evaluate infrastructure projects on a quarterly basis for status/progress and completion; CDBG funds will be transferred from stalled or slow-moving projects, subject to Council approval, to projects that are progressing toward construction.

Expected Resources

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

Introduction

Anticipated Resources are based on the FY2024-2025 Allocations.

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	\$886,118	0	463,631	\$1,349,749	\$3,544,472	Five-year estimate is based on an annual allocation of \$886,118

Table 24 - 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

In addition to CDBG funds, the City uses a variety of mechanisms to leverage additional resources. In street reconstruction, other funds besides

CDBG are used to fulfill the requirements of the City's pavement management program, such as Gas Tax. In public services, funds are either received as part of the program operation or CDBG funds are used with other forms of funding. In recreation facilities and other construction, the City leverages funds from a variety of sources, such as Parks and Recreation Bond funds and General Funds. The following describes the non-federal funds used by the City for housing and community development.

General Funds

The General Operating fund of the City used to account for all the general revenue of the City not specifically levied or collected for other City funds. Major revenue sources include property taxes, utility users and sales taxes, and motor vehicle in-lieu fees.

Gas Tax Funds

The State Gas Tax is revenue received by the City from the State of California. These funds include Gas Tax revenues under sections 2106 and 2107 of the Street and Highway Code, which can be used for either street maintenance or construction.

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

Not applicable.

Discussion

See discussions above.

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	Expand and Improve Services for Homeless and Low Income Households	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-eligible Areas	Support Public Service Delivery	CDBG: \$103,940	Public service activities other than Low/Moderate Income Housing Benefit:118 Persons Assisted
2	Expand and Improve Quality of Youth Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-eligible Areas	Support Public Service Delivery	CDBG: \$85,358	Public service activities other than Low/Moderate Income Housing Benefit:222 Persons Assisted
3	Housing Opportunities for Low/Moderate income households	2024	2028	Affordable Housing	CDBG-eligible Areas	Direct Financial Assistance to Homebuyers Homeownership Modifications to Preserve Resources	CDBG: \$462,966	Homeowner Housing Rehabilitated: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Diversity and Vitality of Neighborhoods	2024	2028	Non-Housing Community Development	CDBG-eligible Areas	Enforcement Education	CDBG: \$62,966	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
5	Expand and Improve Quality of Public Improvements	2024	202	Non-Housing Community Development	CDBG-eligible Areas	Public Improvements	CDBG: \$634,517	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250000 Persons Assisted

Table 25 – Goals Summary

Goal Descriptions

1	Goal Name	Expand and Improve Services for Homeless and Low Income Households
	Goal Description	To support services for homeless, low-moderate income, and vulnerable populations that improve quality of life.
2	Goal Name	Expand and Improve Quality of Youth Services
	Goal Description	To support services focused on youth and child wellness, which may include mentorship, athletics, tutoring, and court support for foster children

3	Goal Name	Housing Opportunities for Low/Moderate income households
	Goal Description	To provide decent and affordable housing through a variety of activities, including housing counseling services, housing rehabilitation assistance, and direct financial assistance to homebuyers
4	Goal Name	Increase Diversity and Vitality of Neighborhoods
	Goal Description	Support counseling services that promote housing rights and obligations, which may include support for anti-discrimination and landlord/tenant counseling, education, training and technical assistance (T&TA), and enforcement.
5	Goal Name	Expand and Improve Quality of Public Improvements
	Goal Description	To enhance the suitability of the living environment through improvements to public infrastructures and facilities and supportive services for low and moderate income persons and those with special needs.

Projects

AP-35 Projects – 91.220(d)

Introduction

This Action Plan outlines the steps that the City of Perris will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during FY 2024 (July 1, 2024 through June 30, 2025) using CDBG funds. The City is anticipating that it will receive approximately \$889,107 for FY2024.

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

One of the greatest challenges in meeting the underserved needs of low and moderate income person is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including those at risk of homelessness, seniors, youths, and low income families. The City also proactively seeks additional resources to better meet the underserved needs.

AP-38 Project Summary

Project Summary Information

This Action Plan outlines the steps that the City of Perris will use to address housing and community development needs in the city. The plan includes a listing of activities that the City will undertake during FY 2024-2025 (July 1, 2024, through June 30, 2025) using CDBG funds. The following represents a summary of the projects/activities to be undertaken during FY 2024-2025 utilizing CDBG. Note that amounts indicated in this section are based on the FY2024-2025 allocation.

#	Project Name
1	CDBG Program Administration
2	Fair Housing Services (Riverside Fair Housing Council)
3	Child Advocacy (CASA Advocate)
4	FSA More than a Meal (Family Service Association)
5	Unbreakable Project (Love 4 Life Association)
6	Prevention is Protection (Domestic Violence Awareness Program)
7	Brick by Brick
8	Homeless Services
9	Rental Services
10	Home Repair Program
11	Solar Energy Assistance Program
12	Mobile Home Repair Program
13	5 th St Pedestrian Path

1	Project Name	CDBG Program Administration
	Target Area	CDBG-eligible Areas
	Goals Supported	All Goals
	Needs Addressed	Public Service Operating Costs Education Direct Financial Assistance to Homebuyers Enforcement Public Improvements Home Modifications to Preserve Resources
	Funding	CDBG: \$142,522
	Description	CDBG Program Administration
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	The CDBG Program will be administered from Perris City Hall and will support the CDBG Program citywide.
	Planned Activities	Funds will be used for general management, monitoring and oversight of the CDBG program. In addition to general management activities, staff respond to citizen inquiries and facilitates the services of local non-profit agencies.
2	Project Name	Fair Housing Services (Riverside Fair Housing Council)
	Target Area	CDBG-eligible Areas
	Goals Supported	Increase Diversity and Vitality of Neighborhoods
	Needs Addressed	Education Enforcement
	Funding	CDBG: \$34,701
	Description	Fair Housing Services
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 1500 Persons Assisted

	Location Description	This program is administered by the Riverside Fair Housing Council and is available to residents citywide.
	Planned Activities	Offer 1500 individuals counseling services that promote housing rights and obligations. Anti-Discrimination and Landlord/Tenant counseling: Education, Training and Technical Assistance (T&TA), and Enforcement
3	Project Name	Child Advocacy (CASA Advocate)
	Target Area	CDBG-eligible Areas
	Goals Supported	Expand and Improve Quality of Youth Services
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$17,910.20
	Description	Provide support for court-appointed special advocates for foster children.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 8 persons assisted
	Location Description	This program is administered by the CASA Advocates and is available to children in foster care.
	Planned Activities	Provide 8 Perris children in foster care with trained Court Appointed Special Advocates (CASA).
4	Project Name	FSA More than a Meal (Family Service Association)
	Target Area	CDBG-eligible Areas
	Goals Supported	Expand and Improve Services for Homeless and Low Income Households
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$19,910.20
	Description	This program will provide nutritious meals to seniors at the City of Perris Senior Center.
	Target Date	June 30, 2025

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 114 seniors may benefit from this program.
	Location Description	This program is administered by Family Service Association and is available to seniors citywide.
	Planned Activities	Provide nutritious meals to seniors 62 years of age and older in a group setting at the City of Perris Senior Center. A registered dietician regulates nutrient value of each meal that will be served. The meals are provided in a setting to help encourage socialization among seniors to support their physical, social, spiritual, emotional, mental and economic well-being.
5	Project Name	Unbreakable Project (Love 4 Life Association)
	Target Area	CDBG-eligible Areas
	Goals Supported	Expand and Improve Quality of Youth Services
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$29,302.20
	Description	This program will provide after school activities in the City.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 45 individuals ages 5 to 18 may benefit from this program.
	Location Description	This program is administered by Love 4 Life Association and is available to youth citywide.
	Planned Activities	Provide 45 youth with bullying prevention strategies, cyberbullying, spreading kindness, increase self-esteem and confidence, suicide warning signs, suicide prevention strategies, how to talk with someone who is thinking of suicide and/or is getting bullied. Includes Stronger Together Family engagement 6-session program for parents.
6	Project Name	Prevention is Protection (Domestic Violence Awareness Program)
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Quality of Youth Services
	Needs Addressed	Public Service Operating Costs

	Funding	CDBG: \$10,000
	Description	Workshops providing knowledge, research, education and resources
	Target Date	CDBG Eligible Areas
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 15 persons assisted to educate on violence in families.
	Location Description	This program is administered by Women Achieving Success and is available to youth citywide.
	Planned Activities	Three hour long monthly workshops providing knowledge, research, education and resources that will help up to 15 participants recognize and prevent domestic violence.
7	Project Name	Brick by Brick
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Services for Homeless and Low Income Households
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$10,000
	Description	Provides education around financial literacy.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 95 persons assisted
	Location Description	This program is administered by Neighborhood Services of the IE citywide.
	Planned Activities	Brick by Brick. Comprehensive program for 95 individuals that includes weekly trainings (2 hours/week for 4 weeks, offered virtually and in person) covering budgeting, money management, understanding credit, rental rights and responsibilities, financial planning and homeownership readiness.
8	Project Name	Homeless Services
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Services for Homeless and Low Income Households
	Needs Addressed	Public Service Operating Costs

	Funding	CDBG: \$25,884.20
	Description	Provide homeless services to unhoused individual.
	Target Date	Juen 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Assist up to 5 unhoused individuals with shelter.
	Location Description	Perris Housing will administer this program city wide.
	Planned Activities	Provide up to 5 unhoused individuals with shelter beds, transportation support, and PO Boxes. Complements current City Net services.
9	Project Name	Rental Services
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Services for Homeless and Low Income Households
	Needs Addressed	Public Service Operating Costs
	Funding	CDBG: \$19,910.20
	Description	Provide one-tie security deposit assistance.
	Target Date	June 30, 2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 persons will be assisted
	Location Description	Perris Housing provides this service city-wide.
11	Planned Activities	Provides a one-time payment assistance for 10 renters unable to pay a security deposit in form of grant up to \$2,000.
	Project Name	Home Repair Program
	Target Area	CDBG Eligible Areas
	Goals Supported	Housing Opportunities for Low/Moderate Income Households
	Needs Addressed	Home Modifications to Preserve Resources
	Funding	CDBG: \$169,514.50

	Description	Homeowner Rehabilitation
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Up to 5 persons assisted with assistance for home rehabilitation.
	Location Description	Perris Housing will provide this program citywide.
	Planned Activities	Provide grants of up to \$30,000 to 5 eligible homeowners for interior and exterior rehab.
12	Project Name	Solar Energy Assistance Program
	Target Area	CDBG Eligible Areas
	Goals Supported	Housing Opportunities for Low/Moderate Income Households
	Needs Addressed	Home Modifications to Preserve Resources
	Funding	CDBG: \$149,514.50
	Description	Installation of solar electrical panels.
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Up to 10 persons assisted.
	Location Description	GRID Alternatives will provide this program citywide.
	Planned Activities	Installation of solar electric systems for 10 low-mod income households. Budget allows to help make roofs solar plus storage ready
13	Project Name	Mobile Home Repair Program
	Target Area	CDBG Eligible Area
	Goals Supported	Housing Opportunities for Low/Moderate Income Households
	Needs Addressed	Home Modifications to Preserve Resources
	Funding	CDBG: \$114,514.50
	Description	Mobile Home Repair Program

	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 5 households assisted.
	Location Description	Habitat for Humanity will provide this program city wide.
	Planned Activities	No-cost exterior home repair and maintenance services for 5 households to include health and safety-based repairs and maintenance such as roof repairs/replacement, replacing broken windows, window retrofitting, accessibility access, exterior painting, and HVAC repairs and/or installation. Projects are usually done within one week and can use a combination of volunteer and/or skill labor/contractors to ensure quality workmanship.
14	Project Name	5th Street Pedestrian Path
	Target Area	CDBG Eligible Areas
	Goals Supported	Expand and Improve Quality of Public Infrastructure and Facilities
	Needs Addressed	Public Improvements
	Funding	CDBG: \$142,434.50
	Description	Infrastructure for Pedestrian Path
	Target Date	June 30, 2025
	Estimate the number and type of families that will benefit from the proposed activities	All residents of the City will benefit from these improvements.
	Location Description	5 th and D Streets

	Planned Activities	Downtown 5th Street Landscaped Pedestrian Path at D Street. Improvements will occur on approximately 215 lineal feet (approximately 12,000 s.f.) of public rights-of way, on 5th Street. Phase I CDBG funding would be used for civil engineering construction drawings for roadway improvements, pedestrian path, and open space areas for 5th Street. A portion of the Phase 1 CDBG Funds will also be used for actual construction of the 5th Street Landscape Pedestrian Path and Open Space Area. Phase 2 CDBG Funds will be used for construction of any remaining amenities and/or roadway improvements not covered by Phase 1, which extends west into the existing downtown parking lots.
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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

100% of the funds are allocated to projects that meet the low-moderate income clientele, low-moderate housing, or low-moderate area national objective.

Geographic Distribution

Target Area	Percentage of Funds
CDBG-eligible Areas	100

Table 26 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priority needs identified in the City’s FY 2024– FY 2028 Consolidated Plan form the basis for allocation investments geographically within the jurisdiction during FY 2024. The established priorities are:

- Support Public Service Delivery
- Education
- Direct Financial Assistance to Homebuyers
Enforcement
- Public Improvements and Facilities
- Home Modifications to Preserve Resources

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to utilize CDBG funds to support housing activities through the Senior Minor Home Maintenance Program administered by Habitat for Humanity. The program is expected to assist 37 senior households with minor home repairs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

Table 27 - 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	20
Acquisition of Existing Units	0
Total	20

Table 28 - One Year Goals for Affordable Housing by Support Type

Discussion

See discussions above.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in the City of Perris.

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

see discussions above.

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

Introduction

The needs of homeless and chronic homeless persons range from outreach, case management and referral services to transportation and rental assistance among the many essential services needed to assist with permanent shelter. The City of Perris is a part of Riverside County's Continuum of Care for the homeless. The Continuum of Care is the region's plan for supporting and providing needs and services for homeless individuals and families in Riverside County. The City supports all agencies that address homelessness in the community.

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 Perris is currently partnering with City Net for mobile homeless street outreach services to homeless persons. This includes case management, counseling and outreach to the homeless to encourage and recommend shelter facilities to those in need. Other outreach and assessment are provided through several of churches. The City of Perris is a participant in Riverside County's Continuum of Care for the homeless. The Riverside County Homeless Program Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care, which is the region's plan on organizing, delivering supportive social services, and providing outreach and assessment that meet the specific needs of homeless individuals and families. The goal of the Continuum of Care is to support homeless individuals move toward stable housing and maximum self-sufficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to participate in the County of Riverside's Continuum of Care and support non-profit agencies who address homeless and other special needs populations. Agencies that undertake activities to address homeless prevention, emergency shelter, transitional housing and supportive housing include, but not limited to, Lutheran Social and Welfare Services, U.S. Veterans Initiative and Riverside County Department of Social 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

Chronically homeless individuals are those who have lived in a place not meant for human habitation for a year, or for three or more times within four years. Additionally, chronically homeless individuals have

the barrier of living with a disability. These combined factors often lead to isolation and a survival mentality. Moving people from chronic homelessness to living in and maintaining permanent housing requires multi-level efforts.

The City's partnering agencies address reducing homelessness through outreach efforts to persons in need, assessments for medical and essential service needs, options for permanent housing and other needs. The City's partnership with City Net provides:

Supportive services include providing access to and assistance obtaining: Medicaid/Medi-Cal, Women, Infants, and Children (WIC), Food stamps/Cal-Fresh/EBT, Federal-State Unemployment Insurance Program, Social Security Disability Insurance (SSDI), Supplemental Security Income (SSI), General Relief (GR), Other mainstream resources such as housing, health, social services, employment, education services and youth programs that an individual or family may be eligible to receive.

Street outreach is service delivery for the specific purpose of reaching out to unsheltered homeless neighbors; connecting them with emergency shelter, housing, or critical services; and providing urgent, non-facility-based care. These activities are intended to help homeless neighbors to begin the process of obtaining appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living.

Engagement Services are activities to locate, identify, and build relationships with unsheltered homeless people to offer immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and other housing programs. Specific activities include:

- Conducting an initial assessment of client needs and eligibility
- Providing informal crisis counseling
- Addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries
- Actively connecting and providing information and referrals to needed services

Case management activities to assess housing and service needs and arrange, coordinate and/or monitor the delivery of individualized services. Specific activities include:

- Assessment and intake using HMIS Conducting initial evaluations including, verifying and documenting eligibility counseling
- Developing/securing/coordinating services
- Helping obtain Federal, State, and local benefits
- Monitoring and evaluating program participant progress in particular programs
- Providing information and referrals to other providers
Developing an individualized housing stabilization plan that leads to the attainment of stable permanent housing

Emergency Health: City Net will refer homeless neighbors to emergency health services to the extent that other customary emergency health services and treatments are unavailable or inaccessible to the

homeless neighbor. An example of emergency health services to which City Net will refer homeless neighbors is outpatient treatment of urgent medical conditions by licensed medical professionals in community-based settings (e.g. streets, parks, and campgrounds) to those eligible participants unwilling or unable to access emergency shelter or an appropriate healthcare facility. City Net may assist healthcare professionals in the case management aspects of the following activities:

- Assessing health problems and developing treatment plans
- Assistance in understanding health needs
- Providing directly or assisting to obtain appropriate emergency medical treatment
- Providing medication and follow-up services

Emergency Mental Health: City Net will refer homeless neighbors to emergency mental health services to the extent that other customary emergency mental health services and treatments are unavailable or inaccessible to the homeless neighbor. An example of emergency health services to which City Net will refer homeless neighbors is outpatient treatment of urgent mental health conditions by licensed professionals in community-based settings (e.g. streets, parks, and campgrounds) to those eligible participants unable or unwilling to access emergency shelter or an appropriate mental health care facility. City Net may assist mental healthcare professionals in the case management aspects of the following activities:

Crisis intervention

Prescription of psychotropic medications

Explanation about the use and management of medications

Combinations of therapeutic approaches to address multiple problems

Transportation: Occasionally, City Net may engage in transportation activities, including:

- Transporting unsheltered people to emergency shelters, emergency health, emergency mental health, or other service facilities
- Provision of public transportation for participants
- Transportation costs (bus tickets, gas, minor car repairs, etc.) to assist homeless neighbors to relocate out of the region, provided they have permanent housing there.
- Assisting program participants to use public transportation

Services for special populations are essential services that have been tailored to address the special needs of homeless youths, victims of domestic violence, dating violence, sexual assault, or stalking, including connections to services offered by rape crisis centers, domestic violence shelters, and other organizations that serve persons who meet the HUD homeless definition and have special needs.

Food and other emergency services will be given to clients primarily as they first move into housing and for emergency circumstances. During the duration of their tenancy, clients will be connected to food

banks and service agencies in the community as their primary resource for emergency needs.

Point In Time (PIT) Count: City Net will provide coordination and logistics for PIT count with City Housing and code enforcement staff, Riverside County Sheriff's Homeless Outreach Team to include:

- Identification of homeless encampments within the Perris incorporated city limits;
- Conduct the “soft count” as instructed by the CoC;
- Create map of city identifying encampment locations to utilize for the count and submit to the CoC as requested;
- Create teams of City staff, Sheriff Deputies, community volunteers, and their own staff to conduct the count;
- Provide volunteer training in preparation for the count.

HMIS: All clients in this will be entered into/screened through the local Homeless Management Information System (HMIS) and, as appropriate for prospective candidates, the Coordinated Entry System (CES). City Net staff are trained in these systems, and our written policies and procedures state their work must be coordinated through these systems.

In addition to assuring that resources flow to the most vulnerable homeless individuals (through CES), these systems also provide a safeguard against duplication of services because we can see in HMIS what other services and benefits the client is receiving, as well as the agency who may be providing these services. Our case managers and housing navigators are trained to reach out to their counterparts at these other agencies to confirm provision of services, to case conference, and to clarify any questions around potential duplication.

City Net is accountable to our HMIS Data-Sharing partners, to the Riverside County Continuum of Care, and to the Department of Housing and Urban Development (HUD) to maintain the privacy and security of the personal information collected about clients. Aside from these legal and funding-related obligations, City Net also has an ethical responsibility to clients not to share their personal data in ways to which they have not agreed. To ensure our commitment to excellent data collection, privacy and security, analysis and reporting practices, we do not authorize external agencies to complete these functions on behalf of the agency except in very limited circumstances and only with prior written approval and City Net's full participation.

Permanent Housing/CES: Case managers link clients to the Coordinated Entry System (CES) to provide ongoing engagement, document collection, and case management services to facilitate a match to an appropriate permanent housing resource. Case managers also provide services in the context of CES, which is voluntary and client-centered, with the goal of identifying strengths and client-directed goals, while promoting health, recognition, and well-being with a focus on linking the client to a permanent housing resource and providing the necessary services needed to promote housing stability.

Coordinated Entry System Integration: City Net will include in its staffing plan designated staff to

conduct Diversion screening and prevent those with other resources from entering the homeless shelter system. Additional staff will be trained to complete on-site VI-SPDAT assessments. Case managers will also assist clients in obtaining the necessary documentation to move forward in their housing connection process, once matched to permanent housing opportunities by the Coordinated Entry System.

City Net Case Managers are oriented to and trained in resources, homeless services, and organizations for collaboration and referral. They are highly trained to connect clients to shelter and housing resources, including in case managing clients from the streets into permanent supportive housing through CES. Staff representatives attend the local Continuum of Care meetings-- Homeless Provider Forums, Case Management Forums, Implementation Committees and the like. Resource lists are updated regularly and kept on-site. Protocols for offering and accepting referrals from other agencies are reviewed by staff, updated, shared and kept in a manual in the City Net offices.

City Net will refer homeless neighbors to emergency health and/or emergency mental health services to the extent that other customary emergency health services and treatments are unavailable or inaccessible to the homeless neighbor. A referral example is outpatient treatment of urgent medical conditions by licensed medical professionals in community-based settings (e.g., streets, parks, and campgrounds) to those eligible participants unwilling or unable to access emergency shelter or an appropriate healthcare facility.

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

The City will continue to participate in the County of Riverside's Continuum of Care and support non-profit agencies who address homeless and other special needs of the homeless and those at risk of becoming homeless.

Many local non-profit faith-based organizations and those partnering with the Riverside County Continuum of care provide essential services such as: food, clothing, infant supplies, and utility assistance to extremely low, low- and moderate-income families and individuals. The City of Perris also has a Family Resource Center which offers basic needs, shelter, utility assistance, childcare, health, and rental housing assistance.

Discussion

See Discussions above.

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

Introduction:

One of the largest barriers to affordable housing in the City is the lack of affordable units. While all segments of the low- and moderate-income population need more affordable housing, the greatest need is affordable units for families. The availability of funding for affordable housing has also been severely affected by the dissolution of Redevelopment in the State of California. Different types of housing funds such as Low-Income Housing Tax Credits, HOME, CalHOME and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone. Barriers to affordable housing include: 1. The reluctance of builders to invest in affordable housing projects. 2. The lack of sufficient financial resources for development of affordable units. 3. The overall relatively slow growth of income versus the rapid increase in population growth and relative increase in housing prices.

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

Keeping housing affordable by providing owner-occupied minor repair services is an effective way to reduce barriers to affordable housing. The Senior Minor Home Maintenance Program will target low income senior households and provide repairs to their homes including condominiums, mobile homes and single family homes, preserving the affordable housing stock.

Discussion:

See discussions above.

AP-85 Other Actions – 91.220(k)

Introduction:

The following proposed actions will be undertaken to address the areas indicated below:

High Priority Actions planned to address obstacles to meeting underserved needs

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including those at risk of homelessness, youths, seniors, and low-income families. Such programs include homeownership assistance, housing rehabilitation, rental assistance, health and public services, and fair housing services. The City also proactively seeks additional resources to better meet the underserved needs.

Actions planned to foster and maintain affordable housing

The City will contribute to the preservation of the existing affordable housing stock through the Minor Home Repair Program. In FY 2024 rolled over CDBG funds from prior years will be used to assist homeowners address minor repairs to the interior and exterior of their homes.

Actions planned to reduce lead-based paint hazards

The city continues to work to reduce lead-based paint (LBP) hazards to comply with 24 CFR Part 35. While the number of units considered to contain lead-based paint is relatively low, the City will address the problem of LBP hazard with inspections and risk assessments in conjunction with all housing programs.

Actions planned to reduce the number of poverty-level families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private and nonprofit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During FY 2024-2025, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City will allocate 15 percent of CDBG funds to public service agencies that offer supportive services in the fight against poverty. The City will fund public service programs that assist extremely low and low-income persons.

Actions planned to develop institutional structure

The City has an inclusive institutional structure approach that uses a variety of organizations and

departments within the City to carry out its housing, homeless, and community development plan. The City continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low to moderate income residents change, the demand for types of services and programs will also change. This may result in future revisions to the Annual Action Plan through amendments as necessary.

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

The City coordinates with non-profit providers, community and faith-based organizations, public institutions and City Departments in the development of the Action Plan. The City will continue to coordinate in the future to ensure quality services are being made available to low-income persons.

Discussion:

See discussions above.

Program Specific Requirements

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

Introduction:

The following describes other program specific requirements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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%

The City does not anticipate generating any program in its CDBG program.

Of the City's FY 2024-2025 CDBG allocation, 20 percent is being allocated for eligible planning and administration activities. These activities are not subject to the low- and moderate-income benefit requirements. Of the remaining 80 percent, 100 percent will be used to benefit low- and moderate-income persons.

Appendix - Alternate/Local Data Sources

1	Data Source Name HUD 2014 HOME Rent Limits
	List the name of the organization or individual who originated the data set. US Dept.of HUD
	Provide a brief summary of the data set. Low and High Home Rents as well as Fair Market Rents
	What was the purpose for developing this data set? To include rents for the cost of housing in the housing market analysis section
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is specific the county geographic location for the jurisdiction.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014
	What is the status of the data set (complete, in progress, or planned)? Data is complete
2	Data Source Name ACS 2012-2016
	List the name of the organization or individual who originated the data set. Bureau of the Census

	Provide a brief summary of the data set. 2012-2016 American Community Survey
	What was the purpose for developing this data set? Provides detailed estimates for housing and demographic characteristics.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ACS is a survey of a small percentage of the population but covers the entire community.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2012-2016
	What is the status of the data set (complete, in progress, or planned)? complete
3	Data Source Name 2012-2016 ACS
	List the name of the organization or individual who originated the data set. NA
	Provide a brief summary of the data set. NA
	What was the purpose for developing this data set? NA
	Provide the year (and optionally month, or month and day) for when the data was collected. NA
	Briefly describe the methodology for the data collection. NA
	Describe the total population from which the sample was taken. NA
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. NA

City of Perris

Analysis of Impediments to Fair Housing Choice 2024





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I. Introduction

Equal access to housing is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the federal government and the State of California have both established fair housing choice as a right protected by law.

This report, the Analysis of Impediments to Fair Housing Choice (commonly known as the “AI”), presents a demographic profile of the City of Perris, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing.

A. Community Background

Incorporated in 1911, the City of Perris is located in southwest Riverside County, approximately 80 miles southeast of Los Angeles and approximately 80 miles northeast of San Diego, on the Inland Route of the 215 Freeway.

The City’s population growth was small but stable through each decade up to 1980. However, Perris experienced its first major growth period during the 1980s, when the total population grew more than three-fold (by over 215 percent) from 6,800 to 21,500 residents. Since then, the City has continued to experience significant growth, as the population increased by almost 67 percent during the 1990s and by another 89 percent between 2000 and 2010. Between 2010 and 2020, the Perris population grew another 15.08 percent with 78,700 residents. Population growth in the region was also significant during this time and the overall Riverside County population grew by over 30 percent each decade between 1990 and 2010. Countywide population increased another 10.44 percent between 2010 and 2020.

Housing growth in Perris was among the highest in the County. Single-family detached units continued to account for the majority of homes in the community (77 percent), while the number of attached single-family units increased minimally. The number of multi-family units also increased but the proportion of these units decreased slightly to 12 percent of the City’s housing stock.

Perris’ population has become increasingly ethnically diverse during the last two decades. Most notable among the changes was the increase in Perris’ Hispanic population and decrease in its White population. In 1990, Whites represented the largest racial/ethnic group in the City (nearly 48 percent), and Hispanics represented the next largest at approximately 36 percent. By 2010, the proportion of Hispanic residents had doubled to 72 percent of the population, making them the predominant racial/ethnic group in Perris.



B. Fair Housing Legal Framework

Fair housing is a right protected by both Federal and State of California laws. Among these laws, virtually every housing unit in California is subject to fair housing practices.

1. Federal Laws and Guidance

Federal laws provide the backbone for U.S. fair housing regulations. While some laws have been previously discussed in this report, a brief list of laws related to fair housing, as defined on the U.S. Department of Housing and Urban Development's (HUD's) website, is presented below:

Fair Housing Act Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and persons securing custody of children under the age of 18), and handicap (disability).

Title VIII was amended in 1988 (effective March 12, 1989) by the Fair Housing Amendments Act. In connection with prohibitions on discrimination against individuals with disabilities, the Act contains design and construction accessibility provisions for certain new multi-family dwellings developed for first occupancy on or after March 13, 1991.

Title VI of the Civil Rights Act of 1964. Title VI prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

Section 504 of the Rehabilitation Act of 1973. Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.

Section 109 of the Housing and Community Development Act of 1974. Section 109 prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from HUD's Community Development and Block Grant Program.

Title II of the Americans with Disabilities Act of 1990. Title II prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.

Architectural Barriers Act of 1968. The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 be accessible to and useable by handicapped persons.

Age Discrimination Act of 1975. The Age Discrimination Act prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.

Title IX of the Education Amendments Act of 1972. Title IX prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.



Fair Housing Related Presidential Executive Orders

Executive Order 11063. Executive Order 11063 prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

Executive Order 11246. Executive Order 11246, as amended, bars discrimination in federal employment because of race, color, religion, sex, or national origin.

Executive Order 12892. Executive Order 12892, as amended, requires federal agencies to affirmatively further fair housing in their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort. The Order also establishes the President's Fair Housing Council, which will be chaired by the Secretary of HUD.

Executive Order 12898. Executive Order 12898 requires that each federal agency conduct its program, policies, and activities that substantially affect human health or the environment in a manner that does not exclude persons based on race, color, or national origin.

Executive Order 13166. Executive Order 13166 eliminates, to the extent possible, limited English proficiency as a barrier to full and meaningful participation by beneficiaries in all federally-assisted and federally conducted programs and activities.

Executive Order 13217. Executive Order 13217 requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

HUD Fair Housing Guidance

Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records

The Fair Housing Act prohibits discrimination in the sale, rental, financing of dwellings and in other housing-related activities on the basis of race, color, religion, sex, disability, familial status or national origin. In April 2016, HUD's Office of General Counsel issued guidance on the discriminatory effect of using criminal history to make housing decisions. If a policy or practice that restricts access to housing on the basis of criminal history has a disparate impact on a protected class (whether or not that effect is intentional), it is in violation of the Fair Housing Act – unless there is a “substantial, legitimate, nondiscriminatory interest” served by the policy.

While it is impossible to know the precise number of people transitioning from a correctional facility at any one point in time, the ability to access safe, secure and affordable housing is critical for a formerly incarcerated person's reintegration into society. HUD's guidance is intended to eliminate barriers to securing housing for that population, and jurisdictions can assist by making a clear effort to eliminate any discriminatory barriers these individuals may face. For former inmates to avoid recidivism and work in society, they must have access to housing free of discrimination.



Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity

On September 21, 2016, HUD published a final rule entitled “Equal Access in Accordance with an Individual’s Gender Identity in CPD programs.” Through this final rule, HUD ensures equal access to individuals in accordance with their gender identity for all HUD funded programs. This rule builds upon the 2012 final rule, “Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity” (2012 Equal Access Rule). This final rule ensures that HUD’s housing programs would be open to all eligible individuals and families regardless of sexual orientation, gender identity or marital status.

Furthermore, as HIV/AIDS disproportionately affects the LGBT community, it is important to note that HIV/AIDS is protected under the Fair Housing Act as a disability. HUD specifically states that housing discrimination because of HIV/AIDS is illegal.

The HUD Office of Policy Development and Research conducted a study in 2013, *An Estimate of Housing Discrimination Against Same-Sex Couples*, as the first large-scale, paired-testing study to assess housing discrimination against same-sex couples in metropolitan rental markets via advertisements on the Internet. Two emails were sent out, with the only difference between the two emails was the sexual orientation of the prospective renting couples. The study finds:

“[... same-sex couples experience less favorable treatment than heterosexual couples in the online rental housing market. The primary form of adverse treatment is that same-sex couples receive significantly fewer responses to e-mail inquiries about advertised units than heterosexual couples. Study results in jurisdictions with state-level protections against housing discrimination on the basis of sexual orientation unexpectedly show slightly more adverse treatment of same-sex couples than results in jurisdictions without such protections. “

June 2015 Supreme Court Ruling on Fair Housing

On June 25, 2015, the Supreme Court handed down a landmark fair housing ruling that upheld the ability to bring “disparate impact” claims under the Fair Housing Act. The Fair Housing Act of 1968, an integral legislative victory of the Civil Rights Movement, protects people from discrimination when they are renting, buying or securing financing for housing. The case, *Texas Department of Housing and Community Affairs v. Inclusive Communities Project*, centered on the question of whether a policy or action has to be intentionally discriminatory, or merely have a discriminatory effect, in order to qualify as a valid basis for a discrimination claim under the Act.

Inclusive Communities, a Dallas-based non-profit, claimed that the Texas Department of Housing and Community Affairs was guilty of housing discrimination because the way in which the state allocated Low Income Housing Tax Credits perpetuated racial segregation by limiting the development of affordable housing into areas that were historically impoverished with high concentrations of minorities. The state claimed that no discrimination occurred because its intention was not to promote racial segregation but to revitalize these underserved areas by injecting much needed capital for the development of new affordable housing. Inclusive Communities claimed that regardless of intention, the state’s decision to fund tax-credit projects only in minority and poverty-laden neighborhoods resulted in segregation, and thus had a discriminatory effect (disparate impact).

Fair housing advocates across the nation watched the case closely and worried if the Supreme Court ruled



against disparate impact claims that it would essentially “defang” the Fair Housing Act by removing a key basis for liability. Intent is much harder to prove than effect. In the end the Court ruled 5-4 to uphold the lower court decisions in favor of Inclusive Communities, salvaging fair housing disparate impact claims.

2. California Laws

The State Civil Right Department enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The **Fair Employment and Housing Act** (FEHA) (Government Code Section 12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising
- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices (zoning)
- Unlawful restrictive covenants

The following categories are protected against housing discrimination by FEHA:

- Race
- Color
- Ancestry
- National origin
- Citizenship*
- Immigration status*
- Primary language*
- Religion
- Disability (mental or physical)
- Sex and gender
- Sexual orientation
- Gender Identity
- Gender Expression
- Genetic information
- Marital status
- Familial status (families with children under 18 or people who are pregnant)
- Source of income (including the use of government rental assistance such as a Section 8 Housing Choice voucher)
- Military or veteran status
- Age*

** If a housing provider qualifies as a business, these characteristics would also be protected under the Unruh Civil Rights Act.*

In addition, the FEHA contains similar reasonable accommodations and accessibility provisions as the federal Fair Housing Amendments Act and prohibits retaliation against someone for exercising their rights. FEHA also provides protections for people and circumstances related to protected characteristics, including:



1. [the right to operate a licensed family childcare in a provider's home](#)
2. [specific protections for people with criminal histories who are searching for housing](#)

The law applies to landlords, tenant screening companies, property management companies, real estate agents, home sellers, builders, mortgage lenders, housing authorities, and others. The law applies to all aspects of housing and housing-related services, such as renting, leasing, sales, new construction, mortgage lending, insurance, municipal services, shelters, advertising, and restrictive covenants. Additionally, it is unlawful for cities, counties, or any local government agency to make zoning, land-use decisions, or policies that discriminate based on a protected characteristic.

Examples of actions that could be discriminatory if based on a person's protected characteristic:

- Refusal to sell, rent, or lease rooms, apartments, mobile homes, condos, or houses
- Refusal to negotiate for the sale, rental, or lease of housing
- Informing someone that an apartment is not available for inspection, sale, or rental when it is in fact available
- Denial of a home loan or homeowner's insurance
- Cancellation or termination of a sale or rental agreement
- Refusal to permit, at a disabled tenant's expense, reasonable modifications – such as adding a ramp, widening a doorway, or installing a safety bar in a shower – when necessary to accommodate a disability
- Refusal to make reasonable accommodations in housing rules, policies, practices, or services where necessary to provide a disabled person equal opportunity to use and enjoy a dwelling
- Rules that restrict only on families with children, such as a prohibition against children using an on-site pool or playing in common areas of an apartment complex
- Refusing to rent to a tenant with a section 8 voucher.
- Not complying with the requirements of a rental assistance or subsidy program (such as section 8) by refusing to complete required forms, sign documents, or allow inspections
- Refusing to rent to anyone with a criminal history
- Screening prospective tenants – including when done by a third-party such as a tenant screening company – in a way that discriminates based on a protected characteristic
- Retaliation against someone because they filed a complaint with CRD, requested a reasonable accommodation for a disability, or otherwise tried to protect their rights to be free from housing discrimination

California law protects individuals from illegal discrimination and harassment by housing providers based on certain protected characteristics, whether or not someone actually has that characteristic or is perceived to have it. The law also protects against discrimination and harassment that is based on more than one, or intersecting, characteristics. Finally, California law protects people from discrimination and harassment that is based on the protected characteristic of their family member, friend, roommate, or any other associate.

Other laws that offer protection against discrimination follow:

The **Unruh Civil Rights Act** provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists "sex, race, color, religion, ancestry, national origin, disability, and medical condition" as protected classes, the



California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics.

Furthermore, the **Ralph Civil Rights Act** (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can be verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The **Bane Civil Rights Act** (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act are not allowed for speech alone unless that speech itself threatened violence.

And, finally, **California Civil Code Section 1940.3** prohibits landlords from questioning potential residents about their immigration or citizenship status. Landlords in most states are free to inquire about a potential tenant's immigration status and to reject applicants who are in the United States illegally.¹ In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.

In addition to these acts, **Government Code Sections 11135, 65008, and 65580-65589.8** prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, Sections 65580-65589.8 require local jurisdictions to address the provision of housing options for special needs groups, including: persons with disabilities (including developmental disabilities); and the homeless.

3. Fair Housing Defined

In light of the various pieces of fair housing legislation passed at the Federal and State levels, fair housing throughout this report is defined as follows:

A condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of their characteristics as protected under State and Federal laws.

HUD's Office of Fair Housing and Equal Opportunity (FHEO) draws a distinction between housing affordability and fair housing. Economic factors that affect a household's housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity, and other factors create misconceptions, biases, and differential treatments would fair housing concerns arise.

¹ <http://www.nolo.com/legal-update/california-landlords-ask-immigration-citizenship-29214.html>



Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either or both parties on their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when the disputes are based on factors protected by fair housing laws and result in differential treatment.

4. Fair Housing Impediments

Within the legal framework of Federal and State laws, and based on the guidance provided by HUD's *Fair Housing Planning Guide*, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of the characteristics protected under State and Federal laws, which restrict housing choices or the availability of housing choices; or
- Any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of characteristics protected under State and Federal laws.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice. Furthermore, eligibility for certain federal funds requires the compliance with federal fair housing laws. Specifically, to receive HUD Community Planning and Development (CPD) formula grants, a jurisdiction must:

- Certify its commitment to actively further fair housing choice;
- Maintain fair housing records; and
- Conduct an analysis of impediments to fair housing.

C. Purpose of Report

This Analysis of Impediments (AI) to Fair Housing Choice provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual's or household's access to housing in Perris. The AI includes:

- A comprehensive review of Perris' laws, regulations, and administrative policies, procedures, and practices, and an assessment of how they affect the location, availability, and accessibility of housing; and
- An assessment of conditions, both public and private, affecting fair housing choice.

Background on AI Requirements

In 2015, HUD released a new AFFH rule, which gave a format, a review process, and content requirements for the newly named "Assessment of Fair Housing", or AFH. The assessment would now include an evaluation of equity, the distribution of community assets, and access to opportunity within the community, particularly as it relates to concentrations of poverty among minority racial and ethnic populations. Areas of opportunity are physical places, areas within communities that provide things one needs to thrive well, including quality employment, good schools, affordable housing, efficient public transportation, safe streets, good services, adequate parks, and full-service grocery stores. Areas lacking opportunity, then, have the opposite of these attributes.



The AFH would also include measures of segregation and integration and provide some historical context about how such concentrations became part of the community's legacy. Together, these considerations were then intended to better inform public investment decisions that would lead to amelioration or elimination of such segregation, enhancing access to opportunity, promoting equity, and hence housing choice. Equitable development requires thinking about equity impacts at the front end, prior to the investment occurring. That thinking involves analysis of economic, demographic, and market data to evaluate current issues for citizens who may have previously been marginalized from the community planning process. All this would be completed by using an on-line Assessment Tool.

However, on January 5, 2018, HUD issued a notice that extended the deadline for submission of an AFH by local government consolidated plan program participants to their next AFH submission date that falls after October 31, 2020. Then, on May 18, 2018, HUD released three notices regarding the AFFH; one eliminated the January 5, 2018, guidance; a second withdrew the on-line Assessment Tool for local government program participants; and, the third noted that the AFFH certification remains in place. HUD went on to say that the AFFH databases and the AFFH Assessment Tool guide would remain available for the AI; and, encouraged jurisdictions to use them, if so desired.

Hence, the AI process involves a thorough examination of a variety of sources related to housing, the fair housing delivery system, housing transactions, locations of public housing authorities, areas having racial and ethnic concentrations of poverty and access to opportunity. The development of an AI also includes public input, focus groups, and interviews with stakeholders, public meetings to collect input from citizens and interested parties, distribution of draft reports for citizen review, and formal presentations of findings and impediments, along with actions to overcome the identified fair housing issues/impediments.

In accordance with the applicable statutes and regulations governing the Consolidated Plan, the City of Perris certifies that it will affirmatively further fair housing, by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice, and maintaining records that reflect the analysis and actions taken in this regard.



D. Organization of Report

The AI is divided into six sections:

- I. Introduction** - Defines “fair housing” and explains the purpose of this report.
- II. Community Profile** - Presents the demographic, housing, and income characteristics in Perris. Major employers and transportation access to job centers are identified. The relationships among these variables are discussed.
- III. Lending Practices** - Analyzes private activities that may impede fair housing in Perris.
- IV. Public Policies and Practices** - Evaluates various public policies and actions that may impede fair housing choice in Perris.
- V. Fair Housing Practices** - Evaluates the fair housing services available to residents and identifies fair housing complaints and violations in Perris.
- VI. Progress since Last AI** - Reviews the City’s progress in mitigating the impediments identified in the previous AI.
- VII. Fair Housing Action Plan** – Provides conclusions and recommendations about fair housing issues in Perris.

At the end of this report, a signature page includes the signature of the City Manager and a statement certifying that the AI represents Perris’ official conclusions regarding impediments to fair housing choice and the actions necessary to address identified impediments.

E. Data Sources

The following data sources were used to complete this AI. Sources of specific information are identified in the text, tables, and figures.

- Census data and American Community Surveys
- City of Perris Housing Element
- City of Perris General Plan
- City of Perris Zoning Code
- Home Mortgage Disclosure Act (HMDA) data regarding lending patterns
- Perris Consolidated Plan



F. Public Participation

This AI Report has been developed to provide an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals, and service providers. To assure the report responds to community needs, development of the AI includes a community outreach program consisting of a public workshop, stakeholder meeting, and a meeting of the City Council.

G. Public Meetings

As part of the planning process, the City of Perris consulted with a wide variety of organizations to gain understanding of housing and community development needs. Through the Community Needs Workshop, Community Stakeholder Workshop, and 14 stakeholder consultations, a wide variety of organizations were consulted with to better understand the housing and community development needs in the city. Invitations for consultations were sent to identified key stakeholders. Additional input on the development of the plan was gathered from a city-wide survey that generated 457 responses. Comments on the draft AI were obtained at a public hearing and through the 30-day public comment period. The final AI reflects comments obtained through these efforts, along with analyses of local, state, and national data and local plans and reports.

In order to perform outreach to various agencies and organizations, the City compiled an outreach list consisting of various agencies, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies;
- Economic development and employment organizations; and
- Community and neighborhood groups.

H. Public Review

The City offered a 30-day public review period from May 8 through June 11, 2024.

The Draft document was made available at the following locations:

- Perris City Hall (101 N D St, Perris, CA 92570)
- Perris City website at <http://www.cityofperris.org/>

I. Public Hearings

The City conducted a public hearing on June 11, 2019.

II. Community Profile

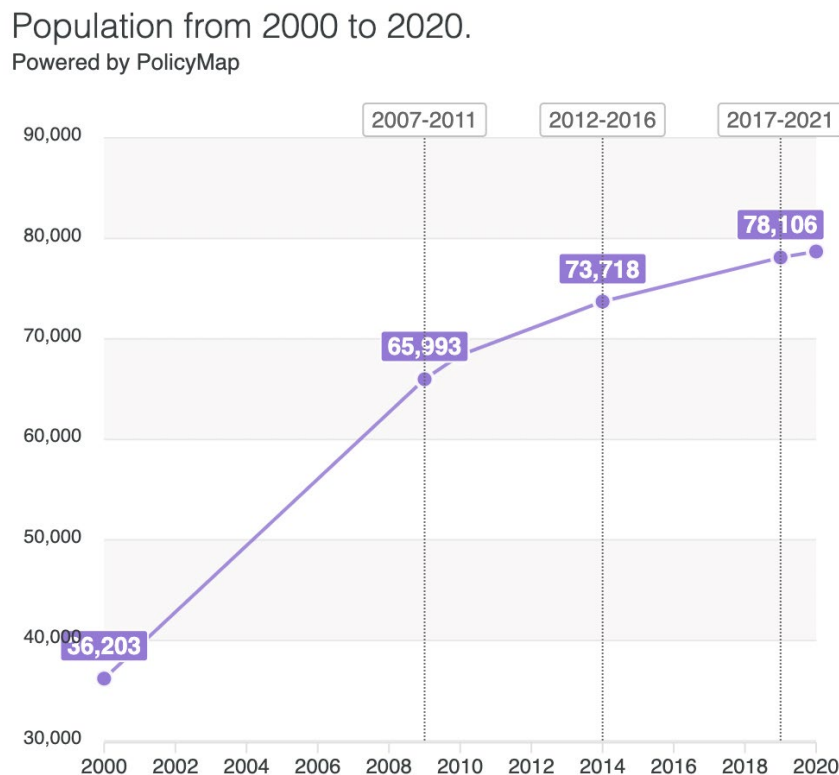
A key fair housing goal is to foster an inclusive environment where all people can find adequate and suitable housing. This chapter provides an overview of Perris' residents and housing stock, including population, economic, and housing trends which help to identify housing needs specific to Perris.

A. Demographic Profile

This section provides a breakdown of Perris' demographic characteristics to examine the future needs and current access to equal housing choice. Factors such as population growth, age characteristics, and race/ethnicity all help determine a community's housing needs and play a role in exploring potential impediments to fair housing choice.

1. Population Growth

Perris is a rapidly growing city and has seen a large increase in population over the past two decades. 2017-2021 ACS population estimates revealed a 6% growth from the 2012-2016 estimate:



According to Census data, the population of Perris saw about a 15 percent increase between 2010 and 2020 – higher than Riverside County's growth of around 10.5 percent and more than double California's growth statewide. As the city's population continues to grow, there will be a need for additional affordable

housing and an increased strain on the housing stock in Perris.

Table 1. Changes in Population

POPULATION	2000	2010	2020	Change 2010-2020 (%)
Area	36,203	68,386	78,700	15.08%
Counties	1,545,387	2,189,641	2,418,185	10.44%
State	33,871,648	37,253,956	39,538,223	6.13%

2. Age Characteristics

ACS data reports that the median age in Perris in 2022 was almost 31 years old. Comparatively, the median age in 2015 was nearly 27 years old. The City of Perris has seen its older population continue to increase over the past decade. Table II below shows that between 2010-2015, those aged 45-54 saw the highest increase in population, whereas between 2015-2022, those aged 65-74 saw the highest increase at 2.5%, closely followed by those aged 55-64 at 2.4%. The population of those younger than 25 has been decreasing since 2015, while those aged 45 or older has been steadily increasing. As the older population age groups continue to grow, there will be a need for additional affordable housing options for seniors. The map below shows that the highest concentrations of those aged 65 or older between 2018 and 2022 were in the southern part of the city, along with an area in the western central part of the city. Creating affordable housing options in areas of the city that have higher concentrations of the elderly population would be beneficial.

Table 2. Age Characteristics

Age	2010 ACS Estimates	2015 ACS Estimates	Change in Percentage	2022 ACS Estimates		Change in Percentage
	% of Total	% of Total	2010-2015	Population	% of Total	2015-2022
Under 5	9.6%	8.7%	-0.9%	4,928	6.1%	-2.6%
5-14	20.6%	20.0%	-0.6%	14,912	18.6%	-1.4%
15-24	16.9%	18.6%	1.7%	13,596	16.9%	-1.7%
25-34	14.5%	14.1%	-0.4%	12,638	15.7%	1.6%
35-44	17.7%	14.1%	-3.6%	9,706	12.1%	-2.0%
45-54	10.6%	13.1%	2.5%	11,150	13.9%	0.8%
55-64	6.3%	6.0%	-0.3%	6,735	8.4%	2.4%
65-74	2.1%	3.3%	1.2%	4,637	5.8%	2.5%
75-84	1.6%	1.5%	-0.1%	13,69	1.7%	0.2%
5 or older	0.2%	0.6%	0.4%	587	0.7%	0.1%

3. Race and Ethnic Characteristics

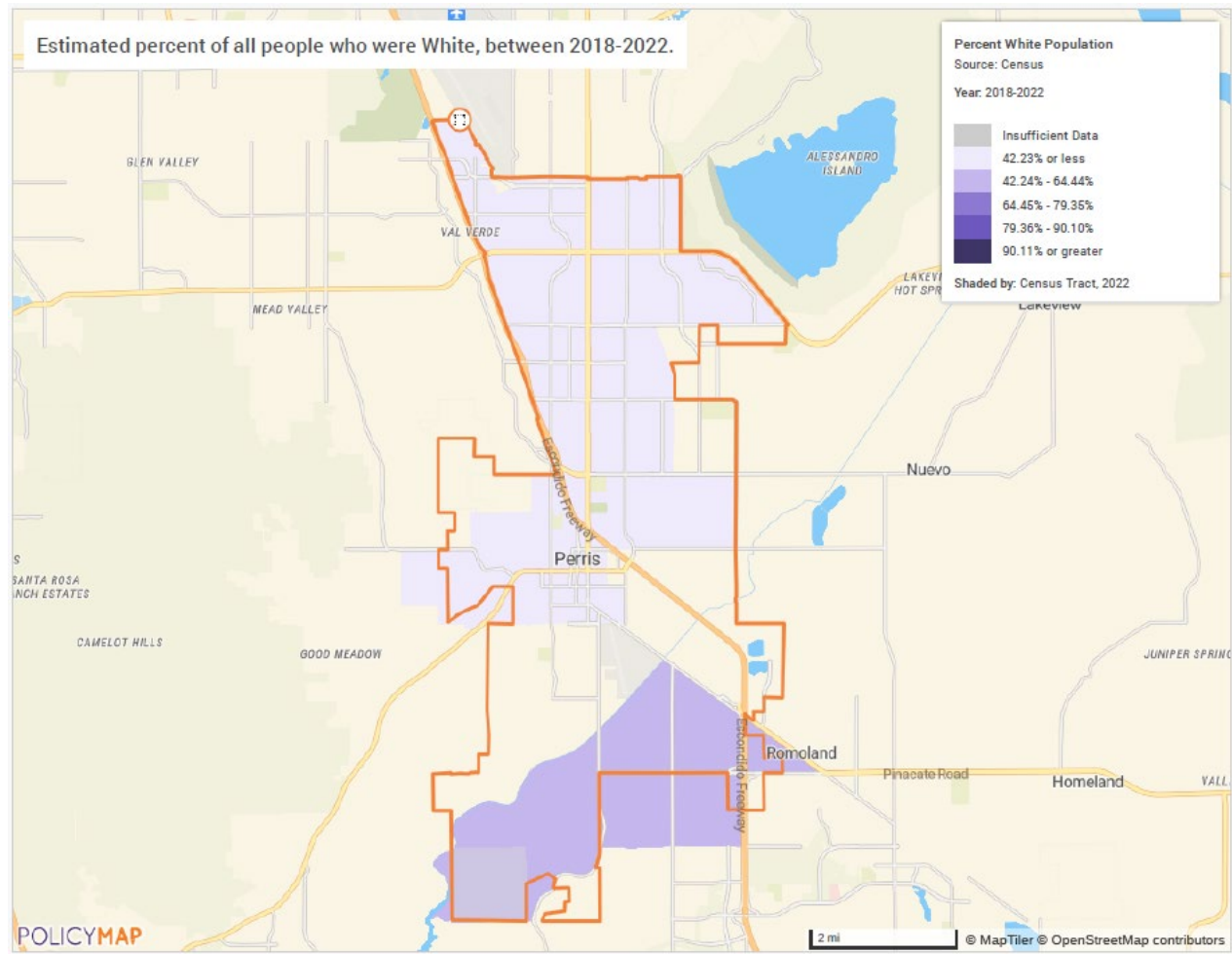
Between 2010 and 2022, the racial and ethnic compositions of the city have shifted. There has been a significant decrease in the White population, decreasing by nearly 30% of the total population between 2010 and 2022. The Black or African American population has been slowly increasing over the past decade, seeing a 5.5% increase since 2010 and almost matching the White population in total percentage of the population. All other racial categories have remained comparatively consistent between 2010 and 2022. The Hispanic population makes up the majority of the City of Perris and remains close to 75% of the total population.

Table 3. Race and Ethnicity

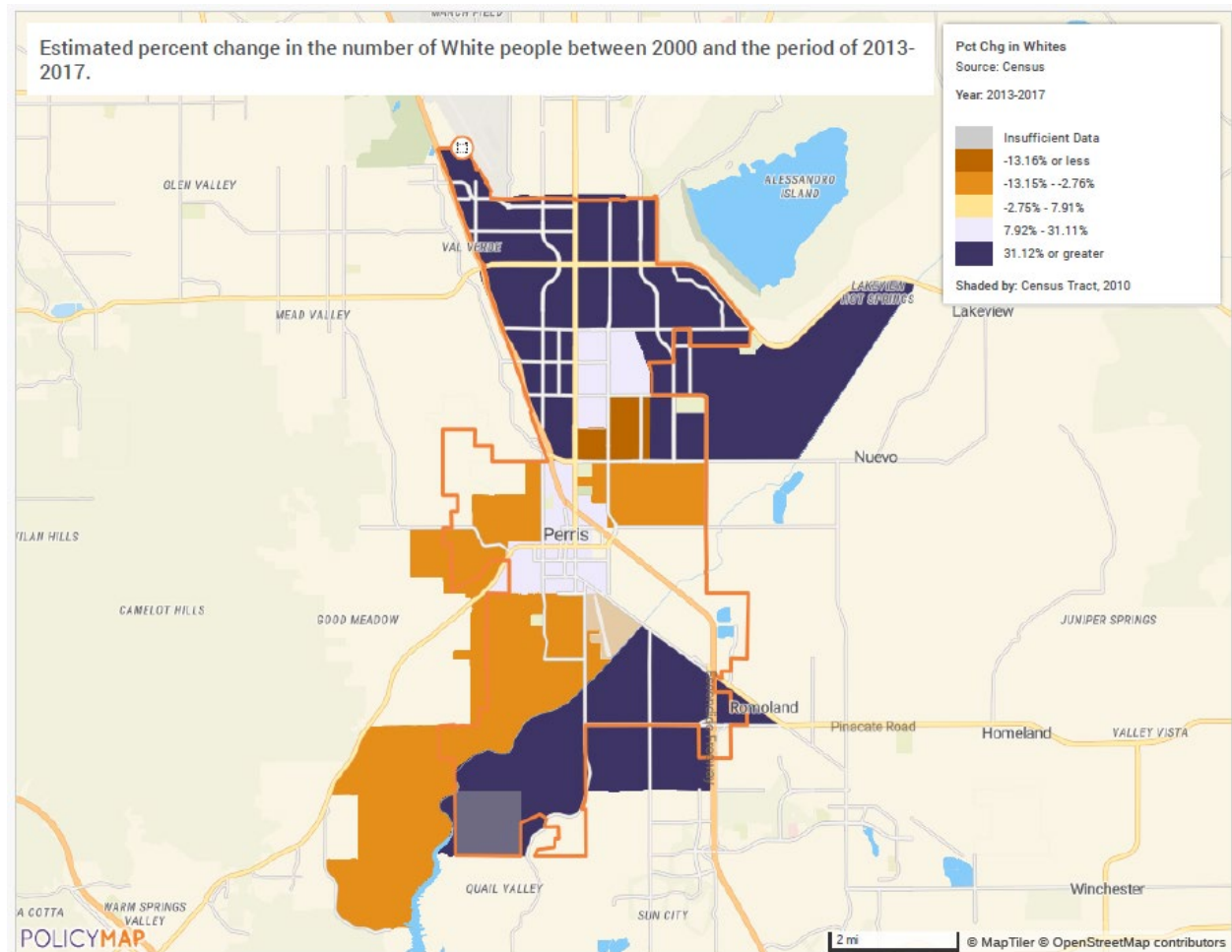
Race	2010		2015		2022	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
White	26,593	38.6%	22,487	30%	11,848	14.8%
Black or African American	5,280	7.7%	8,390	11.2%	10,866	13.5%
American Indian and Alaska Native	733	1.1%	406	0.5%	671	0.8%
Asian	1,817	2.6%	2,799	3.7%	1,345	1.7%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	1,364	1.7%
Other	32,523	47.3%	39,371	52.5%	40,858	50.9%
Two or More Races	2,655	3.9%	1,506	2%	13,306	16.6%
TOTAL	68,816	100%	74,959	100%	80,258	100%
Non-Hispanic	16,047	23.3%	20,561	27.4%	22,010	27.4%
Hispanic	52,769	76.7%	54,398	72.0%	58,248	72.6%

The maps below highlight what areas the White population lives in the City. Since 2000, the North and South areas of Perris have seen high increases in White residents, the central and western areas have seen high decreases.

Estimated Percent of All People Who Were White, Between 201-2022

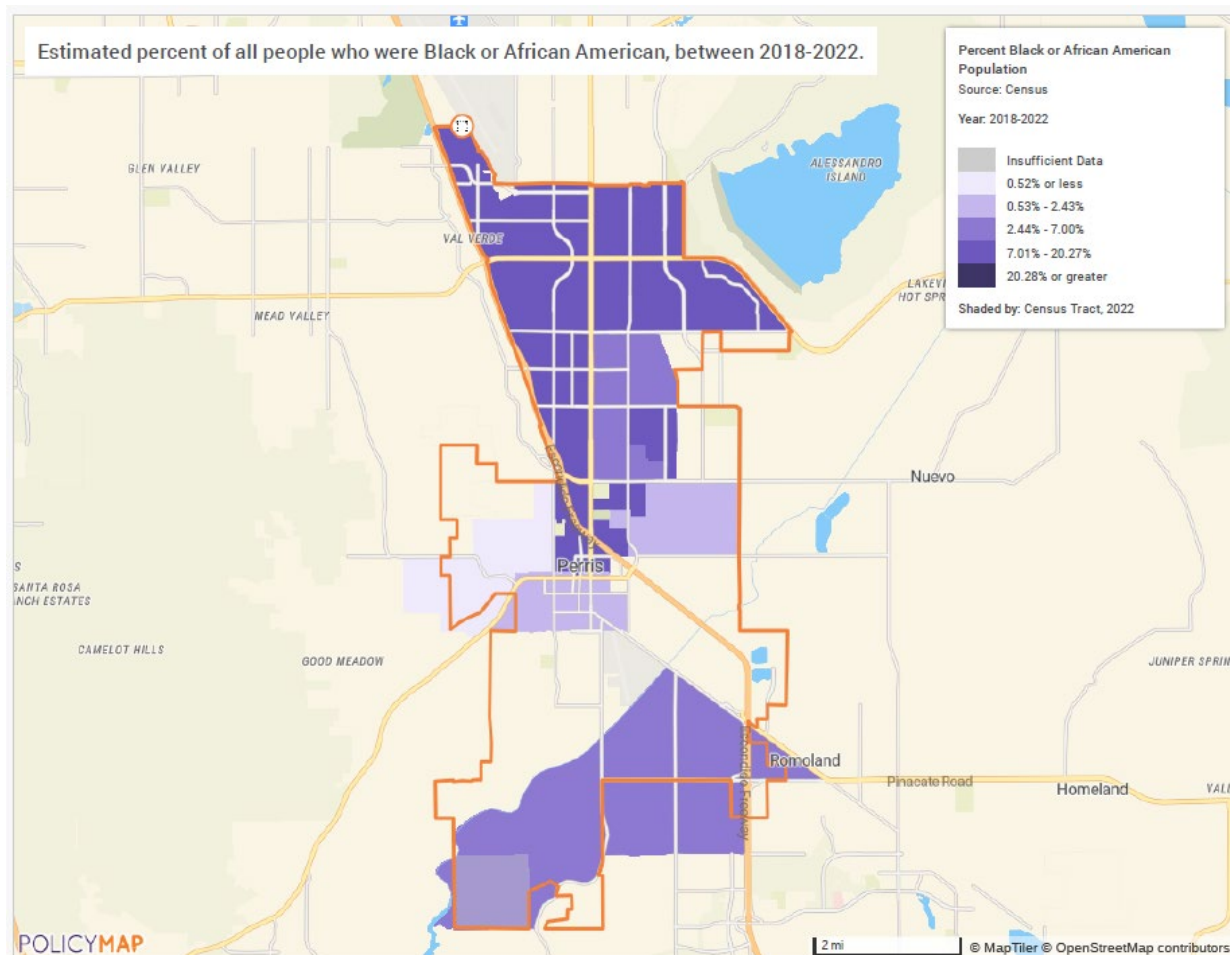


Estimated Percent Change In the Number of White People between 2000 and the Period of 2013-2017

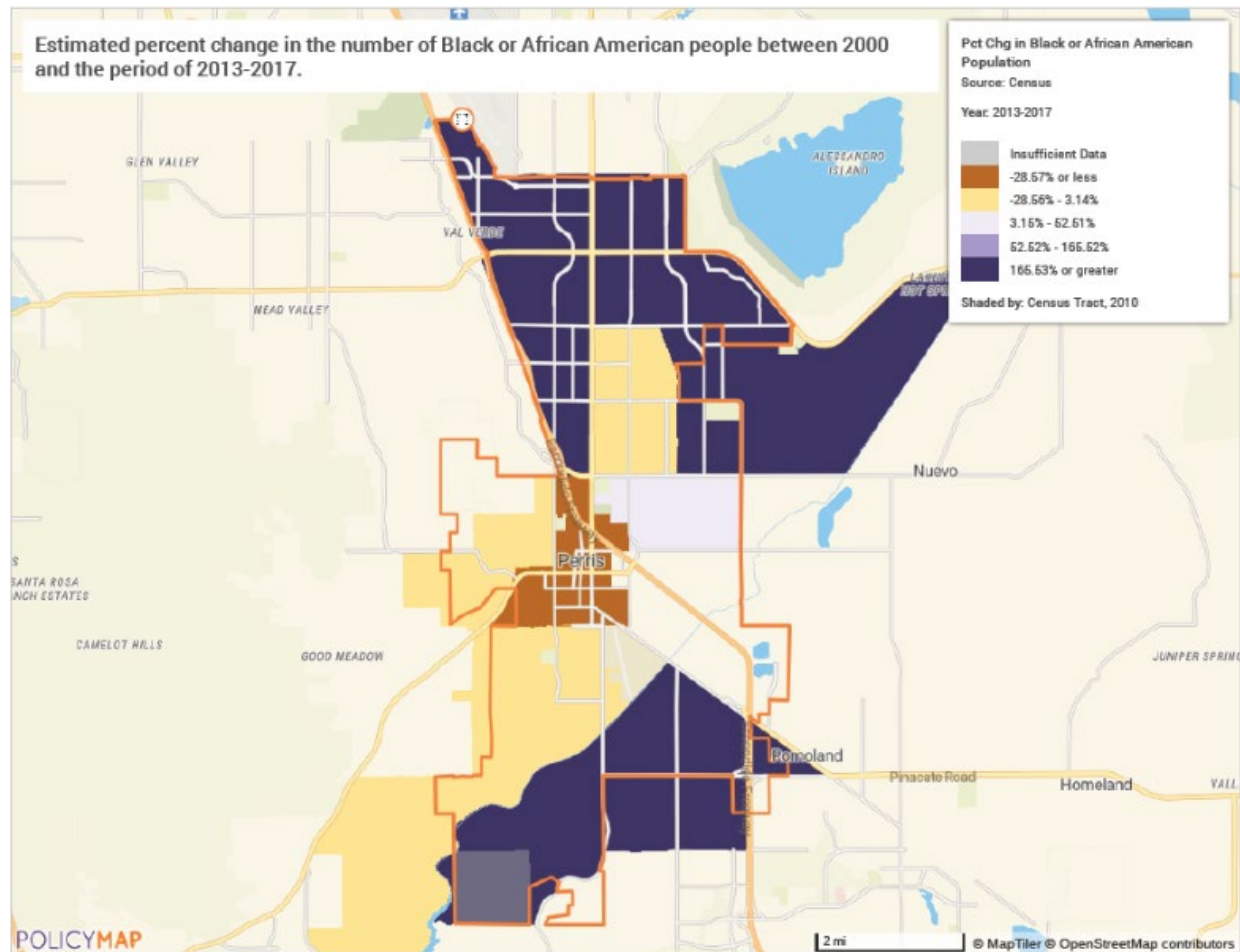


The Black population has grown mainly in the city's northern and southern regions. The percentage of Black residents has decreased significantly in the city's central region since 2000.

Estimated Percent of All People Who Were Black or African American, Between 2018-2022

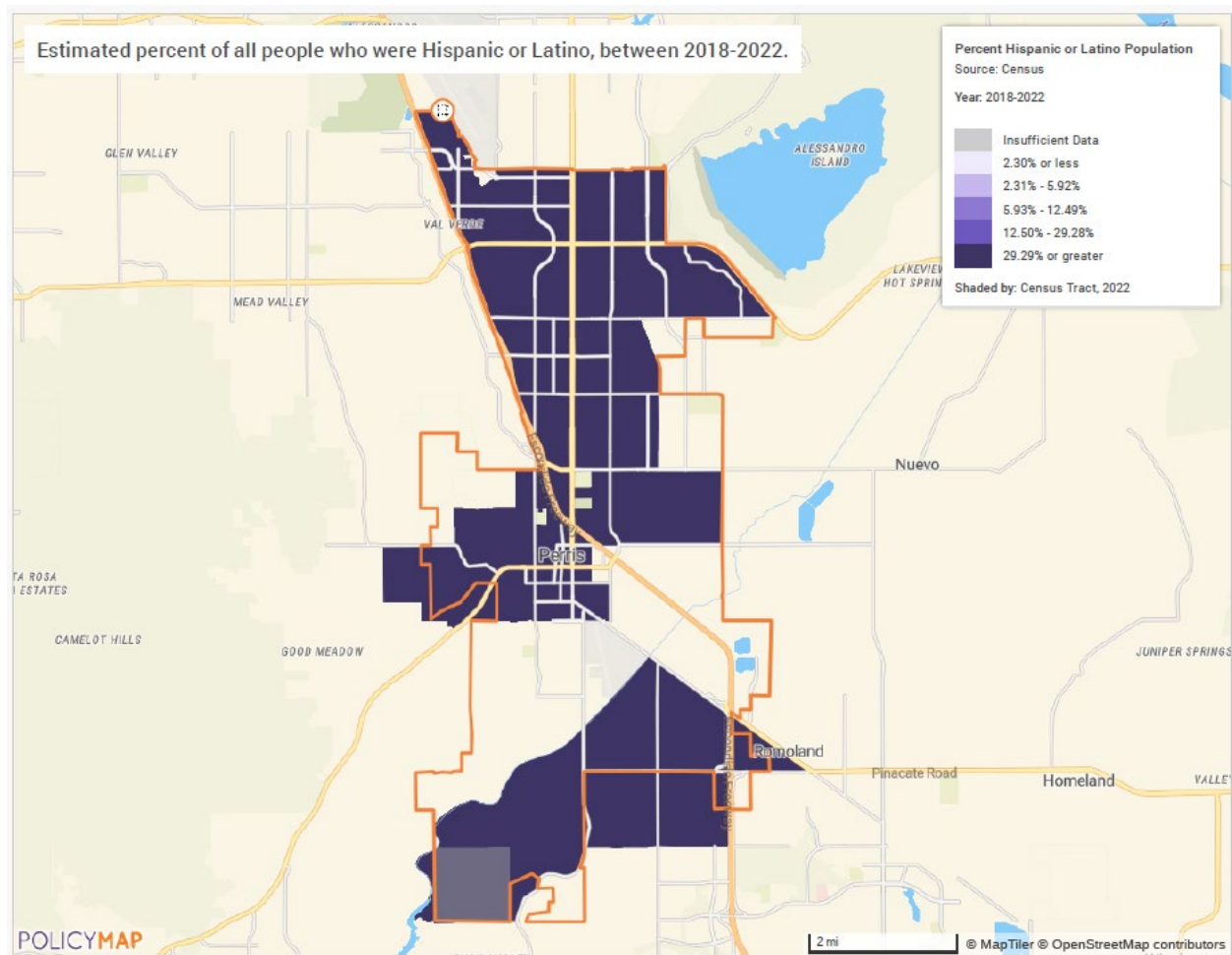


Estimated Percent Change in the Number of Black or African America People Between 2000 and the Period 2013-2017

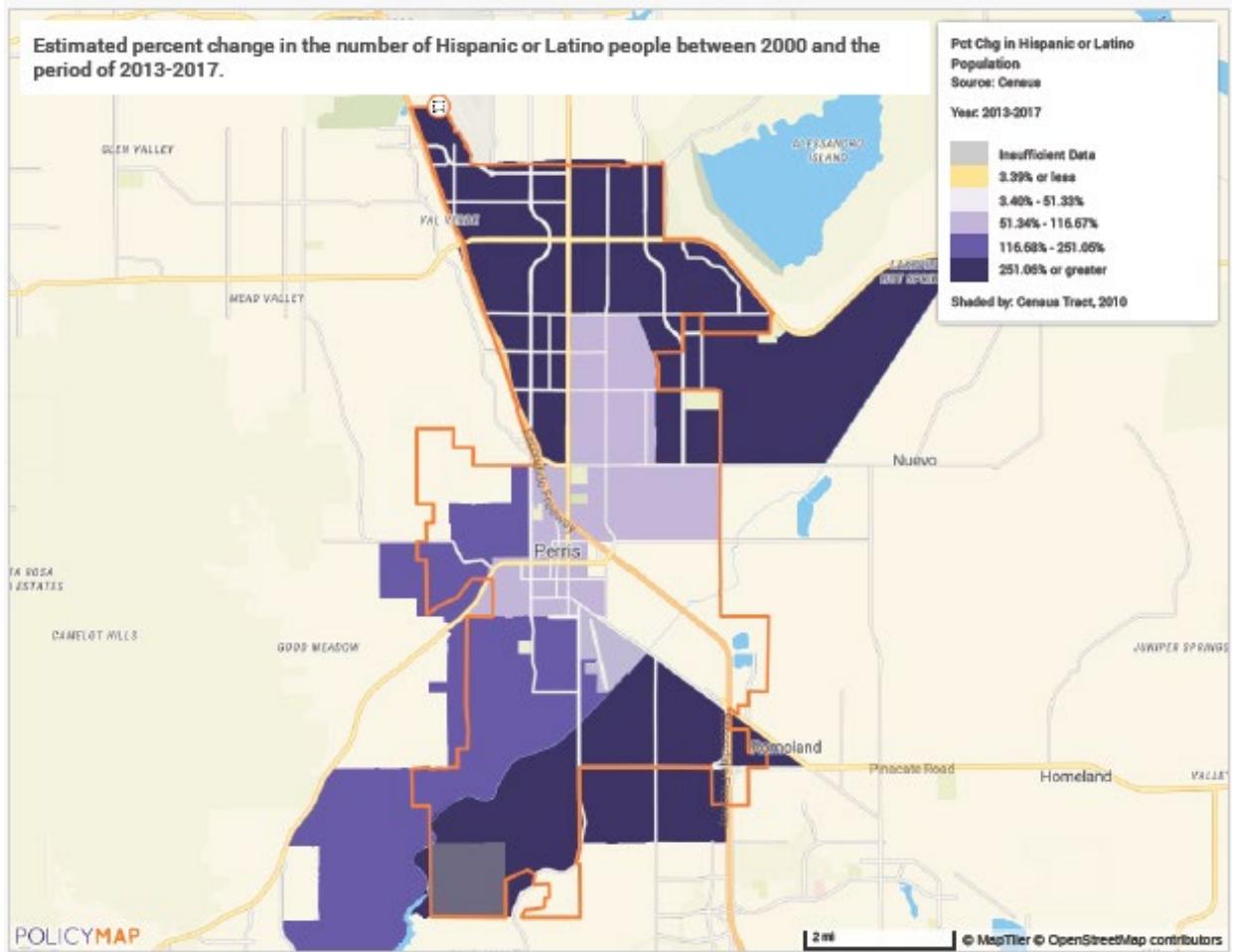


The Hispanic population has seen growth in most areas of the city over the past few decades. The highest concentrations of growth were in the northern and southern regions.

Estimated Percent of all People who were Hispanic or Latino, Between 2018-2022



Estimated Percent Change in the Number of Hispanic or Latino Between 2000 and the period of 2013-2017



Linguistic Isolation

Census data shows that in 2020, 23.11% of the population of Perris were non-English speaking and 65.8% of people can speak a language other than English. The map below highlights the areas where those who are non-English speaking resided between 2018 and 2022. Reflective of the large Hispanic population in Perris, 62.6% of residents speak Spanish at home.

Map. Estimated Percent of All People Age 5 and Older Who Were Non-English Speaking, Between 2018-2022

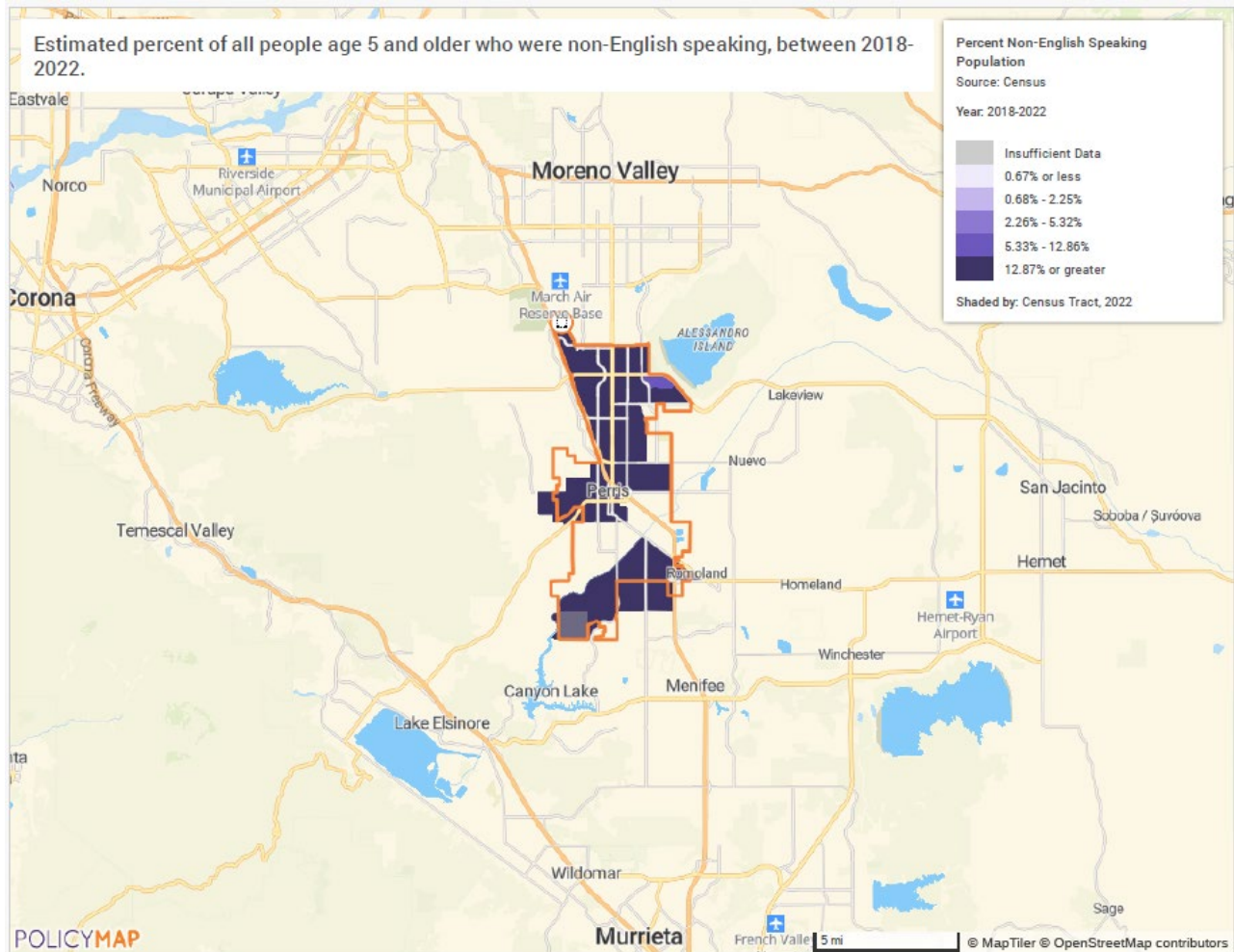


Table 3. English Language Ability

English Language Ability 2022 ACS								
Language Ability	Spanish		Other Indo-European Languages		Asian and Pacific Island Languages		Other Languages	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Speak English "very well"	29,932	65.5%	258	65.8%	817	48.4%	153	64.3%
Speak English less than "very well"	15,794	34.5%	134	34.2%	870	51.6%	85	35.7%
Total	45,726	100.0%	392	100.0%	1687	100.0%	238	100.0%

B. Household Profile

Information on household characteristics aids in understanding changing housing needs. The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Various household characteristics may affect equal access to housing, including household type and size, income level, and the presence of persons with special needs.

Household Composition and Size

The total number of households increased by about 23 percent between 2015 and 2022 in the City of Perris. While the number of family households has increased, it decreased in the total percentage of the household population. In contrast, the number of single person households has increased from about 10% in 2010 to 15% in 2022. Family households continue to be the predominant household type and are 85% of the household population in the city. Both the average household size and family size decreased between 2015 and 2022 but remains above 4 people per household on average. Communities with more families and larger households need larger housing unit options and community spaces available, as well as youth and family recreational spaces and programming. The chart below shows that family households with children comprise more than half of the households in Perris. This is higher than the number of households with children present in both Riverside County and the State of California overall, which both have less than half of total households including children.

Table 4. Number of Households by Type, 2010 – 2022 Comparison

Household Type	2010		2015		2022	
	Number	Percent	Number	Percent	Number	Percent
Total Households	15,621	100.0%	15,614	100.0%	19,243	100.0%
Families	14,028	89.9%	13,715	87.8%	16,343	85.0%
Singles	1,593	10.1%	1,899	12.2%	2,900	15.0%
Average Household Size	4.38		4.78		4.16	
Average Family Size	4.58		4.8		4.48	

Table 5. Number of Households by Type, City, County, and State Comparison, 2018-2022

2018-2022 Family Composition	Number of Families	Percent of Families
City (Perris)		
Families	16,438	--
Married with Children	6,721	40.89%
Single with Children	2,625	15.97%
Single Female with Children	1,905	11.59%
Other Families	7,092	43.14%
County (Riverside)		
Families	558,130	--
Married with Children	176,121	31.56%
Single with Children	67,089	12.02%
Single Female with Children	47,559	8.52%
Other Families	314,920	56.42%
State (California)		
Families	9,093,707	--
Married with Children	2,759,799	30.35%
Single with Children	1,116,027	12.27%
Single Female with Children	778,829	8.56%
Other Families	5,217,881	57.38%

Note: The category "Single with Children" includes all families that are "Single Female with Children", so all categories do not add up to 100 percent.

Source: [Census](#)
 Data aggregated by:
 2018-2022 Data Contains: 1 City

C. Income Profile

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household's housing choice are not defined fair housing issues, the relationships

among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. The table below compares the HUD and State income categories.

Table 6. Income Categories

HUD Definition		State of California Definition	
Extremely Low Income	Less than 30% of AMI	Acutely Low Income	0-15% of AMI
Low Income	31-50% of AMI	Extremely Low Income	16-30% of AMI
Moderate Income	51-80% of AMI	Very Low Income	31-50% of AMI
Middle/Upper Income	Greater than 80% of AMI	Low Income	51-80% of AMI
		Moderate Income	81-120% of AMI
		Above Moderate Income	Greater than 120% of AMI

Source: Department of Housing and Urban Development and California Department of Housing and Community Development, 2024.

1. Median Household Income

According to ACS data, by 2018-2022 the City of Perris had seen an estimated 73% increase in household median income. This growth is about a 17% higher increase than Riverside County saw in median income change during the same time – but the County still had had more than a 50% increase.

Table 7. Median Household Income

Jurisdiction	Median Household Income		Percent Change
	2010	2018-2022 5-year ACS	
Perris	\$45,251	\$78,352	73.2%
Riverside County	\$54,296	\$84,505	55.6%

2. Income Distribution

The following table provides information on the number of households by income for the City, County and State between 2018-2022.

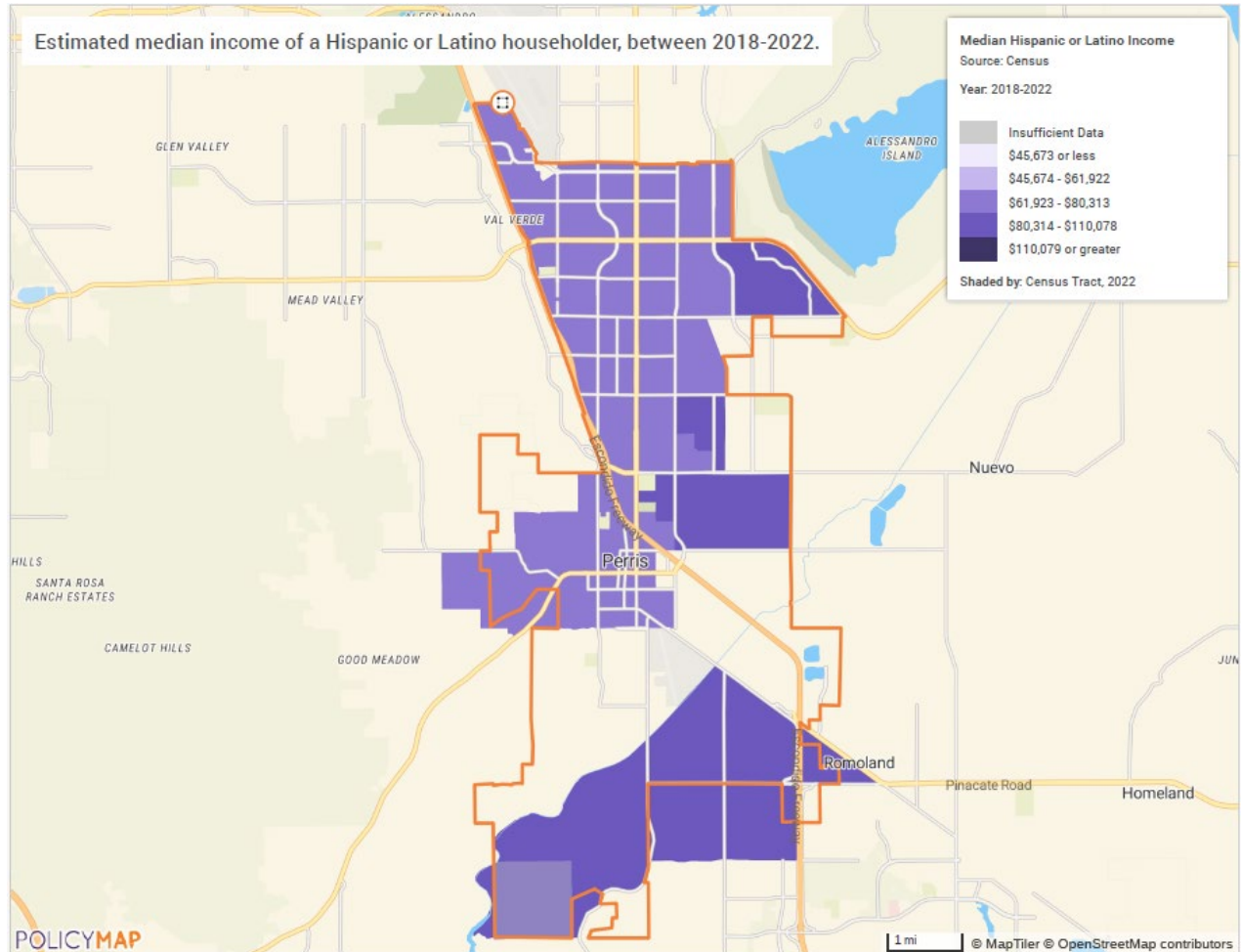
Table 8. Incomes, City, County, and State, 2018-2022

Incomes:		
The median household income for the study area was \$78,352, compared to the state of California with a median of \$91,905, as estimated for 2018-2022 by the Census' American Community Survey.		
The number of households divided by income categories is shown in the Annual Income Category table. In the period of 2018-2022, 25.34% of households in the study area had an annual income of less than \$50,000, compared to 27.87% of people in the state of California.		
2018-2022 Annual Income Category	Number of Households	Percent of Households
City (Perris)		
Less than \$25,000	1,888	10.13%
\$25,000 - \$34,999	1,490	7.99%
\$35,000 - \$49,999	1,345	7.22%
\$50,000 - \$74,999	3,871	20.77%
\$75,000 - \$99,999	3,556	19.08%
\$100,000 - \$124,999	1,895	10.17%
\$125,000 - \$149,999	1,536	8.24%
\$150,000 or more	3,059	16.41%
County (Riverside)		
Less than \$25,000	98,279	13.1%
\$25,000 - \$34,999	49,511	6.6%
\$35,000 - \$49,999	71,824	9.58%
\$50,000 - \$74,999	114,164	15.22%
\$75,000 - \$99,999	99,965	13.33%
\$100,000 - \$124,999	83,206	11.09%
\$125,000 - \$149,999	62,380	8.32%
\$150,000 or more	170,647	22.75%
State (California)		
Less than \$25,000	1,758,324	13.2%
\$25,000 - \$34,999	799,511	6%
\$35,000 - \$49,999	1,153,474	8.66%
\$50,000 - \$74,999	1,829,952	13.74%
\$75,000 - \$99,999	1,595,276	11.98%
\$100,000 - \$124,999	1,337,354	10.04%
\$125,000 - \$149,999	1,032,621	7.75%
\$150,000 or more	3,809,310	28.61%
According to the Census' American Community Survey estimates, the median income for a family in the period of 2018-2022 was \$78,527, compared to the state of California with a median family income of \$105,010.		
Source: Census		
Data aggregated by:		
2018-2022 Data Contains: 1 City		

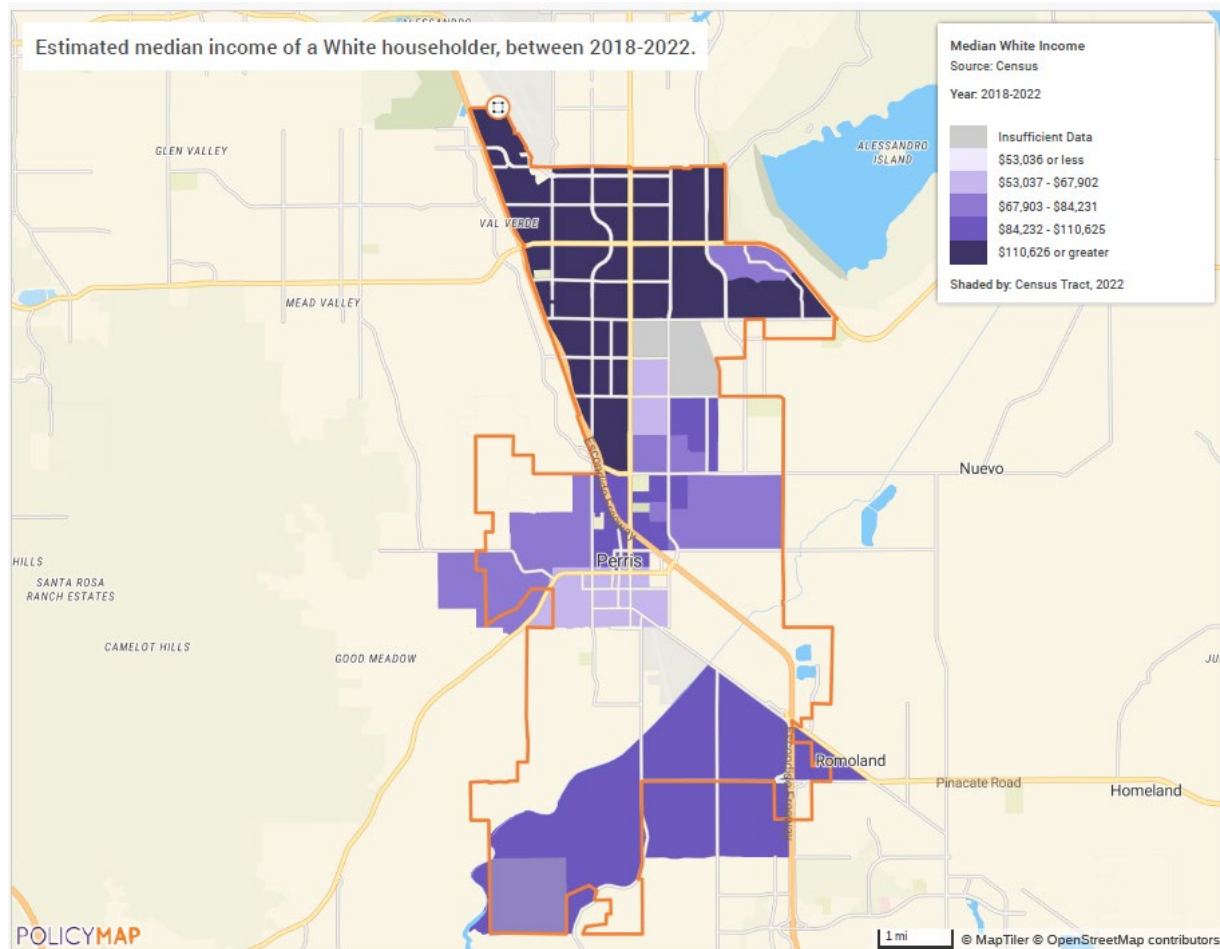
3. Income Distribution by Race/Ethnicity

The median household income of Hispanic or Latino households between 2018-2022 was \$78,172. The median household income of White households between 2018-2022 was \$83,387. The median household income of Black or African American households between 2018-2022 was \$70,096.

Estimated Median Income of a Hispanic or Latino Household Between 2018-2022



Estimated Median Income of a White Household Between 2018-2022



D. Special Needs Households

Certain households, because of their special characteristics and needs, may require special accommodation and may have difficulty finding housing due to these special needs. The special needs groups discussed in this section include seniors, persons with disabilities, persons with HIV/AIDS, families with children, single-parent households, large households, and homeless persons.

1. Seniors

Many conversations with stakeholders have included discussion around the increased pressure faced by seniors due to the prevalence of disabilities and fixed incomes being disproportionate to the housing market and increased cost of living. Seniors are also more likely to face housing discrimination and to have difficulty finding affordable housing options that provide necessary special accommodations. Although seniors are a fairly small percentage of the city's population, 39.31% of seniors aged 65 or older in Perris are living with a disability. The map below shows where seniors with disabilities primarily live within the city. There is a higher percentage of seniors living with one or more disabilities in the central area of the

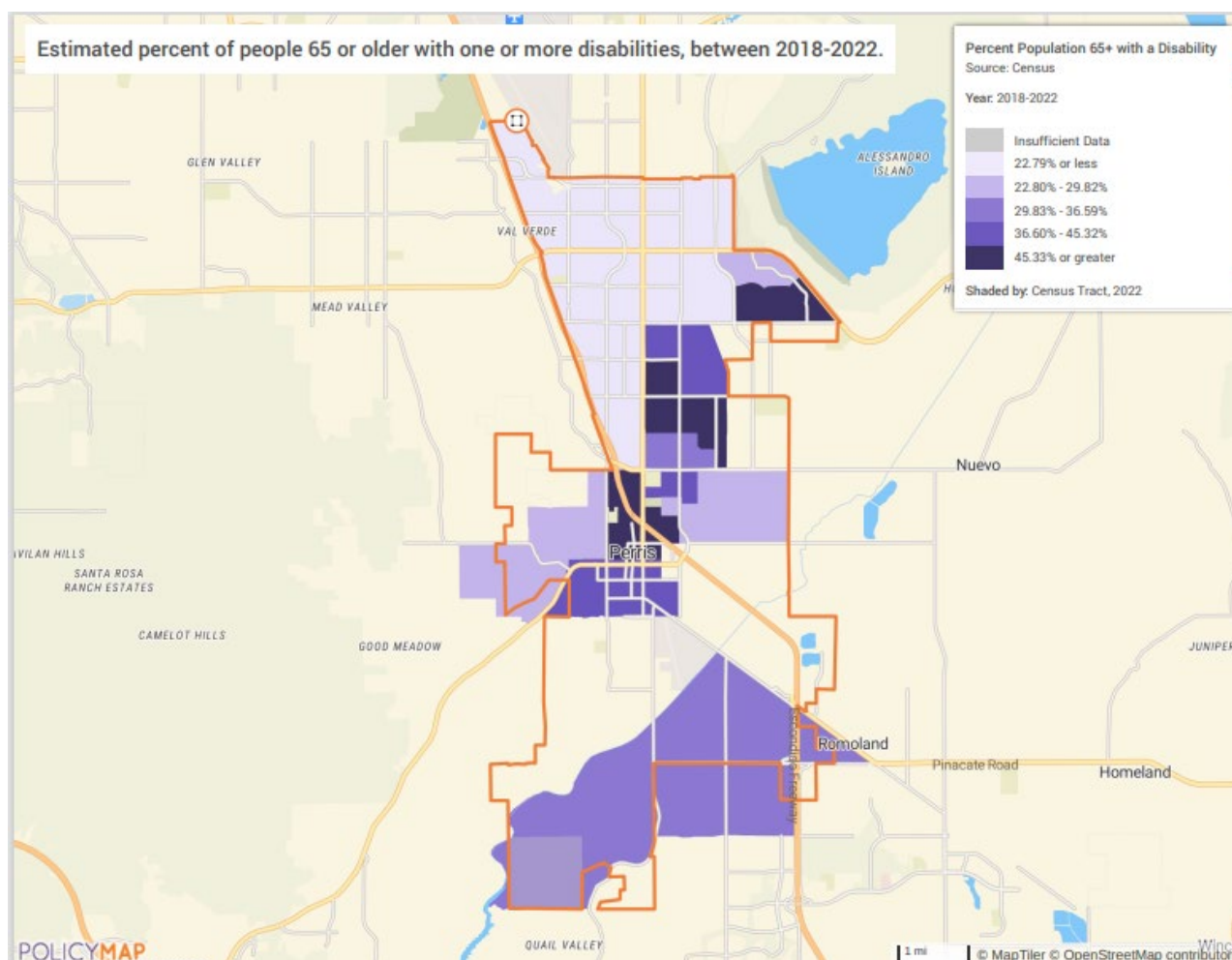
city, with the southern area also seeing higher rates. Many seniors who are living with ambulatory, self-care, or independent living difficulties need supportive services or caregivers in the home. Senior homeowners also have difficulty keeping up with necessary home repairs or modifications – both by physical limitations and the inability to afford repairs and services due to their limited fixed incomes. 36.49% of all senior homeowner households are cost burdened and 80.45% of all senior renter households are cost burdened.

Table 9. Population with Disability

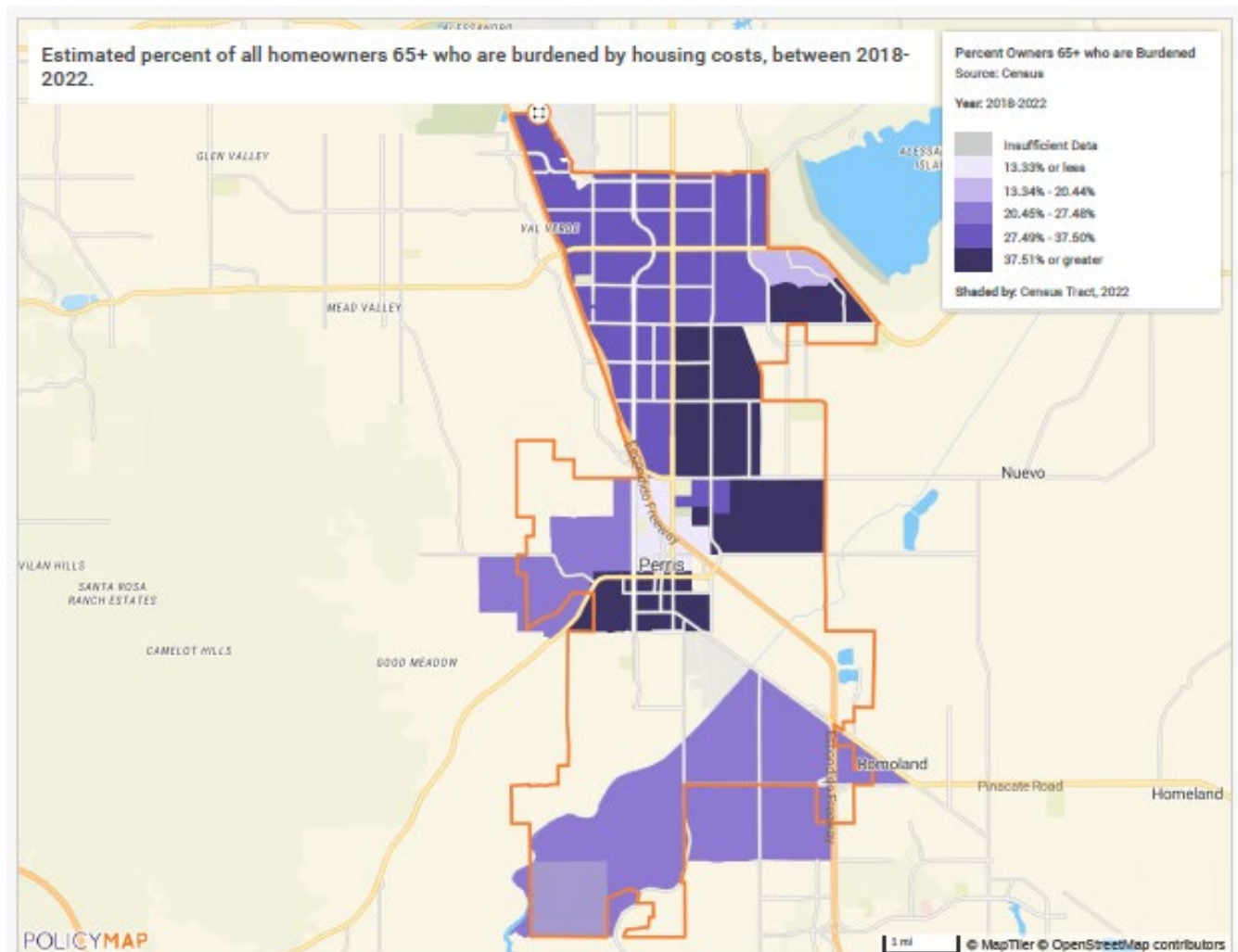
2018-2022 5 year ACS data
Senior

Area	% of Population	With a Disability
Perris	7%	39.3%
Riverside County	14.80%	35.2%

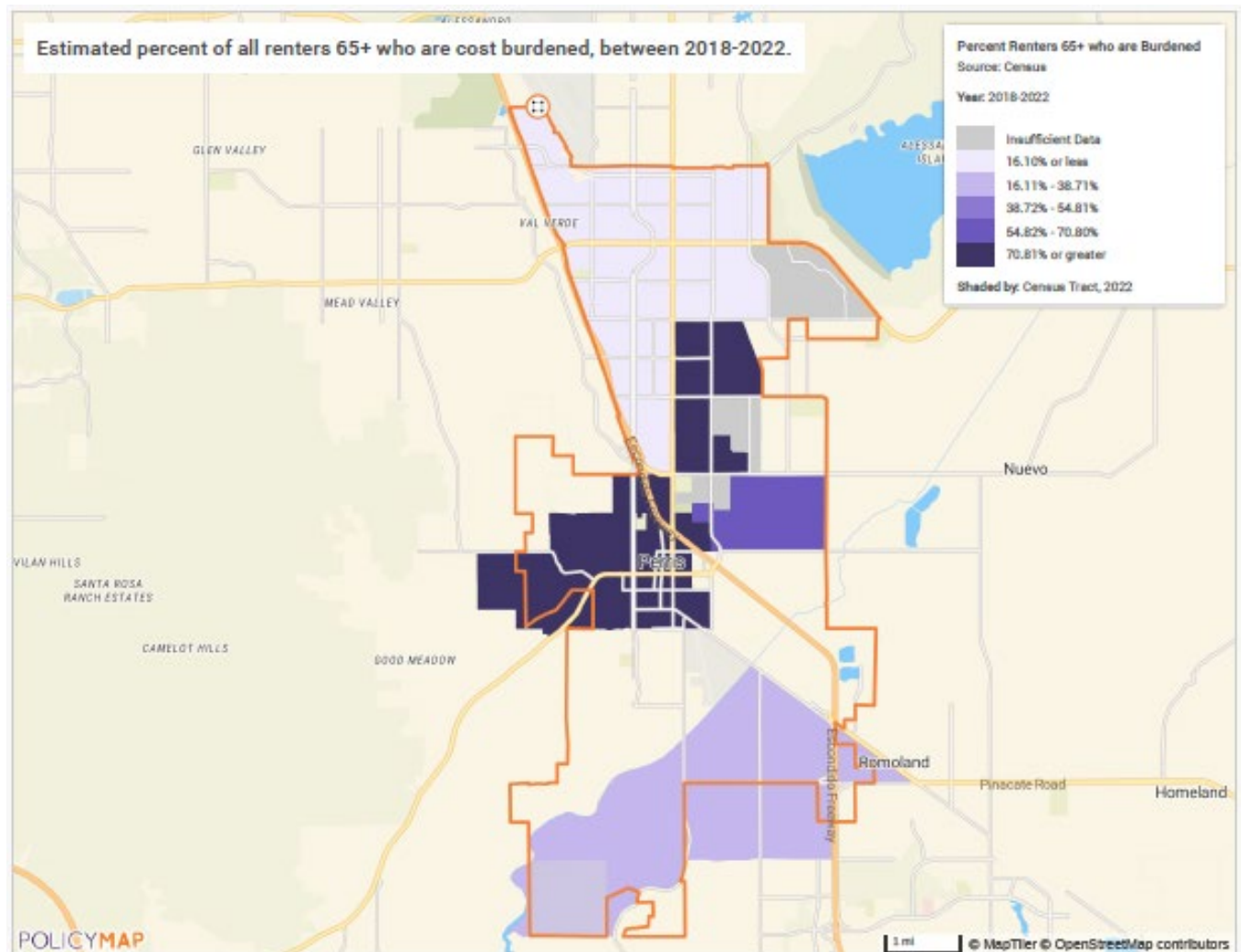
Estimated Percent of People 65 or Older with One or More Disabilities, Between 2018-2022



Estimated Percent of All Homeowners 65+ Who are Burdened by Housing Costs, Between 2018-2022



Estimated Percent of All Renters Who Are Cost Burdened, Between 2018-2022



Resources

There are 308 rental units in four rental properties in Perris that are restricted for those age 62 and older, with renter qualifications not to exceed anywhere from 50 percent to 80 percent of median income.

In addition to the senior housing developments above, a number of licensed residential care facilities also serve seniors in the City. Figure II.7 illustrates the location of licensed residential care facilities located in Perris. As shown, the City has 12 residential care facilities for the elderly; these facilities have the capacity to serve 282 persons.

Riverside County's Network of Care for Seniors and People with Disabilities was created with a California Department of Aging innovation grant. The project is part of a broad effort by Riverside County to improve and better coordinate long-term care services locally. This comprehensive, Internet-based resource is for seniors and persons with disabilities, as well as their caregivers and service providers.

Various affordable housing opportunities are also available to the City's senior residents, including:

Table 10. Senior Rental Housing

Name of Project	Address and Phone	Total Units	# of Affordable Units	Finance Source
Perris Park	1204 S. Perris Blvd.	80	79	LIHTC
Perris Station Senior Apartments	24 South D Street	84	83	LIHTC
San Jacinto Vista I	202 E. Jarvis Street	86	86	LIHTC, Affordable Housing Subsidized; Section 515 Rural Rental Housing; Section 521 USDA Rental Assistance
San Jacinto Vista II	2020 E. Jarvis Street	60	60	Affordable Housing Subsidized; Section 515 Rural Rental Housing
Total		310	308	

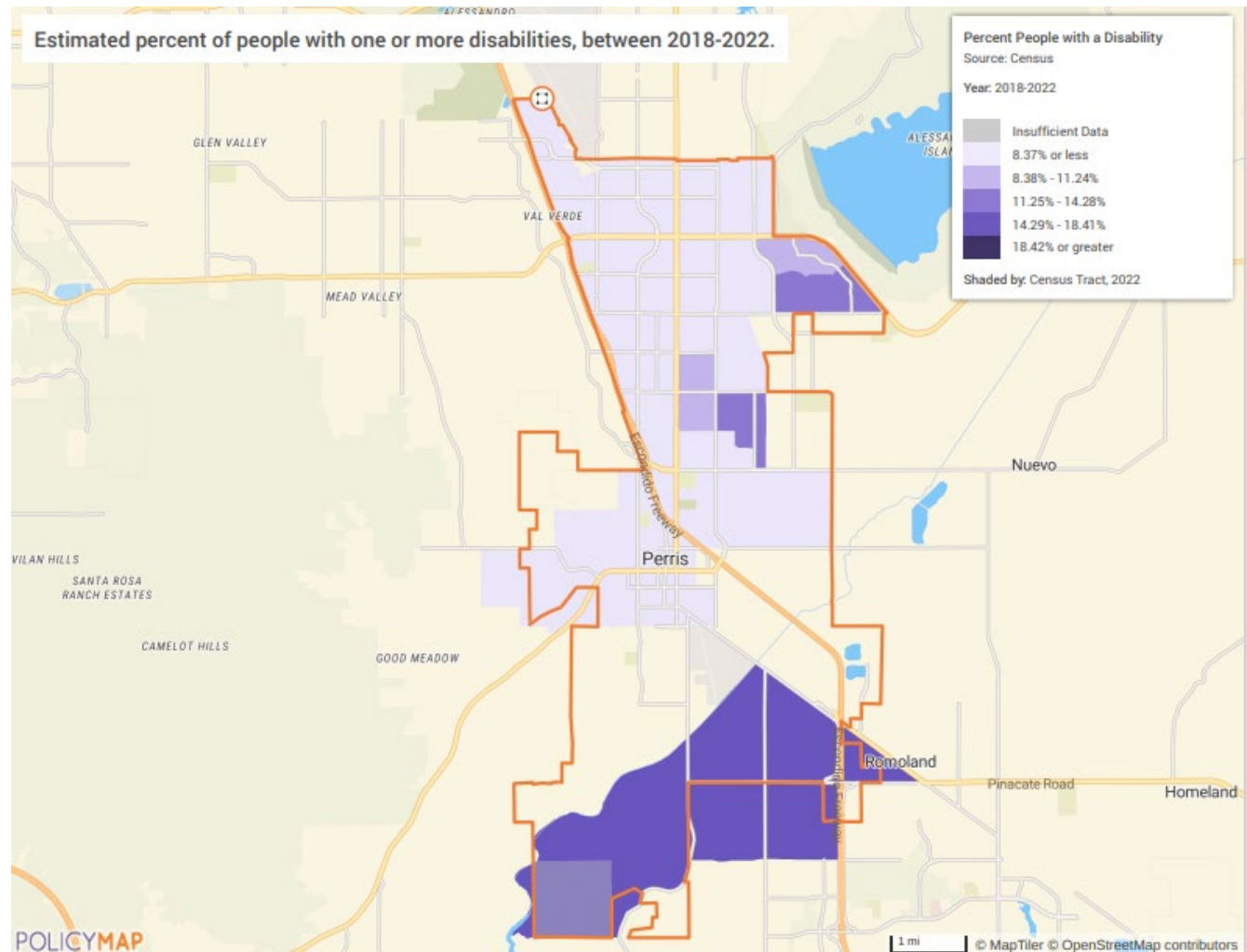
2. Persons with Disabilities

Nearly 9 percent (8.9%) of the population of the City of Perris is living with one or more disabilities. Ambulatory and cognitive disabilities are the most common forms of disabilities in Perris, with 3.8% and 4.4% respectively. As defined by the Census, ambulatory disabilities occur when an individual has serious difficulty walking or climbing stairs, while cognitive disabilities are when an individual has a physical, mental, or emotional problem, including difficulty remembering, concentrating, or making decisions. Individuals with disabilities generally face more difficulty finding access to affordable housing options that are close to reliable and accessible transportation, supportive services, medical services, community centers, and other helpful resources. This population may also be more likely to face housing discrimination based on the need for accessible units, home modifications, or service animals. The map below shows a larger density of people living with one or more disabilities living in the city's southern area.

Table 11. Persons with Disabilities Profile (2018-2022)

Area	% of Population	Hearing Disability	Vision Disability	Cognitive Disability	Ambulatory Disability	Self-Care Disability
Perris	8.9%	1.0%	1.2%	3.8%	4.4%	1.3%
Riverside County	1.6%	0.3%	0.3%	0.6%	0.3%	0.8%

Estimated Percent of People With One or More Disabilities Between 2018-2022



To help meet the needs of the disabled population, the City has a number of community care facilities that provide supportive services to persons with disabilities. According to the California Department of Social Services, Community Care Licensing Division, there are 22 adult residential care facilities located in Perris.

The Perris Zoning Code accommodates both small and large residential care facilities. Small residential care facilities that serve six or fewer persons are permitted by-right in nearly all of the City's residential zones, with the exception of the R-4 and R-5 zones which are reserved for mobile homes. Large residential care facilities and care centers are subject to the review and approval of a conditional use permit. Large residential care facilities (7 to 12 persons) require a permit with conditions of approval and are required to comply with development standards of the applicable zone and additional parking standards to ensure that there is adequate off-street parking for employees and those residing at the facility. Residential care centers (12 or more) require a conditional use permit and are deemed a non-residential use in the Zoning Code. Residential care centers have more stringent development standards.

Individuals with special needs can benefit from the programs and services offered by various organizations in neighboring communities and throughout Riverside County. A comprehensive service directory provided

by the Riverside County Network of Care for seniors, persons with disabilities and mental health issues is available online at:

<https://aging.networkofcare.org/riverside>

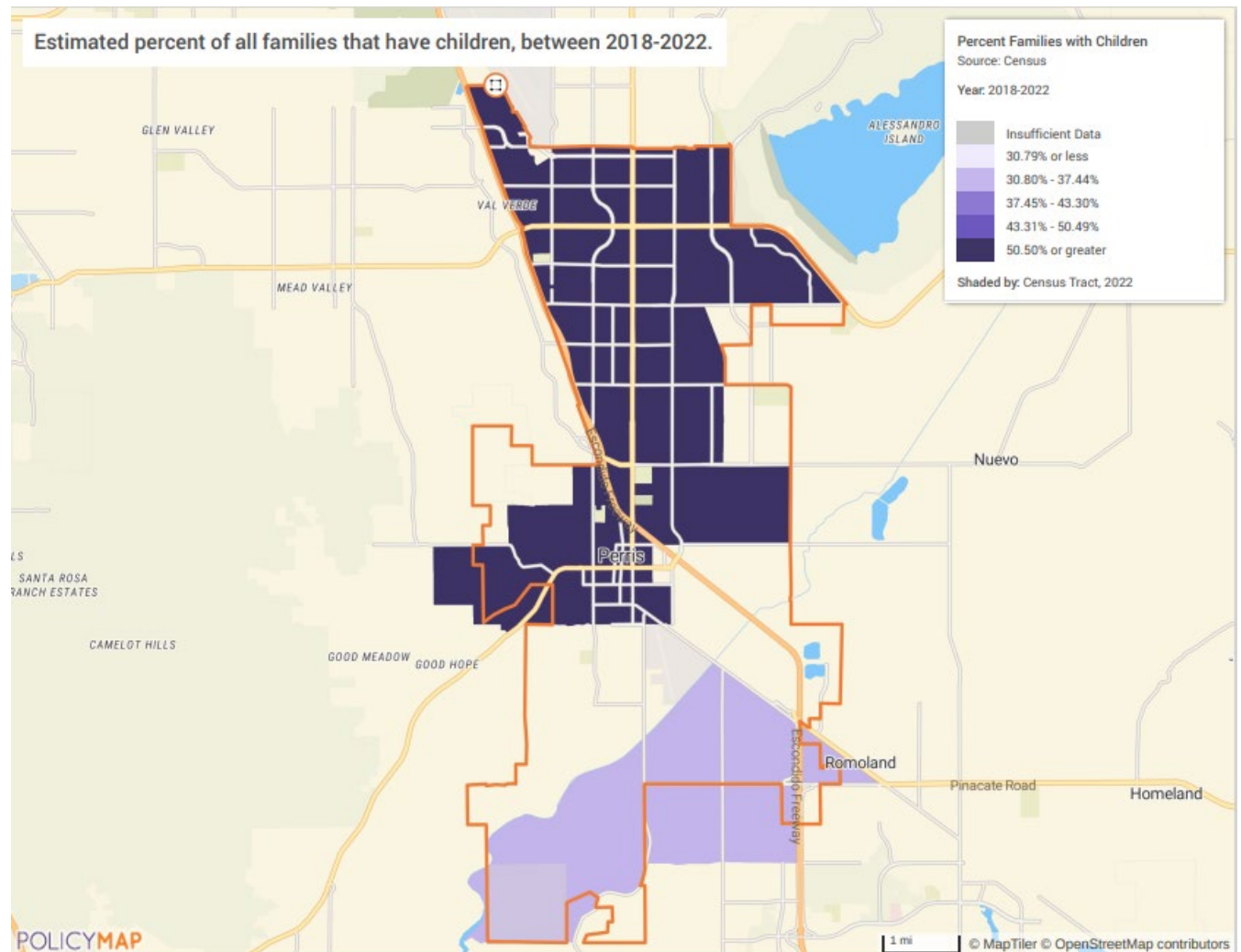
The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use, zoning, and building code regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

The City amended the Zoning Code in 2013 (Ordinance 1296) to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City continues to provide information regarding the City’s reasonable accommodation ordinance to interested parties and makes information on the ordinance widely available to residents.

3. Families with Children

Over 56 percent (56.86%) of all family households in the city were households with children between 2018-2022 - 11.6% of these households were single female-headed households with children. A shortage of affordable housing options and rising rent prices contribute to financial stress, especially for low- and moderate-income families. The map below shows the prevalence of families with children in the city – the central and northern areas are densely populated. These areas also have high populations of Hispanic or Latino families and Black or African American families. Families with children may also face a higher level of housing discrimination due to landlords being fearful of noise or potential property damage.

Estimated Percent of All Families That Have Children Between 2018-2022



A variety of city programs and services are available for children and young adults in the community. Among the programs offered, the City's Community Services Department coordinates various excursions, classes, and activities for youth. Families with children can also benefit from support services offered by various organizations in neighboring communities.

For families with needs for assistance with childcare expenses, the Riverside County Department of Public Social Services (DPSS) Child Care programs provide child care payments to a variety of eligible families. In addition, the Riverside County Child Care Consortium (RCCCC) provides advocacy and resource services to promote quality child care services that are affordable and accessible to families in Riverside County.

4. Single-Parent Households

About 9 percent (9.2%) of all households in the city between 2018-2022 were single-parent households with children. The map below shows the prevalence of single-parent households in Perris – the majority are in central Perris, with density also persisting in the northern area. Single-parent households need

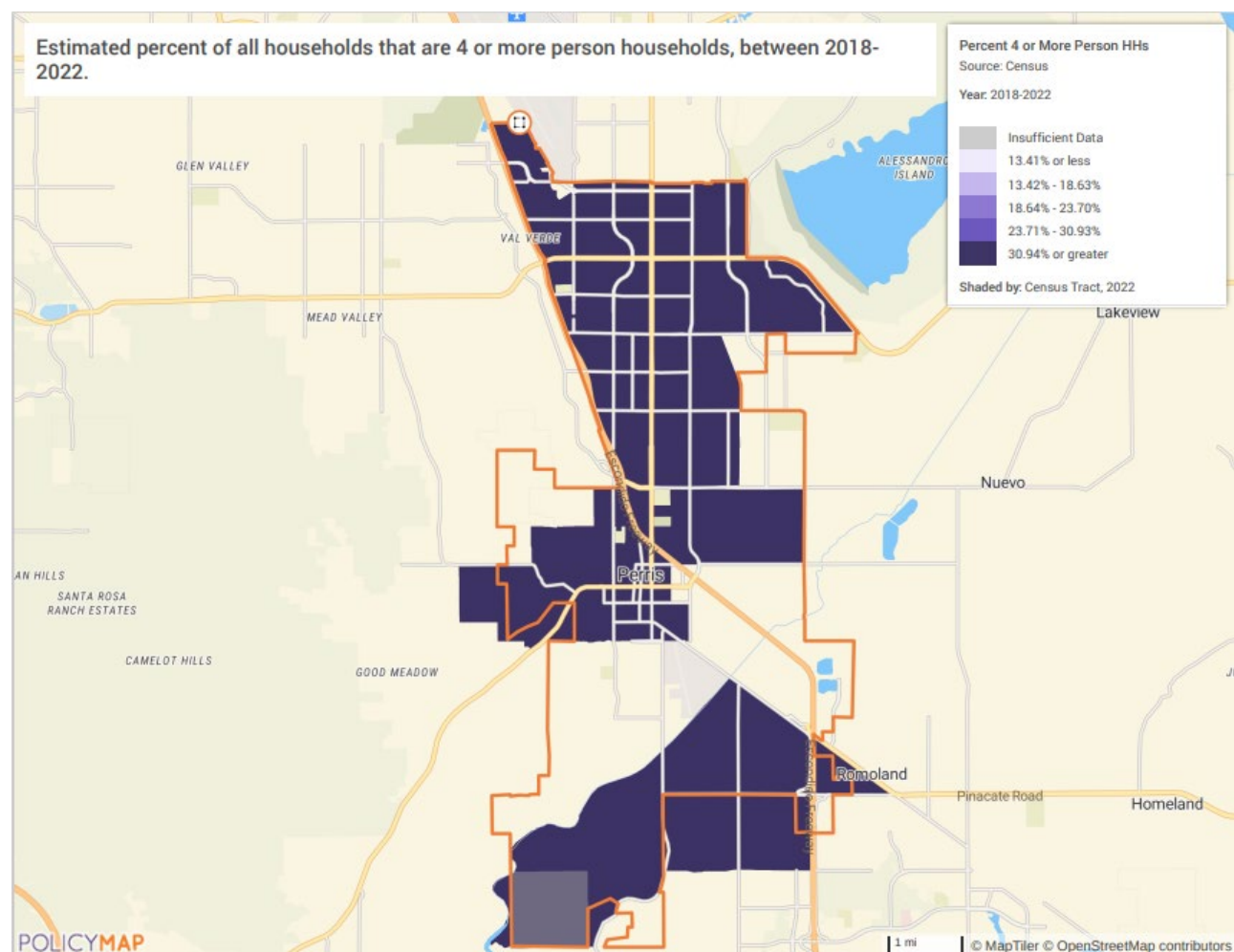
reliable transportation, access to affordable childcare options, local schools, recreational activities, and other services. Having one income limits the housing options available to single-parent households and they often cannot afford to live close to amenities.

Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is also pressing issue for many families with children and single parent households in particular.

5. Large Households

Nearly 59% (58.96%) of all households in the city have 4 or more people living in it. About 9 percent (9.27%) of all households in the city have 7 or more people living in them. The map below shows that much of the city has a high density of large households. It is more difficult to find affordable housing options for large households, and often families may end up in situations where they are overcrowded. Larger families also face higher costs in food, clothing, medical care, and other daily expenses.

Estimate Percent of All Households That are 4 or More Person Households Between 2018-2022



The City's large households can benefit from programs and services that provide assistance to lower and moderate-income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. In addition, large households can benefit from the support services offered by various organizations in neighboring communities, including Community Action Partnership of Riverside County, the Family Services Association, Path of Life Ministries, Valley Community Pantry, and Walden Family Services, among others.

6. Homeless Persons

According to HUD, a person is considered homeless if they are not imprisoned and: (1) lack a fixed, regular, and adequate nighttime residence; (2) their primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements, or an institution that provides a temporary residence for individuals who should otherwise be institutionalized; or (3) a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

The City of Perris participates in the Annual Riverside County Point in Time (PIT) Homeless Count and Survey, with the most recent report being released in June 2023. According to the Riverside County Homeless Point-in-Time Count and Survey Report, there were 90 unsheltered and 24 sheltered homeless persons in Perris at the time of the count. This represents about a 53% increase in unsheltered individuals from the 2022 PIT count and the highest number reported over the last four counts. Finding stable, safe, and affordable housing options for homeless persons transitioning into permanent housing can be very difficult. Fair Housing challenges are often present, with landlords being hesitant to rent to formerly homeless individuals out of fear they will not pay their rent, or from the stigma that all homeless persons face severe mental health challenges that will lead to payment or safety concerns. There is also a need for more shelters and supportive services to close the gap for those transitioning out of homelessness.

The City of Perris recognizes the need for ongoing supportive services and development of affordable housing to prevent homelessness, particularly for extremely low-income households (households making less than 30 percent AMI). The City has cooperative relationships with various organizations to provide homeless services, such as with the Fair Housing Council of Riverside County, the County of Riverside Department of Public Social Services Homeless Programs Unit, the Continuum of Care for Riverside County (CoC), and Community Connect.

7. Persons with HIV/AIDS

According to the 2021 Epidemiology of HIV/AIDS in Riverside County Report by the County of Riverside Department of Public Health Epidemiology and Program Evaluation Branch, there were 2,234 people reported to be living with HIV/AIDS in Northwest Riverside County, which includes the City of Perris. Almost half of this population was Hispanic/LatinX. 74.8% of those living with HIV/AIDS in Northwest Riverside County are people of color – 43.8% higher than the rest of Riverside County.

Gender	Percent of new cases
Male	87.8%
Female	10.8%
Trans Male and Female	1.2%

Ethnicity	Percent of new cases
Hispanic/Latinx	54.2%
Black/African American	19.5%
White	21.0%
Asian	2.3%
All Other	3.0%



For those living with HIV/AIDS, access to affordable healthcare with locality to reliable transportation and medical care is crucial. In addition, persons with HIV/AIDS may also be targets of hate crimes. Despite federal and state anti-discrimination laws, many people face illegal eviction from their homes when their illness is exposed. Stigmatism associated with their illness and possible sexual orientation can add to the difficulty of obtaining and maintaining housing. The **Fair Housing Amendments Act of 1988**, which is primarily enforced by HUD, prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS.

The Riverside County Department of Public Health HIV/STD Program coordinates the overall response to HIV/AIDS in the County in collaboration with community-based organizations, governmental bodies, advocates and people living with HIV/AIDS. Some of the programs offered include administration, HIV testing (including partners), the Early Intervention Program (EIP), education and prevention outreach, surveillance, mental health, and HIV Transmission Prevention Program (HTPP). The program also provides assistance linking newly diagnosed HIV infected individuals with care.

E. Housing Profile

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

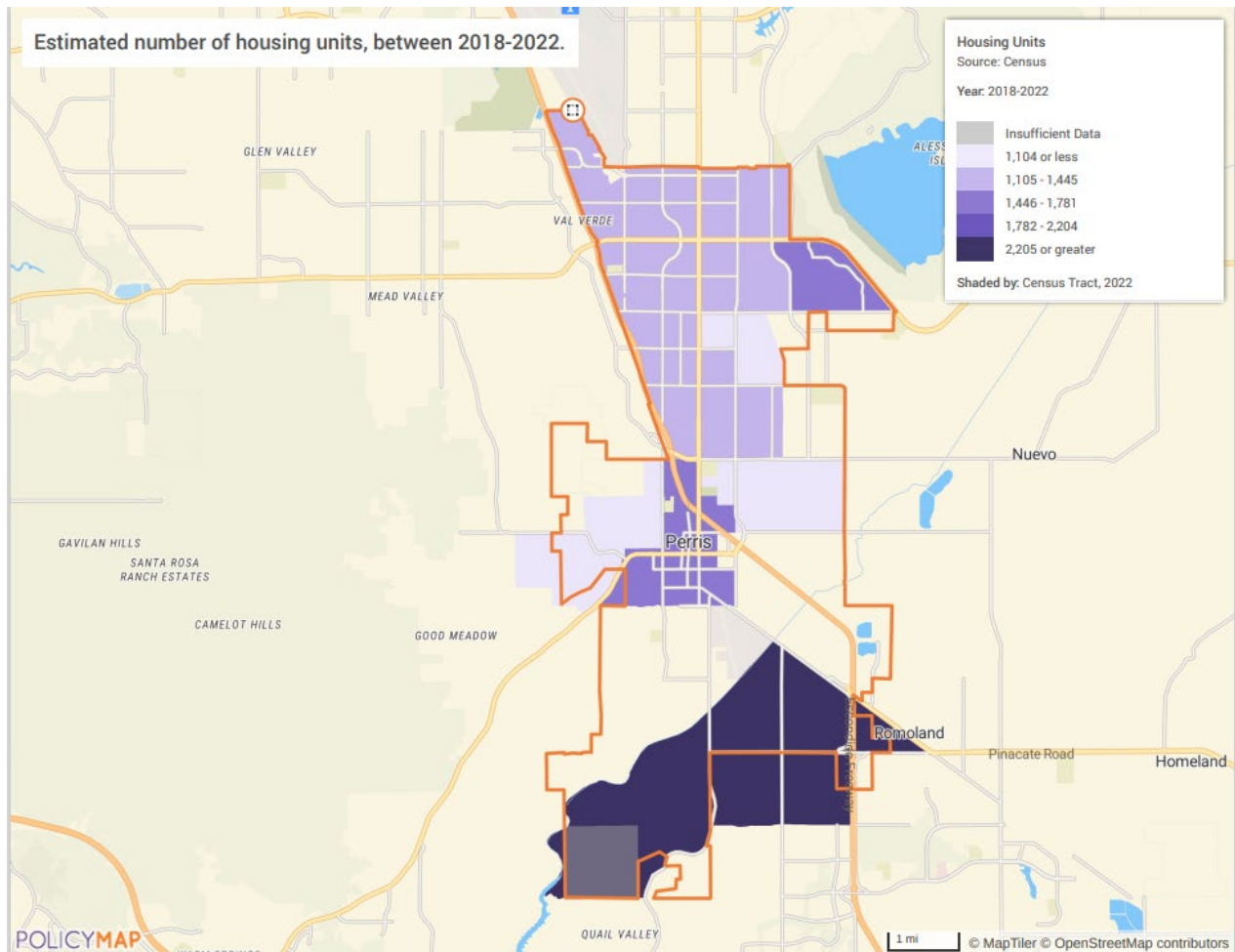
This section provides an overview of the city's housing trends, including housing growth, housing type, housing tenure and vacancy, and housing condition.

1. Housing Growth

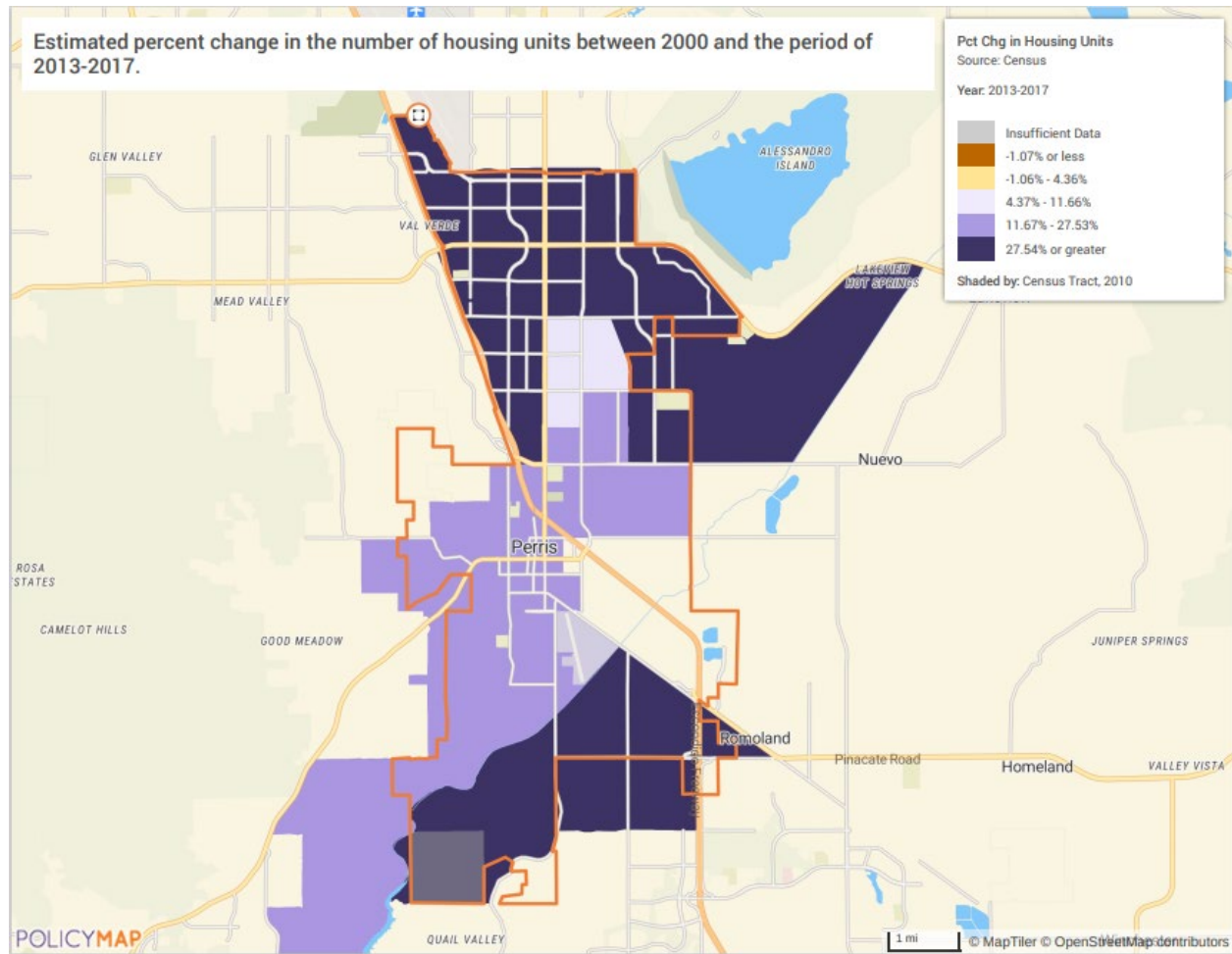
The 2018-2022 Census data illustrates that there were 19,521 housing units in the City of Perris – an 11.26% increase from 2015 and a 67.06% increase from 2000. 80.72% of the housing stock were single family homes. Although there has been massive growth, there is still a need for affordable housing options in the city. With an influx of workers moving to the area for warehousing jobs, a wider range of affordable units is in demand. Construction of new housing units is impacted by rising construction costs, regulation and

zoning standards, lack of interest from developers, and lack of funding. 2018-2022 data suggests that there were 19,521 housing units present in the city. The first map shows the location of these housing units – there is a much higher density in the city's southern area. Although the northern area has seen tremendous growth in housing units since 2000 (see map below), there is still a need for additional housing options in that region because a large majority of low-income families and special populations (ie. Seniors, non-English speaking individuals) live in those areas.

Estimated Number of Housing Units Between 2018-2022



Estimated Percent Change in the Number of Housing Units Between 2000 and the Period of 2013-2017



2. Housing Type

According to ACS data, in 2022, single-family units accounted for almost 81 percent of the total housing stock in Perris. Although single-family units are still the majority of housing unit type, they saw a decrease by about 3 percent since 2015. Alternatively, both multi-family units and mobile homes, trailers, and other units saw an increase throughout the city. Multi-family 2-4 units saw an increase of 2.8% from 2015 to 2022, and mobile homes, trailers, and other types of units saw an increase of 2.7%. Overall, multi-family units only saw a small increase of under 1 percent – this growth does not meet the demand of the number of families that live in Perris. A wider range of housing types would allow the city to accommodate residents with varying levels of need and preferences.

Table 12. Number and Percent of Units By Housing Type, 2015 to 2022 Comparison

Occupied Housing Type	2015		2022		Percent Change in Units
	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family Detached	12,710	81.4%	14,956	77.7%	-3.7%
Single-Family Attached	422	2.7%	577	3.0%	0.3%
Total Single-Family	13,131	84.1%	15,533	80.7%	-3.4%
Multi-Family 2-4 Units	219	1.4%	806	4.2%	2.8%
Multi-Family 5+ Units	1,218	7.8%	1,081	5.6%	-2.2%
Total Multi-Family	1,237	9.2%	1,887	9.8%	0.6%
Mobile Homes, Trailer & Other	1,062	6.8%	1,823	9.5%	2.7%
Total	15,614	100%	19,243	100.0%	23.24%

Table 13. Housing Type, 2018-2022

Housing Type City of Perris 2018-2022 Census Data		
2018-2022 Housing Stock	Number of Units	Percent of Units
City (Perris)		
Single family detached homes	15,369	78.73%
Single family attached homes	388	1.99%
2-unit homes and duplexes	136	0.70%
Units in small apartment buildings	1,797	9.21%
Units in large apartment buildings	669	3.43%
Mobile homes or manufactured housing	1,130	5.79%
Other types	32	0.16%
County (Riverside)		
Single family detached homes	585,506	68.75%
Single family attached homes	46,851	5.50%
2-unit homes and duplexes	10,919	1.28%
Units in small apartment buildings	105,324	12.37%
Units in large apartment buildings	28,086	3.30%
Mobile homes or manufactured housing	73,733	8.66%
Other types	1,227	0.14%
State (California)		
Single family detached homes	8,267,689	57.32%
Single family attached homes	1,042,730	7.23%
2-unit homes and duplexes	343,642	2.38%
Units in small apartment buildings	3,064,826	21.25%
Units in large apartment buildings	1,171,438	8.12%
Mobile homes or manufactured housing	516,631	3.58%
Other types	17,486	0.12%

3. Housing Tenure and Vacancy

Owner-occupied units saw an almost 9 percent increase between 2015 and 2022 and accounted for about 68 percent of the total occupied housing units. Renter-occupied units saw a decrease in percentage and dropped from a little over 40 percent of occupied units in 2015 to about 32 percent of occupied units in 2022. Renters are more likely to face fair housing challenges and be cost-burdened. Census data suggests that between 2018 and 2022, over 88 percent of renters under the age of 65 in Perris were cost-burdened – this is higher than the percentage of cost-burdened renters in both Riverside County and the State of California overall.

The rental vacancy rate has decreased over the past decade and was at 4.5 percent in 2022 – decreasing

from 10 percent in 2010 and 6 percent in 2015. Comparatively, the owner vacancy rate has increased from 0 percent in 2015 to 3.5 percent in 2022. The high cost of homeownership in the area may have influenced the increase in homeowner vacancies, with homeowners not being able to keep up with the costs of owning and maintaining a home. The map below shows where vacant housing units were located within the city, with the central region reflecting the highest density.

Table 14. Owner and Renter Vacancy by Number and Percent, 2010, 2015 and 2020 Comparison

Vacancy	2010		2015		2022	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Total Occupied	15,621	100%	15,614	100%	19,243	100.0%
Owner Occupied	10,281	65.8%	9,308	59.6%	13,129	68.2%
Renter Occupied	5,340	34.2%	6,306	40.4%	6,114	31.8%
Vacancy Rates						
Rental Vacancy	10%		6%		4.5%	
Owner Vacancy	7.3%		0%		3.5%	
Overall Vacancy	2.8%		6%		5.5%	

Estimated Percent of Housing Units That Were Vacant in 2018-2022

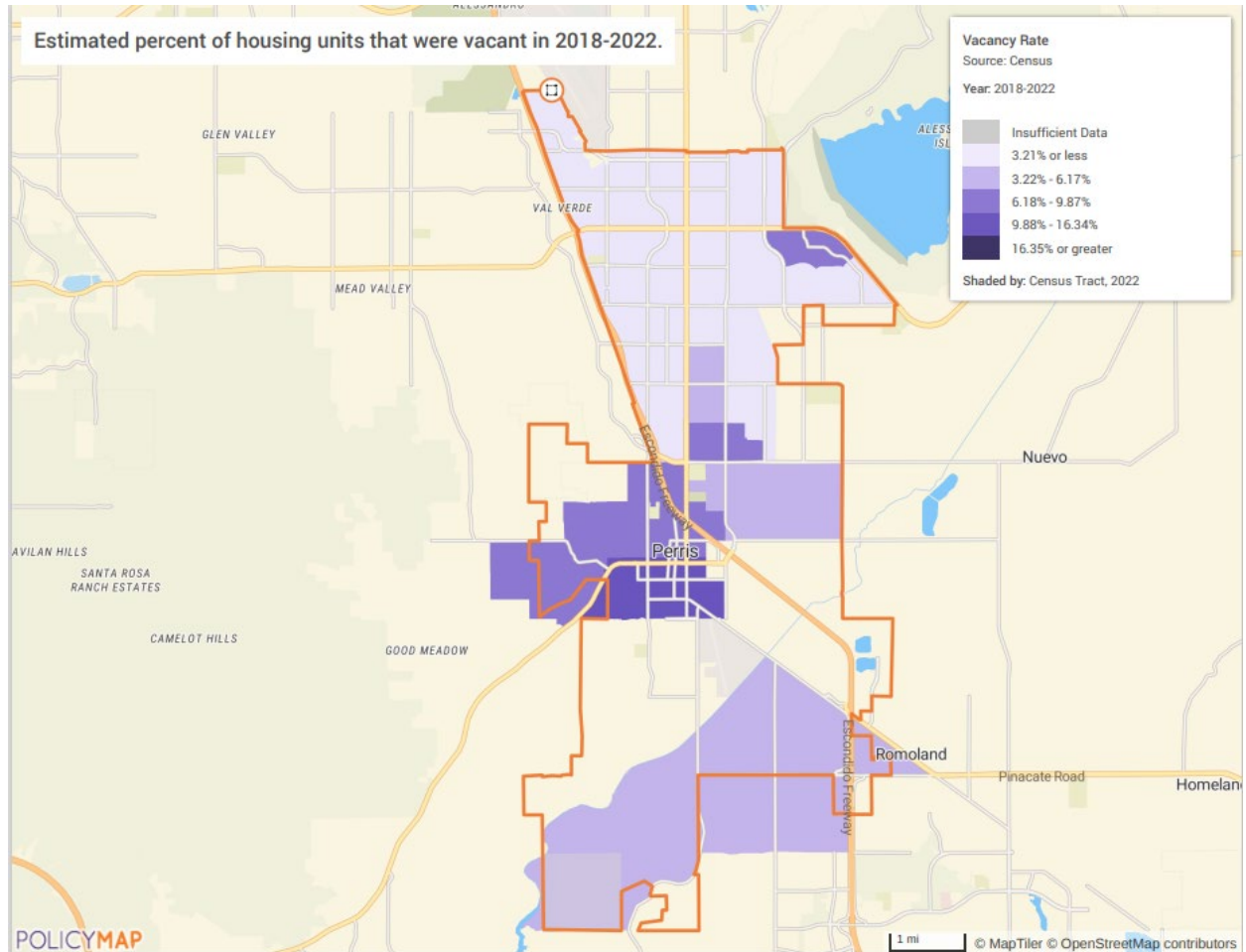


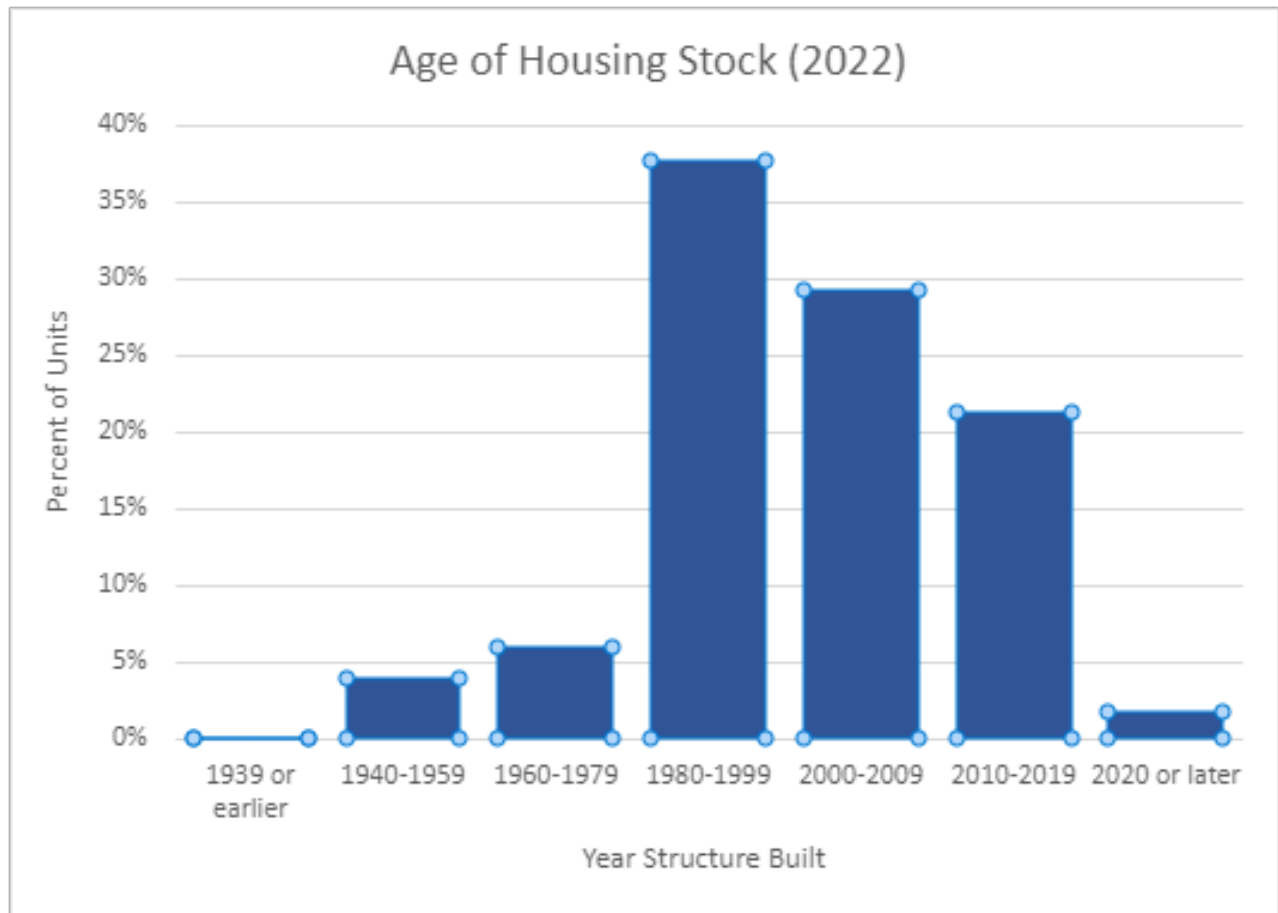
Table 15. Vacancies Based on Postal Data, County, and State 2022 -2023

Postal Vacancies City of Perris 2022-2023						
Postal Address Vacancy	2022Q2	2022Q3	2022Q4	2023Q1	2023Q2	2023Q3
City (Perris)						
Number Vacant - Residential	74	72	74	74	72	72
Percent Vacant - Residential	0.38%	0.37%	0.38%	0.38%	0.37%	0.37%
Number Vacant - Business	65	65	65	65	64	65
Percent Vacant - Business	6.31%	6.32%	6.20%	6.19%	6.08%	6.16%
Overall Vacancy Rate	0.68%	0.67%	0.67%	0.67%	0.66%	0.66%
County (Riverside)						
Number Vacant - Residential	15,924	16,226	16,401	16,539	16,843	17,206
Percent Vacant - Residential	1.86%	1.89%	1.90%	1.91%	1.93%	1.97%
Number Vacant - Business	6,493	6,428	6,326	6,287	6,324	6,327
Percent Vacant - Business	10.16%	10.05%	9.88%	9.81%	9.85%	9.84%
Overall Vacancy Rate	2.44%	2.46%	2.45%	2.46%	2.47%	2.51%
State (California)						
Number Vacant - Residential	136,849	136,933	140,225	141,183	142,344	144,266
Percent Vacant - Residential	0.96%	0.96%	0.98%	0.98%	0.99%	1%
Number Vacant - Business	99,025	99,543	99,345	100,478	101,213	102,252
Percent Vacant - Business	6.62%	6.66%	6.65%	6.72%	6.78%	6.84%
Overall Vacancy Rate	1.50%	1.50%	1.51%	1.53%	1.53%	1.55%

4. Housing Condition

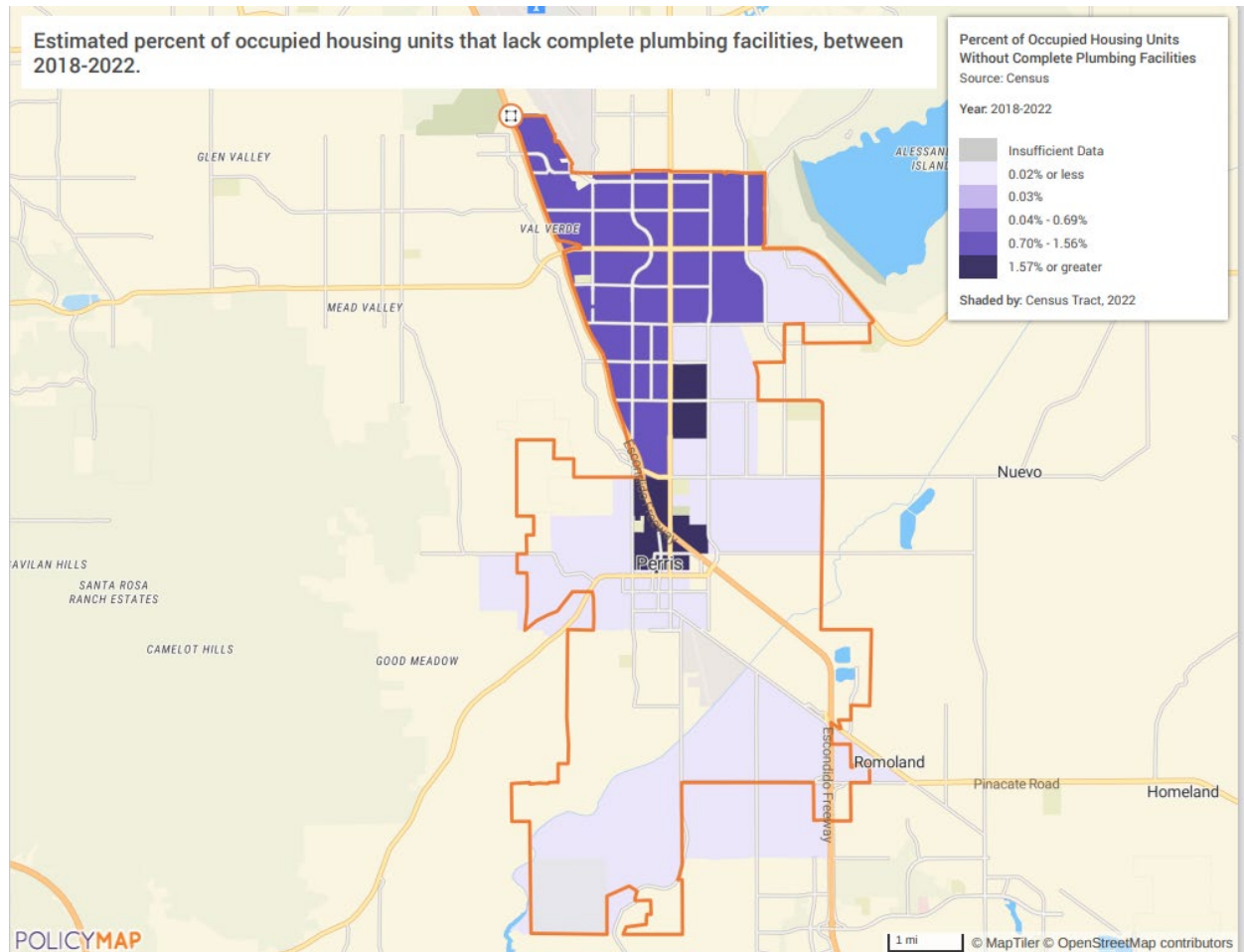
Most of the city's housing stock was built after 1980, with less than 10 percent of units being built prior to 1980. Although the housing stock in the city is newer, the cost of maintenance and repairs has continued to increase, and it is difficult for homeowners to keep up with – especially elderly and lower income homeowners.

Age of Housing Stock, 2022

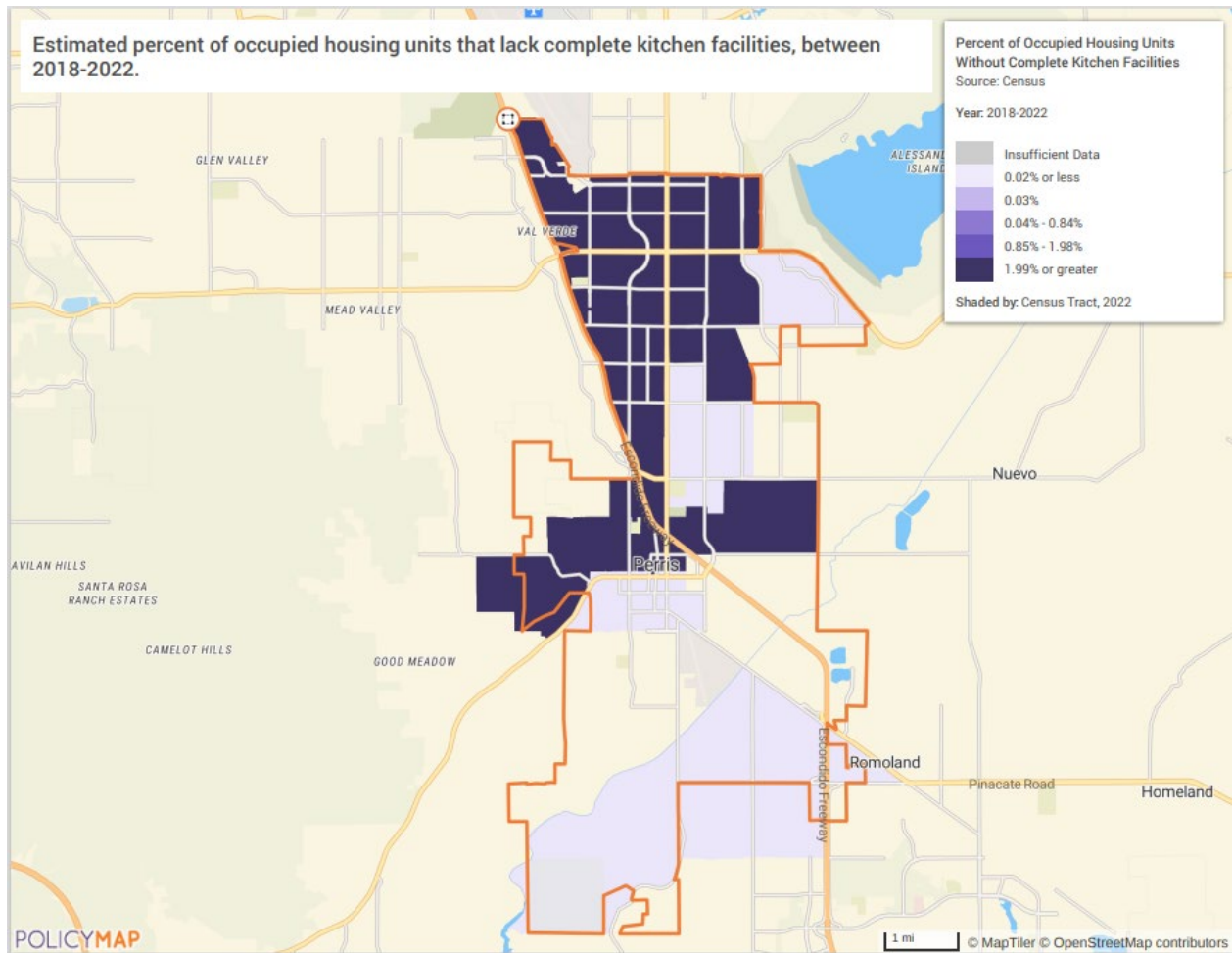


Over 16 percent (16.28%) of renter households between 2018-2022 had two or more housing conditions. The maps show the percentage of occupied housing units that lack complete plumbing facilities or that lack complete kitchen facilities, as well as the percentage of renter households experiencing at least two housing problems. The central and northern areas of the city are much denser with housing units that lack either complete plumbing facilities or kitchen facilities. As mentioned, these areas of the city have less housing unit options than southern areas. With less housing units and more units with housing problems in this area, there are fewer housing options available that are ideal for residents – especially special populations or lower-income households.

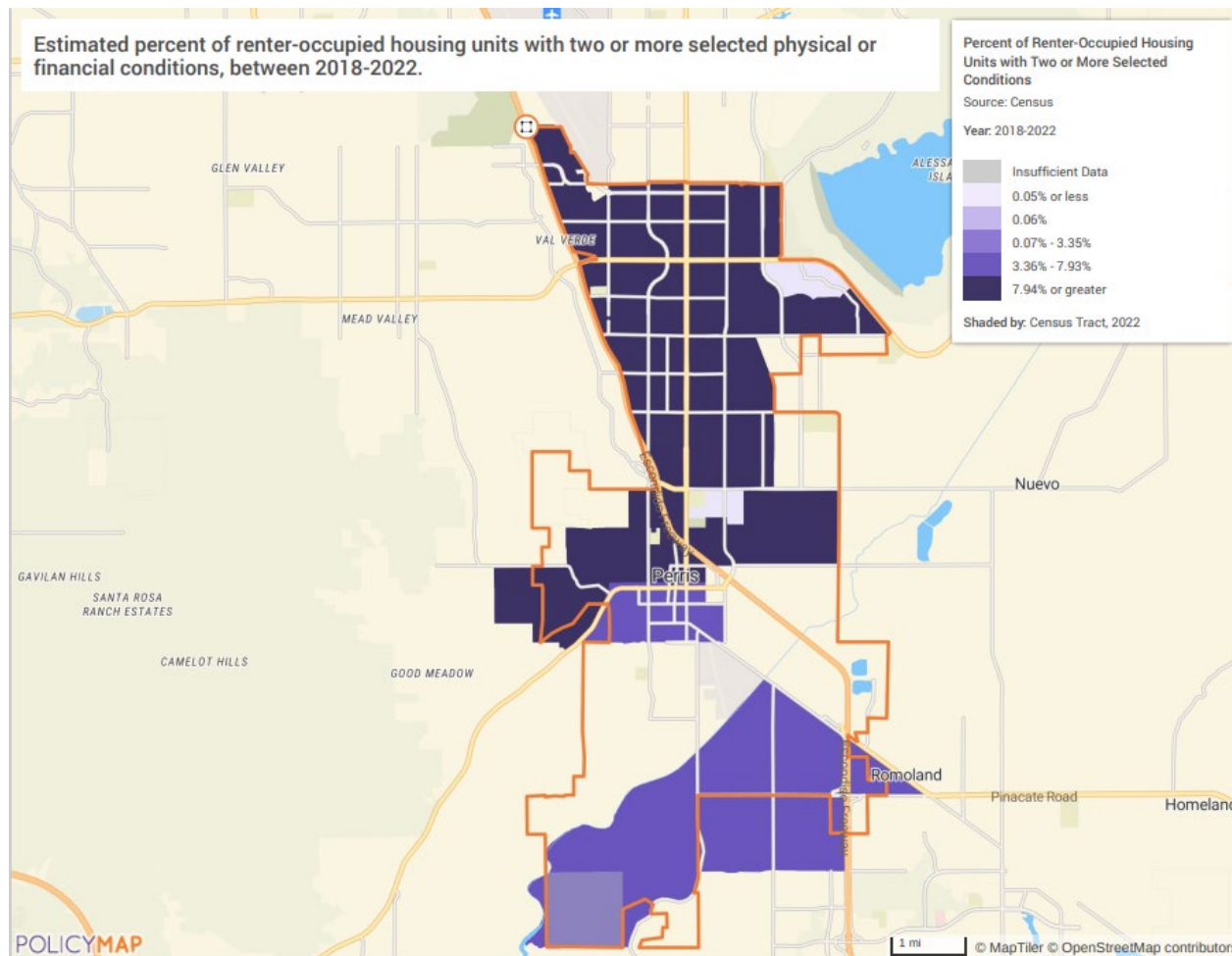
Estimated Percent of Occupied Housing Units That Lack Complete Plumbing Between 2018-2022



Estimated Percent of Occupied Housing Units That Lack Complete Kitchen Facilities Between 2018-2022



Estimate Percent of Renter-Occupied Housing Units with Two or More Selected Physical or Financial Conditions Between 2018-2022



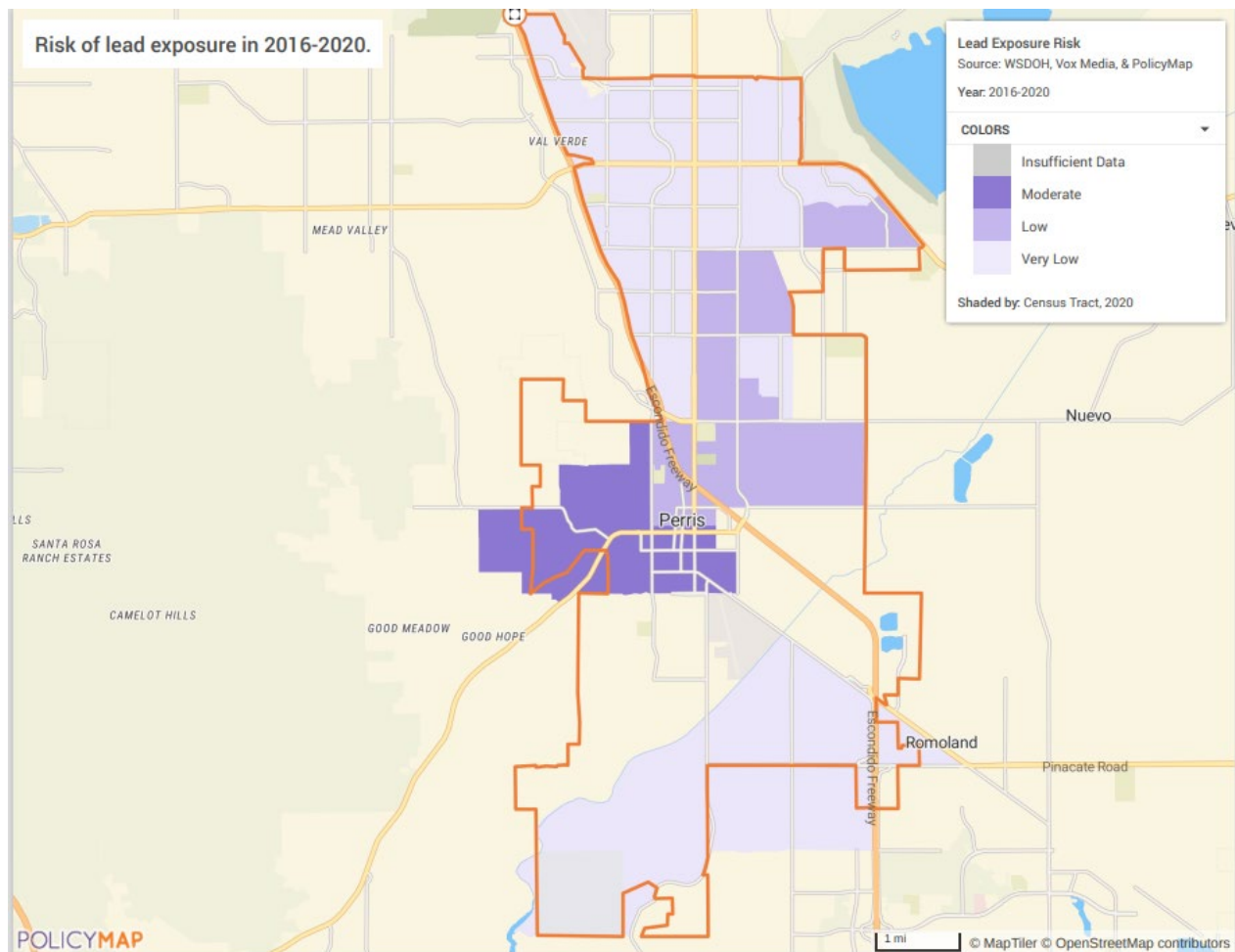
Lead-Based Paint Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. Housing constructed prior to 1978, however, is at-risk of containing LBP. Additionally, an aging housing stock is more likely to need repair and additional accommodations for aging populations and people with disabilities. According to the 2022 ACS, an estimated 2,008 units (representing about 10 percent of the housing stock) in the city, were constructed prior to 1980. The map below shows that the housing units in the central area of the city were more likely to be at risk of lead exposure between 2016-2020.

Table 16. Housing Units by Age

Year Structure Built	Number of Units	Percent
1939 or earlier	0	0%
1940-1959	788	3.9%
1960-1979	1,220	6%
1980-1999	7,672	37.7%
2000-2009	5,974	29.3%
2010-2019	4,347	21.3%
2020 or later	366	1.8%

Risk of Lead Exposure in 2016-2020



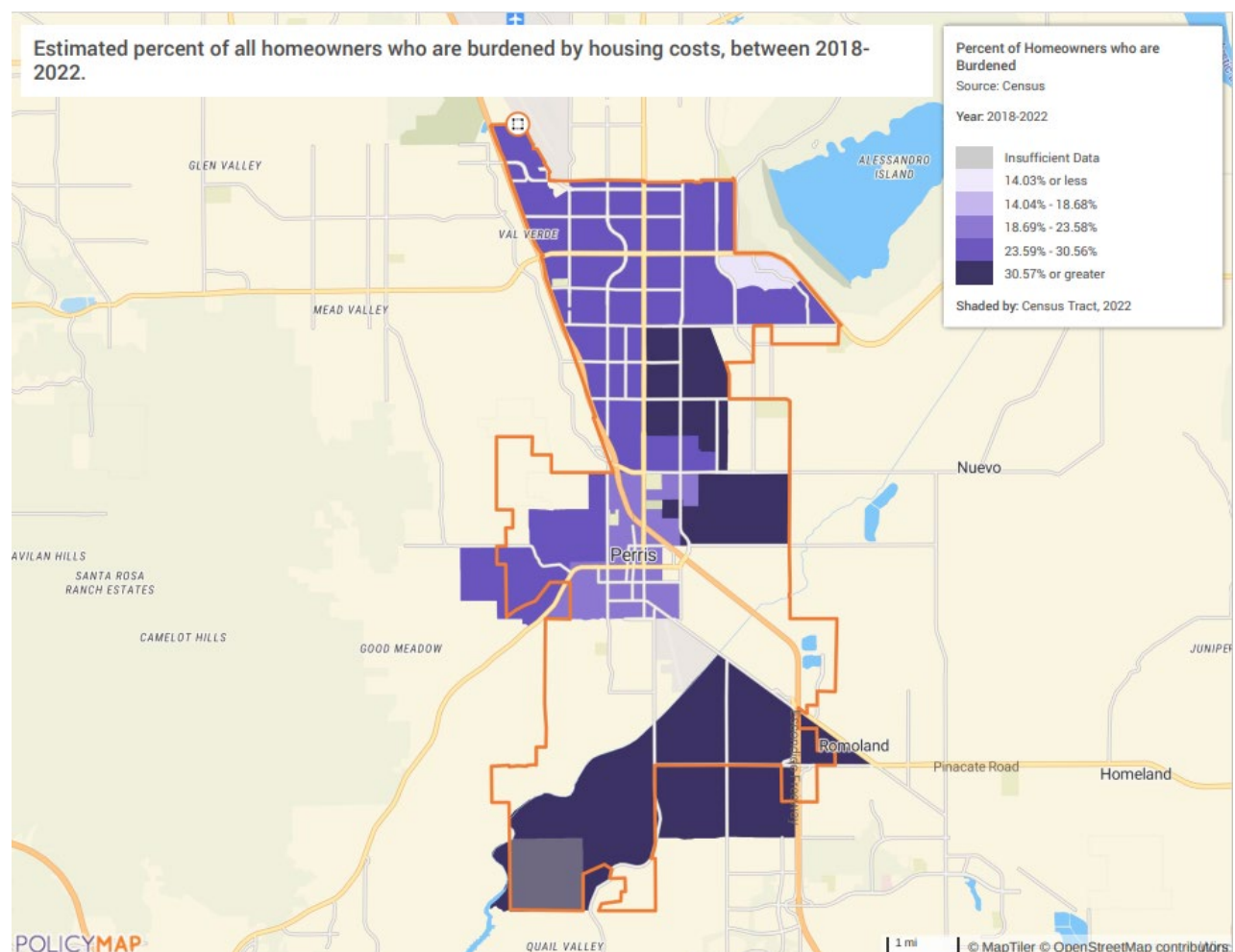
F. Housing Cost and Affordability

The U.S. Census Bureau defines monthly housing costs as monthly rent or mortgage payments (including additional housing related fees such as homeowner insurance premiums) combined with utilities including water, sewer, and electric. Many housing problems (ie. Cost burden, overcrowding) are influenced by the cost of housing.

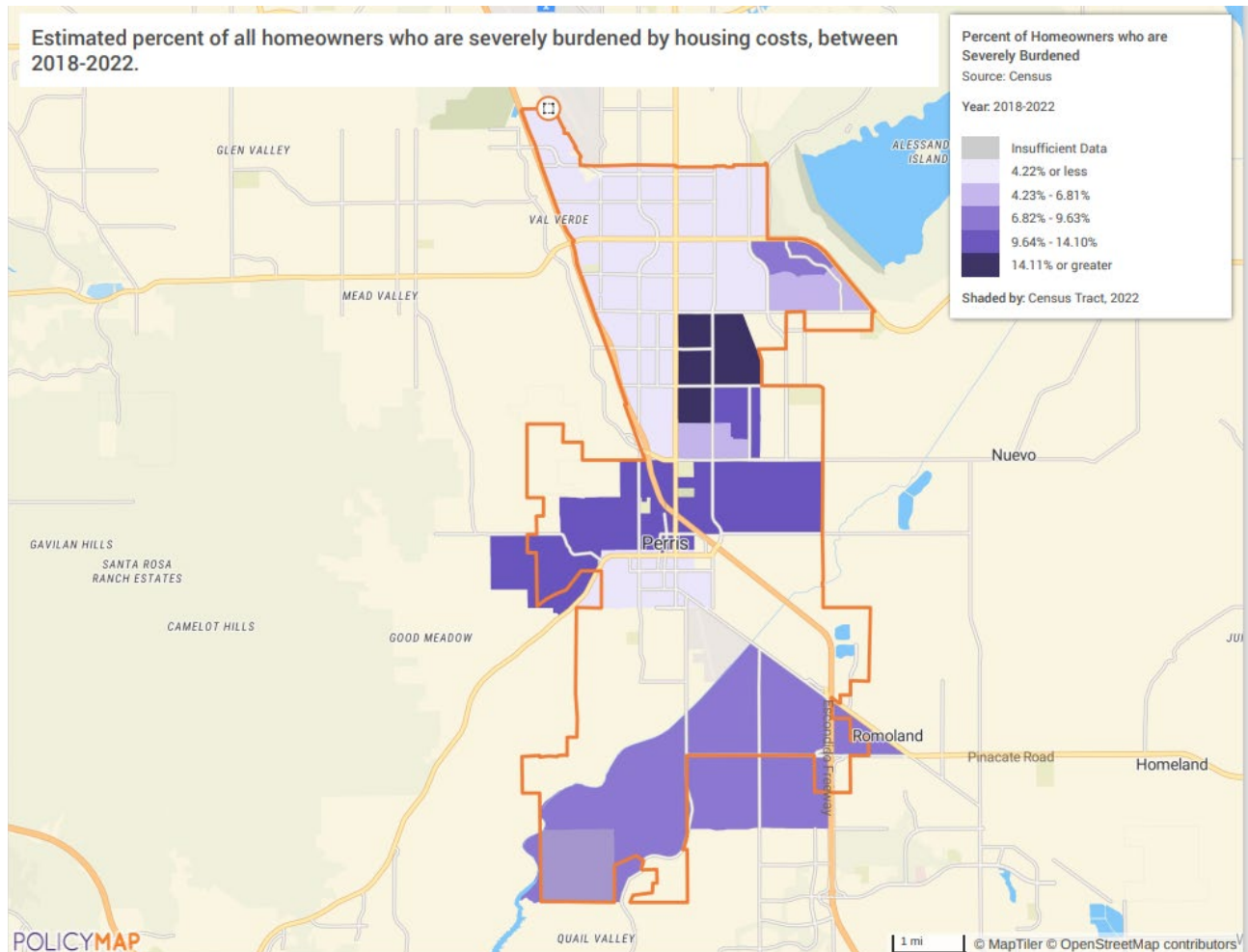
1. Ownership Housing Costs

Census data suggests that about 30 percent of all homeowner households in 2018-2020 were cost-burdened and almost 11 percent were severely cost-burdened. The maps show the density of cost-burdened and severely cost-burdened homeowner households. Cost-burdened homeowner households are widespread throughout the city, with larger density pockets in the south area and in the central area. Severely cost-burdened households are most prevalent in the city's central and northern central area.

Estimated Percent of All Homeowners Who Are Burdened By Housing Costs Between 2018-2022



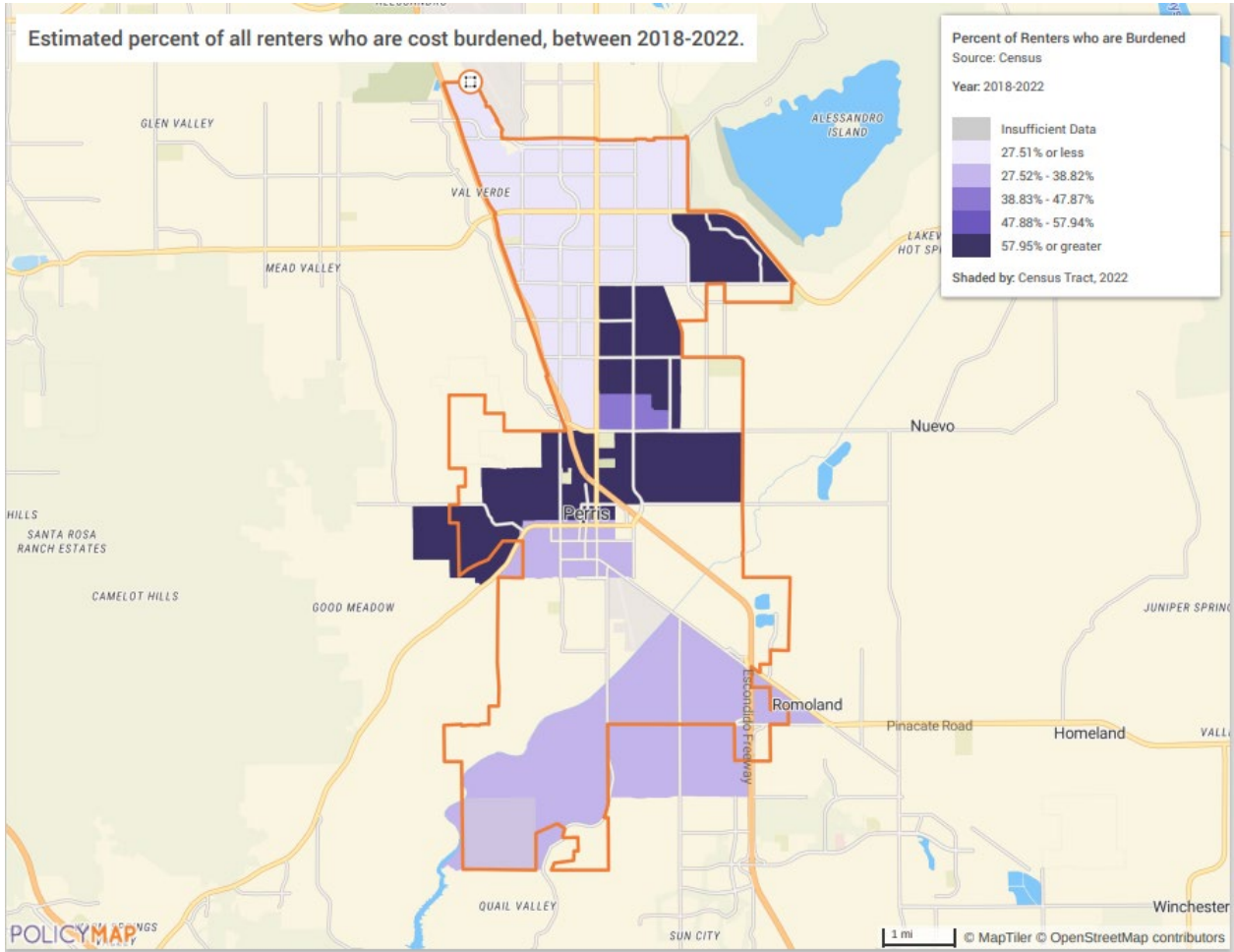
Estimated Percent of All Homeowners Who Are Severely Burdened By Housing Costs Between 2018-2022



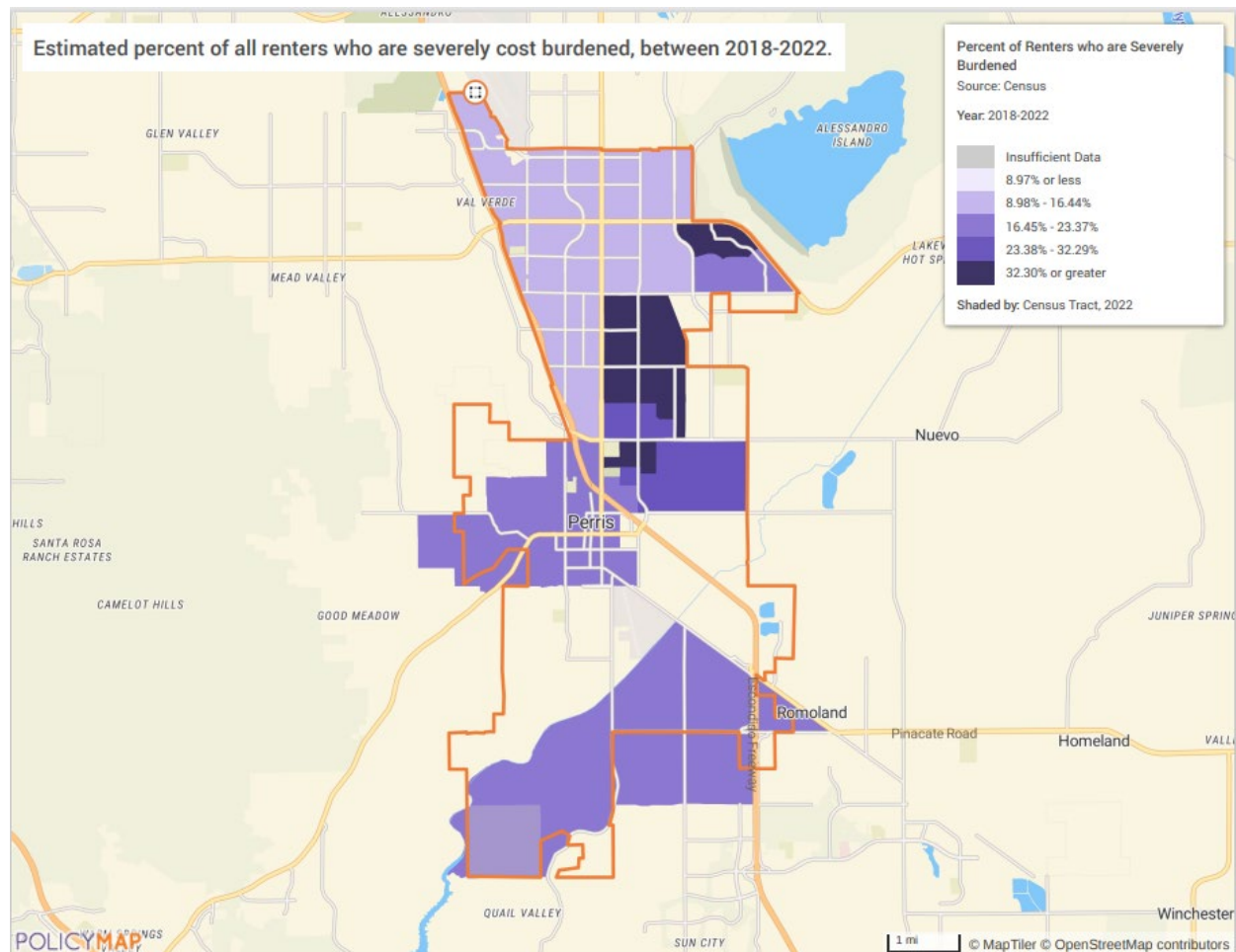
2. Rental Housing Costs

Census data suggests that almost 56 percent of renter households in 2018-2020 were cost-burdened and almost 20 percent were severely cost-burdened. Cost-burdened renter households were most prevalent in the central area of the city and northern central area of the city, with a pocket of density in the northern eastern region. Severely cost-burdened renter households were found in generally the same areas, but has more households affected in the southern area of the city as well.

Estimated Percent of All Renters Who Are Cost Burdened Between 2018 and 2022



Estimated Percent of All Renters Who Are Severely Cost Burdened Between 2018 – 2022



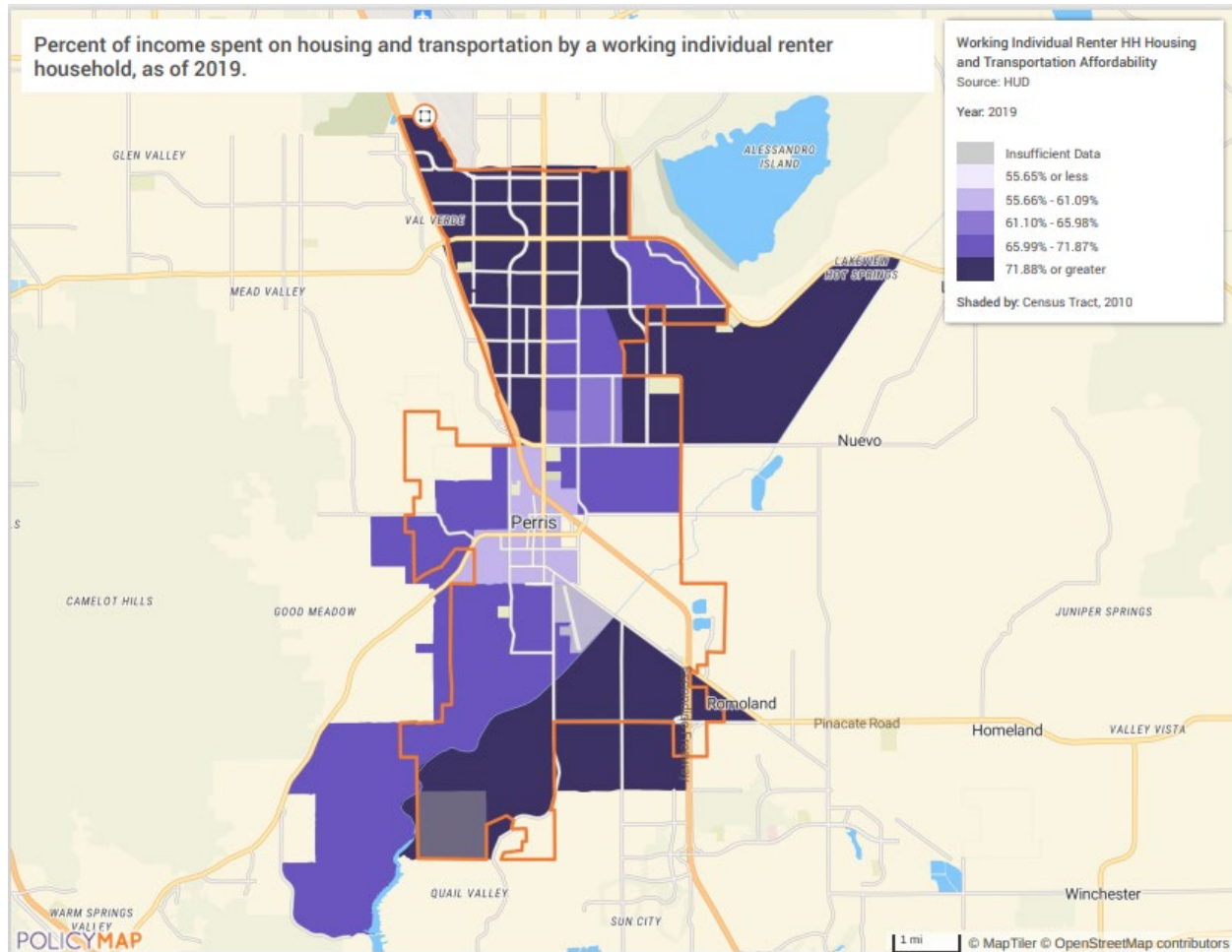
3. Housing Affordability

A renter is considered cost-burdened when they are putting 30% or more of their income towards rent. 2018-2022 ACS data suggests that 3,355 renters in the City of Perris were cost burdened. Almost 90 percent of cost-burdened renters were under 65 years of age. Knowing that most of the city comprises family units, most families were experiencing cost burden. The maps below reflect the lack of housing affordability in the city. The first map shows that most areas of the city have individuals paying upwards of 60 percent of their income on rent per month. For low-income individuals, many are paying more than 100 percent of their income on rent per month. Moderate income families are also experiencing affordability challenges, with most areas of the city showing these families spending more than 50 percent of their income on rent.

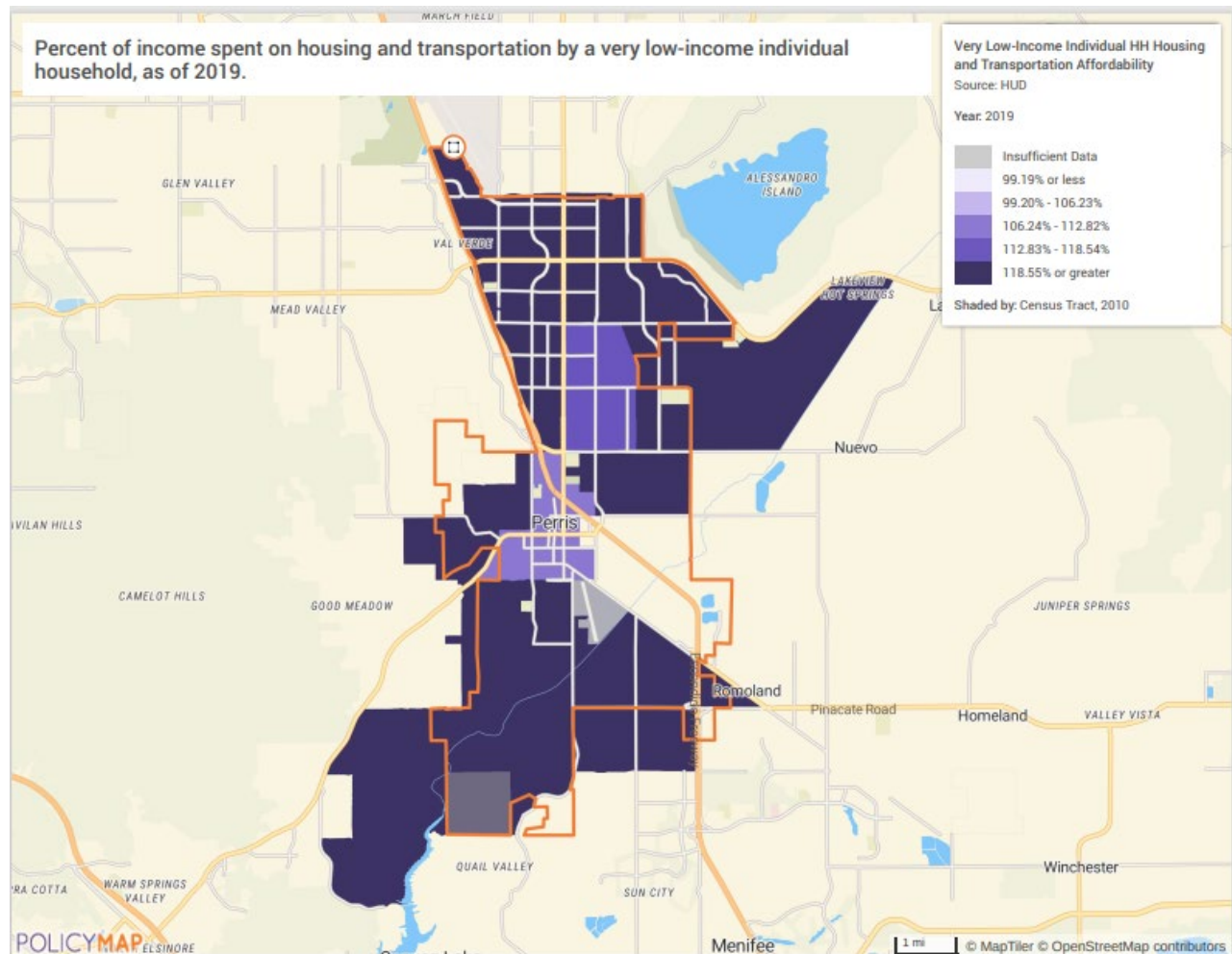
Table 17. Rental Affordability

Rental Affordability City of Perris 2018-2022 Census Data		
Burdens by Age	Cost Burdened Renters between 2018-2022	
	Number	Percent of all cost burdened renters
City (Perris)		
Under 65	2,964	88.35%
65 or older	391	11.65%
County (Riverside)		
Under 65	105,887	81.19%
65 or older	24,535	18.81%
State (California)		
Under 65	2,506,625	82.17%
65 or older	543,764	17.83%
Burdens by Annual Income	Cost Burdened Renters between 2018-2022	
	Number	Percent of all cost burdened renters
City (Perris)		
Less than \$20,000	695	20.72%
Less than \$50,000	2,100	62.59%
Less than \$75,000	2,910	86.74%
County (Riverside)		
Less than \$20,000	28,672	21.98%
Less than \$50,000	85,155	65.29%
Less than \$75,000	113,675	87.16%
State (California)		
Less than \$20,000	701,392	22.99%
Less than \$50,000	1,902,815	62.38%
Less than \$75,000	2,528,915	82.90%

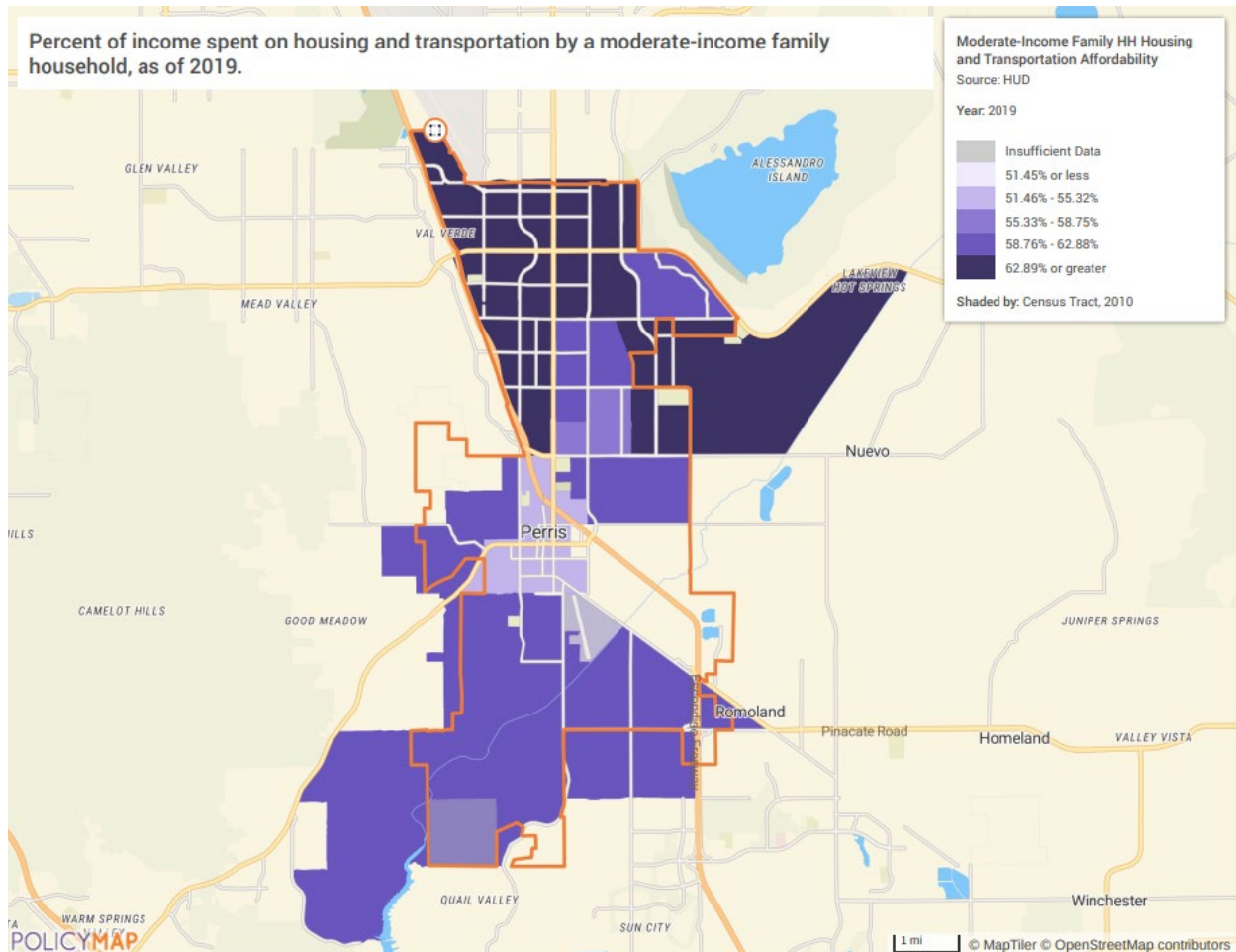
Estimated Income Spent on Housing and Transportation By a Working Individual Renter Household, as of 2019



Percent of Income Spent on Housing and Transportation by a Very Low Income Individual Household, as of 2019



Percent of Income Spent on Housing and Transportation by a Moderate-Income Family Household, as of 2019



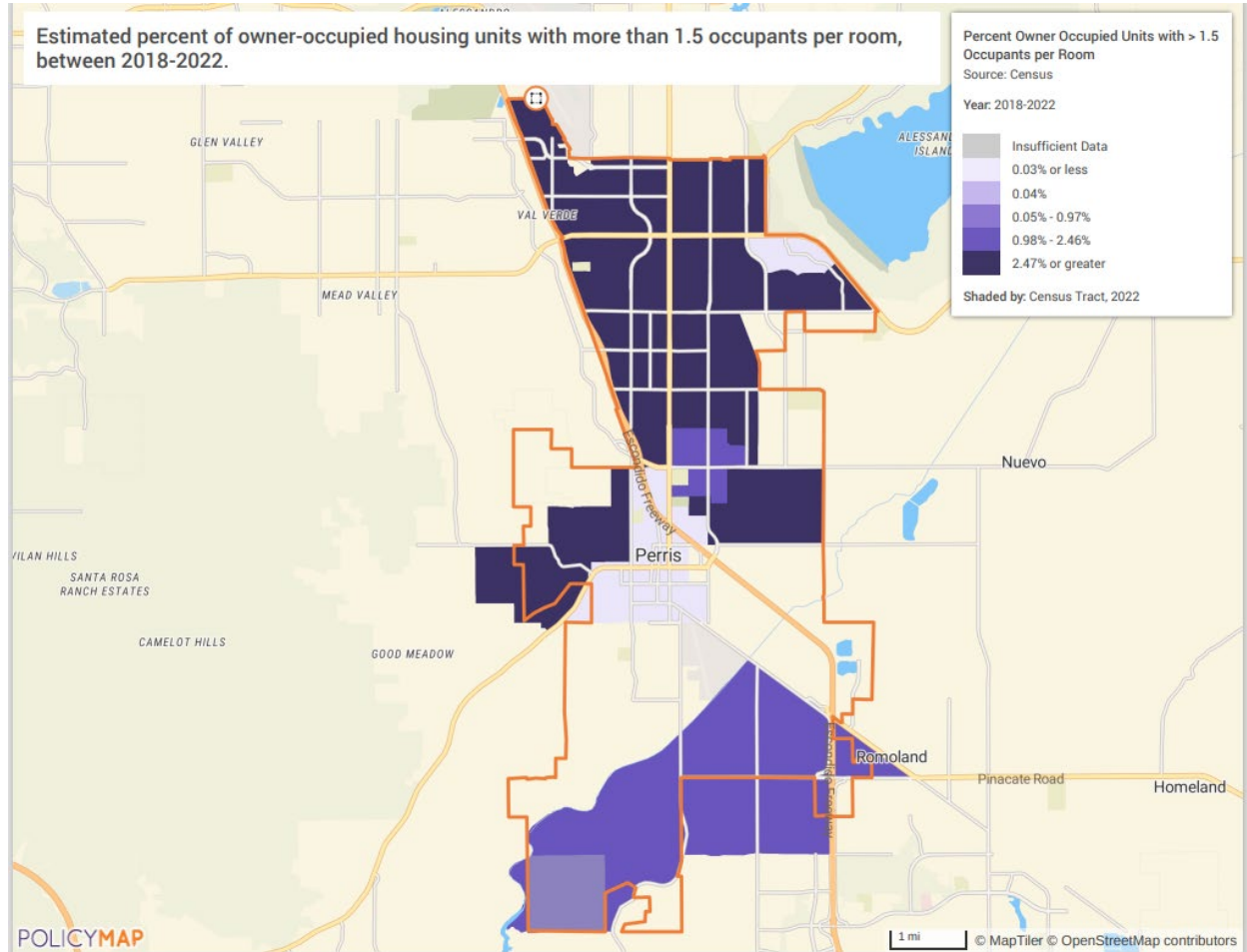
G. Housing Problems

These housing problems will continue to impact the social and economic wellbeing of families and communities.

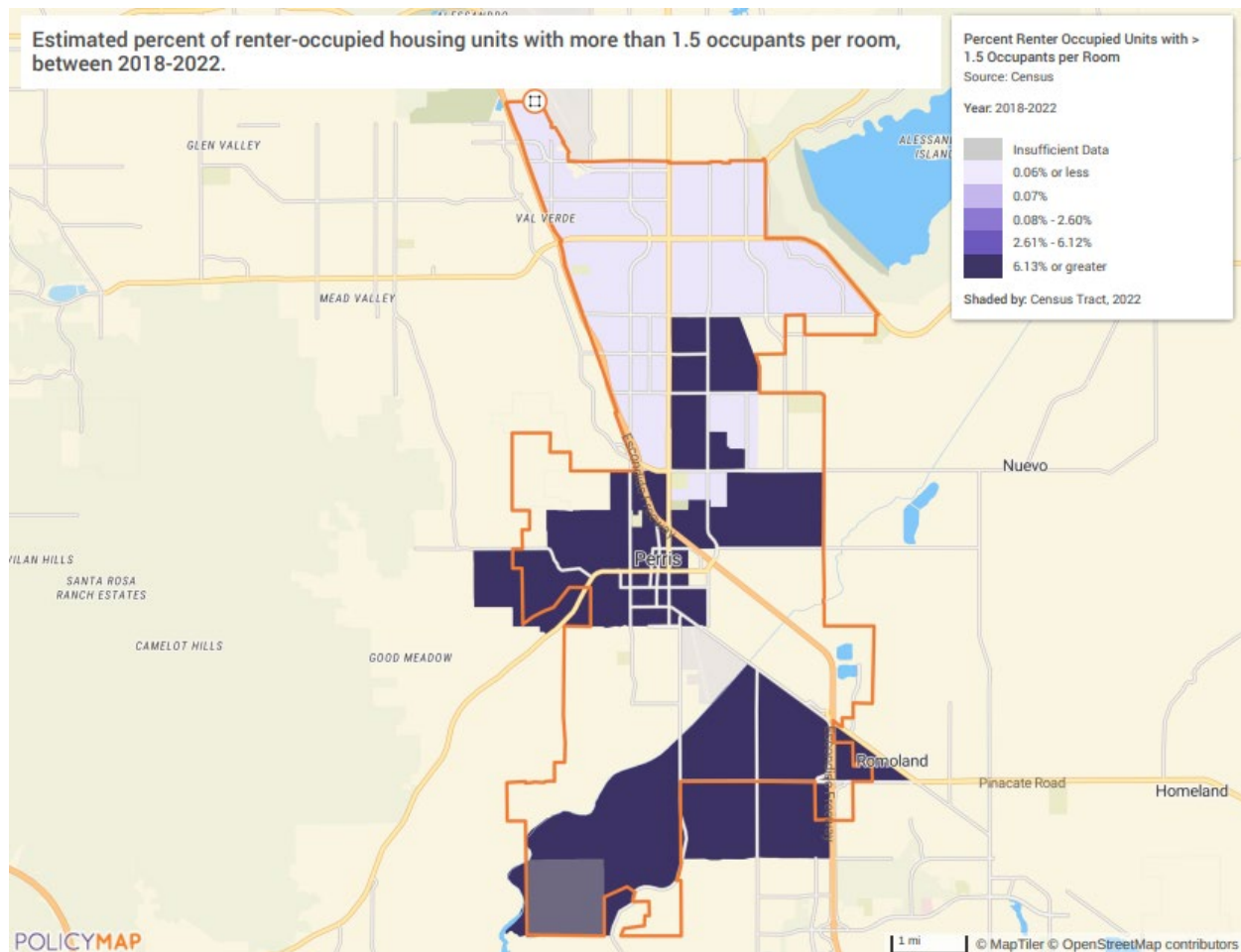
1. Overcrowding

2018-2022 Census data estimates that 4.9% of Perris' owner-occupied housing units experienced overcrowding with more than 1.5 occupants per room. For renter-occupied housing units during the same period, 9.82% experienced overcrowding with more than 1.5 occupants per room.

Estimated Percent of Owner-Occupied Housing Units with More Than 1.5 Occupants Per Room



Estimated Percent of Renter-Occupied Housing Units With More Than 1.5 Occupants Per Room, Between 2018-2022



2. Housing Cost Burden

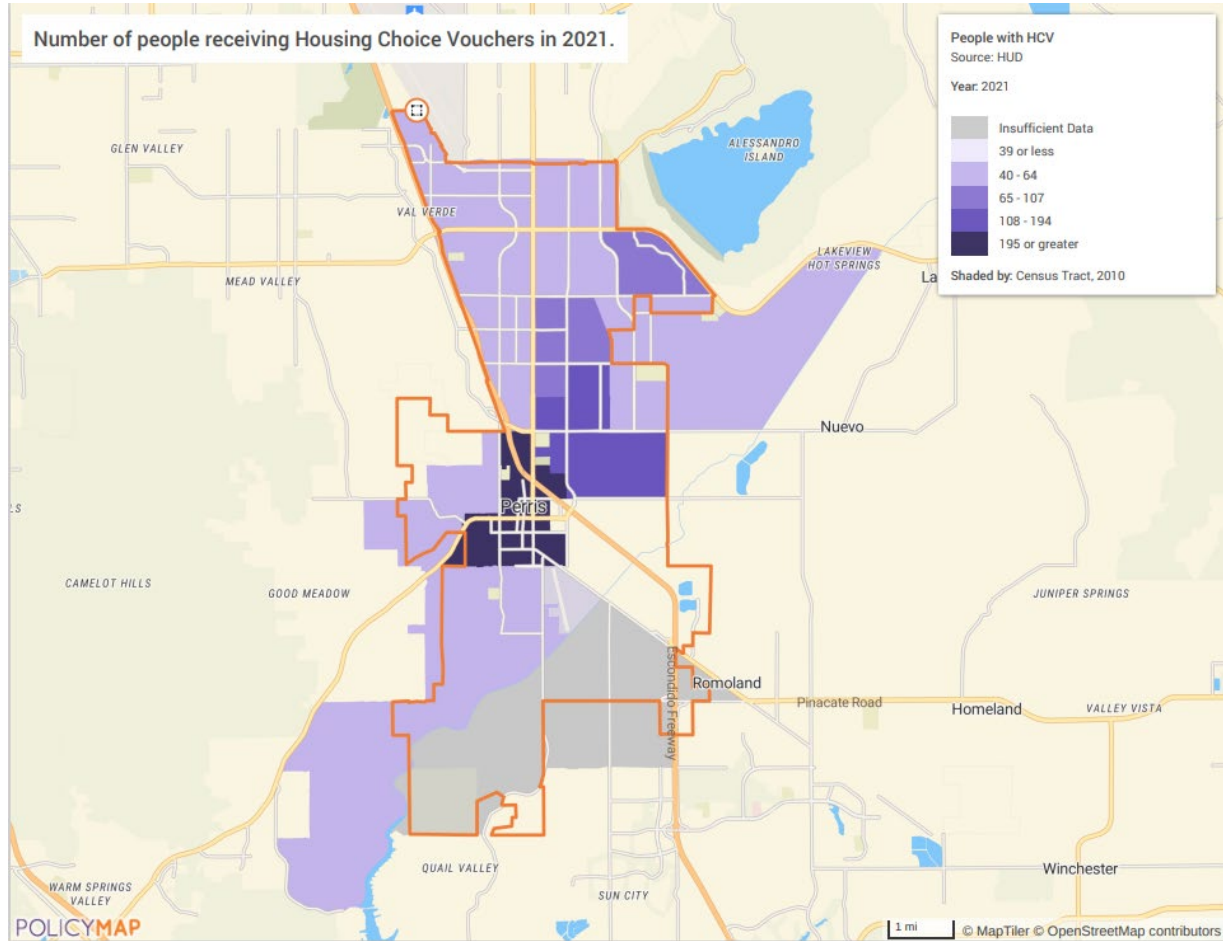
See Section II.F. on Housing Affordability.

H. Assisted Housing

The Housing Choice Voucher program (more commonly known as Section 8) is a rent subsidy program that helps lower income families and seniors pay rents of private units. Section 8 tenants pay a minimum of 30 percent of their income for rent and the local housing authority pays the difference up to the payment standard established by the Housing Authority. The program offers lower-income households the opportunity to obtain affordable, privately owned rental housing and to increase their housing choices. The Housing Authority establishes payment standards based on HUD Fair Market Rents (FMRs). The owner's asking price must be supported by comparable rents in the area.

According to HUD data, in 2021 there were 1,039 residents with Housing Choice Vouchers in the City of Perris.

Number of People Receiving Housing Choice Vouchers in 2021





III. Lending Practices

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent tightening of lending/credit markets. This chapter reviews the lending practices of financial institutions and the access to financing for all households, particularly minority households and those with lower incomes. Lending patterns in lower- and moderate-income neighborhoods and areas of minority concentration are also examined. However, publicly available data on lending does not contain detailed information to make conclusive statements of discrimination, but can only point out potential areas of concerns. Furthermore, except for outreach and education efforts, a local jurisdiction's ability to influence lending practices is limited. Such practices are largely governed by national policies and regulations.

A. Background

The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending.

Community Reinvestment Act

The CRA is intended to encourage regulated financial institutions to help meet the credit needs of their entire communities, including lower- and moderate-income neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance. However, the CRA rating is an overall rating for an institution and does not provide insights regarding the lending performance at specific locations by the institution.

Home Mortgage Disclosure Act

In tandem with the CRA, the HMDA requires lending institutions to make annual public disclosures of their home mortgage lending activity. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. HMDA data provide some insight into the lending patterns that exist in a community. However, HMDA data are only an indicator of potential problems; the data cannot be used to conclude definite redlining or discrimination practices due to the lack of detailed information on loan terms or specific reasons for denial.

Conventional versus Government-Backed Financing

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. To assist lower- and moderate-income households that may have difficulty in obtaining home mortgage financing in the private market, due to income and equity issues, several government agencies offer loan products that have below market rate interests and are insured ("backed") by the agencies. Sources of government-backed financing include loans insured by the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA), and the Rural Housing Services/Farm Service Agency (RHA/FSA). Often, government-backed loans are offered to the consumers through private lending institutions. Local programs such as first-time



homebuyer and rehabilitation programs are not subject to HMDA reporting requirements.

Financial Stability Act

The Financial Stability Act of 2009 established the Making Home Affordable Program, which assists eligible homeowners who can no longer afford their home with mortgage loan modifications and other options, including short sale or deed-in-lieu of foreclosure. The program is targeted toward homeowners facing foreclosure and homeowners who are unemployed or “underwater” (i.e., homeowners who owe more on their mortgage than their home is worth).

Helping Families Save Their Homes Act

The Helping Families Save Their Homes Act was passed by Congress in May 2009 and expands the Making Home Affordable Program. This Act includes provisions to make mortgage assistance and foreclosure prevention services more accessible to homeowners and increases protections for renters living in foreclosed homes. It also establishes the right of a homeowner to know who owns their mortgage and provides over two billion dollars in funds to address homelessness. Under this bill, tenants also have the right to stay in their homes after foreclosure for 90 days or through the term of their lease.

Fraud Enforcement and Recovery Act

The Fraud Enforcement and Recovery Act (FERA) enhances the criminal enforcement of federal fraud laws by strengthening the capacity of federal prosecutors and regulators to hold accountable those who have committed fraud. FERA amends the definition of a financial institution to include private mortgage brokers and non-bank lenders that are not directly regulated or insured by the federal government, making them liable under federal bank fraud criminal statutes. The new law also makes it illegal to make a materially false statement or to willfully overvalue a property in order to manipulate the mortgage lending business.

B. Overall Lending Patterns

1. Data and Methodology

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

HMDA data is submitted by lending institutions to the FFIEC. Certain data is available to the public via the FFIEC site either in raw data format or as pre-set printed reports. The analyses of HMDA data presented in this AI were conducted using Lending Patterns™. Lending Patterns is a web-based data exploration tool that analyzes lending records to produce reports on various aspects of mortgage lending. It analyzes HMDA data to assess market share, approval rates, denial rates, low/moderate income lending, and high-cost lending, among other aspects.



2. Analysis

Access to Mortgage Services

Congress enacted the Home Mortgage Disclosure Act in 1975, permanently authorizing the law in 1988. The Act requires both depository and non-depository lenders to collect and publicly disclose information about housing-related applications and loans. Under the HMDA, financial institutions are required to report the race, ethnicity, sex, loan amount, and income of mortgage applicants and borrowers by Census tract. Institutions must meet a set of reporting criteria. For depository institutions, these are as follows:

1. The institution must be a bank, credit union, or savings association;
2. The total assets must exceed the coverage threshold;
3. The institution must have had a home or branch office in a Metropolitan Statistical Area (MSA);
4. The institution must have originated or refinanced at least one home purchase loan secured by a first lien on a one- to four-family dwelling;
5. The institution must be federally insured or regulated; and
6. The mortgage loan must have been insured, guaranteed, or supplemented by a federal agency or intended for sale to Fannie Mae or Freddie Mac.

For other institutions, including non-depository institutions, the reporting criteria are:

1. The institution must be a for-profit organization;
2. The institution's home purchase loan originations must equal or exceed 10 percent of the institution's total loan originations, or more than \$25 million;
3. The institution must have had a home or branch office in an MSA or have received applications for, originated, or purchased five or more home purchase loans, home improvement loans, or refinancing on property located in an MSA in the preceding calendar year; and
4. The institution must have assets exceeding \$10 million or have originated 100 or more home purchases in the preceding calendar year.

In addition to reporting race and ethnicity data for loan applicants, the HMDA reporting requirements were modified in response to the Predatory Lending Consumer Protection Act of 2002 as well as the Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system for three additional attributes:

1. If they are HOEPA loans;
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans); and
3. Presence of high-annual percentage rate loans (HALs), defined as more than three percentage points for purchases when contrasted with comparable treasury instruments or five percentage points for refinance loans.

For the purposes of this analysis, these flagged originations will be termed predatory, or at least predatory in nature. Overall, the data contained within the HMDA reporting guidelines represent the best and most complete set of information on home loan applications. This report includes HMDA data from 2008 through 2016, the most recent year for which these data are available.



The table below shows the purpose of loan by year for Riverside County in 2022 (the most recent data available). As seen therein, there were 139,406 loans during this time period, of these 58,229 (41.8%) were for home purchases.

Table 18. Number and Percent of Loans by Type, 2022

Loan Purpose Summary		
Riverside County, 2022		
Purpose	#	%
Home purchase	58229	41.8%
Cash-out refinancing	40498	29.1%
Refinancing	17355	12.4%
Home improvement	12316	8.8%
Other purpose	11008	7.9%

Denial Rates

After the owner-occupied home purchase loan application is submitted, the applicant receives one of the following status designations:

- “Originated,” which indicates that the loan was made by the lending institution;
- “Approved but not accepted,” which notes loans approved by the lender but not accepted by the applicant;
- “Application denied by financial institution,” which defines a situation wherein the loan application failed;
- “Application withdrawn by applicant,” which means that the applicant closed the application process;
- “File closed for incompleteness” which indicates the loan application process was closed by the institution due to incomplete information; or
- “Loan purchased by the institution,” which means that the previously originated loan was purchased on the secondary market.

As shown in the table below, 139,406 home purchase loan applications originated in 2022, and 23,687 were denied. Denials represented 17% of all application outcomes. The most common reasons cited in the decision to deny one of these loan applications related to the debt-to-income ratio of the prospective homeowner, as shown in the table below. Credit history and incomplete credit applications were also commonly given as reasons to deny home purchase loans:

Table 19. Reasons Cited for Denied Loan Applications, 2022



Reason Cited for Denied Applications

Riverside County, 2022

Reason	#	%
Debt-to-income ratio	8238	34.8%
Credit history	5322	22.5%
Credit application incomplete	3758	15.9%
Collateral	2389	10.1%
Other	2188	9.2%
Unverifiable information	1005	4.2%
Insufficient cash (downpayment, closing costs)	580	2.4%
Employment history	200	0.8%
Mortgage insurance denied	7	0.0%

Denial rates were observed to differ by race and ethnicity, as shown in the following table. While White applicants had a denial rate of 17.2 percent in 2022, Black or African American applicants had a denial rate of 22.1 percent. American Indian or Alaska Native, Native Hawaiian or Other Pacific Islanders, and applicants identifying by two or more races also had a denial rate higher than the average, at 24.2 percent, 22.7 percent and 28 percent, respectively. Denial rates for applicants identifying as Hispanic or Latino were higher than applicants who did not, at 20.5 percent (compared to 17.2 percent among applicants who did not):

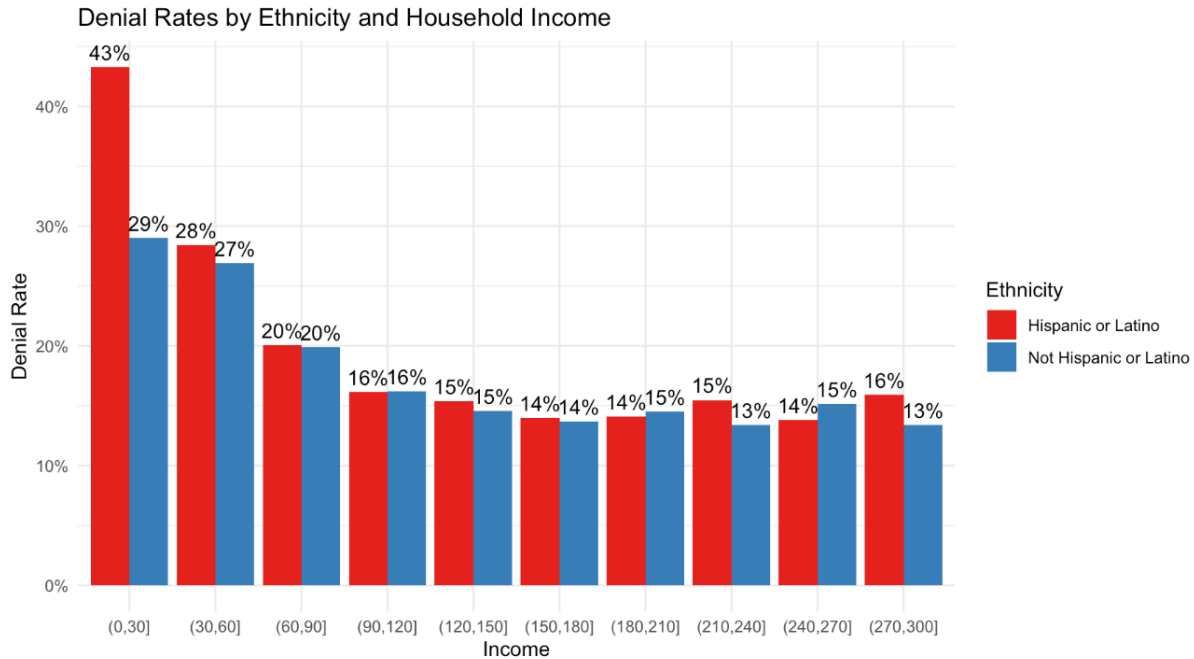


Table 20. Loan Denials by Race and Ethnicity

Denial Rate by Race	
Riverside County, 2022	
Race	%
White	17.2%
Asian	17.8%
Black or African American	22.1%
Native Hawaiian or Other Pacific Islander	22.7%
American Indian or Alaska Native	24.2%
2 or more minority races	28.0%

Denial Rate by Ethnicity	
Riverside County, 2022	
Ethnicity	%
Not Hispanic or Latino	17.2%
Hispanic or Latino	20.5%

Further investigation into the discrepancy in denial rates between Hispanic or Latino and non-Hispanic or Latino applicants reviews a persistent gap in denial prevalence that remains, especially for those earning extremely low incomes. The chart below depicts denial rates by ethnicity (for Hispanic or Latino and non-Hispanic or Latino applicants) and income (in thousands of dollars per year):



The chart reveals that Hispanic or Latino applicants faced higher denial rates across most income levels. For those earning \$0-30,000 per year, the denial gap was extreme. The denial rate for Hispanic or Latino households earning \$0-30,000 per year was 43%, while the denial rate for non-Hispanic or Latino households earning the same amount annually was 29%.

The reasons cited for denials for Hispanic or Latino and non-Hispanic or Latino also differ. The table below reveals that credit history was cited as one of the top reasons for denial for 25.1 percent of applicants submitted by Hispanic or Latino households, whereas that same reason was only cited in 21.6 percent of applications submitted by non-Hispanic or Latino households:



Table 21. Reasons Cited for Denied Applications.

Reason Cited for Denied Applications			
Riverside County, 2022			
Reason	#	total	%
Hispanic or Latino			
Debt-to-income ratio	2609	7247	36.0%
Credit history	1816	7247	25.1%
Credit application incomplete	1052	7247	14.5%
Collateral	626	7247	8.6%
Other	608	7247	8.4%
Unverifiable information	276	7247	3.8%
Insufficient cash (downpayment, closing costs)	186	7247	2.6%
Employment history	72	7247	1.0%
Mortgage insurance denied	2	7247	0.0%
Not Hispanic or Latino			
Debt-to-income ratio	3604	10126	35.6%
Credit history	2183	10126	21.6%
Credit application incomplete	1425	10126	14.1%
Collateral	1153	10126	11.4%
Other	1009	10126	10.0%
Unverifiable information	409	10126	4.0%
Insufficient cash (downpayment, closing costs)	254	10126	2.5%
Employment history	86	10126	0.8%
Mortgage insurance denied	3	10126	0.0%

According to the table below, only 0.1% of loans were for high-cost mortgages. The vast majority of loans in Riverside County in 2022 were for non-high-cost mortgages.



Table 22. HOEPA Loan Summary, 2022

HOEPA Loans		
Riverside County, 2022		
Loan Type	#	%
Not a high-cost mortgage	70865	99.9%
High-cost mortgage	98	0.1%

The analysis presented in this section suggests that credit history is a key factor cited as the denial reason separating Hispanic or Latino and non-Hispanic or Latino households in application outcomes. Interventions that seek to narrow this discrepancy should consider focusing on applicant credit histories and review of discriminatory practices in the review of applicant incomes relative to loan size requests.

Home Purchase Loans

In 2022, 58,229 households in Riverside County applied for home purchasing loans. Potential homeowners can also choose to apply for government-backed home purchase loans when buying their homes. In a conventional loan, the lender takes on the risk of losing money in the event a borrower defaults on a mortgage. For government-backed loans, the loan is insured, either completely or partially, by the government. The government does not provide the loan itself, but instead promises to repay some or all of the money in the event a borrower defaults. This reduces the risk for the lender when making a loan.

Government-backed loans generally have more lenient credit score requirements, lower down payment requirements, and are available to those with recent bankruptcies. However, these loans may also carry higher interest rates and most require homebuyers to purchase mortgage insurance. Furthermore, government-backed loans have strict limits on the amount a homebuyer can borrow for the purchase of a home. About 1,200 Perris households applied for government-backed loans in 2017.

Home Improvement Loans

In 2022, 8.8% of all home loan applications in Riverside County were for home improvement. Reinvestment in the form of home improvement is critical to maintaining the supply of safe and adequate housing. Historically, home improvement loan applications have a higher rate of denial when compared to home purchase loans. Part of the reason is that an applicant's debt- to-income ratio may exceed underwriting guidelines when the first mortgage is considered with consumer credit balances. Another reason is that many lenders use the home improvement category to report both second mortgages and equity-based lines of credit, even if the applicant's intent is to do something other than improve the home (e.g., pay for a wedding or college). Loans that will not be used to improve the home are viewed less favorably since the owner is divesting in the property by withdrawing accumulated wealth. From a lender's point of view, the reduction in owner's equity represents a higher risk.

Refinancing

In 2022, 12.4 percent of all home loan applications in Riverside County were for refinancing. Homebuyers will often refinance existing home loans for a number of reasons. Refinancing can allow homebuyers to



take advantage of better interest rates, consolidate multiple debts into one loan, reduce monthly payments, alter risk (i.e. by switching from variable rate to fixed rate loans), or free up cash and capital.

C. Subprime Lending

According to the Federal Reserve, “prime” mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. “Subprime” loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors such as limited income. By providing loans to those who do not meet the critical standards for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history, or non-traditional income sources, may be otherwise unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally offer interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In recent years, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating subprime loans directly. Though the subprime market usually follows the same guiding principles as the prime market, several specific risk factors are associated with this market.

Subprime lending can both impede and extend fair housing choice. On the one hand, subprime loans extend credit to borrowers who potentially could not otherwise finance housing. The increased access to credit by previously underserved consumers and communities contributed to record high levels of homeownership among minorities and lower-income groups. On the other hand, these loans left many lower income and minority borrowers exposed to default and foreclosure risk. Since foreclosures destabilize neighborhoods and subprime borrowers are often from lower-income and minority areas, mounting evidence suggests that classes protected by fair housing faced the brunt of the recent subprime and mortgage lending market collapse.



IV. Public Policies and Practices

Public policies established at the regional and local levels can affect housing development and therefore, may have an impact on the range and location of housing choices available to residents. Fair housing laws are designed to encourage an inclusive living environment and active community participation, and an assessment of public policies and practices enacted by jurisdictions within the City of Perris can help determine potential impediments to fair housing opportunity. This section presents an overview of government regulations, policies, and practices enacted by the City that may impact fair housing choice.

A. Policies and Programs Affecting Housing Development

The General Plan of a jurisdiction establishes a vision for the community and provides long-range goals and policies to guide the development in achieving that vision. Two of the seven State-mandated General Plan elements – Housing and Land Use Elements – have a direct impact on the local housing market in terms of the amount and range of housing choice. The Zoning Ordinance, which implements the Land Use Element, is another important document that influences the amount and type of housing available in a community – the availability of housing choice. The Perris General Plan Housing Element and other elements, Zoning Code, Consolidated Plan, and other documents have been reviewed to evaluate the following potential impediments to fair housing choice and affordable housing development:

- Local zoning, building, occupancy, and health and safety codes
- Public policies and building approvals that add to the cost of housing development
- Moratoriums or growth management plans
- Residential development fees
- Administrative policies affecting housing activities or community development resources for areas of minority concentration, or policies that inhibit employment of minorities or individuals with disabilities
- Community representation on planning and zoning boards and commissions

1. Housing Element Law and Compliance

As one of the State-mandated elements of the local General Plan, the Housing Element is the only element with specific statutory requirements and is subject to review by the State Department of Housing and Community Development (HCD) for compliance with State law. Housing Element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for and do not unduly constrain housing development. Specifically, the Housing Element must:

1. Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels in order to meet the community's housing goals;
2. Assist in the development of adequate housing to meet the needs of low and moderate income households;
3. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;



4. Conserve and improve the condition of the existing affordable housing stock; and
5. Promote housing opportunities for all persons.

Compliance Status

A Housing Element found by HCD to be in compliance with State law is presumed to have adequately addressed its policy constraints. According to HCD, the City of Perris City Council adopted the adopted the new Housing Element for 2021-2029 on January 25, 2022 and HCD adopted it on August 17, 2022.

The 2021-2029 Housing Element is part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with Connect SoCal, the 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities. Various amendments had been made to Housing Element law since adoption of the City's previous Housing Element. These include, but are not limited to:

- SB 330 - Housing Crisis Act of 2019 and Changes to Permit Streamlining Act & Housing Accountability Act - is designed to speed up housing construction by slashing the time it takes to obtain building permits, limiting fee increases on housing applications, and requiring that a local agency makes specified written findings based on evidence to deny an affordable housing development.
- AB 678, AB 1515, AB 3194, SB 330 - Housing Accountability Act - Expands and strengthens the provisions of the Housing Accountability Act by establishing limitations on a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.
- AB 1397, AB 1486, AB 686, SB 6 - Housing Element Sites Inventory - Modifies the format and level of scrutiny required when evaluating a jurisdiction's inventory of land suitable and available for residential development to meet the regional housing need by income level.
- AB 686 - Affirmatively Furthering Fair Housing - All housing elements must now include an analysis and programs that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes.
- AB 881, AB 68, and SB 13 - Accessory Dwelling Units - Updates and clarifies requirements and laws regarding the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU) to address barriers to development.
- AB 1763 - Density Bonuses for Affordable Housing - Provides increased density and incentives to produce developments that include moderate-income housing and additional incentives for affordable developments within ½ mile of a transit stop.

2. General Plan Land Use Element

Several factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. Minimum required densities in multi-family zones ensure that land zoned for multi-family use, the supply of which is often limited, will be developed as



efficiently as possible for multi-family uses.

Higher-density housing also reduces land costs on a per-unit basis and thus facilitates the development of affordable housing. Restrictive zoning that requires unusually large lots and building size can substantially increase housing costs and impede housing production. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing. While housing affordability alone is not a fair housing issue, many low- and moderate-income households are disproportionately concentrated in groups protected under the fair housing laws, such as persons with disabilities and minorities. When the availability of affordable housing is limited, indirectly affecting the housing choices available to groups protected by fair housing laws, fair housing concerns may arise.

The Perris General Plan provides for nine residential land use designations and two zoning Overlays that allow residential land uses on land not zoned for residential use, including commercial zones. Table IV.1 summarizes the residential land use designations in the City.

While the City's various land use designations provide opportunities for a variety of housing types, none of the land use categories have established minimum densities. Given the limited availability of high density multi-family residential land in Perris, the absence of minimum densities may make it more difficult for the City to efficiently utilize this land.



Table 23. Residential Land Use Designations

General Plan Land Use Category	Corresponding Zone Districts	Max. Densities	Typical Residential Types
R-20,000 Single-Family Residential, 20,000 sq. ft. lot	R-20,000 Single-Family Residential, 20,000 square foot minimum lots	Up to 2 units per acre	Comprised of low-density, single-family dwelling units in a semi-rural or agricultural setting. Other permitted uses include churches and schools. This designation allows for single-family residential dwellings.
R-10,000 Single-Family Residential, 10,000 sq. ft. lot	R-10,000 Single-Family Residential, 10,000 square foot minimum lots	Up to 4 units per acre	Comprised of low-density, single-family residential dwellings.
R-8,400 Single-Family Residential, 9,400 sq. ft. lot	R-8,400 Single-Family Residential, 8,400 square foot minimum lots	Up to 5 units per acre	Allows for low-density, single-family dwellings.
R-7,200 Single-Family Residential, 7,200 sq. ft. lot	R-7,200 Single-Family Residential, 7,200 square foot minimum lots	Up to 6 units per acre	Allows for low-density, single-family dwellings.
R-6,000 Single-Family Residential, 6,000 sq. ft. lot	R-6,000 Single-Family Residential, 6,000 square foot minimum lots	Up to 7 units per acre	Allows for low-density, single-family dwellings.
MFR-14 Multiple-Family Residential	MFR-14 Multiple-Family Residential, 6,000 square foot minimum	Up to 14 units per acre	Comprised of medium-density, multiple-family residential units.
MFR-22 Multiple-Family Residential	MFR-22 Multiple-Family Residential, 6,000 square foot minimum lots	Up to 22 units per acre	Includes high-density, multiple-family dwellings.

Source: City of Perris General Plan Land Use Element (amended 2016), Perris Zoning Ordinance, (2014).

3. Zoning Ordinance

Jurisdictions are required to evaluate their land use policies, zoning provisions, and development regulations, and make proactive efforts to mitigate any constraints identified.

Definition of Family

A community's Zoning Ordinance can potentially restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. For instance, a landlord may refuse to rent to a "nontraditional" family based on the zoning definition of a family. A landlord may also use the definition of a family as an excuse for refusing to rent to a household based on other hidden reasons, such as household size. Even if the code provides a broad definition, deciding what constitutes a "family" should be avoided by jurisdictions to prevent confusion or give the impression of restrictiveness.

California court cases⁶ have ruled that a definition of "family" that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e. by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution. A Zoning Ordinance also cannot regulate residency by



discrimination between biologically related and unrelated persons. Furthermore, a zoning provision cannot regulate or enforce the number of persons constituting a family.

The Perris Zoning Ordinance defines a family as “an individual or two or more persons related by blood or marriage or a group of not more than six persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit.” This definition may constitute a potential violation of fair housing laws.

Density Bonus

California Assembly Bill (AB) 1287, effect in 2024, amends the State Density Bonus Law to create additional density bonuses for developers who provide deed-restricted affordable units beyond the previous maximum percentages in the law. Among other changes, it amends the Density Bonus Law to grant five incentives and concessions (increased from four) to projects that are 100% affordable to lower-income households, except that up to 20% of the units may be for moderate-income households. The bill also adds a provision granting four concessions and incentives to projects that are at least 16% affordable to very low-income households, or at least 45% affordable to moderate-income households in a development in which the units are for sale.

Most significantly, AB 1287 adds major new density bonuses on top of those provided by the prior version of the Density Bonus Law. The prior Density Bonus Law allowed up to a 50% density bonus to a project that includes 15% very low-income units, 24% low-income units, or 44% moderate-income (for sale) units. Now, there is an additional (second) density bonus for those projects that meet and exceed those percentages, based on a sliding scale. Under the prior Density Bonus Law, for example, a project that made 20% of units affordable to very low-income households would receive no extra reward for exceeding the maximum very low-income percentage of 15%. Under the new law, the additional 5% of units provided for very low-income households would entitle the developer to an extra 20% density bonus – stacked on top of the 35% bonus provided for the 15% set-aside under the original law, this results in a total bonus of 55%. The new additional bonuses provided under AB 1287 could allow for density bonuses of up to 100% of base density.

Parking Requirements

Communities that require an especially high number of parking spaces per dwelling unit can negatively impact the feasibility of producing affordable housing or housing for special needs groups by reducing the achievable number of dwelling units per acre, increasing development costs, and thus restrict the range of housing types constructed in a community. Typically, the concern for high parking requirements is limited to multiple-family, affordable, or senior housing.

The City’s parking requirements are typical for a city of its size, and do not constrain the development of housing. Special parking standards have been established for the Downtown Specific Plan to accommodate mixed-use projects and foster shared parking concepts. The City will also consider establishing reduced parking standards for senior projects and projects with affordability components when located in close proximity to transportation routes and public services. The Senior Housing Overlay zone (SHO) includes additional parking requirements and references the general parking requirements. Additional parking requirements include locating parking courts within 150 feet from the dwelling unit for which the parking space is provided. It also includes provisions that result in reduced parking standards, such as allowing a



minimum of 1.15 parking spaces per dwelling unit.

Table 24. Parking Requirements

Residential Type	Required Parking Spaces	Comments
Single-Family	Rural Residential/Agricultural Zone: 2 spaces, one within a garage. Detached Residential, R-10,000 Zone: 2 garage spaces. Detached Residential, R-6,000 Zone: 2 garage spaces.	Each covered parking space in a garage or carport shall have a minimum dimension not less than 10 feet in width and 20 feet in length. Minimum size for a one-car garage shall be no less than 250 square feet.
Multiple-Family	Attached Residential, R-6,000, MFR-14, MFR-22 Zones: 2 spaces per unit, one within a garage; Apartments: One space per unit shall be within a carport or an enclosed garage. - Studio Unit: 1 space/unit. - One Bedroom Unit: 1 space/unit. - Two Bedroom Unit: 1.5 spaces/unit. - Each additional bedroom: 0.25 spaces/unit up to 10 spaces, and 0.010 spaces/unit exceeding 10 spaces.	Guest spaces shall be distributed throughout development. Each uncovered space shall have a minimum dimension of not less than 9 feet in width and 19 feet in length. No more than 15% of uncovered parking spaces for multi-family development may be compact parking stalls. Each compact parking stall shall have minimum dimension not less than 8 feet in width and 16 feet in length.

Source: City of Perris Zoning Ordinance, consulted in 2019.

B. Occupancy Standards

Disputes over occupancy standards are typical tenant/landlord and fair housing issues. Families with children and large households are often discriminated in the housing market, particularly in the rental housing market, because landlords are reluctant or flatly refuse to rent to such households. Establishing a strict occupancy standard either by the local jurisdictions or by landlords on the rental agreements may be a violation of fair housing practices.

In general, no State or federal regulations govern occupancy standards. The State Department of Fair Employment and Housing (DFEH) uses the “two-plus-one” rule in considering the number of persons per housing unit – two persons per bedroom plus an additional person. Using this rule, a landlord cannot restrict occupancy to fewer than three persons for a one-bedroom unit or five persons for a two-bedroom unit, etc. Other issues such as lack of parking, gender of the children occupying one bedroom, should not be factors considered by the landlord when renting to a household. While DFEH also uses other factors, such as the age of the occupants and size of rooms, to consider the appropriate standard, the two-plus-one rule is generally followed. Other guidelines are also used as occupancy standards – the California Fire Code and the California Housing Code. The 2010 Fire Code allows one person per 200 square feet of building floor area.

The City of Perris has not established any occupancy standards; however, the Zoning Code’s definition of family may limit the number of people who can occupy a housing unit.



C. Affordable Housing Development

In general, many minority and special needs households are disproportionately affected by a lack of adequate and affordable housing in a region. While affordability issues are not directly fair housing issues, expanding access to housing choices for these groups cannot ignore the affordability factor. Insofar as rent-restricted or non-restricted low-cost housing is concentrated in certain geographic locations, access to housing by lower income and minority groups in other areas is limited and can therefore be an indirect impediment to fair housing choice. Furthermore, various permit processing and development impact fees charged by local government results in increased housing costs and can be a barrier to the development of affordable housing. These issues are examined in the subsections below.

D. Other Land Use Policies, Programs, and Controls

Land use policies, programs, and controls can impede or facilitate housing development and can have implications for fair housing choice in a community. Inclusionary housing policies can facilitate new affordable housing projects, while growth management programs and Article 34 of the California Constitution can impede new affordable housing development.

1. Growth Management Programs

Growth management programs facilitate well-planned development and ensure that the necessary services and facilities for residents are provided. However, a growth management program may act as a constraint if it prevents a jurisdiction from addressing its housing needs, which could indirectly impede fair housing choice. These programs range from general policies that require the expansion of public facilities and services concurrent with new development, to policies that establish urban growth boundaries (the outermost extent of anticipated urban development), to numerical limitations on the number of dwelling units that may be permitted annually.

The City of Perris does not have a growth management ordinance or policies that restrict the number of dwelling units that may be constructed within a given period of time. State housing law mandates a jurisdiction facilitate the development of a variety of housing to meet the jurisdiction's fair share of regional housing needs. Any growth management measure that would compromise a jurisdiction's ability to meet its regional housing needs may have an exclusionary effect of limiting housing choices and opportunities of regional residents, or concentrating such opportunities in other areas of the region.

2. Inclusionary Housing

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a Community. The policy is most effective in areas experiencing rapid growth and a strong demand for housing.

Inclusionary programs can be voluntary or mandatory. Voluntary programs typically require developers to



negotiate with public officials but do not specifically mandate the provision of affordable units. Mandatory programs are usually codified in the Zoning Ordinance, and developers are required to enter into a development agreement specifying the required number of affordable housing units or payment of applicable in-lieu fees prior to obtaining a building permit.

The City of Perris does not have an inclusionary housing program in place.

3. Reasonable Accommodation

Under State and federal law, local governments are required to “reasonably accommodate” housing for persons with disabilities when exercising planning and zoning powers. Jurisdictions must grant variances and zoning changes if necessary to make new construction or rehabilitation of housing for persons with disabilities feasible, but are not required to fundamentally alter their Zoning Ordinance.

Although most local governments are aware of State and Federal requirements to allow reasonable accommodations, if specific policies or procedures are not adopted by a jurisdiction or a jurisdiction requires a public hearing or discretionary decision, residents with disabilities residents may be unintentionally displaced or discriminated against. The City amended its Zoning Code in 2013 to formally adopt reasonable accommodation procedures. Chapter 19.87 of the Zoning Code provides for reasonable accommodation for persons with disabilities. The City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in October 2024 for compliance with the Housing Element adopted in October 2022.

A jurisdiction’s definition of a disabled person can be considered an impediment to fair housing if it is not consistent with the definition of disability provided under the Fair Housing Act. The Act defines disabled person as “those individuals with mental or physical impairments that substantially limit one or more major life activities.” The City’s Reasonable Accommodation Ordinance defines disability consistent with the FHA.

4. Local Housing Authorities

The Housing Authority of the County of Riverside (HACR) administers the Housing Choice Voucher Program for the City of Perris.

For Housing Choice Vouchers, the Housing Act mandates that not less than 75 percent of new admissions must have incomes at or below 30 percent of the Area Median Income (AMI). The remaining balance of 25 percent may have incomes up to 80 percent of the AMI. For public housing, the Housing Act mandates that not less than 40 percent of new admissions must have incomes at or below 30 percent of the AMI. The balance of 60 percent of new admissions may have incomes up to 80 percent of the AMI. Since HACR also operates a Housing Choice Voucher program, admissions of households at or below 30 percent AMI to the voucher program during a HACR fiscal year that exceed the 75 percent minimum target requirement for the voucher program can be credited against the HACR’s basic targeting requirement in the public housing program for the same fiscal year, subject to specific certain requirements.



Section 16(a)(3)(B) of the United States Housing Act mandates that public housing authorities adopt an admissions policy that promotes the de-concentration of poverty in public housing. HUD emphasizes that the goal of de-concentration is to foster the development of mixed-income communities within public housing. In mixed-income settings, lower income residents are provided with working-family role models and greater access to employment and information networks. This goal is accomplished through income-targeting and de-concentration policies. HACR has adopted an admissions policy that promotes the de-concentration of poverty in public housing.

HACR administers its programs with certain preferences as described in its Administrative Plan for the Housing Choice Voucher Program, which can be found on its website.

For project-based voucher (PBV) assistance (i.e. public housing), HACR has a preference for households who resided in the community prior to conversion to PBV, and continue to reside in the community, who are currently eligible for participation in the PBV program.

5. Community Participation

Adequate community involvement and representation are important to overcoming and identifying impediments to fair housing or other factors that may restrict access to housing. Decisions regarding housing development in the City are typically made by the City Council, Planning Commission, and Public Safety Commission. The role of each of these bodies is discussed below.

City Council

City residents elect the City Council to guide the policy affairs of the community. The City Council must provide an environment that stimulates participation in the governing processes and must conduct the affairs of the City openly and responsively. The Council consists of five members elected at-large from the City to serve four-year terms. The City holds municipal elections in November every two years on even-numbered years. The City Council appoints the City Manager, City Attorney, and City Commission members. The City Council meets the second and last Tuesdays of each month in the City Hall Council Chambers.



COMMITTEE MEETINGS	
Policy Committee	Meeting Schedule
Beautification Committee	Scheduled for the 3rd Tuesday of every other month
Community Development Block Grant (CDBG) Committee	Meet as needed
Economic Development Committee	Scheduled for the 1st Friday of every other month
Homeless Task Force Committee	Meet as needed
Human Resources Committee	Scheduled for the 3rd Thursday of every other month
Parks & Recreation Committee	Scheduled for every 3rd Wednesday
Public Safety Committee	Scheduled for the 1st Friday of every odd month
Public Works Committee	Scheduled for the 3rd Wednesday of every odd month
School District Liaison Committee	Meet as needed
Senior Citizen Committee	Meet as needed
Water Utility Ad Hoc	Meet as needed
Ways & Means Committee	Scheduled for the last Thursday of every odd month

Planning Commission

The Perris Planning Commission plays important advisory, regulatory, and procedural roles in land use decisions for the City of Perris. The Commission is responsible for the review of issues related to community growth and development, and approval of land development requests such as Development Plan Reviews, Conditional Use Permits, and Major Modifications. The Commission administers land use regulations and provides the City Council with recommendations on matters relating to the implementation of the City General Plan, zoning, subdivision and municipal policies. The Commission consists of seven individuals appointed by the City Council. The Commission meets the first and third Wednesday of each month in the City Hall Council Chambers.

Public Safety Commission

The Public Safety Commission plays important advisory, regulatory, and procedural roles in matters of public safety throughout the community. The Commission is responsible for the review of issues related to public safety as it pertains to the community growth, development and existing infrastructure challenges. The Commission is responsible for hearing and investigating public safety issues related to community preservation, police, fire, roads, and infrastructure and provides the City Council with recommendations on matters relating to the implementation of suggested mitigating measures. The Commission consists of seven members appointed by the City Council. Meetings are held on the second Wednesday of each month in the City Hall Council Chambers.

Sensitivity Training and Multi-Lingual Capabilities

An important strategy for expanding housing choices for all residents is to ensure that residents' concerns are heard. Community participation can be limited or enhanced by actions or inaction by a public agency. A broader range of residents may feel more comfortable approaching an agency with concerns or suggestions if that agency offers sensitivity or diversity training to its staff members that typically interface



with the public. In addition, if there is a mismatch between the linguistic capabilities of staff members and the native languages of local residents, non- English speaking residents may be unintentionally excluded from the decision making process. Another factor that may affect community participation is the inadequacy of an agency or public facility to accommodate residents with various disabilities. All of the City's public and community facilities meet ADA standards and requirements and are accessible to all persons with disabilities.

While providing fair housing education for the public and housing professionals is critical, ensuring City staff understand fair housing laws and are sensitive to discrimination issues is equally important. The City of Perris sponsors annual sensitivity training for staff members who interface with the public to fulfill the AB 1825 requirement. Sensitivity training is a form of education that attempts to make a person more aware of oneself and others. Such training often incorporates principles of non-discrimination and cultural diversity, harassment, and discrimination and retaliation prevention training. The City also has designated bi-lingual employees with capabilities to serve Spanish-speaking residents.



V. Fair Housing Practices

This chapter provides an overview of the institutional structure of the housing industry with regard to fair housing practices. In addition, this chapter discusses the fair housing services available to residents in the City of Perris, as well as the nature and extent of fair housing complaints received by the fair housing provider. Typically, fair housing services encompass the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information. Tenant/landlord counseling services are usually offered by fair housing service providers but are not considered fair housing services.

A. Homeownership Market

The following discussions describe the process of homebuying and likely situations when a person/household may encounter housing discrimination. However, much of this process occurs in the private housing market over which local jurisdictions have little control or authority to regulate. The recourse lies in the ability of the contracted fair housing service providers in monitoring these activities, identifying the perpetrators, and taking appropriate reconciliation or legal actions.

1. Advertising

The first thing a potential buyer is likely to do when they consider buying a home is search advertisements either in magazines, newspapers, or the Internet to get a feel for what the market offers. Advertisements cannot include discriminatory references such as the use of words describing:

1. Current or potential residents;
2. Neighbors or the neighborhood in racial or ethnic terms;
3. Adults preferred (except for senior or active adult living);
4. Perfect for empty nesters;
5. Conveniently located by a Catholic Church; or
6. Ideal for married couples without kids.

Advertising has become a sensitive area in real estate. In some instances, advertisements published in non-English languages may make those who speak English uncomfortable, yet when ads are only placed in English, they place non-English speaking residents at a disadvantage. While real estate advertising can be published in other languages, by law an English version of the ad must also be published, and monitoring this requirement is difficult, if not impossible. Even if an agent does not intend to discriminate in an ad, it would still be considered a violation to suggest to a reader whether or not a particular group is preferred.

Previous litigation has also set precedence for violations in advertisements that hold publishers, newspapers, Multiple Listing Services, real estate agents, and brokers accountable for discriminatory ads.

Lending

Initially, buyers must find a lender that will qualify them for a loan. This part of the process entails an application, credit check, ability to repay, amount eligible for, choosing the type and terms of the loan, etc.



Applicants are requested to provide a lot of sensitive information including their gender, ethnicity, income level, age, and familial status. Most of this information is used for reporting purposes required of lenders by the Community Reinvestment Act (CRA) and the Home Mortgage Disclosure Act (HMDA). The previous section of this AI provides detailed analysis of HMDA data for Perris.

Appraisals

Banks order appraisal reports to determine whether or not a property is worth the amount of the loan they will be giving. Generally speaking, appraisals are based on the comparable sales of properties within the neighborhood of the property being appraised. Other factors are taken into consideration, such as the age of the structure, any improvements made, location, general economic influences, etc.

Real Estate Agents

Real estate professionals may act as agents of discrimination. Some unintentionally, or possibly intentionally, may steer a potential buyer to particular neighborhoods by encouraging the buyer to look into certain areas; others may choose not to show the buyer all choices available. Agents may also discriminate by who they agree to represent, who they turn away, and the comments they make about their clients.

The California Association of REALTORS® (CAR) has included language on many standard forms disclosing fair housing laws to those involved. Many REALTOR® Associations also host fair housing trainings/seminars to educate members on the provisions and liabilities of fair housing laws, and the Equal Opportunity Housing Symbol is also printed on all CAR forms as a reminder.

Covenants, Conditions, and Restrictions (CC&Rs)

Covenants, Conditions, and Restrictions (CC&Rs), are restrictive promises that involve voluntary agreements, which run with the land they are associated with and are listed in a recorded Declaration of Restrictions. The Statute of Frauds (Civil Code Section 1624) requires them to be in writing, because they involve real property. They must also be recorded in the County where the property is located in order to bind future owners. Owners of parcels may agree amongst themselves as to the restrictions on use, but in order to be enforceable they must be reasonable.

The California Department of Real Estate reviews CC&Rs for all subdivisions of five or more lots, or condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law. The review must be completed and approved before the Department of Real Estate will issue a final subdivision public report. This report is required before a real estate broker or anyone can sell the units, and each prospective buyer must be issued a copy of the report. If the CC&Rs are not approved, the Department of Real Estate will issue a “deficiency notice”, requiring the CC&Rs be revised. CC&Rs are void if they are unlawful, impossible to perform or are in restraint on alienation (a clause that prohibits someone from selling or transferring his/her property). However, older subdivisions and condominium/townhome developments may contain illegal clauses which are enforced by the homeowners associations.



Homeowners Insurance Industry

Without insurance, banks and other financial institutions lend less. For example, if a company excludes older homes from coverage, lower income and minority households who can only afford to buy in older neighborhoods may be disproportionately affected. Another example includes private mortgage insurance (PMI). PMI obtained by applicants from Community Reinvestment Act (CRA) protected neighborhoods is known to reduce lender risk. Redlining of lower income and minority neighborhoods can occur if otherwise qualified applicants are denied or encouraged to obtain PMI.⁷

2. National Association of REALTORS® (NAR)

The National Association of REALTORS® (NAR) has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people. The term REALTOR® identifies a licensed professional in real estate who is a member of the NAR; however, not all licensed real estate brokers and salespersons are members of the NAR.

Code of Ethics

Article 10 of the NAR Code of Ethics provides that “REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. REALTORS® shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity.

Additionally, Standard of Practice Article 10-1 states that “REALTORS® shall not volunteer information regarding the racial, religious or ethnic composition of any neighborhood and shall not engage in any activity which may result in panic selling. REALTORS® shall not print, display or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity.

Diversity Certification

NAR has created a diversity certification, “At Home with Diversity: One America” to be granted to licensed real estate professionals who meet eligibility requirements and complete the NAR “At Home with Diversity” course. The certification will signal to customers that the real estate



professional has been trained on working with diversity in today's real estate markets. The coursework provides valuable business planning tools to assist real estate professionals in reaching out and marketing to a diverse housing market. The NAR course focuses on diversity awareness, building cross-cultural skills, and developing a business diversity plan.

3. California Department of Real Estate (DRE)

The California Department of Real Estate (DRE) is the licensing authority for real estate brokers and salespersons. As noted earlier, not all licensed brokers and salespersons are members of the National or California Association of REALTORS®.

The DRE has adopted education requirements that include courses in ethics and in fair housing. To renew a real estate license, each licensee is required to complete 45 hours of continuing education, including three hours in each of the four mandated areas: Agency, Ethics, Trust Fund, and Fair Housing. The fair housing course contains information that will enable an agent to identify and avoid discriminatory practices when providing real estate services to clients.

The law requires, as part of the 45 hours of continuing education, completion of five mandatory three-hour courses in Agency, Ethics, Trust Fund Handling and Fair Housing and Risk Management. These licensees will also be required to complete a minimum of 18 additional hours of courses related to consumer protection. The remaining hours required to fulfill the 45 hours of continuing education may be related to either consumer service or consumer protection, at the option of the licensee.

4. California Association of REALTORS® (CAR)

The California Association of Realtors (CAR) is a trade association of realtors statewide. As members of organized real estate, realtors also subscribe to a strict code of ethics as noted above. CAR has recently created the position of Equal Opportunity/Cultural Diversity Coordinator. CAR holds three meetings per year for its general membership, and the meetings typically include sessions on fair housing issues. Current outreach efforts in the Southern California area are directed to underserved communities and state-licensed brokers and sales persons who are not members of the CAR.

5. REALTOR® Associations Serving the City of Perris

REALTOR® Associations are generally the first line of contact for real estate agents who need continuing education courses, legal forms, career development, and other daily work necessities. The frequency and availability of courses varies amongst these associations, and local association membership is generally determined by the location of the broker for which an agent works. Complaints involving agents or brokers may be filed with these associations.

Monitoring of services by these associations is difficult as detailed statistics of the education/services the agencies provide or statistical information pertaining to the members is rarely available. The Inland Valleys Association of REALTORS® (IVAR) serves the City of Perris. Currently, IVAR uses California Regional Multiple Listing Service, Inc.

Complaints against members are handled by the associations as follows. First, all complaints must be in writing. Once a complaint is received, a grievance committee reviews the complaint to decide if it warrants



further investigation. If further investigation is necessary, a professional standards hearing with all parties involved takes place. If the member is found guilty of a violation, the member may be expelled from the association, and the California Department of Real Estate is notified.

B. Rental Housing Market

1. Rental Process

Advertising

Legally, applicants for rental units only need to demonstrate their ability to pay rent. Whether the applicants intend to pay with wages/salaries, savings, inheritance, or insurance should not matter to the landlord. Requiring proof of income may be misleading as requiring proof of employment.

Under California's fair housing law, source of income is a protected class. This includes, but is not limited to, the Section 8 voucher/HCV program, the HUD-VASH program, Homelessness Prevention and Rapid Re-Housing programs, Housing Opportunities for Persons with AIDS, and security deposit assistance programs that help people afford their rent. The law also protects the use of subsidy programs created by cities, counties, and public agencies to address growing homelessness. The law also protects people from source of income discrimination in housing other than rental housing. Therefore, a rental add that states Section 8 or any other rental subsidy is not accepted is discriminatory.

As with real estate advertising, advertisements for rental units can be published in other languages. However, by law an English version of the ad must also be published.

Responding to Ads

Differential treatment of those responding to advertisements is a growing fair housing concern. In a 2011 study conducted nationally, comprehensive audit-style experiments via email correspondence were used to test for racial discrimination in the rental housing market. This study was particularly unique because it tested for two variables—discrimination based on race *and* social class. By responding to online rental listings using names associated with a particular racial/ethnic group and varying message content grammatically to indicate differing levels of education and/or income (i.e. social class), researchers found that, overall, Blacks continued to experience statistically significant levels of discrimination in the rental housing market. This discrimination was even more pronounced when the housing inquiry was made to look like it originated from a Black individual of a lower social class.⁸

Viewing the Unit

Viewing the unit is the most obvious place where the potential renters may encounter discrimination because landlords or managers may discriminate based on race or disability, or judge on appearance whether a potential renter is reliable or may violate any of the rules.

In a follow up to the study discussed above, researchers developed an experiment to test for subtle discrimination. Subtle discrimination is defined as unequal treatment between groups that occurs but is difficult to quantify and may not always be identifiable through common measures such as price differences. Researchers found that, in general, landlords replied faster and with longer messages to



inquiries made from white names. The study also found that landlords were more likely to use descriptive language, extend invitations to view a unit, invite further correspondence, use polite language, and make a formal greeting when replying to e-mail inquiries from a white home seeker.⁹

Credit/Income Check

Landlords may ask potential renters to provide credit references, lists of previous addresses and landlords, and employment history/salary. The criteria for tenant selection, if any, are typically not known to those seeking to rent. Many landlords often use credit history as an excuse when trying to exclude certain groups. Legislation provides for applicants to receive a copy of the report used to evaluate applications.

Recent State legislation under SB 267 offers protections against credit-based biases. In instances where an applicant intends to use a governmental rent subsidy (such as a Section 8 voucher) to rent an apartment, this bill makes it illegal for a landlord to use the applicant's credit history as part of the application process without offering the applicant the option, at the applicant's discretion, of "alternative evidence of reasonable ability to pay" the rent for the unit, including, but not limited to, government benefit payments, pay records, and bank statements.

The Lease

Typically, the lease or rental agreement is a standard form completed for all units within the same building. However, the enforcement of the rules contained in the lease or agreement may not be standard for all tenants. A landlord may choose to strictly enforce the rules for certain tenants based on arbitrary factors, such as race, presence of children, or disability.

Lease-related language barriers can impede fair housing choice if landlords and tenants do not speak the same language. In California, applicants and tenants have the right to negotiate lease terms primarily in Spanish, Chinese, Tagalog, Vietnamese or Korean. If a language barrier exists, the landlord must give the tenant a written translation of the proposed lease or rental agreement in the language used in the negotiation before the tenant signs it.¹⁰ This rule applies to lease terms of one month or longer and whether the negotiations are oral or in writing.

Security Deposit

A security deposit is typically required. To deter "less-than-desirable" tenants, landlords have historically asked for a security deposit higher than for others. Under State bill **AB 12**, effective July 1, 2024, it shall be unlawful for a residential landlord to require a security deposit in excess of one month's rent, regardless of whether the unit in question is furnished or unfurnished. The bill includes an exception for small landlords, allowing up to two months' rent to be held as a deposit if the landlord (1) is a natural person or a limited liability company in which all members are natural persons, and (2) owns no more than two residential rental properties that collectively include no more than four rental units.

During the Tenancy

During tenancy, the most common forms of discrimination a tenant may face are based on familial status, race, national origin, sex, or disability. Usually this type of discrimination appears in the form of varying enforcement of rules, overly strict rules for children, excessive occupancy standards, refusal to make a



reasonable accommodation for handicapped access, refusal to make necessary repairs, eviction notices, illegal entry, rent increases, or harassment. These actions may be used as a way to force undesirable tenants to move on their own without the landlord having to make an eviction.

2. California Apartment Association

The California Apartment Association has developed the California Certified Residential Manager (CCRM) program to provide a comprehensive series of courses geared towards improving the approach, attitude and professional skills of on-site property managers and other interested individuals. The CCRM program consists of 31.5 hours of training that includes fair housing and ethics along with the following nine course topics:

1. Preparing the Property for Market
2. Professional Leasing Skills and the Application Process
3. The Move-in Process, Rent Collection and Notices
4. Resident Issues and Ending the Tenancy
5. Professional Skills for Supervisors
6. Maintenance Management: Maintaining a Property
7. Liability and Risk Management: Protecting the Investment
8. Fair Housing: It's the Law
9. Ethics in Property Management

The CAA supports the intent of all local, State, and federal fair housing laws for all residents. Members of the CAA agree to abide by the provisions of their Code for Equal Housing Opportunity.

3. National Association of Residential Property Managers (NARPM)

The National Association of Residential Property Managers promotes a high standard of property management business ethics, professionalism and fair housing practices within the residential property management field. NARPM is an association of real estate professionals who are experienced in managing single-family and small residential properties. Members of the association adhere to a strict Code of Ethics to meet the needs of the community, which include the following duties:

1. Protect the public from fraud, misrepresentation, and unethical practices of property managers.
2. Adhere to the Federal Fair Housing statutes.
3. Protect the fiduciary relationship of the client.
4. Treat all tenants professionally and ethically.
5. Manage the property in accordance with the safety and habitability standards of the community.
6. Hold all funds received in compliance with state law with full disclosure to the client.

NARPM offers four designations to qualified property managers and property management firms:

1. Residential Management Professional, RMP[®]
2. Master Property Manager, MPM[®]
3. Certified Residential Management Company, CRMC[®]
4. Certified Support Specialist, CSS[®]

Various educational courses are offered as part of attaining these designations including the following fair housing and landlord/tenant law courses:



1. Tenancy and the Law
2. The Basics of Fair Housing
3. Ethnics
4. Lead-Based Renovation, Repair, and Paint
5. Maintenance Basics

4. Western Manufactured Housing Communities Association (WMA)

Western Manufactured Housing Communities Association (WMA) is a nonprofit organization created in 1945 for the exclusive purpose of promoting and protecting the interests of owners, operators and developers of manufactured home communities in California. WMA assists its members in the operations of successful manufactured home communities in today's complex business and regulatory environment. WMA has over 1,600 member parks located in all 58 counties of California.

WMA offers an award winning manager accreditation program as well as numerous continuing education opportunities. The Manufactured Housing Community Manager (MCM) program is a manager accreditation program that provides information on effective community operations. WMA's industry experts give managers intensive training on law affecting the industry, maintenance standards, HCD inspections, discrimination, mediation, disaster planning, and a full range of other vital subjects.

C. Fair Housing Services

In general, fair housing services include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations as well as mediating disputes between tenants and landlords. This section reviews the fair housing services available in the City of Perris, the nature and extent of fair housing complaints, and results of fair housing testing/audits.



1. Fair Housing Council of Riverside County

Perris contracts the Fair Housing Council of Riverside County (FHCRC) to provide fair housing services in the City. FHCRC is a nonprofit agency whose mission is to actively support and promote fair housing through education and advocacy. FHCRC provides the following fair housing related services to Riverside County residents:

1. Anti-Discrimination
2. Landlord-Tenant
3. Training and Technical Assistance
4. Enforcement of Housing Rights
5. Administrative Hearings for the Riverside County Housing Authority
6. Special Projects

2. California Department of Civil Rights (DCR)

The mission of the Department of Civil Rights (DCR) is to protect Californians from employment, housing and public accommodation discrimination, state funded programs and activities, professional relationships, hate violence and human trafficking. To achieve this mission, DCR keeps track of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations and hate violence.

Investigations begin with the intake of a complaint. Complainants are first interviewed to collect facts about possible discrimination. Interviews are normally conducted by telephone. If the complaint is accepted for investigation, the DCR drafts a formal complaint that is signed by the complainant and served. If jurisdictional under federal law, the complaint is also filed with the United States Department of Housing and Urban Development (HUD). As a substantially equivalent agency, DCR's findings are usually accepted by HUD. The recipient of the complaint (usually a landlord, seller, property manager, seller, or agent) is required to answer and has the opportunity to negotiate resolution with the complainant. If the case is not resolved voluntarily, the DFEH conducts a formal investigation.

If the investigative findings do not show a violation of the law, DCR will close the case. If investigative findings show a violation of law, the DCR schedules a formal conciliation conference. During the conciliation conference, the DCR presents information supporting its belief that there has been a violation and explores options to resolve the complaint. If formal conciliation fails, the DCR Housing Administrator may recommend litigation. If litigation is required, the case may be heard before the DCR or in civil court. Potential remedies for cases settled by the DCR include out-of-pocket losses, injunctive relief, access to the housing previously denied, additional damages for emotional distress, and civil penalties up to \$10,000 for the first violation. Court remedies are identical to DCR remedies with one exception; instead of civil penalties, a court may award unlimited punitive damages.

3. U.S. Department of Housing and Urban Development

The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints for jurisdictions, including the City of Perris. According to the HUD website, any person who feels their housing rights have been violated may submit a complaint to HUD via phone, mail or



the Internet. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. HUD refers complaints to the California DCR, which has 30 days to address the complaint. As a substantially equivalent agency, DCR's findings are usually accepted by HUD. Thereafter, HUD tracks the complaint and its issues and outcomes as a “dually filed” complaint.

Fair Housing Complaints

HUD maintains records of complaints that represent potential and actual violations of federal housing law. Over the 2018 through 2024 study period, HUD received 6 complaints alleging discrimination in Riverside County. Three of these complaints were on the basis of sex, two for race, two for retaliation, one for familial status, and one for disability. One of these cases was reported in 2020, two were reported in 2021, and three were reported in 2023. There were no fair housing complaints received in 2018, 2019, 2022. There have been no reported Fair Housing complaints in 2024 at the time of this report.

Table 25. Fair Housing Complaints by Basis

Fair Housing Complaints by Basis Riverside County HUD Fair Housing Complaints									
Basis	2018	2019	2020	2021	2022	2023	2024	Total	Percentage
Race	0	0	1	0	0	1	0	2	22.2%
Sex	0	0	0	2	0	1	0	3	66.7%
Disability	0	0	0	0	0	0	0	0	0%
Religion	0	0	0	0	0	0	0	0	0%
Familial Status	0	0	0	1	0	0	0	1	11.1%
Disability	0	0	0	0	0	1	0	1	11.1%
Retaliation	0	0	1	1	0	0	0	2	22.2%
Total Basis	0	0	2	4	0	3	0	9	100%
Total Complaints	0	0	1	2	0	3	0	6	

There were six total Fair Housing Complaints between 2018 and 2024 and all of them were successfully closed. Two of these complaints were successfully conciliated or settled, and the remaining four had no caused determination.



Table 26. Fair Housing Complaints by Closure Status

Fair Housing Complaints by Closure Riverside County HUD Fair Housing Complaints									
Basis	2018	2019	2020	2021	2022	2023	2024	Total	Percentage
Unable to locate complainant	0	0	0	0	0	0	0	0	0%
Complainant failed to cooperate	0	0	0	0	0	0	0	0	0%
No cause determination	0	0	1	0	0	1	2	4	66.7%
Complaint withdrawn by complainant after resolution	0	0	0	0	0	0	0	0	0%
Conciliation/Settlement successful	0	0	0	0	2	0	0	2	33.3%
Complaint withdrawn by complainant without resolution	0	0	0	0	0	0	0	0	0%
Total Closures	0	0	1	0	2	1	2	6	100%
Total Complaints	0	0	1	2	0	3	0	6	

Fair Housing complaints often include more than one issue. Fair housing complaints from Riverside County cited 11 issues total, with the most common being discriminatory terms, conditions, privilege or services and facilities, as well as discriminatory acts under Section 818 (coercion, etc.). This was followed by both the discriminatory refusal to rent, and discriminatory advertising, statements and notices. Discrimination in terms, conditions, and privileges relating to rental received one issue.



Table 27. Fair Housing Complaints by Issue

Fair Housing Complaints by Issue Riverside County HUD Fair Housing Complaints									
Issue	2018	2019	2020	2021	2022	2023	2024	Total	Percentage
Discriminatory refusal to rent, False denial or representation of availability - rental	0	0	0	0	0	0	0	0	0%
Discriminatory terms, conditions, privilege or services and facilities	0	0	0	1	0	2	0	3	27.2%
Discriminatory financing (includes real estate transactions)	0	0	0	0	0	0	0	0	0%
Failure to make reasonable accommodation	0	0	0	0	0	0	0	0	0%
Discriminatory advertising, statements and notices	0	0	1	1	0	0	0	2	18.2%
Discrimination in terms/conditions/privileges relating to rental	0	0	0	1	0	0	0	1	9.0%
Discriminatory refusal to rent	0	0	1	0	0	1	0	2	18.2%
None	0	0	0	0	0	0	0	0	0%
Discriminatory acts under Section 818 (coercion, etc.)	0	0	0	2	0	1	0	3	27.2%
Failure to permit reasonable modification	0	0	0	0	0	0	0	0	0%
Otherwise deny or make housing unavailable	0	0	0	0	0	0	0	0	0%
Discrimination in the terms/conditions for making loans	0	0	0	0	0	0	0	0	0%
Total Issues	0	0	2	5	0	4	0	11	100%
Total Complaints	0	0	1	2	0	3	0	6	



4. Hate Crimes

Hate crimes are crimes committed because of a bias against race, religion, disability, ethnicity, or sexual orientation. In an attempt to determine the scope and nature of hate crimes, the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting Program collects statistics on these incidents.

To a certain degree, hate crimes are an indicator of the environmental context of discrimination. These crimes should be reported to the Police or Sheriff's department. On the other hand, a hate incident is an action or behavior that is motivated by hate but is protected by the First Amendment right to freedom of expression. Examples of hate incidents can include name calling, epithets, distribution of hate material in public places, and the display of offensive hate-motivated material on one's property. The freedom guaranteed by the U.S. Constitution, such as the freedom of speech, allows hateful rhetoric as long as it does not interfere with the civil rights of others. Only when these incidents escalate can they be considered an actual crime.



VI. Progress Since Last AI

The 2019 AI identified a number of fair housing issues in Perris and outlined actions the City would take to mitigate or eliminate these barriers. This chapter reviews the accomplishments the City has made in carrying out these actions.

A. Major Issues and Recommendations

1. Lending Patterns

While HMDA data cannot be used to prove discrimination in motive or outcome, it highlights irregularities that may warrant close monitoring. With regard to lending patterns in Perris, the following irregularities were identified:

- There is a need for home improvement financing. Applications for home improvement loans almost tripled between 2012 and 2017. However, approval rate for this type of financing remained relatively low at 43 percent.
- Comparatively, Hispanic households have limited access to homeownership opportunities due to their generally lower incomes. However, for households in the same income level, Black applicants consistently had the lowest approval rates.
- The frequency of loans with reported spread increased significantly between 2012 and 2017, more than doubling for all race groups. However, the magnitude of spread narrowed, meaning that while applicants were far more likely to utilize subprime loans in 2017, the interest rates were not significantly higher than prime loans.

Recommendation:

Action 1: As funding permits, pursue reinstatement of the City's Residential Rehabilitation and Senior Repair programs. Annually evaluate the City's financial capacity to determine the feasibility of funding housing rehabilitation assistance. (Annually)

➔ *OUTCOME: The City has funded the Rehabilitation and Senior Repair Program since the last AI.*

Action 2: In conjunction with the Fair Housing Council of Riverside County (FHCRC), provide workshops for on financial literacy. (Annually)

➔ *OUTCOME: Habitat for Humanity Inland Empire has begun a financial literacy training.*

Action 3: In conjunction with the Fair Housing Council of Riverside County (FHCRC), provide homebuyer workshops that target minority or lower income households. (Annually)

➔ *OUTCOME: Habitat for Humanity Inland Empire has begun a homebuyer education course.*

Action 4: Partner with lenders to provide outreach and education on financial literacy. (Ongoing)



➔ *OUTCOME: More progress is needed here.*

2. Housing Discrimination

Based on fair housing records and input, housing discrimination persists in the community, especially relating to racial discrimination. Specifically:

- According to the 2013-2017 ACS, Hispanics made up about 75 percent of the population, whereas Blacks and Whites each represented approximately ten percent of the City's residents. FHCRC client data indicates that Blacks, comprising 33 percent of the clients served between FY 2013 and FY 2017, may be disproportionately impacted by housing discrimination
- Between FY 2013 and FY 2017, the FHCRC handled 111 cases of housing discrimination. Most cases were related to physical disabilities (49 percent), but a significant number also involved race (14 percent), familial status (14 percent), and mental disabilities (seven percent).
- Input from fair housing service providers and participants at the Stakeholder Meeting, housing discrimination/harassment against seniors has increased. However, many seniors may not know their rights and resources available.

Recommendation:

Action 5: Continue to endorse the efforts of the Fair Housing Council of Riverside County (FHCRC) by supporting their goals and objectives for term of the FY 2019 – FY 2023 Consolidated Plan:

- a. Maintain a discrimination hotline;
- b. Provide training for City staff including Police and Code Enforcement on crime free housing, landlord tenant law, and fair housing regulations;
- c. Provide counseling and education services directly to landlords and tenants;
- d. Document the type, source, and resolution of discrimination complaints and the demographics of the complainant;
- e. Distribute literature; and
- f. Represent the City at salient program outreach meetings.

➔ *OUTCOME: Items a through d are carried out by the Fair Housing Council, which received funding from the city. The City activity distributes literature on Fair Housing rights and provides representation at outreach meetings.*

Action 6: Support the efforts of the Housing Authority of the County of Riverside to provide information and counseling to new recipients of government rental subsidies, which will assist renters in dealing with reluctant landlords and finding suitable housing and to rental property owners, apartment managers and apartment owners associations, with an emphasis on the potential benefits afforded under the Housing Choice Voucher Program. (Ongoing)

➔ *OUTCOME: The City of Perris continues to provide information to individuals seeking resources about Riverside County Housing Authority programs, such as the Housing Choice Voucher (Section 8) Program. Informational brochures with the Riverside County program and contact information are available on the City of Perris Housing Authority webpage and at the City of*



Perris public counters.

3. Furthering Access to Housing and Services

Fair housing opportunity includes the provision of a range of types and prices of housing as well as the fair treatment of people in the sale, rental, and occupancy of housing and receipt of community services. Recognizing these objectives, the City's Housing Element is designed to ensure a mix and balance of housing types and costs to meet the needs of all segments of the Perris community. The City's Consolidated Plan provides further guidance on the provision of needed services to extremely-low, low- and moderate-income families.

Recommendation:

Action 7: Continue to implement the housing and economic development policies established in the City's General Plan, Housing Element and Consolidated Plan. (Ongoing)

➔ *OUTCOME: These efforts are ongoing. See updates to the Housing Element posted on the City website.*

4. Limited English Proficiency

Approximately 37 percent of Perris residents speaking Spanish at home speak English "less than very well," and 29 percent of City residents speaking Asian languages at home speak English "less than very well." Limited English proficiency may limit a person's participation in the local government's decision-making process relating to housing matters.

Recommendation:

Action 8: Continue to publish public notices of housing and community events in English and Spanish, and make bilingual staff available to provide translation upon request. (Ongoing)

➔ *OUTCOME: The City provides all notices in English and Spanish and notices are published in La Opinion, the Spanish language newspaper as well as on the City website.. Interpretation services, assisted listening devices, and agendas in alternative formats can be made available upon request for City Council Meetings. All housing event flyers and social media posts are done in English and Spanish.*

5. Zoning Code

The Zoning Code regulates housing development. The City must ensure that its zoning provisions facilitate and encourage a variety of housing options in the community. The following are areas where revisions to the Zoning Code may be warranted:

- **Definition of Family:** Court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution. The current Perris Zoning Ordinance defines a family as "an individual or two or more persons related by blood or marriage or a



group of not more than six persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit.”

- Density Bonus: The Perris Zoning Code was adopted in 2010. There have been major changes to the State Density Bonus law.
- Second Unit: There have been significant changes to the State Second Units law, now renamed Accessory Dwelling Units (ADUs).

Recommendation:

Action 9: Amend the Zoning Code to address the following (By the end of 2020):

- Remove or provide an inclusive definition of family
- Update Density Bonus Ordinance
- Update the Accessory Dwelling Unit (Second Unit) Ordinance

➔ *OUTCOME: The City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan and the definition for “family” will be revised for compliance with fair housing laws, including recent updates to state law. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in October 2024.*

6. Discriminatory Language in Real Estate Advertising

A review of advertisements for rental units and homes for sale was conducted as part of this AI preparation. A number of listings for rental units and for-sale homes include potentially discriminatory language, such as encouraging or discouraging family living. Some rental listings also indicated proof of income as a requirement. Several ads also were in Spanish only, violating the requirement to provide the same ad in English.

Recommendation:

Action 10: Contract with the Fair Housing Council of Riverside County to monitor the advertising of for-sale and for-rent units. (Ongoing)

Action 11: Publicize fair housing rights and responsibilities on City website, newsletter, or other publications as a way of outreaching to landlords new to the rental business. (Ongoing)

Action 12: Outreach to the advertising departments of newspapers to encourage participation in fair housing workshops. (Ongoing)

➔ *OUTCOME: The City works with the Fair Housing Council to support outreach, engagement, and provision of fair housing enforcement efforts. The City will be updating its website and will continue to provide education opportunities to the community.*

B. New Impediments Identified As of Last Plan Access to Opportunities



Based on the Affirmatively Furthering Fair Housing (AFFH) Tool data provided by HUD, Hispanic residents were more likely to be impacted by poverty, limited access to proficient schools, lower labor participation rate, and reliance on public transportation.

Recommendation:

Action 13: The City will continue to pursue and expand economic development opportunities that would benefit all residents, but especially lower income residents. Job training and employment placement and support services would help reduce poverty among lower income residents and improve their access to opportunities. The City will continue to work toward the elimination of blight and enhancement of the economic base through collaboration with the Community Economic Development Corporation (CEDC). (Ongoing)

➔ *OUTCOME: The City is supporting the development of a skills center. This is an ongoing action.*



VII. Fair Housing Action Plan

This chapter builds upon the analysis in the previous chapters, summarizes conclusions, and outlines the City's commitment to actions for addressing impediments to fair housing for the upcoming 2024-2029 planning period.

1. Lending Patterns

While HMDA data cannot be used to prove discrimination in motive or outcome, it highlights irregularities that may warrant close monitoring. With regard to lending patterns in Perris, the following irregularities were identified:

- Comparatively, Hispanic households have limited access to homeownership opportunities due to their generally lower incomes and continue to have higher denial rates than non-Hispanic applicants. However, overall, mixed race and American Indian/Native Alaskans had the lowest approval rates.

Proposed Action:

Action 1: In conjunction with Habitat for Humanity Inland Empire, provide workshops for on financial literacy. (Annually)

Action 2: In conjunction with the Habitat for Humanity Inland Empire, provide homebuyer workshops that target minority or lower income households. (Annually)

Action 3: Partner with lenders to provide outreach and education on financial literacy. (Ongoing)

2. Housing Discrimination

Based on fair housing records and input, housing discrimination persists in the community, especially relating to racial discrimination. Specifically:

- Complaints filed with the U.S. Department of Housing and Urban Development showed an increase of sex as the basis of perceived discrimination.
- Input from fair housing service providers and participants at the Stakeholder Meeting, housing discrimination/harassment against seniors has increased while the city's population over 55 has grown by over 16% since 2015.

Proposed Action:

Action 4: Continue to endorse the efforts of the Fair Housing Council of Riverside County (FHCRC) by supporting their goals and objectives for term of the FY 2024 – FY 2028 Consolidated Plan.



Action 5: Support the efforts of the Housing Authority of the County of Riverside to provide information and counseling to new recipients of government rental subsidies, which will assist renters in dealing with reluctant landlords and finding suitable housing and to rental property owners, apartment managers and apartment owners associations, with an emphasis on the potential benefits afforded under the Housing Choice Voucher Program. (Ongoing)

3. Furthering Access to Housing and Services

Fair housing opportunity includes the provision of a range of types and prices of housing as well as the fair treatment of people in the sale, rental, and occupancy of housing and receipt of community services. Between 2010 and 2020, the City's population grew by 15%, a rate higher than Riverside County's growth of around 10.5 percent and more than double California's growth statewide. As the city's population continues to grow, there will be a need for additional affordable housing and an increased strain on the housing stock in Perris.

Recognizing these objectives, the City's Housing Element is designed to ensure a mix and balance of housing types and costs to meet the needs of all segments of the Perris community. The City's Consolidated Plan provides further guidance on the provision of needed services to extremely-low, low- and moderate-income families.

Proposed Action:

Action 6: Continue to implement the housing and economic development policies established in the City's General Plan, Housing Element and Consolidated Plan. (Ongoing)

4. Limited English Proficiency

About 72% of the City's population is Hispanic with nearly 30,000 of those residents indicating that they primarily speak Spanish at home. Of those Spanish speaking residents, 34.5% indicated they speak English less than very well. Approximately 1,600 Asian residents indicated that they primarily speak a language other than English at home and 51% of those residents speak English less than very well. For those with limited English proficiency, their ability to participate in the local government's decision-making process relating to housing matters may be limited without concerted efforts to facilitate their engagement.

Proposed Action:

Action 7: Continue to publish public notices of housing and community events in English and Spanish and make bilingual staff available to provide translation upon request. (Ongoing)

5. Zoning Code

The Zoning Code regulates housing development. The City must ensure that its zoning provisions facilitate and encourage a variety of housing options in the community. The City is processing a comprehensive



update of the Zoning Code and Specific Plan for compliance with fair housing laws, including recent updates to state law. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in October 2024.

Proposed Action:

Action 8: Implement changes to the zoning code and provide education to the community on the changes. Update educational materials that may be affected by zoning code changes.

6. Fair Housing Education

Fair Housing Education is an ongoing need. With recent and upcoming State law changes, updates to education and increased outreach is needed to ensure residents and property owners under the law. Further,

Proposed Action:

Action 9: Publicize fair housing rights and responsibilities on City website, newsletter, or other publications as a way of outreaching to landlords new to the rental business. (Ongoing)

Action 10: Continue fair housing outreach in the form of information distribution, pop up events and quarterly forums. (Ongoing)

Action 11: Support efforts of the Fair Housing Council of Riverside County to monitor for fair housing compliance. (Ongoing)

7. Economic Opportunities

Based on the Affirmatively Furthering Fair Housing (AFFH) Tool data provided by HUD, Hispanic residents were more likely to be impacted by poverty, limited access to proficient schools, lower labor participation rate, and reliance on public transportation.

Proposed Action:

Action 12: The City will continue to pursue and expand economic development opportunities that would benefit all residents, but especially lower income residents and launch the Perris Downtown Skills Training and Job Placement Center facility in 2024. Job training and employment placement and support services will help reduce poverty among lower income residents and improve their access to opportunities. The City will continue to work toward the elimination of blight and enhancement of the economic base through collaboration with the Community Economic Development Corporation (CEDC). (Ongoing)