

## **Executive Summary**

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

#### **1. Introduction**

The City of Jurupa Valley (City) under the U.S. Department of Housing and Urban Development (HUD), has developed a five-year strategic plan, also known as the 2023-2028 Consolidated Plan (“ConPlan”), that identifies and prioritizes the future use of the City’s Community Development Block Grant (CDBG) funds.

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

To receive its entitlement funding from HUD, the City is required to approve an Action Plan for each fiscal year. The Action Plan must describe how the City intends to invest its CDBG funds to meet the ConPlan’s priorities to address housing and community development needs. The City estimates that for FY 2023/24’s Action Plan – City will be allocated approximately \$1.1 million of entitlement CDBG funds.

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

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

This ConPlan is divided into five major parts: 1) Process, which summarizes the City’s efforts to engage Jurupa Valley residents/stakeholders and determine the community’s priorities; 2) the Needs Assessment, which identifies the City’s priority needs related to affordable housing and community development; 3) the Market Analysis, which sets forth the environment in which the City will implement

its programs; 4) the Strategic Plan, which establishes goals, policies and actions for addressing the needs of the community; and 5) the City's Action Plan for FY 2023/24.

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

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

Housing Needs Assessment

Disproportionately Greater Need

Public Housing

Homeless Needs Assessment

Non-Homeless Special Needs Assessment

Non-Housing Community Development Needs

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

Conserve the existing supply of affordable housing by supporting the provision of federal rental assistance vouchers and certificates administered by the Housing Authority of Riverside County.

Assist with the preservation of the City's owner-occupied single-family housing stock.

Support housing and services for the homeless and those at risk of becoming homeless.

Support community social services benefitting low- and moderate-income persons and those with special needs.

Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.

Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

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

### **3. Evaluation of past performance**

The City's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. CDBG reports up to five-years of past performance are available for public review on the City's website at: <https://jurupavalley.org/>.

### **4. Summary of citizen participation process and consultation process**

The City of Jurupa Valley took several steps to obtain the input of community residents and stakeholders to develop the 2023-2028 Consolidated Plan and the 2023-2024 Annual Action Plan. Consultation efforts included dissemination of a community needs survey - in English and Spanish - and a community workshop. The City also consulted with state and regional agencies and local service providers. Additionally, the City utilized its internet webpage, social media, and the local community newspaper to notify residents of the opportunity to review and comment on the draft 2023-2028 Consolidated Plan and the 2023/2024 Annual Action Plan. Actions taken by the City are consistent with the City's Citizen Participation Plan.

### **5. Summary of public comments**

Comments received through the community outreach effort included:

ConPlan Survey (June to July 31, 2022). The City of Jurupa Valley had an extensive effort to procure input. Online and print versions of the surveys were made available in English and Spanish. (Please see Appendix A for complete survey results). According to the results of the ConPlan Survey and community meetings, the top community needs from residents and service providers were:

Community Facility: Youth centers, healthcare facilities, parks and recreation.

Public Infrastructure: Street improvements, lighting and sidewalk/ADA curb ramps.

Social Services: Crime awareness, mental health and graffiti removal.

Economic Development: Job creation, contaminated site clean-up and façade improvements.

Housing Improvements: Housing rehab-efficiency, operation / repair of foreclosed properties and housing for seniors.

Housing Services: Neighborhood cleanups, affordable housing and residential property maintenance.

Homeless Services: Mental health, substance abuse centers, and homeless prevention services.

Community Workshop (July 14, 2022). The key issues raised at the workshop was the need for more housing units in Jurupa Valley – targeted at the City’s housing-cost burdened population, need for emergency shelters, permanent supportive housing and stable housing communities. Also, need for Accessory Dwelling Units (ADUs), housing along transportation hubs - and related transportation issues and faith-based housing development accommodation.

Draft ConPlan’s 30-Day Public Review. The 30-day public review period took place from March 21, 2023 through April 20, 2023. There were no comments.

Public Hearing. A public hearing was conducted before the City Council on April 20, 2023 to obtain additional public comment input on the prioritization of goals during the development of the ConPlan. An English and Spanish public notice was published in the newspaper on March 21, 2023 notifying the public of the April 20, 2023 public hearing. There were no comments.

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

There were no comments or views that were not accepted.

## **7. Summary**

Full citizen participation summary results are included in **Appendix A**. Summaries and surveys are included, though, there were no comments received during the 30-day public review period and there were no comments at the public hearings.



## 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
CDBG Administrator	JURUPA VALLEY	City Manager's Office

Table 1 – Responsible Agencies

### Narrative

The City Manager’s office is primarily responsible for the preparation of the Consolidated Plan and for administration of CDBG funds.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

The City of Jurupa Valley took several steps to obtain the input of community residents and stakeholders to develop the Consolidated Plan and the 2023-2028 Annual Action Plan. Consultation efforts included dissemination of a community needs survey and a community workshop. The City also consulted with state and regional agencies and local service providers. Additionally, the City utilized its internet webpage, social media, and the local community newspaper to notify residents of the opportunity to review and comment on the draft 2023-2028 Consolidated Plan and 2023-2024 Annual Action Plan. Actions taken by the City are consistent with the City's Citizen Participation Plan which is incorporated into the Consolidated Plan as Attachment 1.

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

The State Department of Housing and Community Development (HCD) certified Jurupa Valley's 6th Cycle (2021-2029) Housing Element on April 22, 2022. The Housing Element emphasizes coordination with the Riverside County Housing Authority to pursue grant funding and other incentives to promote and assist the nonprofit and/or private production of housing affordable to lower income households. Among assisted housing providers, Jurupa Valley partners with the Housing Authority of the County of Riverside (HACR), which assists renter households with HUD-funded housing assistance vouchers and certificates. The City of Jurupa Valley has a total of 340 vouchers being utilized within City limits.

With respect to service agencies, the City has various agreements in place with non-profits to provide homeless and other services. City intends to continue to work with service providers and is also exploring working with other nearby cities to provide more comprehensive services to meet community needs.

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

As a "Participating City" in the Urban County CDBG program, Jurupa Valley contributed to the Riverside County Continuum of Care (RC-CoC) planning process through the County of Riverside. As a direct CDBG grantee, the City will continue to participate in the RC-CoC by contributing to the regional CoC planning process. Additionally, the City initiated the process to build relationships with local CoC service providers in order to address the needs of the City's homeless.

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

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

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



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Fair Housing Council of Riverside County, Inc
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Impediments to Fair Housing Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided data and information that helped identify the needs of households requiring fair housing services. Also provided input regarding the region's strategy to address impediments to fair housing.
2	<b>Agency/Group/Organization</b>	Riverside County Department of Public Social Services
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regional Continuum of Care coordinator and HMIS administrator. Provided significant information regarding regional and City homeless population and resources.
3	<b>Agency/Group/Organization</b>	State of California
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Economic Development Market Analysis Demographics
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various State departments and agencies were consulted to obtain information regarding employment, demographics, and lead poisoning.
4	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF COUNTY OF RIVERSIDE
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided information regarding number and type of households receiving rental assistance and the number of households requesting housing assistance.
5	<b>Agency/Group/Organization</b>	COUNTY OF RIVERSIDE
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various county departments and agencies were consulted to obtain information regarding employment and demographics.
6	<b>Agency/Group/Organization</b>	City of Jurupa Valley
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City departments and City Council provided data and information, identified priorities, and recommendations for the allocation of HUD funds.
7	<b>Agency/Group/Organization</b>	COUNCIL ON AGING - ORANGE COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify needs of senior and frail elderly persons and households.
8	<b>Agency/Group/Organization</b>	211 Community Connect
	<b>Agency/Group/Organization Type</b>	Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided data regarding various community social service needs.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care	Regional and local Point-In-Time Survey (including Plan to End Homelessness and discharge planning)
City of Jurupa Valley Gen. Plan (Inc. Hsg Element	City of Jurupa Valley	Housing priorities and program goals
City of Jurupa Valley-Cap. Imp. Plan	City of Jurupa Valley	Multi-year capital improvement plan helped identify priority capital projects that may be CDBG-eligible
5 Yr and 1 Yr PHA Plan	Housing Authority of the County of Riverside (HACR)	Resources to address housing needs of lower income renter householders
Fair Housing Impediments Study	City of Jurupa Valley	Document identified fair housing impediments within Jurupa Valley and outlined plan to address

**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(I))**

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

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

Information and data obtained through the consultation process was utilized.

**Narrative (optional):**

## **PR-15 Citizen Participation – 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 implemented the following efforts to obtain a broad range of resident input during the preparation of the 2023-2028 Consolidated Plan and 2023-23 Annual Action Plan:

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

**Community Workshop:** A community workshop was held by the City on July 14, 2022. The purpose of the meeting was to provide information regarding the CDBG program and the Consolidated Plan and to obtain public input regarding priority needs.

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

**Public Hearings:** Consistent with HUD’s regulations, the City Council held a public hearing at a regularly noticed and scheduled meeting on April 20, 2023 to obtain public input regarding the draft Consolidated Plan and the proposed use of 2023-2024 CDBG funds, and to authorize staff to submit the document to HUD.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Con Plan Survey	Non-targeted/broad community	Survey to solicit input regarding housing and community needs June 1, 2022 thru July 31, 2022	See summary - Attachment 2	All comments accepted.	N/A
2	Public Meeting	Non-targeted/broad community	Residents, local service providers, city staff and community development consultants	Input regarding needs of homeless and city residents	There were no comments.	N/A

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)
3	Newspaper Ad	Non-targeted/broad community	No comments	No comments	N/A	N/A
4	Public Hearing	Non-targeted/broad community	4/20/23 public hearing to approve 2023-2028 Con Plan and 2023-24 Action Plan and to authorize submission of the plans to HUD	No comments	There were no comments	N/A

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

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

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

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD based on 2013-2017 American Community Survey (ACS) data. Other sources are noted throughout the Plan.



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

### Summary of Housing Needs

The City of Jurupa Valley, which was incorporated in 2011, currently has an estimated population of about 105,000 residents. (DOF E-5 2022). According to U.S. Census Bureau data presented in **Table 5, Housing Needs Assessment Demographics** below, the City’s estimated population grew by 26.8 percent between 2000 and 2017 to a population total of 102,205 residents in 2017. Household growth in the City has not grown as quickly as population, with only 12.3 percent growth from 2000 to 2017. As a result, Jurupa Valley’s average household size grew from 3.61 persons in 2000 to 4.06 persons in 2017.

Jurupa Valley’s 2017 median household income was \$63,286. As shown in **Table 6, Total Households** below, approximately 12,620 households – 50.1 percent of all households in the city -- had incomes that exceeded the HUD Area Median Family Income (HAMFI) for Riverside County. Nonetheless, Jurupa Valley has a significant number of lower-income households. A total of 12,545 households -- about 49.9 percent of all households in the City -- had incomes less than or equal to 80 percent HAMFI.

Seniors have a significant presence in the City’s households; more than 8,000 households, or about 32.9 percent of all households, had at least one person age 62 or older. Incomes in these households were lower than in the City as a whole, with 54.5 percent having an income below 80 percent HAMFI. Lower income levels were more pronounced in households including at least one person age 75 or older, as 69.0 percent of these households had income below 80 percent HAMFI.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	0	102,205	
Households	0	25,160	
Median Income	\$0.00	\$63,286.00	

**Table 5 - Housing Needs Assessment Demographics**

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

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,500	2,950	4,435	2,660	12,620
Small Family Households	910	895	1,570	1,070	6,455
Large Family Households	485	705	1,400	930	3,300
Household contains at least one person 62-74 years of age	645	810	890	555	3,040
Household contains at least one person age 75 or older	265	550	620	175	725

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Households with one or more children 6 years old or younger	785	810	1,265	660	1,975

**Table 6 - Total Households Table**

Data 2013-2017 CHAS  
Source:

**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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	100	20	10	185	20	0	15	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	265	125	125	20	535	55	95	135	30	315
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	175	355	275	190	995	35	135	355	200	725
Housing cost burden greater than 50% of income (and none of the above problems)	845	700	340	20	1,905	545	430	690	95	1,760

	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
Housing cost burden greater than 30% of income (and none of the above problems)	100	385	805	305	1,595	50	190	610	635	1,485
Zero/negative Income (and none of the above problems)	40	0	0	0	40	95	0	0	0	95

**Table 7 – Housing Problems Table**

Data 2013-2017 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,340	1,280	760	240	3,620	650	660	1,200	325	2,835
Having none of four housing problems	240	490	1,125	840	2,695	130	525	1,350	1,260	3,265
Household has negative income, but none of the other housing problems	40	0	0	0	40	95	0	0	0	95

**Table 8 – Housing Problems 2**

Data 2013-2017 CHAS  
Source:

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	540	455	440	1,435	255	265	610	1,130
Large Related	385	415	355	1,155	65	185	505	755
Elderly	380	640	295	1,315	210	240	280	730
Other	130	95	250	475	115	80	100	295
Total need by income	1,435	1,605	1,340	4,380	645	770	1,495	2,910

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS  
Source:

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	540	265	85	890	225	180	350	755
Large Related	385	285	25	695	65	130	180	375
Elderly	310	350	165	825	190	165	210	565
Other	100	65	70	235	100	60	25	185
Total need by income	1,335	965	345	2,645	580	535	765	1,880

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS  
Source:

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	365	425	245	149	1,184	90	180	275	190	735

	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
Multiple, unrelated family households	100	80	110	60	350	0	35	215	40	290
Other, non-family households	0	4	45	0	49	0	15	0	0	15
Total need by income	465	509	400	209	1,583	90	230	490	230	1,040

**Table 11 – Crowding Information – 1/2**

Data 2013-2017 CHAS  
Source:

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

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

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

Per the 2014-2018 ACS estimate, there were a total of 27,454 households in Jurupa Valley, of which 15.1 percent (3,964) were single-person households (Table ACS B11016). Of the estimated 28,677 total housing units, 13.2 percent of units (3,779 units) were studios and one-bedroom, with the remaining almost 87 percent of housing units containing two or more bedrooms (Table ACS DP04). This disparity of 185 single person households in excess of the number of studio and one-bedroom units may indicate that a significant number of individuals are unable to access the limited supply of housing units typically occupied by individuals living alone -- either renting out larger units at a cost burden or living with unrelated roommates and reporting themselves as single-person households despite the presence of others in the same unit.

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

According to 2014-2018 ACS estimates (Table ACS B23024), there were a total of 873 individuals with a disability in Jurupa Valley with household income below the federal poverty level.

Based on the U.S. Center for Disease Control’s National Intimate Partner and Sexual Violence Survey (Average 2016-2017), 54.3 percent of women and 30.7 percent of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. In Jurupa Valley, where the 2021 population of 106,937 is made up of 52,986 females and 53,951 males (Table ACS DP05), these proportions equate to approximately 28,771 women and 16,563 men. Particularly for women, being victims of domestic violence can make them vulnerable to homelessness and affordable or emergency housing options can mean the difference between staying in an abusive relationship and getting out.

### **What are the most common housing problems?**

The most prevalent housing problem facing households in the city was housing cost burden (overpayment). The definition of affordable housing is where the cost of shelter does not exceed 30 percent of the household’s gross monthly income. According to **Table 9, Cost Burden >30%**, 5,210 households (20.7% of the city’s total households) spend over 30 percent of their income on housing and **Table 10, Cost Burden >50%**, shows 2,610 households (10.4% of the total households) spend over 50 percent of their income on housing.

A related but less common problem is overcrowding, as large households and extended or multiple families may occupy the same housing unit. According to **Table 11, Crowding Information**, households considered to be overcrowded (in excess of one person per room), account for 10.4% of total households in the city.

Housing that is in substandard condition is also considered a housing problem. **Table 7, Housing Problems**, shows that of the total households in the city, there were 220 households or 0.9% considered substandard. Substandard housing condition refers to the ability of various systems in a house to meet adopted building codes for health and safety, including lacking complete plumbing or kitchen facilities. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to residents’ health and safety that substandard housing poses.

**Table 8, Housing Problems 2**, presents the number households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden. The table shows that 25.7% of the total households in the city have one or more of the four housing problems.

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

Housing tenure and income both linked to housing problems. As shown in **Table 8, Housing Problems 2**, renters are 57.0% more likely than owners to live in housing conditions with one or more severe housing problems (lack of kitchen, complete plumbing, severe overcrowding, and severe overpayment. In addition, renter households with incomes less than 50 percent of the AMI account for 72.4% of the total renters for one or more housing problems. Referring again to **Table 9, Cost Burden > 30%**, 40.4% of renter households experience a cost burden of greater than 30 percent of income, compared to only

31.1% of owner households. According to **Table 11, Crowding Information**, 6.3 percent of all renter households and 4.1 percent of owner households experience overcrowding.

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

Poverty is often associated with a high risk of becoming homeless. Households that depend on public assistance programs such as Social Security, SSI, CalFresh (food stamps), and CalWORKs (temporary assistance for needy families) are especially susceptible to homelessness. According to the U.S. Census Bureau (American Community Survey 2021 (B23024)), approximately 6,494 Jurupa Valley residents live in acute poverty (i.e., household income less than 50% of the federal poverty level). The Census Bureau (C18130) also estimates that 7,907 disabled Jurupa Valley residents live in poverty. Additionally, the Census Bureau (S1702) reports that 11.7% of Jurupa Valley families with children lived in poverty.

Another variable to consider is the number of households requesting rental assistance. Based on consultation with HARC staff, as of January 2023, 2,495 Jurupa Valley households are on the waitlist for federal rental assistance. Of these households, 350 are senior households, 581 are disabled households, and 44 are veteran Jurupa Valley households.

Riverside County's continuum of care program assesses people that may qualify for a housing voucher and which assistance program fits best. One of their most successful programs is "rapid rehousing," which provides short-term rental assistance to quickly move people experiencing homelessness into a home. Rapid rehousing is typically a six-month placement in a private apartment, paid for with federal funds that are managed by the county. The goal in that half-year is to help people transition to long-term housing. To qualify, people must be homeless or near homelessness with income at or below 50% of the poverty line. In Riverside County the continuum of care has assisted 116 persons, as of June 2022.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

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

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



As outlined above, “at-risk” populations have been identified as households living in poverty, including seniors, individuals with disabilities, and families with children. The HARC has indicated that over 2,449 Jurupa Valley households are currently on the waitlist for rental assistance – over 41.2% of these households are senior or disabled households, and 7 have indicated they are homeless.

## **Discussion**

The key findings of this section include:

âžâ The most prevalent housing problem facing households in the City was overpayment on housing costs – 20.7% of the city’s total households spend over 30 percent of their income on housing and 10.4% of the total households spend over 50 percent of their income on housing.

âžâ The largest portion of the total households facing a cost burden of over 30 percent were 1,770 small-related households.

âžâ Housing that is in a substandard condition is also considered a housing problem -- approximately 25.7% of the total households in the city have one or more of the four housing problems.

âžâ Approximately, 40.4% of renter households experience a cost burden of greater than 30 percent of income, compared to almost one-third (31.1%) of owner households.

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

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

### Introduction

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

As defined by HUD, the four housing problems are:

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

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

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	225	135
White	530	105	60
Black / African American	165	35	0
Asian	40	4	15
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	1,355	80	65

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,510	440	0
White	640	185	0
Black / African American	184	10	0
Asian	50	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,625	235	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*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	3,370	1,060	0
White	880	420	0
Black / African American	150	20	0
Asian	40	29	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	2,245	585	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,505	1,150	0
White	380	300	0
Black / African American	90	19	0
Asian	35	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	985	755	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

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

**Table 13 Disproportionally Greater Need 0 - 30% AMI**, shows that in the 0-30 percent income category, 100 percent of American Indian/Alaska Native households reported having one or more of the four housing problems, compared to only 90.5 percent of the income category as a whole. Also in this income category, 100 percent of Black/African American, American Indian, Alaska Native and Pacific Islander households reported no/negative income, but none of the other housing problems, compared to only 5.7% of the income category as a whole.

**Table 14 Disproportionally Greater Need 30 - 50% AMI**, shows that in the 30-50 percent income category, only the Hispanic category has a disproportionate percentage greater than 10%. There are 53.4% Hispanics in this category with none of the four housing problems, but 64.7% of Hispanics have one or more than four housing problems.

**Table 15 Disproportionally Greater Need 50 - 80% AMI**, shows that in the 50-80 percent income category, only the Hispanic category has a disproportionate percentage greater than 10%. There are

55.2% Hispanics in this category with none of the four housing problems, but 66.6% of Hispanics have one or more than four housing problems.

**Table 16** *Disproportionally Greater Need 80 - 100% AMI*, does not show a disproportionate greater need i.e., the incidence of housing problems among the racial/ethnic group did not exceed that of the income level as a whole by at least 10 percentage points.

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

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

**Introduction**

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

As defined by HUD, the four housing problems are:

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

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,990	370	135
White	515	125	60
Black / African American	135	65	0
Asian	40	4	15
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	1,255	175	65

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,940	1,015	0
White	440	380	0
Black / African American	145	50	0
Asian	19	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,315	545	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,960	2,475	0
White	490	810	0
Black / African American	50	120	0
Asian	29	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	1,370	1,460	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*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	565	2,100	0
White	100	590	0
Black / African American	15	90	0
Asian	20	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	430	1,305	0

**Table 20 – Severe Housing Problems 80 - 100% 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%

**Discussion**

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

**Table 17 Severe Housing Problems 0 - 30% AMI**, shows that in the 0-30 percent income category, 63.1% of Hispanics have one or more housing problems, compared with 47.3% that do not have one of the four housing problems.

**Table 18 Severe Housing Problems 30 - 50% AMI**, shows that in the 30-50 percent income category, 67.8% of Hispanics have one or more housing problems, compared with 53.7% that do not have one of the four housing problems.

**Table 19 Severe Housing Problems 50 - 80% AMI**, shows that in the 50-80 percent income category, 69.9% of Hispanics have one or more housing problems, compared with 59.0% that do not have one of the four housing problems.



**Table 20** *Severe Housing Problems 80 - 100% AMI*, shows that in the 80-100 percent income category, 76.1% of Hispanics have one or more housing problems, compared with 62.1% that do not have one of the four housing problems.

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

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

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

**Introduction:**

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

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,960	5,200	4,860	135
White	5,150	1,465	1,590	60
Black / African American	555	290	305	0
Asian	400	225	110	15
American Indian, Alaska Native	45	0	45	0
Pacific Islander	20	15	0	0
Hispanic	8,505	3,160	2,785	65

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2013-2017 CHAS

**Discussion:**

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

**Table 21** *Greater Need: Housing Cost Burdens AMI*, shows that 42.9 percent of Pacific Islander households had a cost burden of more than 50 percent, compared to only 20.8 percent of total households. Additionally, 50.0% of American Indian, Alaska Native households had a cost burden of more than 50%.

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

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

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

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

### **Housing Problems**

- 0-30 percent AMI:

Hispanic households -- one or more housing problems

- 30-50 percent AMI:

Hispanic households -- one or more housing problems

- 50-80 percent AMI:

Hispanic households -- one or more housing problems

- 80-100 percent AMI:

Hispanic households -- one or more housing problems

### **Severe Housing Problems**

- 0-30 percent AMI:

Hispanic households -- one or more housing problems

- 30-50 percent AMI:

Hispanic households -- one or more housing problems

- 80-100 percent AMI:

Hispanic households -- one or more housing problems

### **Housing Cost Burden**

- >50 percent cost burden:

American Indian/Alaska Native and Pacific Islander Households

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

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

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

See Attachment 3 showing maps illustrating the racial/ethnic concentrations within the city.

## NA-35 Public Housing – 91.205(b)

### Introduction

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

### Totals in Use

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

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

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

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

**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 24 – 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

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)



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

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

**Public Housing.** In relation to Section 504, **Table 23, *Characteristics of Public Housing Residents by Program Type***, shows that of the 456 public housing units, 70 are disabled families, and all 456 families requested accessibility features. According to the City’s Housing Element, as of December 2021, 344 Jurupa Valley households were living in public housing units managed by the HACR, and there were 2,449 Jurupa Valley households on the waiting list for public housing.

**Vouchers.** The Housing Authority of the County of Riverside provides rental assistance through its Section 8 Housing Choice Voucher (HCV). HACR administers the HCV program and provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. **Table 23, *Characteristics of Public Housing Residents by Program Type***, shows that of the total 8,748 vouchers, 2,587 disabled families participate in the voucher program and 100 percent of the participant families requested accessibility features. The most recent information from the County of Riverside Economic Development Agency (EDA) estimates that 337 Jurupa Valley households currently receive rental assistance. There are 232 households that are seniors, 157 that are disabled, 7 veterans, and no homeless currently receiving assistance. This information may be duplicated where some seniors are also disabled and some disabled are also seniors. There is also a waiting list of 2,449 Jurupa Valley households. Of those on the waiting list, 418 households are identified as seniors, 595 as disabled, 7 as veterans, and 628 as homeless.

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

**Public Housing.** As shown in **Table 22, *Public Housing by Program Type***, according to the most recently available information from the PIH Information Center, there were 456 households in public housing in Jurupa Valley. **Table 23, *Characteristics of Public Housing Residents by Program Type***, shows that 331 households were homeless at admission, and 70 had a member with a disability. One hundred percent of households requested accessibility features. In addition, there are 38 participants of elderly programs (>62 years) and 70 disabled families in public housing. No households reported participating in the HIV/AIDS program or a domestic violence victim.

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

Native and Pacific Islander. As shown in **Table 25**, *Ethnicity of Public Housing Residents by Program Type*, 54.8 of all participants identify as Hispanic.

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

Immediate needs of public housing residents:

• Affordable housing

• Homeless services

• Housing for persons with disabilities

**Vouchers.** As shown in **Table 22**, *Public Housing by Program Type*, there were 8,748 total households in the HACR area receiving Housing Choice voucher assistance. As presented in **Table 23**, *Characteristics of Public Housing Residents by Program Type*, 3,249 voucher users in the City have householders who are elderly (>62) and 2,587 were persons with disabilities. One hundred percent of households requested accessibility features. The majority of these vouchers are tenant based (8,364). The average annual income for these voucher holders is \$13,850 and the average length of stay is six years.

Race/ethnicity of voucher holders is not reported exclusively; voucher holders can identify with more than one race/ethnicity. According to PIH data and as shown in **Table 24**, *Race of Public Housing Residents by Program Type*, 62.5% of voucher holders identify as White. Approximately a third (33.9%) of the voucher holder identify as Black/African American and 2.4% identify as Asian. As shown in **Table 25**, *Ethnicity of Public Housing Residents by Program Type*, about one-quarter (26.5%) of voucher holders identify as being of Hispanic origin.

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

Immediate needs of public housing residents:

• Affordable housing

• Housing for seniors

• Housing for persons with disabilities

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

The racial composition of public housing residents and voucher recipients in the HACR programs in general did not match the population at large of the Black/African American group. According to **Table 24**, *Race of Public Housing Residents by Program Type*, the Black/African American racial group represented 27.6% of the total public housing residents and 33.9% of the total voucher residents. In

comparison, this same racial group citywide represented only 5.9% (DP05). This difference indicates a disproportionate representation of Black/African American residents in the public housing/voucher programs relative to the population at large. A comparison of the Hispanic/Non-Hispanic differences is presented in **Table 25**, *Ethnicity of Public Housing Residents by Program Type*. It shows that while Hispanic residents represented 54.8% of the total public housing and 26.5% of the total voucher residents, the Citywide population of Hispanic residents was 74.7% (DP05). This difference indicates that Hispanics are underrepresented in the public housing program and especially in the voucher programs.

### **Discussion**

Please see discussion about public housing and vouchers above.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

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

The most recent Point-In-Time (PIT) homeless count survey of the region’s homeless was published in June 2022. The 2022 PIT includes information regarding the number of unsheltered homeless in Jurupa Valley and general demographic information regarding the region’s homeless population. On a county-wide basis, the 2022 PIT identified 3,316 homeless individuals (1,980 sheltered and 1,336 unsheltered). Specifically, the PIT identifies **105** unsheltered homeless in Jurupa Valley, just 3.2 percent of the County’s unsheltered homeless population. Jurupa Valley makes up 4.3% of Riverside County’s population (DOF E-5).

### 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)	105	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	32	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	3	0	0	0	0	0

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				
Unaccompanied Child	12	0	0	0	0	0
Persons with HIV	1	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Jurupa Valley 2022 PIT Count

Indicate if the homeless population is: Has No Rural Homeless

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

As indicated above, the 2022 PIT identified 105 homeless individuals in Jurupa Valley – 4.3% of the County’s total unsheltered homeless population –a proportion less than the City’s population (3.2%).

**Chronic Homeless:** A chronically homeless individual/family is typically defined as an unaccompanied individual or family living in an emergency shelter or is unsheltered, with a disabling condition, who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past 3 years. The 2022 PIT estimates there are 32 chronic unsheltered homeless individuals in Jurupa Valley.

**Families with Children:** The 2022 PIT identified no homeless family in its survey of the region’s homeless; however, the HARC reports there are 628 Jurupa Valley homeless households on the waitlist for rental assistance.

**Veterans & their Families:** The City’s 2022 PIT reports 3 Jurupa Valley homeless are veterans. The HARC reports 7 Jurupa Valley veterans are on the waitlist for rental assistance.

**Unaccompanied Youth:** The 2022 PIT identified 12 unaccompanied youth (i.e., persons under the age of 24) among Jurupa Valley’s homeless population.

**Individuals with HIV/AIDS:** The 2022 PIT identified 1 homeless person with HIV/AIDS in Jurupa Valley.

Other characteristics or sub-populations of Jurupa Valley homeless identified in the 2022 PIT include the following:

• Approximately 33.0% are identified as drug users.

• Approximately 22.0% have a physical disability, 20.0% have a mental health condition, and 23.1% suffer from PTSD.

• Three individuals were identified as victims of domestic abuse.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Jurupa Valley 2022 PIT Count

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

As outlined previously, the 2022 PIT did not identify any unsheltered homeless family with children and three unsheltered veteran households among Jurupa Valley’s unsheltered homeless population. The HARC reports that 628 homeless households and 7 veteran households are on the waitlist for housing assistance. Unfortunately, the HARC information does not provide household detail in order to determine if the respective “households” include families with minor children.

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

City of Jurupa Valley racial/ethnicity data was only collected for the unsheltered homeless population in 2022. The unsheltered homeless data for 2022 in Jurupa Valley shows that while the White population is 87.4% of City, it makes up 49% of homeless population. And, Black or African American make up 5.7% of the City’s population, this group makes up 20% of the homeless population. Also, the Asian population group makes up 4.5% of City and 0% of homeless population. Regarding Hispanic ethnicity – they make up 74.7% of population and 30% of homeless population.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

As previously noted, the 2022 PITS identified 9 sheltered and 96 unsheltered homeless (totaling 105 person) in Jurupa Valley.

The regional 2022 PIT did not report sheltered homeless by city of last residence. Sheltered homeless were reported as a cumulative. A majority of the region's 3,316 homeless individuals were unsheltered (60%). A total of 1,336 homeless were sheltered (40%) at the time the 2022 PIT was undertaken.

**Discussion:**

The 2022 Point-In-Time count for Riverside County identified 105 unsheltered homeless in Jurupa Valley. There were 32 of these individuals are identified as chronic homeless, 3 are identified as veterans, and 12 are under the age of 24. The PIT did not identify any homeless family with children; however, the HARC has reported 628 homeless households are waiting for rental assistance. Additionally, 7 veteran households are waiting for rental assistance.



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

### Introduction:

Certain segments of the population experience conditions that make it difficult for them to access affordable housing. Physical or medical conditions, particular space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. This section briefly describes the characteristics of the special needs populations in Jurupa Valley.

Special needs groups include, but are not limited to, the elderly, persons with mental, physical, and/or developmental disabilities, persons with HIV/AIDS, and domestic violence.

### Describe the characteristics of special needs populations in your community:

**Elderly/Frail Elderly.** According to 2021 ACS data, Jurupa Valley had 10,169 people who were age 65 and over, accounting for 9.5 of the total population. Some of the characteristics of the special needs residents included having limited mobility, increased medical attention due to health complications and restricted fixed income, such as Social Security, pension programs and retirement income. Many elderly people have difficulty completing normal, everyday tasks without assistance. The 2021 ACS data (ACS Table C18108) estimates that 22.8% of the Jurupa Valley's elderly had at least one disability and 14.7% had two or more disabilities.

**Persons with mental, physical, and/or developmental disabilities.** Based on the 2021 ACS S1810 data, the number of Jurupa Valley residents age five and older with some type of disability totaled 7,907, which was 7.4% of the City's total civilian non-institutionalized population age five and older. Having a disability negatively impacts a person's ability to work and earn money. Approximately 1,629, or 20.6% of persons with disabilities age 18 to 64 in Jurupa Valley had incomes below the federal poverty level. This compares with 6,278 persons with no disability that are not in poverty. (2021 ACS C18130).

**Persons with alcohol or other drug addiction.** The U.S. Department of Health and Human Services conducts the annual National Surveys on Drug Use and Health (2020) for the 50 states and the District of Columbia. The survey estimated that approximately 5.2 million California residents 12 years and older population had a substance use disorder. Substance use disorder is defined as meeting criteria for illicit drug or alcohol dependence or abuse. Alcohol dependence or abuse affected 3.9 million, while illicit drug dependence or abuse affected 2.1 million Californians 12 and over. In addition, the survey found that about 2.1 million residents 12 and over that needed help did not receive treatment at a specialty facility for substance use.

**Persons with HIV/AIDS and their families.** The California Department of Public Health's California HIV Surveillance Report for 2020 estimates that there were approximately 10,199 people living with a

diagnosed HIV infection in Riverside County. This represents 7.3% of HIV-diagnosed residents statewide in 2020. In addition, persons with HIV/AIDS are not generally able to hold jobs involving frequent interaction with the public due to their immune system deficiencies. Therefore, their job inventory is much less diverse than that for the typical citizen. Job placement could be imperative for this group to maintain sufficient income to afford their medication and live in decent and affordable housing.

**Victims of domestic violence, dating violence, sexual assault, and stalking.** Victims of domestic violence are typically women and/or youth. Both groups become victims to crimes such as rape, battery or assault. Moreover, those with below moderate-income levels are at greater risk as well. As stated in section NA-10, it is estimated that in California, 54.3 percent of women and 30.7 percent have been victimized by rape, physical violence, and/or stalking by an intimate partner. If these rates are applied to the Jurupa Valley's population, the resulting estimate would be approximately 55,854 women and 32,353 men residing in the city who have suffered at one point or another from domestic/dating violence, sexual assault, or stalking.

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

**Elderly/Frail Elderly.** Some senior programs in the City of Jurupa Valley have been offered in partnership with Jurupa Valley Adopt a Family program, a community-based organization, and Healthy Jurupa Valley. Services and programs provided include assistance to senior households during the holiday seasons, and workshops catering to senior residents; recent workshop topics include returning to work after retirement.

There are 357 affordable rental units in four rental properties throughout Jurupa Valley that are restricted for seniors, with renter qualifications not to exceed anywhere from 50 percent to 80 percent of median income. Seniors in the City are also served by 11 state-licensed residential care facilities for the elderly and 15 adult residential facilities with a combined capacity to serve 379 persons. In addition, Country Village Apartments provides 1,238 senior apartments, with rents affordable to low- and moderate-income households.

**Persons with mental, physical, and/or developmental disabilities.** Approximately one-fifth (20.6%) of persons with disabilities in Jurupa Valley age 18 years and over, lived in households with incomes below the federal poverty level. (2021 ACS Table C18130) Arc of Riverside County is a private, non-profit corporation serving adults with intellectual and other developmental disabilities. Arc of Riverside County operates six facilities in Western Riverside County providing services for those in need of full-time programming to ensure the development and maintenance of functional skills required for self-advocacy, community integration, and self-care. In addition, the Community Access Center (CAC), an independent living center located in the City of Riverside, has been providing services to people with disabilities in the County since 1995. CAC provides information, supportive services, and independent living skills training.

**Persons with alcohol or other drug addiction.** According to the Substance Abuse and Mental Health Services Administration (an agency of the U.S. Department of Health and Human Services), there are at least 18 facilities within a 10-mile radius of Jurupa Valley that treat substance abuse or have detoxification programs available to the public.

**Persons with HIV/AIDS and their families.** Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. As previously mentioned, the City of Riverside is currently named a grantee by HUD and HACR serves as Project Sponsor for the County of Riverside and is responsible for procuring services and disbursing HOPWA funds. To be eligible for HOPWA services, individuals must be (1) HIV positive, (2) low income as defined by HUD, and (3) be homeless or at risk of being homeless. Individuals who are not eligible for HOPWA services may be eligible for housing services through the HIV Care Program or the Housing Plus Project.

**Victims of domestic violence, dating violence, sexual assault, and stalking.** Victims of domestic violence are typically women and/or youth. The continued services provided by the following organizations are needed:

â€ Riverside County Coalition for Alternatives to Domestic Violence. Services include: emergency shelter, crisis line, counseling center, and children's program for victims of domestic violence.

â€ Riverside County Family Justice Center.

â€ Other resources providing emergency services in the vicinity of Jurupa Valley include: Riverside Community Shelter; Path of Life Family Shelter; Corona Norco Rescue Mission.

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

The California Department of Public Health's California HIV Surveillance Report for 2020 estimates that there were approximately 10,199 people living with diagnoses HIV infection in Riverside County.

### **Discussion:**

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

â€ The elderly have a high dependency on Social Security/SSI and many do not have enough income to meet basic needs including housing costs. This group also needs common elderly services that include public transportation, home delivery services, at-home medical care, and public programs to expose seniors to new activities.

Persons with mental, physical, and/or developmental disabilities need access and availability to affordable housing is a key housing. This issue among persons with disabilities. Other needs include: group living supportive care housing; in-home social, educational, and medical support; housing designed to accommodate persons with physical disabilities; and proximity to services and transit.

Persons with alcohol and drug addiction have difficulty securing a job and maintaining their housing situation. Providing vouchers or other financial assistance could aid this special needs group in gaining improved access to treatment and housing.

Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment.

Victims of domestic violence are typically women and/or youth. These groups commonly need either proper placement in temporary foster homes or additional financial support, legal services or counseling to deal with domestic violence.

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

### Describe the jurisdiction’s need for Public Facilities:

**Community Facilities.** The results of the ConPlan survey shows that Youth Centers and Parks and Recreational Facilities are the two most important community facilities needs within the city. These two needs were ranked one and three in importance. Parks and Recreational Facilities and Youth Centers are closely related because many of the younger aged residents of the City would benefit the most from these public facilities. According to 2021 ACS Table DP05 data, 27.7 percent of the residents of Jurupa Valley are children and youth under the age of 18. Youth facilities give young people an alternative to delinquency and provide them a safe haven where they can socialize without the threat of criminal or violent activity. Several children/youth centers and programs in the City that need to continue include:

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

### How were these needs determined?

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

### Describe the jurisdiction’s need for Public Improvements:

The results from ConPlan survey indicate that Street Improvements, Street Lighting, and Sidewalks/Gutters/ADA Curbs/ were the top three important needs of the City. Public improvements are identified in the City Public Works and Engineering Department’s Capital Improvement Program (CIP) each year. According to the adopted Fiscal Year 2022-2023 CIP for the five-year period 2022-23 to 2026-27, approximately \$138,092.507 million is budgeted for capital improvements within the city. Approximately \$39,079,495 is budgeted for 2022-23, which includes 35 projects. New projects

include: pavement management and maintenance; street widening; interchange improvements; grade separation; traffic signal installation; ADA curb, ramp, and sidewalk upgrades.

As previously mentioned, over 10,000 of the city's total population are elderly (65 years and over) and 14.7% of the elderly have two or more types of disability. In addition, 7.4% of the city's total civilian non-institutionalized population five years and older also have some type of disability. Therefore, ADA curbs, ramps, and sidewalk upgrades are a priority public infrastructure improvement need.

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Services:**

The ConPlan survey indicated that Crime Awareness Programs, Mental Health and Graffiti Removal were ranked as the top three needs under the Public Service category.

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

Regarding mental health – City of Jurupa Valley addresses this issue, in part, by contracting with non-profits to provide rental assistance from one to twelve months, or permanent housing, physical / mental health services, substance abuse, rehab intervention programs, free meals for seniors, who may have mental health and other issues, job placement assistance and life skills services.

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

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

### **How were these needs determined?**

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

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

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

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

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



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

### Introduction

The City’s housing stock as of the 2013-2017 ACS consisted of 26,529 total residential units, 77% of which were single-family detached homes (*Residential Properties by Unit Number Table*). The 2013-2017 ACS data is automatically provided by HUD; according to more recent data from the California Department of Finance (2022 E-5 estimate), the City’s housing stock grew to 28,192 units by 2022. About 2% of units are in small multi-family structures of 2-4 units, while another 18% are in larger structures of 5 units or more. As presented in the *Unit Size by Tenure Table*, owner and renter occupied units totaled 25,160 units. Of these, about 65.8% were owner-occupied and 34.2% were renter-occupied. The vast majority of owner-occupied units – 87% -- had three or more bedrooms, while about 60% of renter-occupied units had two bedrooms or fewer.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	20,475	77%
1-unit, attached structure	865	3%
2-4 units	535	2%
5-19 units	1,595	6%
20 or more units	1,235	5%
Mobile Home, boat, RV, van, etc	1,824	7%
<b>Total</b>	<b>26,529</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	165	1%	530	6%
1 bedroom	250	2%	1,570	18%
2 bedrooms	1,740	11%	3,115	36%
3 or more bedrooms	14,395	87%	3,395	39%
<b>Total</b>	<b>16,550</b>	<b>101%</b>	<b>8,610</b>	<b>99%</b>

**Table 28 – 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.**

<p align="left" class="EIRTEXT">There are a total of 382 units of affordable housing in Jurupa Valley. These housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low-income housing and provide another source of affordable housing for a jurisdiction. Senior 55+ Communities in Jurupa Valley include: Mission Palms I, Mission Palms II, Mission Village Senior and Mission Villas. Housing for families, non-age restricted include Vista Rio Apartments.</p>

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

State law requires that the City identify rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next 10 years. According to data from the City’s Housing Element, within the at-risk analysis period of 10 years, only one project is considered to be at-risk of converting to market-rate housing, the 54-unit Mission Villas senior housing, funded with Section 202 financing and Section 8 project-based rent subsidies. The project was placed in service in 1998 and carries 40-year low-income use restriction. This project has a low risk of converting to market-rate housing because HUD has prioritized funding for Section 8 renewals for senior projects. In February 2020 the Section 8 contract was last renewed for Mission Village.

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

As discussed in the Needs Assessment section, 5,210 households (20.7% of the City’s total households) spend over 30% of their income on housing considered the threshold for overpayment. Thus, the supply of affordable housing for lower income households is a high priority goal. The need is further substantiated by the waiting list (as of January 2023) maintained by the Riverside County Housing Authority, which provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. As of January 2023, the number of Jurupa Valley households on the waiting list was 2,495 residents, according to the Housing Authority. This illustrates the need for affordable housing in the City.

In addition, the Regional Housing Needs Allocation (RHNA) for the City of Jurupa Valley, as determined by SCAG allocated the regional “fair share” of housing needs to the City of Jurupa Valley for the 2021-2029 period. According to the RHNA, Jurupa Valley must be able to accommodate 4,497 housing units during the subject period. Of this total, Jurupa Valley must be able to accommodate at least 1,207 units (26.8%) for very low and 729 units (16.7%) for low-income households during the 2021-2029 period.

**Describe the need for specific types of housing:**

The City analyzed its ability to meet Regional Housing Needs. The results of this analysis shows that the City’s land inventory, including projects approved and the potential development of vacant and

underutilized parcels, exceeds by 1,822 units, the net remaining RHNA for the planning period in all income categories, including: Extremely low income (+231), Low income (+55), Moderate (+362), and Above Moderate (+1,174). However, there is a deficit of RHNA units in the Extremely Low (-529) and Low (-354) income categories if sites within the City of Jurupa Valley are not redesignated for higher density housing.

## **Discussion**

To accommodate need for Extremely Low and Very Low-income housing, the City is committed to working with the Riverside Housing Authority, housing non-profits, and housing developers to identify specific sites for developing housing suitable for extremely low and very-low income households, including seniors, disabled persons, veterans, farm workers and the homeless.

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

The City's housing stock is primarily single family detached homes (77%), with most residents owning their homes (65%). For a City of over 26,000 housing units, there are only 382 units of affordable housing. In the City, approximately 20% of all households (5,210 total) overpay for housing, which is defined as spending at least 30 percent of their income on housing. The City is working with the Riverside Housing Authority, housing non-profits, and housing developers to identify specific sites for developing housing suitable for targeting extremely low and very-low income households, including seniors, disabled persons, veterans, farm workers and the homeless.

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

### Introduction

According to data from the 2013-2017 ACS automatically provided by HUD, Jurupa Valley's median home value in 2017 was \$308,900. According to 2013-2017 ACS data, the majority (52.8%) of Jurupa Valley's renter households paid at least \$1,000 or more, but 47.3 paid less than \$1000 in monthly rent. The 2013-2017 ACS shows that median contract rent in 2017 was \$1,046. (Jurupa Valley is one of the youngest cities in California, incorporated in 2011, and for this reason there is no baseline data from the year 2000.)

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	0	308,900	0%
Median Contract Rent	0	1,046	0%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	860	10.0%
\$500-999	3,210	37.3%
\$1,000-1,499	3,445	40.0%
\$1,500-1,999	905	10.5%
\$2,000 or more	195	2.3%
<b>Total</b>	<b>8,615</b>	<b>100.1%</b>

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	239	No Data
50% HAMFI	814	550
80% HAMFI	3,454	1,550
100% HAMFI	No Data	2,544
<b>Total</b>	<b>4,507</b>	<b>4,644</b>

Table 31 – 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	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 32 – Monthly Rent**

Data Source Comments:

**Is there sufficient housing for households at all income levels?**

According to the limited data available, there is not sufficient housing for households at lower income levels in Jurupa Valley. According to 2013-2017 CHAS data from HUD, there were 1,435 renter households making 30 percent HAMFI or less, but only 239 units affordable to a household at the 30 percent level (*Housing Affordability Table*). Also, according to CHAS data, there were 1,605 households making between 30 and 50 percent HAMFI, but only 814 units affordable to a household at the 50 percent level. Additionally, the fact that a housing unit is affordable to a particular income level does not necessarily mean that it is occupied by a household at that income level, meaning that the affordability mismatch is very likely more severe than reported in the data.

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

There was a tremendous increase in property values in Jurupa Valley during the previous years. According to Redfin, the median price of a home in Jurupa Valley was \$560,000 in December 2022. Although home prices are expected to drop in 2023, it may not be enough of a change to accommodate families with affordability needs. Since the vast majority of housing units affordable to lower-income households are rental units, it is likely that the number of units affordable for lower-income households will decrease going forward.

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

HUD provided HOME rents and fair market rent for 2022 for the Riverside-San Bernardino-Ontario MSA, and they are listed below:

Monthly Rent

Monthly Rent (\$)      Eff 0    1 Bedroom    2 Bedroom    3 Bedroom    4 Bedroom

Fair Market Rent	\$1,062	\$1,202	\$1,509	\$2,065	\$2,542
High HOME Rent	\$981	\$1,053	\$1,266	\$1,454	\$1,603
Low HOME Rent	\$770	\$825	\$990	\$1,144	\$1,276

Source: HUD, Riverside-San Bernardino-Ontario MSA, 2022

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

**Discussion**

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

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

### Introduction

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

Based on these categories, approximately one-half (50.2%) of all households have none of the selected conditions, while 49.6% have either one or two conditions, and a small number (less than one percent) have three or four conditions. However, renter households are more likely to experience problems. In all, 53% of all renter-occupied households have at least one condition, compared to only 38% of owner-occupied households.

### Definitions

Jurupa Valley identified that approximately 1,300 housing units, less than 0.5% of the City’s housing stock may be considered substandard in the City. Substandard housing conditions refer to the inability of various systems in a house to meet adopted building codes for health and safety, including plumbing, heating, electrical, and structural systems. Housing conditions are considered substandard when one or more systems are found to be below the minimum standards required by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to residents’ health and safety that substandard housing poses. In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. In addition, data from the 2013-2017 ACS table identifies 475 owner-occupied units and 1,240 rental units with two or more selected conditions.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,225	38%	4,530	53%
With two selected Conditions	475	3%	1,240	14%
With three selected Conditions	0	0%	55	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,855	60%	2,785	32%
<b>Total</b>	<b>16,555</b>	<b>101%</b>	<b>8,610</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,040	12%	985	11%
1980-1999	6,535	39%	2,045	24%
1950-1979	6,755	41%	4,470	52%
Before 1950	1,215	7%	1,110	13%
<b>Total</b>	<b>16,545</b>	<b>99%</b>	<b>8,610</b>	<b>100%</b>

**Table 34 – 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	7,970	48%	5,580	65%
Housing Units build before 1980 with children present	2,830	17%	1,825	21%

**Table 35 – 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	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

The City of Jurupa Valley has identified the need to provide its residents with a housing rehabilitation program. There are approximately 1,300 housing units in need of repairs, per City's Housing Element. In addition, data from the 2013-2017 ACS table identified over 1,700 units with two or more conditions that may be addressed by housing rehabilitation programs. The City is working to continuing to provide a housing rehabilitation program using CDBG funds for the near future.

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



Although lead was banned from residential paint in 1978, more than three-fourths of homes constructed prior to 1978 (national average) may contain lead-based paint (LBP). And, local data have confirmed that the percentage of units containing LBP increases with the age of the structure. The use of lead was widespread in older homes, which often cost less and are therefore more likely to be occupied by lower-income families -- posing an increased risk to this income group. 12,545 households -- about 49.9 percent of all households in the City -- had incomes less than or equal to 80 percent HAMFI.

## **Discussion**

The age of housing units is the key variable for estimating the number of units with LBP hazards. According to 2013-2017 CHAS data, there were a total of 13,550, or 74.4% of total units built prior to 1980. If 75 percent of these properties can be assumed to have LBP, the number of units with LBP is estimated to be 10,163. According to the Needs Assessment of this Plan, approximately 49.9% of all households in the City were low- or moderate-income (defined here as less than or equal to 100 percent HAMFI). Assuming that this percentage holds true for the estimated 10,163 units with LBP, the number of lower-income households potentially exposed to LBP hazards is estimated to be 5,071. As stated earlier, the lower cost of older units makes them more likely to be occupied by lower-income households, meaning that this estimate could be low.

Approximately half (49.6%) of all owner households have one or two housing substandard conditions. Renter households have worse housing conditions. The City identified approximately 1,300 housing units in need of repairs and Census data showed that over 1,700 housing units had two or more substandard conditions that may be addressed by housing rehabilitation programs. Also, the number of housing units that have lead based paint is significant and many households that are exposed to lead are in the lower income categories. The City is planning on continuing to implement its housing rehabilitation program using CDBG funds for the near future.

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

### Introduction

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

### Totals Number of Units

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

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### 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:

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

According to PIH Information Center data, there are 469 public housing units in Jurupa Valley. Of these, none have been inspected in 2022 or later by HUD's Real Estate Assessment Center (REAC).

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

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

This information was not available.

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

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

**Discussion:**

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

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

### Introduction

The County of Riverside is responsible for the oversight and coordination of the region’s homeless system of care. This system of care is known as a Continuum of Care. The Riverside County Continuum of Care (RC-CoC) is designed to quickly rehouse homeless individuals and families to minimize the trauma and displacement caused to homeless individuals and families by homelessness. The RC-CoC promotes access to mainstream programs so homeless individuals and families can achieve self-sufficiency. The RC-CoC is also responsible for conducting a regional Point-In-Time (PIT) of the homeless. The PIT identified 105 unsheltered homeless in Jurupa Valley at the time it was conducted in January 2022. Based on the 2022 regional homeless count, Jurupa Valley has the second highest number of homeless persons among incorporated and unincorporated areas in Riverside County.

### Facilities and Housing Targeted to Homeless Households

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

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

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

The City of Jurupa Valley does not provide direct services to the homeless; however, the City is in compliance with California Senate Bill 2, which requires the City to identify zones within the City that allow homeless shelters without discretionary review. Additionally, the City's Housing Element calls for the City to, "actively work with neighboring jurisdictions to achieve regional cooperation to reduce homelessness." To this end, for each of the last few years, City has funded POLM, a local non-profit, to administer outreach to homeless, provide services to homeless and funded housing crisis stabilization units in the City of Jurupa Valley. In addition, City has used a portion of its ARP HOME funds to expand its homeless services. And, part of the City funding evaluation includes an assessment of the level and quality of service provided by local agencies, including the experience of case managers linking clients with appropriate mainstream services and resources. Examples of mainstream services available for the City's homeless include veterans housing vouchers, veteran medical services, MediCal, SSI, and CalWORKS. Please refer to Section NA-40 Homeless Needs Assessment.

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

As indicated in **Table 39**, there are no homeless shelter beds situated in the City of Jurupa Valley; however, the City funds crisis stabilization units in Jurupa Valley and has established relationships with various local service providers in an effort to link the City's homeless population with appropriate housing and support services.

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

### **Introduction**

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

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

**Elderly/Frail Elderly.** According to 2021 ACS data, Jurupa Valley had 10,367 people who were age 65 and over, accounting for 9.7% of the total population. Some of the characteristics of the special needs residents included having limited mobility, increased medical attention due to health complications and restricted fixed income, such as Social Security, pension programs and retirement income. The 2021 ACS data (ACS Table C18108) estimates that 8.1% of the Jurupa Valley's elderly had one type of disability and 14.8% had two or more disabilities.

**Persons with mental, physical, and/or developmental disabilities.** Based on the 2021 ACS S1810 data, the number of Jurupa Valley residents age five and older with some type of disability totaled 7,907, which was 7.4% of the City's total civilian non-institutionalized population age five and older. The top three disabilities among persons age five and older with disability include those with ambulatory difficulty (4.0%), independent living difficulty (3.4%), and cognitive difficulty (3.5%). Approximately 6,350 persons with disabilities age 18 to 64 in Jurupa Valley had incomes below the federal poverty level.

**Persons with alcohol or other drug addiction.** The U.S. Department of Health and Human Services conducts the annual National Surveys on Drug Use and Health (2018-19) for the 50 states and the District of Columbia. The survey estimated that approximately 2.9 million California residents or 9% of the state's 18 years and older population had a substance use disorder. Alcohol dependence or abuse affected 6%, while illicit drug dependence or abuse affected 4% percent of Californians 18 and over.

**Persons with HIV/AIDS and their families.** The California Department of Public Health's California HIV Surveillance Report for 2020 estimates that there were approximately 10,199 people living with a diagnoses HIV infection in Riverside County. The City of Riverside is the Grantee of the HOPWA formula funding for both Riverside and San Bernardino County. The Housing Authority of the County of Riverside

(HACR) as the Project Sponsor administers the HOPWA grant throughout Riverside County. The Housing Options Program provides 90 units of permanent affordable housing via tenant based rental assistance to households at or below 80 percent of AMI.

**Victims of domestic violence, dating violence, sexual assault, and stalking.** Victims of domestic violence are typically women and/or youth. As stated in section NA-10, it is estimated that in California, 54% of women and 31% of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. If these rates are applied to the Jurupa Valley's population, the resulting estimate would be approximately 52,986 women and 16,563 men residing in the city who have suffered at one point or another from domestic/dating violence, sexual assault, or stalking.

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

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

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

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

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs**



**identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please refer to the discussion above.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

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

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

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

**Planning and Development Fees.** Fees charged by local governments also contribute to the cost of housing. Based on 2020 development applications in the City, development impact fees are in the order of \$15,500 per unit for a market-rate single-family home and \$12,000 per unit for market-rate multi-family apartment projects, according to the 2021-2029 Housing Element.

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

**Land Use Controls.** In terms of land use controls, the General Plan is of paramount concern. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development in terms of unit densities and total number of units, that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has

the most direct influence. Jurupa Valley's development standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities in the State. The City's processing and permit procedures are consistent with state planning and zoning law and are not considered to be an unreasonable constraint on the cost or supply of housing. The City will consider an amendment to the Zoning Code to eliminate the requirement for discretionary review for multi-family development in multi-family residential zones to expedite permit processing for projects that conform to the General Plan and Zoning Ordinance development standards.

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

### Introduction

According to the 2013-2017 ACS, Jurupa Valley had 48,675 working-age adults in the labor force and an unemployment rate of 10.3%. More recent data from the California Employment Development Department shows that by December 2022, there was an estimated labor force in Jurupa Valley of 51,900, and the unemployment rate has significantly decreased to just 3.1%. This was lower than the 3.7% unemployment rate recorded for all of Riverside County.

Certain employment sectors may have mismatches between the number of jobs and the number of workers available, resulting in high unemployment in those sectors. The *Business Activity* table below compares the number of workers in each sector as recorded in 2013-2017 ACS data with the number of jobs in the same sector as recorded by the Census Bureau’s Longitudinal Employer-Household Dynamics program. In the City of Jurupa Valley, the largest shortage of jobs was observed in the Education and Health Care Services sector, with enough jobs for only 2,405 workers out of a number of 5,601 workers. On the other hand, there were almost three times the transportation sector jobs than workers in Jurupa Valley.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	477	26	1	0	-1
Arts, Entertainment, Accommodations	4,506	2,191	13	8	-5
Construction	4,330	3,747	12	13	1
Education and Health Care Services	5,601	2,405	16	9	-7
Finance, Insurance, and Real Estate	1,614	564	4	2	-2
Information	529	46	1	0	-1
Manufacturing	4,451	3,701	12	13	1
Other Services	1,203	849	3	3	0
Professional, Scientific, Management Services	2,262	493	6	2	-4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	4,773	2,394	13	9	-4
Transportation and Warehousing	3,662	8,962	10	32	22
Wholesale Trade	2,593	2,561	7	9	2
Total	36,001	27,939	--	--	--

**Table 40 - Business Activity**

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

## Labor Force

Total Population in the Civilian Labor Force	48,675
Civilian Employed Population 16 years and over	43,640
Unemployment Rate	10.29
Unemployment Rate for Ages 16-24	25.45
Unemployment Rate for Ages 25-65	6.38

**Table 41 - Labor Force**

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	5,475
Farming, fisheries and forestry occupations	2,250
Service	4,420
Sales and office	10,115
Construction, extraction, maintenance and repair	6,955
Production, transportation and material moving	4,250

**Table 42 – Occupations by Sector**

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,940	57%
30-59 Minutes	10,940	27%
60 or More Minutes	6,570	16%
<b>Total</b>	<b>40,450</b>	<b>100%</b>

**Table 43 - 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	8,815	860	5,200

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	10,365	1,210	4,050
Some college or Associate's degree	11,185	940	3,070
Bachelor's degree or higher	4,955	310	935

**Table 44 - 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	180	1,030	1,915	5,255	1,955
9th to 12th grade, no diploma	1,760	1,675	2,305	2,695	1,300
High school graduate, GED, or alternative	4,975	5,365	3,630	6,625	2,490
Some college, no degree	4,380	3,900	3,095	5,215	2,030
Associate's degree	420	970	550	1,535	740
Bachelor's degree	510	1,585	1,100	1,740	650
Graduate or professional degree	4	420	455	915	385

**Table 45 - 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	24,775
High school graduate (includes equivalency)	30,930
Some college or Associate's degree	35,125
Bachelor's degree	50,480
Graduate or professional degree	65,250

**Table 46 – 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?

With 14 percent of the City’s workers and 8% of the jobs, Education and Health Care Services forms the single largest employment sector in Jurupa Valley. “Manufacturing”, “Construction”, and “Arts and

Entertainment” form the second and third largest sectors, with about 11% for each of these categories of the City’s workers.

**Describe the workforce and infrastructure needs of the business community:**

Jurupa Valley’s workforce consists of two primary groups: Approximately 19,000 workers have a high school diploma or less education. And, approximately 16,000 workers have a college degree, or some college education. The lesser educated workforce has higher unemployment rates and lower earnings. Given the City’s workforce - a key need of the business community of Jurupa Valley is workforce development, which is an economic development strategy aimed at developing a supply of trained employees that in turn can help attract quality industrial and commercial jobs to the area.

Having vibrant industrial and commercial sectors in Jurupa Valley has the beneficial effect of keeping young people in the community and raising the standard of living (wages and benefits) for Jurupa Valley residents.

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

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

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

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect**



**job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Jurupa Valley is a city of 102,205 people, 25,160 households, with a median income of \$63,286 (2013-2017 ACS data) that is characterized by its small-town feeling, natural beauty, and distinctive communities; whose citizens are enjoying a prosperous economy with an unemployment rate of just 3.1% (California Employment Development Department, December 2022). Jurupa Valley's economy is driven by a younger, largely Hispanic, and blue-collar local population.

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

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

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

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

The Workforce Development Boards (WDBs), community colleges and universities are working to ensure that more of the local workforce is trained so that they can effectively compete for higher paying jobs, and help move residents out of poverty.

Jurupa Valley residents have the resources available from the Riverside County Workforce Development Board (WDB). The WDB provides oversight for the Workforce Innovation and Opportunity Act (WIOA) programs in the county. The WDB acts as a catalyst to provide seamless services among various workforce programs, and provides community leadership around workforce issues. There are five key ways that the WDB carries out its role:

- CONVENER - Bring together business, labor, education, and economic development to focus on community workforce issues.
- WORKFORCE ANALYST - Develop, disseminate and understand current labor market and economic information and trends.
- BROKER - Bring together systems to solve common problems, or broker new relationships with businesses and workers.
- COMMUNITY VOICE - Advocate for the importance of workforce policy, providing perspective needs for skilled workers.
- CAPACITY BUILDING - Enhance the region's ability to meet the workforce needs of local employers.

The WD accomplishes these tasks through America's Job Centers of California, better known as the Riverside County Workforce Development Centers (WDCs). The WDCs are the hub of the county-wide service delivery vehicle for workforce, education and business services.

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

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

No

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

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

**Discussion**

The City of Jurupa Valley has approximately 48,675 working-age adults in the labor force that primarily consists of a younger, largely Hispanic, and blue-collar local population. The current unemployment rate is just 3.1%. The largest employment sectors include Education and Health Care Services, Manufacturing and Arts and Entertainment. The City is planning on implementing an economic strategy that would

target six specific areas of the City. In addition, the plans include improving infrastructure improvements, in order to attract new business and retain/help expand current ones.

## **MA-50 Needs and Market Analysis Discussion**

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

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

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

Attachment 3 shows maps, which include the locations / concentrations of residents who are Hispanic--the largest ethnic minority group in Jurupa Valley and other racial / ethnic groups. (Hispanic population in Jurupa Valley is 74.7%, with Black and Asian populations being 5.9% of total.) Hispanic concentration was defined as a census tract with the Hispanic population representing more than 50 percent of total population of the census tract. Hispanic residents generally reside in central and eastern sections of the City. These maps were generated using HUD's CPD e-GIS mapping tool, which uses the latest ACS and CHAS data.

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

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

### **Are there any community assets in these areas/neighborhoods?**

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

### **Are there other strategic opportunities in any of these areas?**

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



## **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.**

Jurupa Valley has allocated \$2.5 million to expand access to internet services in rural areas of the City, which is where there are more low-and moderate-income households and neighborhoods. These City outreach actions were consistent with HUD's new regulation to address the need for broadband access for low- and moderate-income residents.

Cities with rural communities have a need for more broadband services. And, providing a broadband infrastructure has become increasingly important in order to provide residents with reliable connectivity for services such as online banking, and purchasing goods and services. In 2019, according to EdSource, a statewide nonprofit specializing in education-related research and analysis, only about a third of California households in rural areas are subscribed to internet service, compared with 78% in urban areas.

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

Jurupa Valley understands the need to have more than one broadband internet service provider and currently has eight broadband service providers available to City residents and has allocated \$2.5 million to expand internet services to rural areas of the City. Broadband provides high speed internet access via multiple types of technologies including fiber optics, wireless, cable, DSL and satellite. According to the FCC, the definition of broadband internet is a minimum of 25 Mbps download and 3 Mbps upload speeds. Jurupa Valley has the following eight broadband service providers: AT&T (50Mbps), Spectrum (1,000 Mbps), T Home Internet (182 Mbps), Earthlink (50Mbps), HughesNet (25 Mbps), Viasat (100 Mbps), Unlimitedville (99Mbps) and IspMint (100 Mbps)

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

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

Air quality is a regional issue which every city and county in the region feels the effects. Jurupa Valley is experiencing increased concentrations of greenhouse gases (CHG), which in turn contribute to warming temperatures, sea level rise, and altered weather patterns that affect rainfall and air quality. And, air quality is a regional issue that affects every city and county in the region. Although Jurupa Valley generates very low emissions, air quality in the region is among the Basin's worst due to onshore winds transporting vast amounts of pollutants from Los Angeles and Orange counties into the Inland Empire.

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

So, all income levels, including low-and moderate-income household in Jurupa Valley are vulnerable to the risks associated with climate change. The City of Jurupa Valley desires to highlight the importance of air quality by adopting a stand-alone Air Quality Element. This element identifies goals, policies, and programs that are meant to address issues that potentially affect air quality and climate change. Jurupa Valley established the following goals to address air quality / climate change risks:

AQ 1 - Work with regional, sub-regional, and state agencies to protect and improve air quality and reduce greenhouse gas emissions.

AQ 2 - Help protect its residents, and especially senior citizens, youth and other sensitive receptors, from toxic air pollution.

AQ 3 - Work to reduce emissions from stationary and mobile sources.

AQ 4 - Employ measures to improve the jobs/housing balance and reduce commuting time.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the centerpiece of the City of Jurupa Valley's 2023–2028 Consolidated Plan. The Strategic Plan identifies the programs and projects the City will undertake or consider during the five-year Consolidated Plan cycle. In addition to identifying resources, objectives and goals to implement housing and community development activities, the Strategic Plan includes several sub-strategies including the development of institutional structures, coordination with housing and community partners, the reduction of lead based-paint hazards, addressing homeless issues, addressing barriers to affordable housing, and program/project monitoring.

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

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

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



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

### Geographic Area

Table 47 - Geographic Priority Areas

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

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

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

To determine which activities will receive CDBG funding during the Consolidated Plan cycle of 2023-2028, the City utilized a simple **priority ranking** system:

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

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

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

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

### Priority Needs

Table 48 – Priority Needs Summary

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

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

**Narrative (Optional)**

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

Jurupa Valley completed an Analysis of Impediments (AI) to Fair Housing Choice – covering program years 2019 through 2023. The City will continue to implement the fair housing action plan delineated in the AI, including contracting with a qualified fair housing service provider to address fair housing complaints and violations. Fair housing impediments identified in the AI and action steps are summarized in **Attachment 4**.

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

### Influence of Market Conditions

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

**Table 49 – Influence of Market Conditions**

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

**Introduction**

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

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,091,728	0	0	1,091,728	4,408,272	Annual CDBG allocation.

**Table 50 - Anticipated Resources**

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

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

- HARC reports that as of December 2022, 340 Jurupa Valley households received rental assistance. It is anticipated that a similar number of households will be assisted annually over the five-year period of the Consolidated Plan.
- Jurupa Valley intends to continue and update an existing Inclusionary Housing Program previously administered by the County of Riverside. This program requires that 1 out of every 25 new units (4%) be reserved for households at the 50% area median income level. Projects of six or more units are required to participate in the program. Affordable units must be provided on-site, off-site, or through the payment of an in-lieu fee.

CDBG does not require matching funds.

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

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

**Discussion**

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

## SP-40 Institutional Delivery Structure – 91.215(k)

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
HOUSING AUTHORITY OF RIVERSIDE COUNTY	PHA	Planning Public Housing Rental	Region
RIVERSIDE COUNTY	Continuum of care	Homelessness Planning	Region
City of Jurupa Valley	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Fair Housing Council of Riverside County, Inc	Non-profit organizations	Planning	Region

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

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

Jurupa Valley was incorporated in July 2011. During the past eight years, the City has established its administrative infrastructure but continues to mature as a municipality. During this maturation process,



it is not unexpected that several gaps exist in the City’s institutional structure. Throughout the process of developing the City’s Consolidated Plan, it was evident that many organizations and individuals were not familiar with Jurupa Valley as a municipality. Other issues include the isolation of important community data and information for the County. (For example, HUD Block Group low- and moderate-income data is still identified and connected to County data making it difficult to analyze data from systems such as HUD’s CPD Maps.)

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy		X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling		X	
Transportation		X	
<b>Other</b>			
Fair Housing	X	X	

Table 52 - Homeless Prevention Services Summary

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

The City makes a significant effort to serve the needs of homeless persons. Most of the public service grants each year are allocated to assist homeless persons. Jurupa Valley has contracted with Path of Life

Ministries to deliver services to the homeless. Services include street outreach, enrolling individuals with shelter at the POLM Emergency Shelter. Also, POLM places homeless individuals in two Crisis Stabilization housing rental units located within Jurupa Valley city limits. And, homeless individuals were provided with special needs assistance to help them with their unhoused situation. In addition to better meet the needs of homeless persons, particularly homeless individuals and families, families with children, veterans and their families, and unaccompanied youth – Jurupa Valley allocated additional American Rescue Plan Act (ARPA) funding to mitigate housing needs. Approximately \$1.2 million will be leveraged to address the ongoing regional housing crisis through affordable housing assistance, services for unhoused individuals and crisis stabilized units and \$1 million will be allocated to direct resident assistance programs.

**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**

POLM, under contract to provide Jurupa Valley with homeless services, provides services to special needs population. During the previous fiscal year - 2021-22 - 22 persons (first quarter), 9 persons (second quarter), 3 persons (third quarter) and 7 persons (fourth quarter) – a total of 41 unduplicated individuals with special needs were assisted with services to help them exit their unhoused situation. With additional funding, the service deliver system will be able to accommodate more persons with special needs.

**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**

With clear direction from the City Council and executive management, City staff has built relationships with local and sub-regional service providers. Besides working with local service providers, Jurupa Valley is also working with other nearby cities to address homeless issues that affect Jurupa Valley and the surrounding communities as well. This subregional approach can address various community needs in a more efficient manner and overcome the gaps in the institutional structure and deliver services in a more efficient manner to assist unhoused persons, and those at-risk of being homeless.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure Improvements	2023	2028	Non-Housing Community Development	CDBG-Eligible Block Groups Citywide	Public Improvements	CDBG: \$3,430,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15000 Households Assisted
2	Single Family Housing Rehabilitation	2023	2028	Affordable Housing	Citywide	Housing Administration	CDBG: \$520,000	Homeowner Housing Rehabilitated: 40 Household Housing Unit
3	Homeless Services	2023	2028	Homeless	Citywide	Public Services	CDBG: \$750,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Public Services	2023	2028	Non-Housing Community Development	Citywide	Public Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
5	Fair Housing Services	2023	2028	Administration	Citywide	Administration	CDBG: \$200,000	Other: 1000 Other
6	Program Administration	2023	2028	Administration	Citywide	Administration	CDBG: \$500,000	Other: 5 Other

Table 53 – Goals Summary

### Goal Descriptions

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

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

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

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

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

The City does own or manage public housing.

**Activities to Increase Resident Involvements**

Not applicable

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

N/A

**Plan to remove the ‘troubled’ designation**

N/A

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

### **Barriers to Affordable Housing**

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

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

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

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

**Planning and Development Fees.** Fees charged by local governments also contribute to the cost of housing. Based on 2020 development applications in the City, development impact fees are in the order of \$15,500 per unit for a market-rate single-family home and \$12,000 per unit for market-rate multi-family apartment projects, according to the 2021-2029 Housing Element.

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

**Land Use Controls.** In terms of land use controls, the General Plan is of paramount concern. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development in terms of unit densities and total number of units, that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has

the most direct influence. Jurupa Valley's development standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities in the State. The City's processing and permit procedures are consistent with state planning and zoning law and are not considered to be an unreasonable constraint on the cost or supply of housing. The City will consider an amendment to the Zoning Code to eliminate the requirement for discretionary review for multi-family development in multi-family residential zones to expedite permit processing for projects that conform to the General Plan and Zoning Ordinance development standards.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Jurupa Valley prefers to provide incentives than regulations as the means to facilitate the production of housing for all income levels. To encourage the production of lower-cost housing, the City has identified various incentives for property owners and developers to consider. Among these possible incentives are modifications to development standards, reduced development fees, expedited permit processing, and direct financial assistance from in-lieu Inclusionary Housing Program (IHP) fees. Per the City's Housing Element (2021-2029), creative incentive packages for creative housing solutions are planned to be implemented in FY23/24. One key goal is developing an inclusionary housing ordinance and promote the inclusion of affordable units in every housing project in entitlement beginning in FY22/23. City would target 30% of new affordable housing in higher opportunity areas and 30% in areas of concentrated poverty. And, prioritize funding for infrastructure improvements in the most impacted areas beginning in FY 23/24.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Jurupa Valley has contracted with Path of Life Ministries (POLM), one of the subregions major homeless service provider – to assist persons that have experience assisting both Jurupa Valley and the sub-region’s homeless population. POLM systematically reaches out to Jurupa Valley’s homeless and provides a variety of services to meet their individual needs. The City also contracts with other service providers to provide free meals and other services to the City’s homeless persons. These agencies typically have established outreach and assessment programs that engage the homeless and link them to appropriate housing and services. It is anticipated that the City will continue to utilize CDBG funding during the Consolidated Plan cycle for such services.

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

As **Table 39** indicates, there are no homeless shelters located in the City; however, according to HUD’s *2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report*, there are 1,357 emergency shelter beds in the Riverside County Continuum of Care (RC-CoC). Shelter beds are located throughout the county including POLM’s and Operation Safe House, which are situated in adjacent communities.

HUD data also indicates there are 85 transitional shelter beds in the RC-CoC, with 35 beds located in the neighboring City of Riverside. In recent years HUD has encouraged regional continuums of care to move away from traditional transitional housing programs toward rapid rehousing. This housing first approach to housing the homeless provides short-term rental assistance and services, with services ending once rental assistance terminates. The goal is to help homeless households obtain housing quickly, increase self-sufficiency, and remain housed. HUD data reports in 2021 there were 467 rapid rehousing beds throughout the RC-CoC.

Jurupa Valley will continue to utilize CDBG funding during the Consolidated Plan cycle for homeless services and use other funding to address regional homeless issues. Additionally, as a CDBG Entitlement Community, and consistent with the Housing Element, the City will continue to participate in regional efforts to address homelessness.

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



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

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

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

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

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

HUD regulations require a community to test for lead-based paint hazards for all housing units constructed prior to 1978 that are assisted with federal funds. According to data from the Housing Market Analysis, approximately 53.8% of the City's housing stock was constructed before 1980.

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

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

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

The Housing Market Analysis indicates that a total of 13,550 housing units were built prior to 1980. Based on national statistics, three-fourths of housing units constructed prior to 1980 contain lead-based paint; accordingly, an estimated 10,162 housing units in the City may contain lead-based paint hazards.

Education is the initial step to mitigating a problem. By providing information regarding lead-based paint hazards, residents can take immediate action to ascertain their risk level and take corrective or preventive action.

Also, the City's Housing Rehabilitation Program addressed the lead paint issue. All homes in the program that were built prior to 1978 get tested for lead. If lead is found, CDBG funds are used to address issues.

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

Currently, the City addressed the issue by requiring lead-based paint testing on homes that were built prior to 1978. This requirement is integrated in the Rehabilitation Housing Program policies and procedures document. Housing Rehabilitation Program policies and procedures require all properties constructed prior to 1978 to be tested for lead. If lead is found, it will be removed or encapsulated as required by current HUD regulations.



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

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

According to the U.S. Census Bureau, 12.9% of the City's population is living at or below the poverty level. The Census Bureau reports that 12.6% of Jurupa Valley residents age 65 and older are living in poverty as are 17.7% of residents age 18 years and younger.

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

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

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

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

## **SP-80 Monitoring – 91.230**

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

The City will continue monitoring program to ensure compliance with CDBG program requirements. Given the recent coronavirus pandemic, it has not been possible to have on site monitoring activities within the past few years.

However, subrecipients are required to submit quarterly accomplishment reports to program staff. Providers provide information regarding the number of clients served and the overall progress of their programs. Once the coronavirus pandemic is over, or it is once again safe to complete monitoring activities onsite - the City will continue with monitoring activities such as public services. City staff will conduct onsite monitoring to review subrecipient performance, quality of services, and grant administration abilities. If necessary, corrective actions will be recommended by the City to ensure compliance with applicable federal laws and regulations. Monitoring will be conducted annually, but for experienced service providers, the City may conduct onsite visits every other year. Agencies new to CDBG or that have administrative or programmatic issues will be monitored annually until grant management competence is proven.

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

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

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

## Expected Resources

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

#### Introduction

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,091,728	0	0	1,091,728	4,408,272	Annual CDBG allocation.

Table 54 - Expected Resources – Priority Table

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

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

- HARC reports that as of December 2022, 340 Jurupa Valley households received rental assistance. It is anticipated that a similar number of households will be assisted annually over the five-year period of the Consolidated Plan.
- Jurupa Valley intends to continue and update an existing Inclusionary Housing Program previously administered by the County of Riverside. This program requires that 1 out of every 25 new units (4%) be reserved for households at the 50% area median income level. Projects of six or more units are required to participate in the program. Affordable units must be provided on-site, off-site, or through the payment of an in-lieu fee.

CDBG does not require matching funds.

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

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

**Discussion**

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



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure Improvements	2023	2028	Non-Housing Community Development	CDBG-Eligible Block Groups	Public Improvements	CDBG: \$683,969	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2175 Persons Assisted
2	Single Family Housing Rehabilitation	2023	2028	Affordable Housing	Citywide	Housing	CDBG: \$104,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Homeless Services	2023	2028	Homeless	Citywide	Public Services	CDBG: \$143,759	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Homeless Person Overnight Shelter: 50 Persons Assisted
4	Public Services	2023	2028	Non-Housing Community Development	Citywide	Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
5	Fair Housing Services	2023	2028	Administration	Citywide	Public Services	CDBG: \$40,000	Other: 200 Other
6	Program Administration	2023	2028	Administration	Citywide	Administration	CDBG: \$100,000	Other: 1 Other

**Table 55 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	Improvements to roadways, streets, sidewalks, and other eligible public infrastructure that primarily benefit low- and moderate- income persons.
2	<b>Goal Name</b>	Single Family Housing Rehabilitation
	<b>Goal Description</b>	Rehabilitation or preservation of residential properties to address housing and building code deficiencies and deferred property improvements.
3	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	Homeless housing and support services, including homelessness prevention services
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Social service programs that provide support services to low- and moderate- income residents.
5	<b>Goal Name</b>	Fair Housing Services
	<b>Goal Description</b>	Services to address impediments to access fair housing.
6	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	CDBG program oversight and coordination.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following activities have been allocated CDBG funds for Fiscal Year 2023-2024.

#### Projects

#	Project Name
1	Glen Avon Area Pavement Rehabilitation
2	CDBG Housing Rehab Grants Program
3	Housing Rehabilitation Administration
4	Path of Life
5	Family Services Association
6	Fair Housing Council of Riverside County
7	CDBG Program Administration

Table 56 – Project Information

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

FY 2023-2024 is the sixth year the City will administer CDBG funds on its own. As a Cooperating City in the CDBG Urban County Program, the City worked with Riverside County staff to implement several Americans with Disabilities Act (ADA) related projects, public facility improvement projects, and public services. The City will continue to utilize CDBG funds to construct street and sidewalk improvements to improve accessibility and mobility for individuals with disabilities and to improve neighborhoods within the CDBG eligible Census Tract Block Groups.

In addition to funding services to address the needs of the homeless and those at risk of becoming homeless, public service grants funding in 2023-2024 includes funding for senior services, youth services, and services for disabled persons. Fair housing services will provide residents, landlords, and property managers with information and knowledge regarding fair housing laws with the goal of reducing or eliminating housing discrimination. This program will benefit all Jurupa Valley residents including protected classes such as individuals with disabilities and families with children. Finally, as indicated in the Consolidated Plan, the City will implement a housing rehabilitation program for qualified low- and moderate- income homeowners.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Glen Avon Area Pavement Rehabilitation
	<b>Target Area</b>	CDBG-Eligible Block Groups
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	CDBG: \$683,969
	<b>Description</b>	Improvements to roadways, streets, sidewalks, and other eligible public infrastructure that primarily benefit low- and moderate-income persons.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,175 residents of which 1,200 are low- and moderate- income (55.17% Low/Mod)
	<b>Location Description</b>	The project is primarily located along Campbell St., Ben Nevis Blvd., Avon St. and Mission Blvd Census Tract: 040502, Block Group: 2
	<b>Planned Activities</b>	Enhance ADA accessibility and improve roadway safety by fixing poor pavement conditions and installing/upgrading ADA facilities.
2	<b>Project Name</b>	CDBG Housing Rehab Grants Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Single Family Housing Rehabilitation
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Rehab Program: CDBG-funded grants for qualified homeowners to undertake home improvements to address code deficiencies and deferred property improvements.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 lower income homeowners
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Grants of up to \$10,000 to improve owner-occupied housing units.

<b>3</b>	<b>Project Name</b>	Housing Rehabilitation Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Single Family Housing Rehabilitation
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	Funding for direct cost associated with the administration of the City's housing rehabilitation grant program
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 lower income homeowners
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Costs associated with the administration of the City's housing rehabilitation grant program. Tasks include qualifying property owners, inspecting properties for eligible home improvements, developing costs estimates, assisting homeowners with contractor agreement, and monitoring construction.
<b>4</b>	<b>Project Name</b>	Path of Life
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$143,759
	<b>Description</b>	Homelessness prevention, outreach, emergency shelter and support services.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125 (75 individuals-outreach and 50 individuals-emergency shelter)
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Homeless outreach and engagement in order to link individuals to housing and support services. Funding also allocated to provide direct financial assistance to prevent the loss of housing and to assist those already homeless.
5	<b>Project Name</b>	Family Services Association
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Congregate meal program for seniors offered at the senior center
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 low- and moderate- income seniors
	<b>Location Description</b>	Program offered citywide but will be provided at the Eddie D. Smith Senior Center located at 5888 Mission Blvd.
	<b>Planned Activities</b>	Congregate meal program for seniors
6	<b>Project Name</b>	Fair Housing Council of Riverside County
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing Services
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Fair housing outreach, education and enforcement services with the goal to reduce and eliminate impediments to the fair access of housing.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 households
	<b>Location Description</b>	Citywide



	<b>Planned Activities</b>	Fair housing outreach, education and enforcement services including; landlord, tenant and property management fair housing training; community outreach and education; complaint investigation and enforcement services.
<b>7</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	CDBG program oversight and coordination.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	8930 Limonite Avenue, Jurupa Valley, CA – City Hall
	<b>Planned Activities</b>	Program oversight and coordination including management of public service grants, housing and commercial rehabilitation programs, and preparation of required applications and reports.

## **AP-50 Geographic Distribution – 91.220(f)**

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

Approximately 91% of planned CDBG-expenditures during FY 2023-2024 will be available on a citywide basis. These activities include housing rehabilitation, homeless services, public services, fair housing services, and program administration. Public infrastructure improvements slated for funding are eligible due to the percentage of low- and moderate- income residents residing in the project's service area. A map of the City's CDBG Eligible Areas is provided as **Attachment 3**.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG-Eligible Block Groups	91
Citywide	9

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City's primary intent is to serve lower-income residents that need housing/services regardless of where they live within the City. Area-wide activities (e.g., infrastructure improvements) are limited to the City's CDBG-eligible areas, except for ADA in certain cases.

### **Discussion**

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

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City will utilize limited CDBG funds to provide housing rehabilitation grants to eligible homeowners.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

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

During FY 2023-2025, the City will implement the fifth year of its Homeowner Housing Rehabilitation Grant program. The City will use CDBG funds to assist an estimated eight households with this activity. The City will also continue to support HARC's implementation of the federal rental assistance voucher and certificate program. An estimated 365 Jurupa Valley households will benefit from this program during FY 2024-2024.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City does not own or manage public housing.

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

Not applicable.

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

Not applicable.

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

Not applicable.

### **Discussion**

The City does not own or manage public housing.

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

### **Introduction**

As outlined above, the City will utilize a portion of CDBG funds during FY 2023-2024 to support agencies that provide homeless services.

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

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

The City will utilize CDBG funds to fund homeless outreach services specifically targeting chronic homeless individuals. These services will be provided by Path of Life Ministries, which will utilize its mobile outreach team to connect with 75 homeless individuals and provide a variety of services and referrals designed to meet basic needs and emergency shelter. This outreach staff will also conduct vulnerability assessments to determine if homeless individuals are ready to enter rapid rehousing or permanent supportive housing.

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

There are no emergency or transitional housing beds in Jurupa Valley; however, during FY 2023-2024, the City will partner with Path of Life which will provide a minimum of four shelter beds (1,000 bed nights) for Jurupa Valley homeless individuals on any given night. An estimated 50 individuals will benefit from these services.

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

HUD's 2022 *Continuum of Care Homeless Assistance Programs Housing Inventory Count Report* indicates there are 1,506 permanent supportive housing beds throughout the Riverside County Continuum of Care. Most beds (824) are tied to the Veterans Affairs Supportive Housing (VASH) rental housing voucher program that is administered by the HARC. As of January, 2023, HARC reports 340 Jurupa Valley households currently receive rental assistance, including 19 Jurupa Valley veteran households receive rental assistance (44 veterans are on the rental assistance waitlist). HARC also reports that 691 self-reported homeless individuals with ties to Jurupa Valley are on the waitlist for federal rental assistance. The City will continue to support HARC and its efforts to secure additional VASH vouchers,

Shelter Plus Care vouchers, and rental assistance vouchers and certificates in an effort to address the needs of these homeless individuals and households.

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

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

## **Discussion**

The City's homeless strategy is to help prevent homelessness and to support local service providers as they engage and assess the needs of the City's homeless population. Significant CDBG funding is allocated to Path of Life Ministries to provide an array of homeless services, including outreach, engagement, short-term shelter, and support services.

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

### **Introduction:**

Barriers to affordable housing and actions to overcome barriers are listed in the City's Housing Element and were outlined in the Consolidated Plan – a summary is provided below.

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

The Jurupa Valley Housing Element (2021-2029), certified by the state in April 2022, identifies actions the City has planned to reduce barriers to the development of affordable housing. To encourage lower-cost housing production, the City has identified various incentives to consider for property owners and developers. Among these possible incentives are modifications to development standards, reduced development fees, expedited permit processing, and direct financial assistance from in-lieu Inclusionary Housing Program (IHP) fees. In addition, the City has established a goal to create incentives to encourage creative housing solutions such as single room occupancy dwellings, tiny homes and other emerging housing products targeted to homeless persons, seniors, persons with disabilities and other low-income persons. No projects are currently underway that are utilizing these incentives.

### **Discussion:**

The City's Housing Element and Consolidated Plan identify several barriers to the creation of affordable housing opportunities. The Housing Element has also identified several actions the City can take to reduce the impact of these barriers on affordable housing development; however, no projects are currently under development that are using these incentives. In August 2022, the City adopted an Inclusionary Housing Ordinance that requires that a minimum of 7% of the units within a project be affordable to lower income households for at least 55 years for rental units and 45 years for for-sale units. The ordinance describes alternative compliance methods that allow developers to comply by paying an in-lieu fee, constructing units off-site, dedicating land, converting market-rate units to affordable, preserving at-risk housing, increasing affordability levels, and other alternatives.

Regarding Affordable Housing Underway: there are two that have submitted applications; however, they are not under construction and are still assembling financing. Two projects expected by the County (major funder) projected to be completed in 2025. So probably, shouldn't include those this year.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Outlined below are the actions the City will implement during FY 2023-2024 to address the sub-strategies of the Consolidated Plan.

### **Actions planned to address obstacles to meeting underserved needs**

During FY 2023-2024, the City will encourage and support HARC's efforts to obtain additional rental assistance funding, especially for senior, disabled, and low-income households. CDBG-funded public facility improvements will improve residential neighborhoods with the rehabilitation or installation of streets and sidewalks. Additionally, funding will be allocated to support meal services for seniors. Finally, fair housing services will help ensure all households can secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, national origin, familial status, disability, age, source of income or other characteristics protected by laws.

### **Actions planned to foster and maintain affordable housing**

As previously outlined, the City will utilize CDBG funds to continue its homeowner housing rehabilitation grant program during FY 2023-2024. The City will also continue to support HARC's administration of HUD's voucher and certificate rental assistance program.

### **Actions planned to reduce lead-based paint hazards**

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

### **Actions planned to reduce the number of poverty-level families**

According to the U. S. Census Bureau, approximately 12.9% of the City's population lives at or below the poverty level, including 17.7% of children under 18 and 12.6% of seniors (age 65 and older). During FY 2023-2024, the City will support several activities that aim to reduce the number of households living in poverty:

- Support HARC's administration of rental assistance programs for very low-income renters.
- Support social service programs that assist households at risk of becoming homeless and those



that are homeless.

- Funding for free/low-cost meal services for seniors.
- Support fair housing services to ensure households have access to safe and decent housing free of discrimination.
- Provide rehabilitation grants to qualified home owners.

### **Actions planned to develop institutional structure**

As the City prepared to become a CDBG grantee community in 2018, it initiated efforts to develop an institutional structure to help identify and access resources to improve the community. The City solicited the input of local service providers by hosting a community workshop to discuss community needs and future funding opportunities. The City will continue to assist the HARC to implement its Five-year Public Housing Authority (PHA) Plan for the provision of rental assistance vouchers and certificates. The City will also engage neighboring HUD-grantee communities to explore and participate in regional planning and program initiatives.

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

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

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

### **Discussion:**

Prior to 2018, the City was part of the Riverside Urban County CDBG program. As a participating jurisdiction, the County's Analysis of Impediments to Fair Housing incorporated the City. In 2019, the City of Jurupa Valley completed an AI, which is summarized in **Attachment 4**. Action steps to be taken by the City during FY 2023-2024 to address identified impediments are also found in **Attachment 4**.

# Program Specific Requirements

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

### Introduction:

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

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

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

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

### 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 will meet the overall 70% benefit for low- and moderate-income requirement during the one-year **2023** Program Year.

### Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> 2018 Riverside County Point-In-Time Homeless Count
	<b>List the name of the organization or individual who originated the data set.</b> County of Riverside and participating communities
	<b>Provide a brief summary of the data set.</b> Annual point-in-time regional homeless count
	<b>What was the purpose for developing this data set?</b> Homeless count
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Regional homeless count utilizing HUD-acceptable methodology
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> January 2018

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Summary data complete.</p>
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