



Cathedral City

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
(CAPER)
FISCAL YEAR 2015**

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SUMMARY OF PUBLIC COMMENTS
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PR 03
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CPMP TABLES



Third Program Year CAPER-2015

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 4 CAPER Executive Summary response:

Each year the U.S. Department of Housing and Urban Development (HUD) awards Federal grant funding to the City of Cathedral City to use for its program that address housing and community development needs of the City; specifically, for low- and moderate income residents needed. These entitlement grants are known as Community Development Block Grants (CDBG). CDBG funding is provided on an annual basis to 'Entitlement Cities' (eligible, selected cities that exceed a population of 50,000 residents – Cathedral City is classified by HUD as an Entitlement city), with allocations amounts varying each year based on a formula that considers the extent of poverty, population, housing overcrowding, the age of housing, and the population growth lag in relationship to other metropolitan areas.

In accordance with HUD requirements, Entitlement Cities must prepare an Assessment of Fair Housing (AFH), Five-Year Consolidated Plan (Con Plan), Annual Action Plan (AAP), and Consolidated Annual Performance and Evaluation Report (CAPER). The AFH addresses issues and barriers pertaining to affirmatively furthering fair housing. The Con Plan is a comprehensive planning tool that provides the goals and accomplishments of the Entitlement Cities for the next five years. The AAP provides detail on how the City proposes to meet its goals and objectives of the Five-Year Consolidated Plan. The Annual Action Plan also explains how projects and activities will be funded.

At the end of each fiscal year the City is required to prepare and submit a Consolidated Annual Performance and Evaluation Report (CAPER) that describes the progress it made implementing the recent fiscal years priorities. Cathedral City's 2015-2016 CAPER is the fourth performance report of the 2012-2016 Consolidated Plan, which covers fiscal years 2012-2013, 2013-2014, 2014-2015, 2015-2016, and 2016-2017. The CAPER describes activities the City accomplished during the FY 2015-2016 Annual Action Plan and incorporates public comments received in regard to proposed activities and includes reports generated by HUD's Integrated Disbursement and Information System (IDIS), which reflect the accomplishments of the City and its national database.

General Questions

1. *Assessment of the one-year goals and objectives:*
 - a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.*
- 2. Describe the manner in which the recipient would change its program as a result of its experiences.*
- 3. Affirmatively Furthering Fair Housing:*
 - a. Provide a summary of impediments to fair housing choice.*
 - b. Identify actions taken to overcome effects of impediments identified.*
- 4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.*
- 5. Leveraging Resources*
 - a. Identify progress in obtaining "other" public and private resources to address needs.*
 - b. How Federal resources from HUD leveraged other public and private resources.*
 - c. How matching requirements were satisfied.*

Program Year 4 CAPER General Questions response:

The City of Cathedral City completed its fourth year of the Consolidated Plan. For FY 2015, the City was awarded **\$526,093** for its CDBG Program. The 2015 Annual Action Plan was approved by the Cathedral City Council to include programs and services that furthered fair housing choice, promoted health and wellness for the senior community, rehabilitated homeless people, and increased economic development and accessibility through reconstruction and rehabilitation of public facilities. The following summaries identify the activities that were accomplished during the 2015 - 2016 reporting period.

According to the CDBG Program rules and guidelines, each entitlement grantee must budget no more than twenty percent (20%) of its award for program management, planning, and salary costs. From this administrative cap, Cathedral City has typically funds programs and services to further attain the goals and objectives defined in the Five-Year Consolidated Plan. A portion of the administrative cap was used to fund program services to further fair housing choice. The balance after funding this program was approximately **\$93,218** and used for program management and planning activities.

Inland Fair Housing and Mediation Board (IFHMB) continues to be a supporting agency that offers fair housing mediation and counseling services to the residents of Cathedral City. IFHMB provided landlord tenant mediation services to approximately 700 households and anti-discrimination services to 200 households. For the 2015 fiscal year, the City awarded IFHMB **\$12,000** to provide their services to the residents of Cathedral City. This amount was allocated from the program administration cap (20%) of the FY 2015 award.

The CDBG Program allow entitlement grantees to use no more than fifteen percent (15%) of the grant award for provide public services for low and moderate income residents of the City. For FY 2015, the City allocated **\$21,500** for the Cathedral Center (senior center) to provide health and wellness programs for the senior citizens of the community. The Cathedral Center provided educational recreational, social, and assistive services to approximately 3,459 members and 20,000 seniors' citizens. Staff assisted active and homebound senior activities and services to prolong their livelihood and independence.

The City of Cathedral City also funded Roy's Desert Resource Center (Jewish Family Services of San Diego) from the same public service cap to provide emergency homeless shelter and case management services to displaced persons and families in Cathedral City. Roy's Desert Resource Center was awarded an annual allocation of **\$51,500** to provide such services. The shelter rehabilitated homeless persons and assisted families in gaining life skills; preventing these families from becoming homeless again.

As proposed in the 2015 Annual Action Plan, the City decided to rehabilitate and improve the pavement and install sidewalks on the south side of Ortega Road (Census Tract 499.15) to provide a safe and efficient linkage on foot or by bike to and from Cathedral City High School. This area was identified as being deteriorated and in need of improvement. The rehabilitation of this street included new asphalt, striping, curb and gutter, sidewalk on the south side of the road, and lighted crosswalks. For this project, a combination of CDBG and Safe Route to School funding was used for the completion of this project. For the FY 2015 – 2016 Annual Action, the City allocated \$224,450 of the CDBG Public Improvement budget to rehabilitate the south side of Ortega. An Administrative Amendment- approved by Council- was prepared to increase funding for this activity by \$40,000 to **\$264,450** from the unallocated float fund account. This project was completed in early 2016.

The City originally planned on making sidewalk improvements on San Joaquin Drive located in the Dream Homes community. In 2014, the City evaluated San Joaquin Drive and was identified as needing rehabilitation and installation of sidewalk for better walking circulation. CDBG funds were utilized for design costs and improvement study to identify the challenges of relocating utilities, fences and mailboxes from the City's right-of-way to install sidewalk and rehabilitate the pavement. The design study and surveying has been completed and the costs to rehabilitate have been determined.

However, new Census data reported for the 2015 fiscal year "disqualified" Census Tract 447.02 (Dream Homes) from being eligible and low and moderate income area. The 2015 Annual Action Plan was amended and the funds originally allocated for San Joaquin were reprogrammed to two new activities: Ortega North Sidewalk Design and ADA Ramp Improvements.

The engineering design for the proposed section of Ortega Road North was not part of the Safe Routes to School project due to limited funds. This segment on Ortega Road is unpaved and has no sidewalk, curb or gutter. CDBG funding will be used for the engineering design to install sidewalk that provides the proper elevation and drainage for this segment of Ortega Road. The installation of sidewalk would also provide residents and children with an additional safe path of travel for children walking to and from school and to the new neighborhood park. A total of **\$12,000** was budgeted for the design. The actual construction for this proposed project will be programmed and included in a future Annual Action Plan.

In August 2015, the California Department of Transportation (Caltrans) contracted the National ADA Accrediting & Consulting, Inc. (ADDAC) to notify all cities and counties to assess the requirements set forth in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA) of 1990 to determine if Cathedral City is in compliance.

Section 504 of the Rehabilitation Act requires agencies that provide Federal financial assistance also have section 504 regulations covering entities that receive Federal aid. Requirements common to these regulations include reasonable accommodation for employees with disabilities; program accessibility; effective communication with people who have hearing or vision disabilities; and accessible new construction and alterations.

Since Cathedral City applies for and is [occasionally] awarded federal funding administered by Caltrans, the City was required to evaluate their public facilities to determine ADA compliance. This evaluation of public facilities outlined what alterations are needed in order to be in compliance with the aforementioned ADA regulations. For this reason, Cathedral City contracted with Disabilities Access Consultants (DAC) to evaluate and assess public facilities throughout the City. As a result, a comprehensive report was prepared by DAC, on behalf of the City, specifying the areas that were evaluated and if these public facilities are in need of alteration for compliance.

Under the CDBG Program, ADA improvements meet the national objective criteria and are classified as an “urgent need” for people with disabilities. The City was proposing to reallocate CDBG funding from the San Joaquin Sidewalk Improvements to fund the construction of ADA ramps along 30th Avenue, McCallum Way and Vista Chino. These ADA improvements will bring into compliance existing ADA ramps on portions of 30th Avenue, McCallum Way and Vista Chino. The City budgeted **\$105,512** for these improvements. Any floating or leftover funding will be programmed for the construction of more ADA ramps. This project will be completed in August 2016.

For FY 2015-2016, Cathedral City was awarded an entitlement allocation of \$526,093. To date, the City has drawn down \$381,483.78 in eligible activities. Accomplishment data is detailed in the IDIS PR03 Activity Summary of Activities Report (GPR) and the PR26 Financial Summary report.

Activities that were funded this fiscal year addressed goals listed in the corresponding Consolidated Plan (2012-2016) and 2015 Annual Action Plan. The Action Plan maximized CDBG funding priorities for Target Areas within the City and low to moderate income persons. Cathedral City’s 2015 Action Plan outlined activities that provided for sustainable communities, housing, non-housing needs. The Administrative and Substantial Amendments to the Action Plan were made to re-establish goals within the Target Areas and provide maximum feasible priorities to very low, low, and moderate income persons.

To ensure that Cathedral City’s goals and national objectives were met, an annual agreement was executed with each subrecipient and contractor that was awarded CDBG funds. These agreements included specific language that explained the process and procedures for reporting and meeting the City’s annual objects. This specific HUD reporting forms ensured that no changes in would occur and prevent the City from obtaining its goals. Contracts with public services providers have been implemented and completed within the fiscal year. All funding for the providers have been drawn down.

Affirmatively Furthering Fair Housing

Cathedral City did not have an Analysis of Impediments (AI) prior to the beginning of its entitlement. Upon completion of the current AI to Fair Housing Choice, the City and the Inland Fair Housing and Mediation Board (IFHMB) recognized the following Impediments:

A recent review of fair housing cases received to IFHMB identified discriminatory housing patterns within Cathedral City. After conducting an analysis of their cases, IFHMB developed a map to illustrate the locations of these fair housing complaints. IFHMB opened approximately twenty-eight (28) fair housing complaints from Cathedral City. Of the 28 fair housing complaints, twenty-two (22) of these complaints were disability discrimination cases; and, of these 22 complaints, 14 (63%) of these cases were reasonable modifications or reasonable accommodation requests. The AI classifies these modifications as impediments.

Reasonable modifications are alterations or changes made to accommodate people with disabilities to gain access to basic living dwellings. According to this analysis, many of these complaints came from single family rentals, apartment complexes, and mobile home parks. The data collected from Inland Fair Housing and Mediation Board (IFHMB) noted that a majority of the calls received from Cathedral City residents are from Hispanics and other households that are not Caucasian. This impediment to fair housing choice will be carefully reviewed. A general lack of understanding and knowledge regarding fair housing rights continues to exist.

Recommendations:

The current AI identified barriers within the City to fair housing. Staff made the following recommendations to address the aforementioned fair housing issues. These recommendations served as a basis for the City to develop a comprehensive action plan to eliminate identified impediments. These recommendations are vital to the City and agencies that assist Cathedral City residents.

1. The City has updated the Housing Element. The Housing Element of the City's General Plan provides a template for community planning and promoting fair housing development within Cathedral City. This Element provides specific information about the City's existing housing projects and requirements for future development.
Timeline: Ongoing
2. Disability access will be the focal point of the targeted education provided by IFHMB. Under the Annual Action Plan, IFHMB needs to provide no less than two public workshops that educate the public on local fair housing issues.
Timeline: Ongoing
3. IFHMB will continue conducting workshops to educate residents and landlords on issues related to fair housing. They will continue to provide services to address the impediments identified in the current AI until the new Assessment of Fair Housing (AFH) is adopted by HUD and enforced by the City.
Timeline: Ongoing
4. The Building and Code Compliance Divisions are aware of the barriers facing disability access and fair housing. These Divisions will work closely with IFHMB to resolve many of the issues and obstacles to affirmatively further fair housing.
Timeline: Ongoing
5. The City will continue to expand accessibility and homeownership opportunities to low and moderate income households. The City does not administer a First Time Homebuyer Program. The County of Riverside administers the Neighborhood Stabilization Program for Cathedral City.
Timeline: Ongoing

Underserved Needs

This subpopulation includes the elderly, large families, single parent, and persons with HIV/AIDS, mental and physical disabilities. Securing decent and affordable housing for these groups along with lack of state and federal financial assistance makes providing services extremely difficult. As of April 2016, the

unemployment rate was **6.2%** for the County of Riverside; down from 0.4% a year ago. For those that are employed, the wage difference still makes finding decent housing out of reach. Households that do own their homes have difficulties maintaining them because of housing costs and relatively low wages.

There are very few new housing developments (in-fill) in the City which places a high priority on the preservation of existing units. The City of Cathedral City recognizes the need to rehabilitate the existing housing stock. The elderly populations along with lower income households are not able to maintain their homes because of their limited income. Although the City has not administered a housing rehabilitation program since the closure of the City's Redevelopment Agency, staff is diligently seeking funding opportunities such as the HOME Program that will provide these services to the residents.

LEVERAGING RESOURCES

The CDBG Entitlement Program does not require matching funds. However, the City does use CDBG funds to leverage other funding mechanisms to complete public improvements and provide more services. For instance, the used CDBG funds and a *Safe Route to School* grant to complete the Ortega Road improvements. Moreover, the City also uses money from its General Fund to supplement the annual award to the Cathedral Center (senior center) for providing programs and service to elderly residents. Other projects are typically funded using CDBG and assessment district funds for the rehabilitation of residential streets in low and moderate income approved areas.

Managing the Process

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

Program Year 4 CAPER Managing the Process response:

The City of Cathedral City's Engineering Division is responsible for the planning, development, and implementation of the CDBG Program. Through the use of CDBG funding, the City has placed maximum priority on assisting low to moderate income households, Target Areas, housing sustainability, and homeless needs. To better assist residents with needs that are not provided by the City directly, staff has collaborated with local, State, Federal, and Non-profit organizations including fair housing and homeless shelters.

Every effort to comply with CDBG regulations has been taken during the 2015 program year. HUD established specific requirements to implement the Consolidated Plan which includes citizen participation. The requirements set-forth included conducting public hearings, providing comment periods, and allowing for adequate public notification of these and other actions.

The projects outlined in the Annual Action Plan and Substantial Amendment addressed the CDBG national objectives of:

- Benefitting at least 55% lower income persons;
- Prevention and/or elimination of slum and blight conditions;
- Various community needs having urgency due to existing blighted conditions; and
- Providing decent housing and suitable living conditions.

Activities described in the Five Year Consolidated Plan and Annual Action Plan is consistent with CDBG National Objectives. All files are maintained at the City and include appropriate documentation for each activity. Public service providers and construction contractor have entered into contract with the City and are familiar with the requirements which include billing, reporting, and reimbursement process. City staff continues to work with the providers to ensure that program requirements are being met and an emphasis on continual support for low to moderate income persons meet the national objective.

CDBG funded public service agencies are required to submit quarterly statistical reports and reimbursement statements. The Inland Fair Housing and Mediation Board submitted their reports on a monthly basis. Jewish Family Services, operator of Roy's Desert Resource Center submitted two reports along with the reimbursement request. The Cathedral Center submitted an annual report providing statistical data. City staff made calls, emails, and site visits to ensure the services were being served efficiently. Reports received from the public service providers were sufficient for City record keeping. All activities carried out through the sub recipients provided services that fit the CDBG national objectives. The City of Cathedral City complied with all CDBG program planning requirements as stated in the Five Year Consolidated Plan and Annual Action Plan.

Citizen Participation

1. *Provide a summary of citizen comments.*
2. *In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.*

**Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

Program Year 4 CAPER Citizen Participation response:

Cathedral City has met its citizen participation requirement for all CDBG activities. Citizen participation ensured that the City provided sufficient opportunities to the residents to express their concerns regarding the City. During the public meeting held in May for the Annual Action Plan, residents were made aware of CDBG national objective of providing maximum feasible priority to organizations that provide services that benefit senior citizens, youth, persons with special needs, homeless persons, and activities that aid in the elimination of slums and blights within the City's Target Area.

The City prepared its Draft Consolidated Annual Performance Evaluation Report (CAPER) for the period of July 1, 2015 through July 30, 2016. The CAPER was made available to citizens to review during the 15 day comment period beginning August 8th through August 22nd, 2016. A public notice was generated and placed in the local newspaper, the *Desert Sun*, and the Civic Center of the availability of the CAPER. Residents wishing to view the CAPER could do so by visiting the City's website or at City Hall, 68-700

Avenida Lalo Guerrero, or the Cathedral City Branch Library, 33520 Date Palm Drive and make written requests to the CDBG program.

Summary of Public Comments:

***To be included after the commenting period.

Institutional Structure

1. *Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.*

Program Year 4 CAPER Institutional Structure response:

The City of Cathedral City's institutional structure for administering services and programs from City departments, nonprofit organizations, and developers are as follows:

Community Development Department consists of the Engineering, Public Works, Planning, Building, and Code Compliance Divisions.

Engineering Division has the lead responsibility in administering and implementing the Consolidated Plan, Annual Action Plan and all documents in accordance with federal regulations. In administering the program the City contracted sub-recipients for senior, homeless and fair housing programs. The sub recipients were required to have an executed agreement for the services and amount of funding provided prior to issuance of payments.

Public Works Division is responsible for maintaining the City's public infrastructure which consists of streets, sewers, storm drains, waterlines, public parks, graffiti abatement and beautification of the City.

Planning Division ensures that initial development meets the required community development processes through the enforcement of municipal codes, General Plan, Specific Plans and environmental compliance policies (CEQA).

Building Division ensures that the standard building codes are met. Building codes are based on national and state standards. Cathedral City's municipal code and ordinances further ensure that persons with disabilities have reasonable accommodations, new energy standards are being met, and new construction is following any updated codes.

Code Compliance is responsible for responding to complaints regarding residential and commercial properties. This division proactively identifies the violations on public and private property. The goal is to protect the health and public safety of the community and ensure that residents and businesses within City limits are complying with code.

Administrative Services Department is responsible for the City's finances, human resources, and information technology and procurement services.

Police Department is responsible for administration of crime and awareness. Cathedral City Police Department enforces the laws of the City and State of California.

Fire Department is responsible for emergency fire and medical services. This department manages the City's firework program as well as the smoke detector program.

The Housing Authority of Riverside County provides residents throughout the County with rental assistance to those that are eligible based on income. The Authority administers the Section 8 Rental Assistance Program. They also own and operate the affordable housing projects throughout the County and collaborate with local jurisdictions with rehabilitating and upgrading multi-family housing units.

Housing and Homeless Coalition of Riverside County (Board of Governance) is comprised of representatives from public, private, and nonprofit agencies including homeless and formerly homeless individuals that are committed to assisting in facilitating a continuum of care planning process throughout the County. This coalition assesses the need for affordable housing and homeless services countywide in order to provide a seamless delivery of services to those in need.

Department of Public and Social Services administers programs under the anti-poverty umbrella for the County of Riverside. The main goal for residents is to move them towards self-sufficiency and moving poor families from poverty. DPSS assists residents on many levels including child care, education, employment training, health and human services, homeless and housing.

Nonprofit Organizations play a vital role in the community by assisting the City implement the goals and objectives stated in the Consolidated Plan and Annual Action Plan. The three (3) organizations that received funding are Inland Fair Housing and Mediation Board, the Cathedral Center, and Roy's Desert Resource Center (homeless shelter). Agreements were executed to ensure that the sub-recipients provided the resources they were assigned to.

Private participants may include lending institutions such as banks. Private lending sources provide low cost loans for affordable housing and rehabilitation projects. Developers are the primary providers of the available housing stock and are encouraged to participate in low income housing to be able to provide more housing choices for residents.

Monitoring

1. *Describe how and the frequency with which you monitored your activities.*
2. *Describe the results of your monitoring including any improvements.*
3. *Self-Evaluation*
 - a. *Describe the effect programs have in solving neighborhood and community problems.*
 - b. *Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*
 - c. *Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*
 - d. *Indicate any activities falling behind schedule.*
 - e. *Describe how activities and strategies made an impact on identified needs.*
 - f. *Identify indicators that would best describe the results.*
 - g. *Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*

- h. Identify whether major goals are on target and discuss reasons for those that are not on target.*
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

Program Year 4 CAPER Monitoring response:

The City utilized sub-recipients to provide senior, homeless, domestic violence and fair housing services. The sub-recipients were required to enter into a written agreement with the City which includes CDBG specific language prior to requesting or reimbursement of funds. After the agreements were executed, the subrecipients were able to request reimbursement for work performed on behalf of Cathedral City.

Inland Fair Housing and Mediation Board (IFHMB) provided landlord tenant mediation services, anti-discrimination resources, homebuyer education and other services to affirmatively further fair housing. IFHMB provided monthly reports stating what accomplishments and work has been completed. Invoices for reimbursements were sent monthly with the documentation needed to provide payment requests. Progress reports were also sent on a monthly basis with a description of the services provided and the number of persons that were assisted. A year end audit is required and was supplied to the City by IFHMB to ensure the implementation and annual monitoring goals.

Roy's Desert Resource Center provided emergency shelter services, case management, and other valuable services to persons that are homeless that will lead them to self-sufficiency. Roy's Desert Resource Center submitted two invoices for the work provided along with documentation to show that they have complied with CDBG objectives. An agreement was executed and a site visit occurred prior to the authorization of release of funds and before the end of the fiscal year. City staff coordinated with the director of the shelter to discuss goals that would be met.

The **Cathedral Center** provided programs and services for the elderly community of the City. Prior to release of funds a desk review is conducted to ensure program compliance. The Cathedral Center submitted two invoices to the City for their Senior Support Services Program. This program offered educational, recreational, social and assistive services to active and homebound seniors to prolong their livelihood and independence. An agreement was executed and a monitoring evaluation was conducted to ensure program compliance.

As a CDBG grantee, Cathedral City must conduct at least two site monitoring visits. During site visits the recipients are monitored for compliance that coordinate with the terms and conditions of the executed contracts. It is vital that each sub-recipient maintain proper accounting procedures for future audits and to expedite requests for reimbursement. These procedures reduce the risk of non-compliance and create a system that better serves the City. Any violation of the executed contract will result in a suspension of release of funds and future site visits will occur to correct the violation.

Self-Evaluation

The City of Cathedral City has met the overall goals of the community planning and development programs to develop and further viable communities by providing decent housing and suitable living environments. Furthermore, the City was able to expand economic opportunities for low and moderate income persons and households through the rehabilitation of local streets.

In the City's Five-Year Consolidated Plan, the housing needs section focused on the low- and moderate income households. A strategy was developed to meet the needs of the residents in that income category. The summary of goals are: maintaining and conserving the existing housing stock, expanding economic opportunities, addressing housing needs of low to moderate income households which include homeless and persons with special needs.

The City's housing demographics is made up mostly of renters. There are several affordable housing complexes throughout the City including one complex just north of the Mary Pickford Theatre in Town Square. The south side of the City- known as the Cove neighborhood- is made up of single family homes. The Cove homes are made up of a mix of renters and owners. The Dream Homes neighborhood consists of single family homes belonging to low to moderate income households. The homes show signs of deterioration and deferred maintenance. Homeowners are reluctant to rehabilitate their homes due to the costs of repair. The homes remain dilapidated and run down.

Cathedral City's Building and Safety Department continues to ensure that new developments complied with current Federal and State handicap accessibility requirements. Rental units also needed to provide accommodations to make units accessible to persons with special needs. There have been many complaints regarding an affordable housing complex in the City near the downtown area. Residents were dissatisfied about the management of the complex.

A priority in the community is to maintain services for youth, seniors, persons with special needs, and the remainder of the population. Cathedral City relies on public and social services to assist residents where the City is not capable due to staffing or financial resources. It is crucial to maintain working relationships with public service providers to ensure the quality of life for the residents. Code compliance, police volunteers, and watch programs aid the City in public safety and maintaining safe, viable neighborhoods.

The objectives outlined in the City's Consolidated Plan places emphasis on the following: provide suitable living environments; provide accessible public facilities, infrastructure, economic development, and public services. Community Development is a main priority in the City. During the FY 2015 program year the City used CDBG funds and other funding sources towards street, sidewalk, and ADA improvements.

The Ocotillo Neighborhood Park is now completed. The park is located in one of the lowest income neighborhoods of the City and will benefit businesses in the area as well as residents. The Census Tract number for the Ocotillo Park is 447.15 and is centered on predominately low income households. A Proposition 84 Grant was used for the development of this neighborhood park.

The City continues search for new funding opportunities to provide more services that will assist the residents. Likewise, this City will continue to leverage other funding sources along with CDBG funding to accomplish many of its goals specified in the Five-Year Consolidated Plan. Through public and private partnerships the City will be able to continue its mission of eliminating existing areas of slum and blight, economic development to provide more opportunities, and provide decent affordable housing for its residents.

Lead-based Paint

- 1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.*

Program Year 4 CAPER Lead-based Paint response:

The City does not directly provide program funding for the reduction of lead based paint hazards in older homes. Riverside County offers the following programs to reduce lead based paint hazards:

Lead-Based Paint Hazard Control Program- Riverside County Office of Industrial Hygiene administers this program. The program is intended to evaluate and control lead hazards in low income housing units through inspection and testing samples. This office also provides treatment for those affected by lead based paint in the home. These activities are primarily for homes that were constructed prior to 1979 and will assist families with temporary relocation of families living in homes with lead based paint. OIH provides community outreach programs to educate County residents on the risks of lead poisoning to create awareness about the harmful effects and health risk regarding lead based paint hazards.

Lead Hazard Inspections for County Programs- Use of lead based paint was common and available until the 1970's. Lead based paint was banned in 1978 and has been a goal of Riverside County to eliminate all hazards since the ban of the paint took place. A majority of these programs to assist families with the actual abatement of lead based paint has disappeared do to the economic downturn. Home owners are responsible for the abatement of lead hazards but the County continues to provide educational assistance and medical care. The HOME Investment Partnership Program assists First Time Homebuyers with the cost of lead based paint removal if the home does have lead paint.

Childhood Lead Poisoning Prevention Program- the Office of Industrial Hygiene also administers the CLPPP to test and identify children who are at risk of lead poisoning based on the age of the housing stock in the area and other potential factors.

Lead Hazard Control Program- California State Law states that through Senate Bill 460, grants authority to local health departments to require the enforcement and prosecution of persons who refuse to abate lead hazards in housing occupied by low income families with children. This program is funded under the Senate Bill which further allowed changes to State health and housing laws making the creation of lead hazards a crime.

Fair Housing Council Lead-based Awareness Hazard Program- the Fair Housing Council of Riverside County administers a lead-based paint prevention program throughout the County. Their services include education, outreach, information, training and referrals.

Lead Hazard Control Outreach- OIH has a Memorandum of Understanding with the following agencies: Riverside County Economic Development Agency, Housing Authority of Riverside County, Desert Alliance for Community Empowerment; Cities of Riverside, Banning and Hemet, and the Community Action Partnership of Riverside County. The OIH sub-grants outreach services to the Center for Community Action and Environmental Justice and Fair Housing Council of Riverside County. These partners assist in the dissemination of information and promote lead based hazard programs to their clients.

HOUSING

Housing Needs

**Please also refer to the Housing Needs Table in the Needs.xls workbook.*

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 4 CAPER Housing Needs response:

Cathedral City Council members continue to place priority on septic tank abatement to protect the public health and safety of the residents. Many of the existing septic systems are very old and beginning to fail. The health need for abandonment and failure of the septic tanks combined with City Ordinance to hook-up create the need to connect to the local water agency sewer system. The finance institution, *Ygrene*, provides sewer assistance for residents to connect to local sewer systems using the equity of the home as a loan that can be repaid through their property taxes.

Staff researched funding options to provide first-time homebuyer assistance and home rehabilitation programs for multi-unit affordable housing. HCD is a valuable resource that can benefit the City's mission to provide assistance to potential homeowners and low income residents. However, the funding availability was highly competitive and the City application was denied. The City will continue researching funding opportunities and/or will amend the Consolidated Plan when funding becomes available through the HUD.

The City's Housing Element addresses land use controls, site improvement, fees, permit cost and procedures, and other factors that may pose possible constraints on maintenance, development, and improvements. Through the Analysis of Impediments (or upcoming equivalent) to Fair Housing the City will continue to conduct an analysis on an annual basis of possible impediments that may affect the current residential situation. Upon discovery of any findings that pose impediments to fair housing the City will work diligently to correct the situation to make fair housing equal opportunity a priority for Cathedral City residents.

Specific Housing Objectives

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*
- 2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*
- 3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.*

Program Year 4 CAPER Specific Housing Objectives response:

Cathedral City's housing objectives are to:

1. Maintain the affordability of decent housing
2. Maintain the availability and accessibility to decent housing
3. Sustainability of decent housing

4. Accessibility to suitable living environments
5. Sustainability of suitable living environments
6. Availability and accessibility to economic opportunity

The 2015 Action Plan set forth objectives to support the demand for affordable housing in Cathedral City. The first goal is to expand home ownership through rehabilitation, preservation, acquisition, construction, and/ or assistance of first-time homebuyers. Prior to the becoming an entitlement community the County of Riverside administered the HOME program on behalf of the City. This program assisted first-time homebuyers with down payment assistance and home rehabilitation. The County discontinued this program for Cathedral City residents after June 30, 2013.

Mortgage Credit Certificate Program (MCC)

MCC is administered through the County of Riverside and allows qualified home buyers to reduce the amount of their federal income tax liability by an equal amount to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyers to qualify for a loan by increasing the income of the buyer. Riverside County's MCC Program provides a 20% rate which can be applied to the interest paid on mortgage loans. The borrower can claim a tax credit equal to 20% of the interest paid during the year. The borrower's taxes are being reduced by the amount of the credit which increases the take home pay by the amount of the credit. The buyer takes the remaining 80% interest as a deduction. When underwriting this kind of loan, a lender takes these factors in to consideration which allows the borrower to qualify for a larger loan. City staff will work with the County to promote this program more effectively in Cathedral City.

Neighborhood Stabilization Program (NSP)

Under Title III of Division B of the Housing and Economic Recovery Act of 2008, HUD created this policy to assist communities with redevelopment of abandoned and foreclosed homes under the Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes, known as the Neighborhood Stabilization Program. NSP is a section of the CDBG program which provides regulatory statutes for NSP and HOME provides a structure of affordability for NSP requirements. The County of Riverside administered the NSP program on behalf of the City.

Expand affordable rental housing through rehabilitation, preservation, acquisition and/or construction

As stated in the Consolidated Plan the City has set goals to improve residential energy efficiency in homes. Cathedral City has an Environmental Conservation Manager that is responsible for the water conservation program in which residents who remove grass may apply for a City rebate based on the amount of grass removed and landscaped using desert or xeriscape. Local water agencies such as *Desert Water Agency* and *Coachella Valley Water District* also provide residents with an incentive to remove turf and landscape with desert or xeriscape. *Southern California Edison* provides rebates for residents who purchase Energy Star products, summer discount program, and a multi-family energy efficiency rebate program. *Southern California Gas Company* also assists with Energy Star Appliance rebates and programs that assist with an analysis of savings incentives for potential builders. The City is researching funding opportunities to assist homeowners retrofit their existing appliances, bulbs, windows, and assist with home improvements that will be more energy efficient.

The City's Code Compliance Division ensures that the residents maintain their properties to modern standards and that the residences do not pose potential health and safety issues to the neighbors. Homes and properties that are in violation of the City's ordinance or Municipal Code are cited and required to correct the citation. Cathedral City's Police Department also has a Citizens On Patrol (COP) program to assist Code Compliance and the department with ensuring public safety. Code Compliance is funded through the City's General Fund which removes the CDBG limitations from the department to only provide services in Target Areas as designated in the Consolidated Plan and Annual Action Plans.

A recent review to the City's Housing Element indicated that if the Mountain View apartment complex repays the loan before 2014 they may be able to release the 280 restricted rentals. The loss of the affordability covenant poses potential risks to affordable housing stock throughout the City because the median household income in Cathedral City is approximately \$43,128 (*Source: 2010-2014 American Community Survey 5-Year Estimates*). The average price of homeownership in Cathedral City is \$180,300. Households are unable to purchase homes without down payment assistance and struggle to pay the necessary bills.

Fair Housing and Equal Opportunity

The Inland Fair Housing and Mediation Board (IFHMB) is non-profit corporation that serves the San Bernardino County and parts of Riverside and Imperial Counties. IFHMB is contracted with the City of Cathedral City to resolve issues related to housing discrimination, homeownership sustainability, rental complaints, and court disputes through provisions of resource recommendation, education and mediation. The City allocates a portion of their administration and planning entitlement to pay for these services to affirmatively resolve fair housing issues. The funds for this program have been expended. A contract renewal is expected to occur upon confirmation of our approved FY 2016 Annual Action Plan.

Complaints placed by tenants are investigated and upon findings the Mediation Board enforces Federal and State rights to free housing from discriminatory practices. The IFHMB will work with social and community agencies to ensure that residents regardless of race, sex, marital status, ancestry, origin, familial status, religion, disability, sexual orientation, age or source of income also receive equal and fair housing choice. Pamphlets, brochures, posters, and newsletters are distributed throughout the City. Fair Housing also describes the rights and responsibilities of the landlord and tenant under the California Civil Code. IFHMB assists thousands of individuals each year with their many programs at no cost to the consumer.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 4 CAPER Public Housing Strategy response:

Public housing is administered by the Riverside County Housing Authority. This organization manages the Section 8 voucher program on behalf of the cities and unincorporated areas of Riverside County. Residents are able to reside in units (apartments or homes) that are program eligible and live within the county where they wish. The selected unit must meet living standards, appropriate number of bedrooms for the household, and have reasonable rents limits. The Housing Authority suspended the ability for new participants with the exception of elderly persons 75 years and older, families of military personnel, and those with situations that are in immediate need of assistance.

The Family Self-Sufficiency (FSS) program assists Section 8 residents move toward economic independence from all sources of government assistance. The Homeownership Program assists eligible Section 8 participants that are also part of the FSS. The County continues outreach efforts to extend the program to residents. The goal of this program is to integrate and facilitate the transition of residents from public housing to self-sufficiency. Community service and self-sufficiency requirements are intended to assist public housing participants with improving their socio-economic situation towards upward mobility.

Project-Based Assistance

The Housing Authority of the Riverside County owns and manages 469 rental units within the County. These units are occupied by families participating in the Affordable Public Housing Program. Families participating in this program pay rent according to their incomes. Approximately 30% of their adjusted gross income is applied toward rents and utilities. This program allows families to select from only the limited available units. The low rents charged by the Housing Authority are subsidized by HUD. Once a family moves from the location they can no longer receive assistance.

The Section 8 rental voucher program, known as the Housing Choice Voucher Program, provides rental assistance to help very low income families afford decent, safe, and sanitary rental housing. These programs are administered by local public housing agencies (PHAs) authorized under State law to operate housing programs within an area or jurisdiction. The PHA accepts the application for rental assistance, selects the applicant for admission, and issues the selected family a rental voucher confirming the family's eligibility for assistance. The family must then find and lease a dwelling unit suitable to the family's needs and desires in the private rental market. The PHA pays the owner a portion of the rent (a housing assistance payment (HAP)) on behalf of the family.

Barriers to Affordable Housing

- 1. Describe actions taken during the last year to eliminate barriers to affordable housing.*

Program Year 4 CAPER Barriers to Affordable Housing response:

Cathedral City does not have a formal Housing Department following the dissolution of the City's RDA. There is one housing staff that receives rent payments on five units still occupied by residents that participated in the program under RDA. Staff is diligently seeking financial resources that will aid in the residents with affordable housing. The City's Housing Element is being reviewed and will look at impediments to ordinances, planning and zoning issues, and maintaining neighborhoods. Limited staff and financial resources place impediments on the City to provide housing and support related services for those transitioning out of homeless but City staff actively participates with the implementation of the Ten Year Plan to end homelessness.

HOME/ American Dream Down Payment Initiative (ADDI)

- 1. Assessment of Relationship of HOME Funds to Goals and Objectives*
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.*

2. *HOME Match Report*
 - a. *Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*
3. *HOME MBE and WBE Report*
 - a. *Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).*
4. *Assessments*
 - a. *Detail results of on-site inspections of rental housing.*
 - b. *Describe the HOME jurisdiction's affirmative marketing actions.*
 - c. *Describe outreach to minority and women owned businesses.*

Program Year 4 CAPER HOME/ADDI response:

The City of Cathedral City is not a direct recipient of HOME or ADDI. The City previously applied for HOME funding through the State of California Department of Housing and Community Development (HCD). The application submitted was denied.

HOMELESS

Homeless Needs

**Please also refer to the Homeless Needs Table in the Needs.xls workbook.*

1. *Identify actions taken to address needs of homeless persons.*
2. *Identify actions to help homeless persons make the transition to permanent housing and independent living.*
3. *Identify new Federal resources obtained from Homeless SuperNOFA.*

Program Year 4 CAPER Homeless Needs response:

Cathedral City staff worked closely with Riverside County Continuum of Care (CoC) and the Coachella Valley Association of Government to implement the Ten Year Plan to end homelessness. As noted in the City's Five-Year Consolidated Plan and Annual Action the City's plans are: 1) continue to support efforts of the COC with services ranging from emergency shelters, housing for chronically homeless, and 2) support agencies that provide supportive services for low to moderate income persons and those with special needs, including homeless and persons living with HIV.

Emergency Shelter Grant (ESG) provides funding to the County of Riverside and CalWorks. ESG funding provides additional financial assistance for emergency shelter needs throughout the County. Riverside County COC will continue working and collaborating with non-profit organizations, social service providers and local agencies to meet priority needs for homeless programs. Cathedral City was recently nominated to serve on the CoC Board of Governance. This will allow the City to become more engaged and contribute to its efforts to end homelessness. Cathedral City will work cohesively with the COC and

the organizations directly involved with providing direct services to ensure that the goal of ending homelessness as stated in the Ten Year Plan to end homelessness is being met.

Cathedral City has set forth goals to assist with ending homelessness. The first goal is to *support non-profit agencies that provide assisted housing and support services to emergency shelters that assist homeless persons and/or families or those at risk of becoming homeless*. Through CDBG funding, the City continues to allocate **\$51,500** to Roy's Desert Resource Center. This emergency homeless shelter is managed by Jewish Family Services of San Diego (JFSSD) located in the neighboring city of North Palm Springs. The goal at Roy's Desert Resource Center is to provide case management, meals, client pick up and drop off locations in the morning and evening, education, job enhancement skills, counseling, referrals, and emergency shelter services to homeless persons and families. Clients at the shelter were placed on a program plan to assist them in becoming self-sufficient to break their cycle of homelessness. The funding provided by Cathedral City was expended on case management services for the clients staying at the Center. Services provided assisted 911 clients of extremely low, very low, and low income. Roy's is a closed campus and placed a curfew on the clients staying at the shelter. There are meeting rooms available for various organizations to provide services not offered at the shelter to enhance the self-sufficiency skills of the clients. Roy's campus is a safe, drug, alcohol, and violence free zone.

The Calvary Christian Center located in Cathedral City is another location where homeless persons and families may go to for assistance. This Center is also a pick-up and drop-off location for Roy's Desert Resource Center. Although they do not receive funding from the City, the center is a valuable resource for homeless persons and families throughout the City. The Center also provides shelter, food, and clothing to persons in need.

In addition to programs geared toward ending homelessness, the City of Cathedral City has been proactive in combatting this ongoing epidemic. The City has recently appointed one of its police officers to the position of Homeless Liaison Officer. The Homeless Liaison Officer has created cases for each homeless individual in Cathedral City. This Officer is in constant communication with the homeless and has compiled information regarding their situation, addictions, encampments, and mental state. Since this Officer has been assigned to homeless, the City has seen positive results and a decrease in the amount of homeless individuals. Additional staff may be assigned to this unit in the near future.

Another goal of Cathedral City is to *support the COC to AID Homeless Persons/ Families to Transitional and Permanent Housing*. Cathedral City is committed to assisting homeless persons and collaborates with various agencies to provide emergency and transitional shelter for its homeless. State and County programs will be assisted along with the other service providers that are able to aid in the plan to end homelessness. Riverside County Department of Public and Social Services (DPSS) set forth goals that chronically homeless are the top priority throughout the County. Riverside County's 10 Year Plan to End Homelessness includes the addition of 500 units of permanent supportive housing that are specifically dedicated to chronically homeless. In order to enable this goal the CoC must apply funding towards permanent supportive housing.

DPSS will improve discharge planning with institutions to reduce the number of chronically homeless persons who are discharged and return to homelessness. DPSS will increase the number of homeless street outreach teams and advocate for chronically homeless persons in supportive services. Rental certificates will be made available through the Shelter Plus Care Program which provides housing and supportive services to chronically homeless persons in neighborhoods of their choosing. The Riverside County Department of Economic Assistance, ESG, and CDBG recipients will continue collaboration with

organizations to develop and implement a comprehensive, County-wide Uniform Discharge Coordination Policy and Practices (DCPP). This has been created to assist with connecting homeless and persons facing homelessness with supportive housing choice and community based resources. The overall objective of this policy is to reduce the number of persons being released and discharged in to homeless shelters, unsuitable living environments or return to homelessness.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 4 CAPER Specific Housing Prevention Elements response:

Cathedral City supports the County of Riverside's plan to end chronic homelessness by the year 2015. The CoC continues to focus their efforts on expanding the number of beds, units, and services available within the homeless system of care. Currently, Riverside County CoC has 619 shelter beds, 876 transitional housing beds, and 332 units of permanent supportive housing. Funding for these services is from Federal, State, local and private resources. During the course of the last Five-Year Consolidated Plan by the County of Riverside, DPSS coordinated a planning initiative that included local government, public agencies, private agencies, homeless advocates, formerly homeless persons, and the business community to develop a ten year plan to end homelessness. Collaborative efforts to abolish homelessness from the aforementioned agencies resulted in the Riverside County 10 Year Strategy to End Homelessness which serves as the plan for all homeless activities in Riverside County.

The following objectives coincide with the County's Five year plan to serve unmet needs:

Prevention of New Homeless

- Implement a county-wide strategy geared towards ending homelessness which includes utility assistance, housing deposit assistance, landlord/tenant mediation, and short term rental subsidies designed to prevent at least half of the 7,000 homeless that become homeless annually from becoming homeless during the five year strategy.
- Establish county-wide procedures to prevent homeless being discharged from public and private institutions back to their homeless embankments.

Ending Chronic Homelessness

- Expand programs to reach homeless through street teams. This method will allow social services to be provided directly to homeless in their locations. This goal is believed to reduce the number homeless by at least 10% and assist additional persons who have been homeless for more than a year.
- Create at least 150 shelter beds throughout the County for unsheltered homeless and encourage the participation in case management programs to reduce the length of time spent in emergency shelters.
- Create at least 500 units of permanent supportive housing for chronically homeless persons.

Address Needs of Homeless Families

- Create at least 75 additional transitional housing units with 225 beds to serve families living on the street and encourage these families to participate in case management programs to end their homelessness.
- Develop 1,500 units of permanent affordable housing units throughout the County for extremely low and low income residents who are homeless or at risk of becoming homeless.

Improve the Capacity of the Continuum of Care

- Engage in participation with homeless prevention programs, emergency shelters, transitional housing, permanent supportive housing, and related supportive service programs County-wide.
- Create a Housing Trust Fund that receives funding that applies towards ongoing sources specifically for the support of production and preservation of affordable housing; further fund homeless activities, and provide funding for additional support services.

Discharge Planning Policies

- Develop a “safe haven” program for chronically homeless adults that are mentally ill and have substance abuse issues.

Housing costs makes the number of persons at-risk of becoming homeless a concern with implementing goals. Affordable housing stock is in high demand, but with high rents and high home prices the challenges of providing affordable housing is perplexing.

The County of Riverside administers these valuable programs to Cathedral City residents.

- Homeless Prevention and Rapid Re-Housing (HPRP) is administered through the County of Riverside’s Housing Authority. HPRP offers short term assistance (3 months) and medium term assistance (12 months) financial assistance to those that have the potential of becoming homeless due to sudden economic impacts. Assistance can also include security deposits, utility deposits, utility payments, moving cost assistance, and hotel vouchers. The program also assists to persons in the rapid re-housing programs that are homeless and are likely to remain housed through subsidies or no subsidies.
- Riverside County Emergency Food and Shelter Program (EFSP) provide rental assistance and nutrition assistance to residents that are homeless or at risk of becoming homeless. Funding is also available through EFSP to provide the first months’ rent for households that have been evicted.

Emergency Shelter Grants (ESG)

1. *Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).*
2. *Assessment of Relationship of ESG Funds to Goals and Objectives*

- a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.*
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.*
- 3. Matching Resources*
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.*
- 4. State Method of Distribution*
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.*
- 5. Activity and Beneficiary Data*
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.*
 - b. Homeless Discharge Coordination*
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.*
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.*

Program Year 4 CAPER ESG response:

Cathedral City does not receive ESG funding.

COMMUNITY DEVELOPMENT

Community Development

**Please also refer to the Community Development Table in the Needs.xls workbook.*

- 1. Assessment of Relationship of CDBG Funds to Goals and Objectives*
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*
- 2. Changes in Program Objectives*

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*
- 3. Assessment of Efforts in Carrying Out Planned Actions*
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.*
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.*
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*
- 4. For Funds Not Used for National Objectives*
 - a. Indicate how use of CDBG funds did not meet national objectives.*
 - b. Indicate how did not comply with overall benefit certification.*
- 5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property*
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*
- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons*
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*
- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit*
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*
- 8. Program income received*
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*
 - b. Detail the amount repaid on each float-funded activity.*
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*
 - d. Detail the amount of income received from the sale of property by parcel.*

9. *Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:*
 - a. *The activity name and number as shown in IDIS;*
 - b. *The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*
 - c. *The amount returned to line-of-credit or program account; and*
 - d. *Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*
10. *Loans and other receivables*
 - a. *List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*
 - b. *List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*
 - c. *List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*
 - d. *Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*
 - e. *Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*
11. *Lump sum agreements*
 - a. *Provide the name of the financial institution.*
 - b. *Provide the date the funds were deposited.*
 - c. *Provide the date the use of funds commenced.*
 - d. *Provide the percentage of funds disbursed within 180 days of deposit in the institution.*
12. *Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year*
 - a. *Identify the type of program and number of projects/units completed for each program.*
 - b. *Provide the total CDBG funds involved in the program.*
 - c. *Detail other public and private funds involved in the project.*
13. *Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies*
 - a. *Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

Program Year 4 CAPER Community Development response:

Cathedral City's objective is to provide suitable living environments for non-housing community development needs and priorities including facilities, infrastructure, economic development and public services. The City established the following goals to meet the high need for public facilities, infrastructure improvements, and economic development. Cathedral City has provided improvements to community and public facilities. The City has utilized CDBG funding from the FY 2014 and applied it

towards the construction of sidewalk and asphalt improvements at two residential streets located in a very low income areas.

Ortega Safe Route Street Improvements - \$264,450, expended \$203,265.78

The City decided to rehabilitate and improve the pavement and install sidewalks on the south side of Ortega Road [located in Census Tract 499.15] to provide a safe and efficient linkage on foot or by bike to and from Cathedral City High School. This area was identified as being deteriorated and in need of improvement. The rehabilitation of this street included new asphalt, striping, curb and gutter, sidewalk on the south side of the road, and lighted crosswalks. For this project, a combination of CDBG and *Safe Route to School* funding was used for the completion of this project. For the FY 2015 – 2016 Annual Action, the City allocated **\$264,450** of the CDBG Public Improvement budget to rehabilitate the south side of Ortega. This project was completed in early 2016.

Ortega North Sidewalk Design - \$12,000, expended \$12,000

The engineering design for the proposed section of Ortega Road North was not part of the *Safe Routes to School* project due to limited funds. This segment on Ortega Road is unpaved and has no sidewalk, curb or gutter. CDBG funding will be used for the engineering design to install sidewalk that provides the proper elevation and drainage for this segment of Ortega Road. The installation of sidewalk would also provide residents and children with an additional safe path of travel for children walking to and from school and to the new neighborhood park. A total of **\$12,000** was budgeted for the design. The actual construction for this proposed project will be programmed and included in a future Annual Action Plan.

ADA Ramp Improvements - \$105,512, expended \$72,323

Under the CDBG Program, ADA improvements meet the national objective criteria and are classified as an “urgent need” for people with disabilities. The City was proposing to reallocate CDBG funding from the San Joaquin Sidewalk Improvements to fund the construction of ADA ramps along 30th Avenue, McCallum Way and Vista Chino. These ADA improvements will bring into compliance existing ADA ramps on portions of 30th Avenue, McCallum Way and Vista Chino. The City budgeted **\$105,512** for these improvements. This project will be completed in August 2016.

Additionally, the City is committed to improving the existing infrastructures including ADA improvements. Cathedral City realizes the importance of having existing facilities accommodate those that need ADA accessibility. Cathedral City’s Building and Safety division ensures that residential and business buildings are compliant to current ADA standards. The Engineering Department ensures that reasonable ADA access to buildings is being met. Through use of CDBG funding the City contracts with Inland Fair Housing and Mediation Board to ensure that the residents have reasonable ADA access to their rental units and the unit is able to accommodate their special needs. Rental units that are not in compliance with ADA standards per resident need are referred to IFHMB for investigation.

Changes in Program Objectives

Originally, The City planned on making sidewalk improvements on San Joaquin Drive located in the Dream Homes community. In 2014, the City evaluated San Joaquin Drive and was identified as needing rehabilitation and installation of sidewalk for better walking circulation. CDBG funds were utilized for design costs and improvement study to identify the challenges of relocating utilities, fences and mailboxes from the City’s right-of-way to install sidewalk and rehabilitate the pavement. The design study and surveying has been completed and the costs to rehabilitate have been determined.

However, new Census data reported for the 2015 fiscal year “disqualified” Census Tract 447.02 (Dream Homes) from being eligible and low and moderate income area. The 2015 Annual Action Plan was amended (Substantial Amendment) and the funds originally allocated for San Joaquin were reprogrammed to two new activities: Ortega North Sidewalk Design and ADA Ramp Improvements. The City is planning on conducting an income survey in the Dream Homes neighborhood to change the status of this area back to low- and moderate income.

Low/Mod Job Activities

The City will consider investing CDBG funds into microenterprises to retain and expand economic opportunities through job creation and retention. These activities would benefit very low, low, and moderate income persons by making economic opportunities available through job creation and retention. In consideration of Cathedral City unemployment rate, the creation of local jobs will allow residents to work in Cathedral City; expanding economic externalities.

Senior Residents, Children, and At-Risk Youth

Cathedral City has an abundant senior citizen population with limited incomes. These residents face many financial burdens varying from basic living expenses, mobility, and access to local amenities. The Cathedral (Senior) Center is a valuable resource for elderly persons to receive services and assistance that they are not able to receive from the County or City. The City has identified this sub-population of having the greatest challenges and receives high priority.

Cathedral City has also set goals to assist at-risk youth and children in the City. Currently, the City has a local soccer park to promote healthy living and a resource for children and families with local recreation. The City has numerous local parks, a Boys and Girls Club, Boxing Club, and resources for at-risk youth and children to turn to for assistance. Funding through CDBG has not been allocated to these organizations but the City does donate funding to these organizations through other funding sources.

Program Income

Cathedral City’s CDBG program generates minimal program income from Revolving Sewer Loans created in 2012 and 2013. In order to get assist from a Revolving Sewer Loan, low-mod homeowners were required to submit proof of income, tax return statements, and other documents to substantiate their need of assistance. The program places a lien on the property until the loan is repaid to the City. Upon completion of the loan the lien will be removed. A total of **\$3,283.36** has been collected through monthly payments from program participants during this fiscal year. This program income was applied to add more ramps in the City as part of the 2015 ADA Ramp Improvement project.

Prior Period Adjustments

There are no prior adjustments made this reporting period. The only internal adjustment was the application of generated program income to the ADA Ramp Improvement project.

Loans and Other Receivables

Cathedral City did not receive nor provide any loans during this reporting period.

Lump Sum Agreements

Cathedral City did not have any contractual obligations with financial institution during this reporting period.

Housing Rehabilitation

Cathedral City did not allocate funding for housing rehabilitation during this reporting period.

Neighborhood Revitalization Strategies

Cathedral City does not participate in HUD-approved neighborhood revitalization strategies.

Antipoverty Strategy

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.*

Program Year 4 CAPER Antipoverty Strategy response:

Through the Consolidated Plan, Cathedral City placed priority need on activities that assist individuals from living in poverty. Cathedral City supports activities that work to transition a homeless person with temporary shelter to permanent supportive housing. Cathedral City supports organizations that aid with permanent supportive housing and goals that identify with the HUD guidelines to end homelessness.

Cathedral City utilized CDBG funding to support an emergency homeless shelter, Roy's Desert Resource Center, to assist with homeless needs and case management. Calvary Christian Center is another faith based organization that also assists with homeless and substance abuse needs; however, this organization does not receive funding from Cathedral City. Roy's Desert Resource Center provides services to residents to assist with decreasing the poverty level. Programs at the Center include job enhancement skills, case management to break the cycle of homelessness, shelter services for families, and education. The Cathedral Center partners with FIND Food Bank to assist residents with food programs to alleviate the impact of grocery expenses to low income families. Shelter from the Storm, a domestic violence shelter, provides emergency services to women and children seeking shelter upon leaving an abusive housing situation. Cathedral City typically provides funding to this organization through the City's General Fund. Substance abuse and domestic violence can lead to poverty because of the devastating and sudden loss of shelter.

Through the Continuum of Care, Board of Governance committee, City staff works with the Housing Authority to maximize the programs offered by the Housing Authority to assist those living in poverty. The City does not have the staff resources or financial capability to administer many of these programs. Utilizing the County's resources will assist residents more efficiently due to the economies of scale. This strategy will significantly improve the lives of low-income families, elderly persons with fixed incomes, victims of domestic violence, single parent homes transitioning off public assistance and others that may not have been mentioned residing in Cathedral City.

Projects that indirectly affect the poverty level in the City include those that enhance the City's aesthetics, provide affordable housing, and housing sustainability. CDBG, HOME, and ESG funds are often times used as matching funds for other grants that reduce the number of households living in poverty. Other anti-poverty strategy programs include housing rehabilitation, affordable housing for renters, seniors, and persons with disabilities, emergency/ transitional/ permanent supportive housing, homeless and non-homeless support services, anti-crime, Section 8 Rental assistance, and job creation/ retention programs.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

**Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

- 1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

Program Year 4 CAPER Non-homeless Special Needs response:

Cathedral City supports organizations that assist residents with special needs such as supportive services for homeless, non-homeless, elderly, frail elderly, persons with disabilities including mental, physical, developmental, persons with HIV/AIDS and their families, persons with alcohol or other drug related addictions.

Cathedral City supports programs that assist persons that are not homeless but require supportive housing and special programs. This sub-population includes those leaving mental health institutions or physical health institutions. The focus is to have a healthy supply of affordable supportive housing so those in need are not released in to homelessness. A few programs that can assist with this are: Senior Home Repair, Handi-cap ramps, Habitat for Humanity, First Time Homebuyer Down Payment assistance, code enforcement, neighborhood watch, neighborhood stabilization program, Fair Housing Council of Riverside County, Section 8 Housing Voucher, and affordable public housing.

In addition, Cathedral City contracted with Disability Access Consultants (DAC) to inspect and assess the City's public facilities and address ADA (Americans with Disabilities Act) issues. DAC identified and provided the City with a comprehensive report of the areas and facilities that need to comply with the updated ADA standards. Through the Substantial Amendment to the Action Plan, the City has made progress towards repairing, adjusting, and installing ADA ramps throughout the city as an ongoing effort to adhere to compliance.

Specific HOPWA Objectives

**Please also refer to the HOPWA Table in the Needs.xls workbook.*

- 1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:*
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;*
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;*
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;*

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- i. *Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).*
- ii. *Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).*

Program Year 4 CAPER Specific HOPWA Objectives response:

Cathedral City is not a recipient of HOPWA funds. The City will support the Housing Authority of Riverside County for supportive services to assist persons with HIV/ AIDS.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 4 CAPER Other Narrative response:

Cathedral City will continue to promote and maintain programs to affirmatively further fair housing and procedures to assist residents. Fair Housing and Equal Opportunity programs will be implemented through Inland Fair Housing and Mediation Board (IFHMB). Program pamphlets, posters and reports will be provided at City Hall and also distributed throughout the City where residents gather and become more aware of the service this agency provides. Residents needing assistance will be referred to IFHMB in regard to Landlord/ Tenant Mediation, discrimination, and basic tenant rights. Landlords will be required to adhere to anti-discriminatory rules and regulations in order to provide fair housing to tenants. Tenants needing assistance will also be held responsible in maintaining the units and adhere to property requirements as well. City Code Compliance officers also disseminate IFHMB pamphlets to residents that may benefit from their services.

Section 3 of HUD regulations requires that employment and other economic opportunities that receive HUD dollars provide to the greatest extent feasible, opportunities to low and moderate income persons. Residents that receive government assistance for housing are priority need recipients of the economic opportunities. These regulations are consistent with Federal, State, and local laws/ regulations.

Federally funded projects must have the HUD construction forms included with the contracts that are as part of the bid packages. Contractors are required to adhere to federal equal opportunity employment, affirmative action, Davis-Bacon, prevailing wages, small businesses, women-owned businesses, and other Disadvantaged Business Enterprise (DBE) requirements that coincide with equal opportunity. Payroll certifications are also required to be submitted to the City for all construction contracts.

Cathedral City will make it a priority as part of the updated Citizen Participation Plan to contact community organizations, churches, special interest groups, social service agencies, and any other organization when soliciting public comments for participation in community planning projects and activities. Records such as public notices, invitations, and sign-in sheets will be maintained at the City to show that the City is making a broad effort to encourage community participation.

Section 3 requires that employment and economic opportunities funded by HUD be feasible, consistent with Federal, State and local laws, assist very low and low income persons, and provide economic opportunities to very low and low income persons within the community. Every effort to achieve these results will be made and kept at the City.