



Annual Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

Narrative Responses

a) ACTION PLAN

Annual Action Plan includes the SF 424 and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Executive Summary

91.220(b)

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Introduction

As an Entitlement Community receiving annual funding allocations from the Federal Government to fund local housing and community development needs, the City of Temecula is required to develop a Consolidated Plan once every five years. The Consolidated Plan serves as a comprehensive guide on how the City intends to utilize the allotted federal funds to address national objectives in a manner that will produce the greatest measurable impact on the local community. For each succeeding year, the City is required to prepare a one year Action Plan to notify citizens and the US Department of Housing and Urban Development (HUD) of the City's intended actions during that particular fiscal year.

The annual Action Plan includes citizen and stakeholder input and due to HUD field office in Los Angeles 45 days prior to the beginning of the fiscal year. The City of Temecula has prepared this draft First-Year Action Plan covering the time period from July 1, 2012 to June 30, 2013.

At the end of each fiscal year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and Temecula citizens about the year's accomplishments.

Beginning in 2012, the City of Temecula anticipates receiving approximately \$475,000 annually through the federal Community Development Block Grant (CDBG) program to fund housing, community development and social service activities. The 2012 program year will be the first time Temecula has received CDBG directly, as an entitlement community. During 2012, the City will also receive an anticipated \$1,200,000 of previously programmed CDBG income allocated to the City and administered by the County of Riverside Economic Development Agency (EDA)

Resident and stakeholder priority needs.

During the 2012 Action Plan, Temecula plans to allocate its CDBG funds to address worst case needs, including:

- Development of supportive/transitional housing in Temecula,
- Rehabilitation of a community center located in a low income area,
- Food, clothing, school supplies, emergency assistance and counseling services to low income children, at-risk families and homeless residents,
- Services for at-risk youth and families who are victims of domestic violence and abuse, and
- Child care and afterschool care for low income children.

This plan for allocating funds is consistent with the top priorities identified by residents and stakeholders who participated in development of the Consolidated Plan.

Specifically:

Residents responding to the survey prioritized job creation/retention, health care facilities, and street/alley improvements as top community needs. During PY2012, the City intends to fund health care services for low income, un- and underinsured women, construct sidewalks, and remove boardwalk plan boards in Old Town. Therefore, the City will directly fund two of the three top priorities identified in the resident survey. Job creation activities will be conducted by the City in partnership with the Temecula Valley Chamber of Commerce. A goal of the City's Economic Development Element is to encourage job creation and economic development through revitalization activities.

Stakeholders responding to the survey prioritized job creation/retention, homeless shelters/services and affordable rental housing as top community needs. The City plans to fund the development of a transitional/supportive housing facility. . In addition, public services dollars will be used to provide services and emergency assistance to residents who are homeless and at-risk of homelessness.

Public meeting attendees prioritized improving bike path linkages, supportive services to single mothers and upgrading the Boys & Girls Club facility as top needs. As described above, the City has prioritized supportive services and improvement to youth facilities (playgrounds, community center).

2012-2013 objectives and outcomes.

The major objectives and expected outcomes for 2012-2013 Action Plan are:

Objectives:

Decent Housing (*Availability/Accessibility*) DH-1. Promote, preserve, and assist in the development of affordable housing for low and moderate income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents.

Suitable Living Environment (Sustainability) SL-3. Improve and expand infrastructure and facilities that benefit low and moderate income neighborhoods and residents.

Suitable Living Environment (Affordability, Sustainability) SL-1, SL-3. Provide and improve access to public services for low and moderate income persons and those with special needs.

Economic Opportunity (Availability/Accessibility) EO-1. Provide for the economic development needs of low and moderate income persons and neighborhood target areas.

Administrative. Provide for administration and planning activities to develop housing and community development strategies to carry out actions that address identified needs in the Consolidated Plan.

Year One Outcomes

DH-1. Decent Housing (Availability and Accessibility).

Provide \$150,000 CDBG funding to support development of supportive/transitional housing

SL-3. Suitable Living Environment (Sustainability).

Provide \$1.2 million of CDBG to renovate Temecula Community Center.

Provide \$50,000 of CDBG to design and construct a new play structure at Sam Hicks Monument Park, located in a low income neighborhood.

Provide CDBG to assist with the operations of the following social service agencies who work with low income and special needs residents:

- Domestic violence services
- Food pantry
- Child and before and after school care
- Advocacy and supportive services for at-risk youth and families of domestic violence

SL-2. Suitable Living Environment (Affordability).

Provide clothing and school supplies to children in low income families.

EO-1. Economic Opportunity (Availability/Accessibility)

A business technology incubator program will be designed to assist and accelerate the successful development of entrepreneurial companies, thus creating additional jobs, product, and innovation to Temecula and the region.

Citizen Participation

91.220(b)

2. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.

Temecula's Consolidated Plan and Year One Action Plan were developed with a strong emphasis on community input. To broaden participation in the Plan, the City provided a number of opportunities for public input including surveys, public meetings and focus groups and the 30-day draft public comment period.

Specifically,

- The City of Temecula held two community workshop meetings on November 16, 2011, to collect citizen input regarding community development and housing needs for the City of Temecula. Notices for the community workshop meetings and surveys were publicized on the City's website, Facebook page, mailed to the Citizen Participation Plan (CPP) mailing list, published in the local newspaper, and emailed to many local business and affordable housing professionals.
- On November 17, 2011, the City of Temecula held a technical assistance meeting to provide assistance to non-profit organizations [501(c)(3)] and government agencies submitting an application requesting CDBG funds from the City of Temecula.
- Online and paper surveys of residents and stakeholders were available from November 16, 2011, through January 5, 2012. The survey was advertised for over a month on the City of Temecula website and extended into early January 2012 in order to gather additional input from the community.

These efforts resulted in participation by 176 residents and 30 stakeholders in the development of the Consolidated Plan.

Stakeholders represent a broad spectrum of interests. The industries and professions represented included:

- | | |
|---|--|
| ■ Affordable housing provision; | ■ Neighborhood stabilization; |
| ■ Child protective services; | ■ Rental property owners and managers; |
| ■ Fair housing; | ■ Residential development; |
| ■ Foreclosure/loss mitigation prevention; | ■ Sales; |
| ■ Higher education; | ■ Senior services; |
| ■ Homeless services; | ■ Services for low income residents; |
| ■ Landlord/tenant services; | ■ Services for single mothers; |
| ■ Lending; | ■ Social services; and |
| ■ Manufacturing; | ■ Youth development. |

Participating stakeholders serve a variety of populations in Temecula, including;

- Elderly;
- Families on CalWorks cash assistance;
- Immigrants;
- Low income individuals;
- Persons with a developmental disability;
- Persons and families who are homeless;
- Persons with HIV/AIDS;
- Persons with a mental illness;
- Persons with a physical disability;
- Persons with substance abuse/addiction;
- Victims of domestic violence;
- Single mothers; and
- Youth.

3. Provide a summary of citizen comments or views on the plan.

The draft Consolidated Plan was heard by the Temecula Finance Committee at a publicly noticed meeting on February 28, 2012, located at 41000 Main Street, Temecula, CA 92590. The Committee meeting was noticed in the local newspaper for 14 days.

The draft Consolidated Plan was published in the local newspaper to notice the 30-day public comment review period beginning on March 1, 2012.

The draft Consolidated Plan was heard by the Temecula City Council at a publicly noticed meeting on April 10, 2012, located at 41000 Main Street, Temecula, CA 92590. The City Council meeting was noticed in the local newspaper for 14 days.

One comment was received from the Fair Housing Council of Riverside County. The comment concerned the AI and offered suggestions for the Fair Housing Action Plan. A copy of this comment appears in Appendix D.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

The City accepted all comments during the citizen participation process.

Resources

91.220(c)(1) and (c)(2)

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

The following resources are available to the City of Temecula and will be used to carry out the 2012–2016 Strategic Plan and the 2012 Action Plan of the 2012-2016 Consolidated Plan.

FEDERAL PROGRAMS:

Community Development Block Grant (CDBG) Program. Urban communities may use funds to address neighborhood revitalization, economic development,

provisions of improved community facilities, prevention and elimination of slums or blight, and activities aiding low and moderate income families.

For the 2012 Action Plan, the City will be receiving \$475,558 of CDBG Entitlement funds, and an anticipated \$1,200,000 of previously programmed CDBG income allocated to the City and administered by the County of Riverside Economic Development Agency (EDA). These funds have been allocated as indicated in the listing of Proposed Projects to address the priority needs identified in the 2012 – 2016 Strategic Plan. There is no match required for these funds. This will give the City's 2012 CDBG Program a full funding amount of \$1,675,558.

STATE AND LOCAL PROGRAMS:

The City does not have any state or local sources available to supplement the use CDBG Entitlement funds.

6. Explain how federal funds will leverage resources from private and non-federal public sources.

The service funds leverage private donations and local support from United Way and other organizations for the operating funds for non-profit organizations.

Annual Objectives

91.220(c)(3)

***If not using the CPMP Tool:** Complete and submit Table 3A.

***If using the CPMP Tool:** Complete and submit the Summary of Specific Annual Objectives *Worksheets or Summaries.xls*

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

Objective Category: Decent Housing Which includes:	Objective Category: Expanded Economic Opportunities Which includes:	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/> assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/> improving the safety and livability of neighborhoods	<input type="checkbox"/> job creation and retention
<input checked="" type="checkbox"/> assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/> eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/> establishment, stabilization and expansion of small business (including micro-businesses)
<input type="checkbox"/> retaining the affordable housing stock	<input type="checkbox"/> increasing the access to quality public and private facilities	<input type="checkbox"/> the provision of public services concerned with employment
<input type="checkbox"/> increasing the availability of affordable permanent housing in standard condition to low income and moderate income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/> reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/> the provision of jobs to low income persons living in areas affected by those programs and activities under programs covered by the plan

Goals and objectives to be carried out during the action...(continued)

Objective Category: Decent Housing Which includes:	Objective Category: Expanded Economic Opportunities Which includes:	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/> increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/> restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/> availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/> providing affordable housing that is accessible to job opportunities	<input type="checkbox"/> conserving energy resources and use of renewable energy sources	<input type="checkbox"/> access to capital and credit for development activities that promote the long-term economic social viability of the community

7. Provide a summary of specific objectives that will be addressed during the program year.

Objectives:

Decent Housing (Availability/Accessibility) DH-1. Promote, preserve, and assist in the development of affordable housing for low and moderate income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents.

Suitable Living Environment (Sustainability) SL-3. Improve and expand infrastructure and facilities that benefit low and moderate income neighborhoods and residents.

Suitable Living Environment (Affordability, Sustainability) SL-1, SL-3. Provide and improve access to public services for low and moderate income persons and those with special needs.

Economic Opportunity (Availability/Accessibility) EO-1. Provide for the economic development needs of low and moderate income persons and neighborhood target areas.

Administrative. Provide for administration and planning activities to develop housing and community development strategies to carry out actions that address identified needs in the Consolidated Plan.

Description of Activities

91.220(d) and (e)

***If not using the CPMP Tool:** Complete and submit Table 3C

***If using the CPMP Tool:** Complete and submit the Projects Worksheets and the Summaries Table.

8. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan. Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

Overall priority. The overall priority for the Action Plan is to use these Federal funds to increase self-sufficiency and economic opportunity for lower income residents and individuals with special needs so that they can achieve a reasonable standard of living. The national objectives and performance outcome measurement system established by HUD are the basis for assigning priorities to needs for which funding may be allocated.

National objectives. In order for an activity or project to be eligible for funding, it must qualify as meeting one of the three national objectives of the program:

1. Principally benefit (at least 51%) low and moderate income persons;
2. Aid in the prevention of slums or blight; or
3. Meet community development needs having a particular urgency.

The objective and outcome that will be achieved is included in each of the planned activities and is identified using a numbering system that ties to the Community Planning and Development Performance Measurement System developed by HUD.

The primary objective of the CDBG program is to develop viable urban communities. Based upon this intent, it must be determined which of the following three objectives best describe the purpose of an activity:

- Provide decent housing (DH);
- Provide a suitable living environment (SL); and/or
- Expand economic opportunities, principally for lower income persons (EO).

Each activity must also meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility (1);
- Affordability (2); or
- Sustainability - Promoting Livable or Viable Communities (3)

In addition to national objectives and performance measurements, the City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the City's service delivery system. The City received input through outreach efforts helping to prioritize funding for community facilities, community services, homeless facilities and services, housing, economic development, and public improvements. Projects are reviewed and funding allocations are made based upon the above criteria, including the projects' ability to reach and serve the areas and persons with the greatest need.

Application Process. The City's annual CDBG funding cycle starts in the early fall. A general funding availability notice is published citywide. An online application notice is sent to all current recipients, previous applicants, and any and all organizations submitting a request. The online application provides applicants with application due dates, anticipated funding amounts, application submittal procedures, and any programmatic changes.

Upon receipt, an application is reviewed and thoroughly evaluated for completeness, eligibility, national objective, and the projects ability to reach and serve the areas and persons with the greatest need. Other criteria include project readiness, innovation, leveraging, and cost-benefit analysis.

The City is committed to allocating funds that serve the needs of the lowest income and most disadvantaged residents. Households with less than fifty-percent (50%) percent of the area median income, particularly those with extremely low incomes (less than thirty-percent (30%) percent of area median income), are priorities. The City has established priorities for allocating funds based on a number of criteria, including: the established need; urgency of the need; cost efficiency; eligibility of activities/programs; funding program limitations; capacity and authority for implementing actions; consistency with City goals, policies, and efforts; identified gaps in service; availability of other funding sources to address specific needs; comments and correspondence from interested agencies and organizations; and feedback from the general public.

Based on a comprehensive needs assessment, priority ranking was assigned to each category of housing and community development needs according to the following HUD criteria:

- High Priority: Activities to address this need are expected to be funded with CDBG funds during the five-year period.
- Medium Priority: If CDBG funds are available, activities to address this need may be funded during the five-year period.
- Low Priority: The City will not directly fund activities using CDBG funds to address this need during the next five-years.
- No Such Need: The City finds there is no such need for activities or the need is already substantially addressed.

The proposed One-Year Action Plan is then prepared. The applications and funding recommendations are submitted to the Finance Committee for consideration. Upon final funding allocations, a 30-day public comment period and a 14-day noticed public hearing are scheduled. The final One Year Action Plan is presented to the Temecula City Council for approval. The One-Year Action Plan is then submitted to HUD at least 45 days prior to the start of the program year.

Consolidated Plan Listing of Projects:

Project:	Transitional/Supportive Housing
Priority Need:	Public Facilities – High
Sponsor:	City of Temecula
Address:	P.O. Box 9033, Temecula, CA 92589
Project Description:	The project includes the acquisition of a facility to provide supportive housing for 15-20 families and identify a non-profit operator to operate the facility and provide supportive services. Rental housing would be provided at this facility, targeting families within the extremely low income category.
Location:	Temecula, CA
Census Tract:	
Objective:	Decent Housing (DH)
Outcome:	Availability/Accessibility (1)
HUD Matrix Code:	03C
CDBG National Objective:	LMC
CDBG Accomplishment Type:	11
Type of Recipient:	Public Agency
Funding Source:	CDBG \$150,000

Project:	Temecula Community Center Rehabilitation
Priority Need:	Public Facilities - High
Sponsor:	City of Temecula
Address:	P.O. Box 9033, Temecula, CA 92589
Project Description:	The project includes a complete building renovation including new parking lot lights, trash enclosure, re-roof, exterior and interior paint, lobby area expansion and new furniture, new restroom fixtures, floors, and partition walls, new flooring and cabinets throughout, replace kitchen equipment, new doors, windows, and hardware, and install energy efficient HVAC system. CDBG funds will be used for design and construction costs.
Location:	28816 Pujol Street, Temecula, CA 92590
Census Tract:	432.15
Objective:	Suitable Living Environment (SL)
Outcome:	Sustainability (3)
HUD Matrix Code:	03F
CDBG National Objective:	LMA
CDBG Accomplishment Type:	11
Type of Recipient:	Public Agency
Funding Source:	CDBG \$1,200,000

Project:	Sam Hicks Monument Park Playground Replacement
Priority Need:	Public Facilities - High
Sponsor:	City of Temecula
Address:	P.O. Box 9033, Temecula, CA 92589
Project Description:	Design and construct a new play structure to replace the existing equipment including removal of old equipment and installation of new equipment, and resurfacing according to ADA Guidelines. CDBG funds will be used for design and construction costs.
Location:	41970 Moreno Road, Temecula, CA 92590
Census Tract:	432.15
Objective:	Suitable Living Environment (SL)
Outcome:	Sustainability (3)
HUD Matrix Code:	03F
CDBG National Objective:	LMA
CDBG Accomplishment Type:	11
Type of Recipient:	Public Agency
Funding Source:	CDBG \$50,000

Project:	Operation School Bell
Priority Need:	Public Services - High
Sponsor:	Assistance League of Temecula Valley
Address:	28720 Via Montezuma, Temecula, CA 92590
Project Description:	The program provides clothes and school supplies to children from low income families. CDBG funds will provide clothing for children.
Location:	28720 Via Montezuma, Temecula, CA 92590
Census Tract:	432.15
Objective:	Suitable Living Environment (SL)
Outcome:	Affordability (2)
HUD Matrix Code:	05
CDBG National Objective:	LMC
CDBG Accomplishment Type:	01
Type of Recipient:	Sub recipient
Funding Source:	CDBG \$11,400

Project:	Domestic Violence Services Program
Priority Need:	Public Services - High
Sponsor:	Safe Alternatives for Everyone (S.A.F.E.)
Address:	28910 Pujol Street, Temecula, CA 92590
Project Description:	The program provides a provision of services to at-risk youth and families to avoid violence and abuse. CDBG funds will be used for staff salaries and benefits.
Location:	28910 Pujol Street, Temecula, CA 92590
Census Tract:	432.15
Objective:	Suitable Living Environment (SL)
Outcome:	Availability/Accessibility (1)
HUD Matrix Code:	05G
CDBG National Objective:	LMC
CDBG Accomplishment Type:	01
Type of Recipient:	Sub recipient
Funding Source:	CDBG \$11,400

Project:	Before and After School Care for Kids
Priority Need:	Public Services - High
Sponsor:	Boys & Girls Clubs of Southwest County
Address:	28790 Pujol Street, Temecula, CA 92590
Project Description:	The program provides before and after school care for underserved low income youth. CDBG funds will be used for program "scholarships" to reduce child care costs for families.
Location:	28790 Pujol Street & 31465 Via Cordoba, Temecula, CA 92590
Census Tract:	432.15
Objective:	Suitable Living Environment (SL)
Outcome:	Affordability (2)
HUD Matrix Code:	05D
CDBG National Objective:	LMC
CDBG Accomplishment Type:	01
Type of Recipient:	Sub recipient
Funding Source:	CDBG \$11,400

Project:	Emergency Food/Temporary Assistance for Needy Families
Priority Need:	Public Services - High
Sponsor:	Senior Citizens Service Center
Address:	41538 Eastman Drive, Unit B & C, Murrieta, CA 92562
Project Description:	The program provides food and supplies to low income families. CDBG funds will be used for food and other operation costs.
Location:	41538 Eastman Drive, Unit B & C, Murrieta, CA 92562
Census Tract:	
Objective:	Suitable Living Environment (SL)
Outcome:	Availability/Accessibility (1)
HUD Matrix Code:	05
CDBG National Objective:	LMC
CDBG Accomplishment Type:	01
Type of Recipient:	Sub recipient
Funding Source:	CDBG \$11,400

Project:	Expanded SMURF Childcare Program
Priority Need:	Public Services - High
Sponsor:	Single Mothers United in Rewarding Fellowship (SMURF)
Address:	41919 Moreno Dr. Suite D, Temecula, CA 92590
Project Description:	The program provides expanded childcare developmental curriculum for underserved low income youth while mothers attend fellowship program. CDBG funds will be used for educational and developmental supplies, and staff salaries.
Location:	41919 Moreno Dr. Suite D, Temecula, CA 92590
Census Tract:	432.15
Objective:	Suitable Living Environment (SL)
Outcome:	Availability/Accessibility (1)
HUD Matrix Code:	05
CDBG National Objective:	LMC
CDBG Accomplishment Type:	01
Type of Recipient:	Sub recipient
Funding Source:	CDBG \$11,400

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

9. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

The City of Temecula will direct assistance to low to moderate income Census Tracts in the Cit. These are located directly west of I-15 and in the central city. In addition to directing assistance to low to moderate income areas, the City will provide direct assistance to limited clientele populations.

10. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

Geographic Allocation. The City's primary method of allocating CDBG dollars is to assist low to moderate income and special needs populations. To the extent that specific geographic areas have greater needs than other areas in the City and /or if service and housing organizations are located in certain areas, they will receive a larger proportionate share of the funding.

For sidewalk improvements, the City will focus on the geographic areas where sidewalks, curb cuts and related ADA accommodations are lacking.

Finally, to provide affordable rental and single family housing, the City's dollars will be allocated in areas of new development where affordable housing is lacking and /or infill areas that can accommodate affordable housing.

Actions to address obstacles to meeting underserved needs. As mentioned in the Strategic Plan, the greatest obstacle to meeting underserved needs is lack of funding. The City has many needs that exceed available funding, including street/sidewalk repair, housing and services to special needs populations, comprehensive housing and services to assist persons who are chronically homeless move into supportive housing environments and provision of affordable housing.

Both private foundations and public agencies have been have been impacted by the recent economic downturn. As noted previously, the amount of resources available to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, the City strongly encourages its sub-recipients to seek other resources, forge new partnerships, and to leverage additional funding whenever possible from local, State, Federal, and private sources. The City urges CDBG funded programs and services to be flexible, while at the same time to be as efficient and effective as possible to achieve expected performance outcomes.

Annual Affordable Housing Goals

91.220(g)

****If not using the CPMP Tool:*** Complete and submit Table 3B Annual Housing Completion Goals.

****If using the CPMP Tool:*** Complete and submit the Table 3B Annual Housing Completion Goals.

11. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

During the 2012-2013 program year, the City will accomplish the following affordable housing goals:

DH-1. Decent Housing (*Availability and Accessibility*).

Provide \$150,000 CDBG funding to support development of supportive/transitional housing

As stated above, there are limited opportunities and funding available to provide affordable housing opportunities. The City will attempt to seek new partnerships in the upcoming year. During FY 2012-2013 the City will continue to address affordable housing needs through the following programs:

Section 8 Rental Assistance: The City will continue to provide Section 8 rental assistance to extremely low and low income households through the Riverside County Housing Authority Voucher Program. Approximately 136 low income renter-households will be assisted in the City.

Mortgage Credit Certificates: The City participates with the County of Riverside in its Mortgage Credit Certificate (MCC) Program as a means of providing financial assistance for the purchase of single-family housing. A mortgage credit certificate is a certificate authorizing first-time home buyers to take a federal income tax credit of up to 15 percent of the annual interest paid on the mortgage. The program targets low and moderate income households.

Public Housing

91.220(h)

12. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

The City does not have public housing; and therefore does not undertake activities to increase resident initiatives; however, the City will continue to support the Section 8 rental assistance voucher program for low income households administered through the Riverside County Housing Authority.

13. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year. N/A

Homeless and Special Needs

91.220(i)

14. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.
15. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).
16. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The City has adopted a program to find housing for Temecula's homeless population and will continue to build new, and expand existing partnerships among private and public sector organizations to ensure a comprehensive social services infrastructure that provides services to all ages and addresses gaps in services. This includes a network of public and private organizations to address homelessness, and a broad structure of social support for special needs populations.

Persons who are homeless and at-risk of homelessness in Temecula will be assisted by the City through the provision of block grant funds to homeless services and other social service providers. CDBG funds will be provided to assist with the operations of the following social service agencies who work with low income and special needs residents, many of whom are also at risk of homelessness:

- Domestic violence services
- Food pantry
- Child and before and after school care
- Advocacy and supportive services for at-risk youth and families of domestic violence
- Provide clothing and school supplies to children in low income families

The resources in Temecula are limited to address the needs of persons who are homeless and at-risk of homelessness. The city does not receive federal funds such as the Emergency Solutions Grant (ESG).

Barriers to Affordable Housing

91.220(j)

17. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

Barriers to affordable housing are frequently caused when the incentive to develop such housing is removed due to excessive development costs, governmental regulation, and community opposition. Some development costs are driven by economic conditions and other factors that affect the real estate market. These are often beyond the control of local government policies.

In the City of Temecula, the primary barriers to affordable housing are not created through local policies. Recently, the largest barrier to affordable housing is the elimination of the City's Redevelopment Agency through State legislative action. Historically, the Redevelopment Housing set-aside fund has provided all of the funding for affordable housing development.

The City has made a concerted effort to streamline the development process, and offers fee waivers for some development fees. The City completed an update to the Housing Element in 2008 that examined barriers to housing development. The Housing Element Update 2008-2014 did not reveal any significant barriers to affordable housing, although it does contain goals and policies to facilitate affordable housing development.

The City uses a multi-faceted strategy to address barriers to affordable housing. A major focus involves the use of both financial and processing assistance to maximize as many housing units as possible. This approach allows the City to quantify affordable housing production and make adjustments to development strategies as necessary.

Development fees and approval delays add to the cost of development. In addition, inflation can increase the cost of both materials and labor. These factors combined with negative public perceptions serve as a major disincentive to the construction of affordable housing and are seen as obstacles by qualified developers. The City will implement the following policies as mitigation for potentially foreseen barriers to affordable housing:

- Project Manager: The designation of a staff liaison to work specifically with affordable housing developers and their representatives.
- Fee Subsidies: Under certain circumstances, the City will subsidize the payment of development fees.
- Public Outreach: The City will continue to educate the public about the social and economic benefits of affordable housing.
- Fast Track and Priority Processing: Expedite the construction of affordable housing projects through all phases of the approval process.

The AI conducted as part of the 2012-2016 Consolidated Plan found no barriers to affordable housing development related to City actions. The AI did identify two minor, potential barriers in the City's zoning regulations (lack of definition of "family" and disallowance of congregate care and residential care facilities with seven or more occupants not specifically for the elderly in residential zones).

Other Actions

91.220(k)

18. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

Lead based paint hazards. The primary programs that will identify and mitigate lead based paint hazards will be the City's Residential Improvement Program, which includes provisions to reduce lead-based paint hazards, and new construction of affordable units to increase the supply of quality affordable housing.

Families living in poverty. Poverty is defined by the Social Security Administration as the minimum income an individual must have to survive at a particular point in time. Although there are many causes of poverty, some of the "more pronounced" causes of poverty include the following:

- Low income-earning capability;
- Low educational attainments and job skills;
- Discrimination; and
- Person limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.)

Some other important causes of poverty related to those mentioned above include: unemployment or underemployment; lack of affordable, decent housing; negative images of people who are recipients of assistance; the lack of available funding; and lack of policy and widespread community support for poverty issues (this includes the lack of additional federal and state funding programs to address the problem of poverty); lack of affordable childcare and health care; age; cultural and language barriers; lack of behavioral changes of people in poverty; limited access to services; and domestic abuse.

Although the many and varied solutions for the reduction or elimination of poverty appear endless, costly, and complex, the City employs a variety of strategies to help reduce the number of households with incomes below the poverty line, including efforts to stimulate economic growth and additional job opportunities. An example would be economic development activities that help create additional jobs. Economic development opportunities, such as higher paying jobs, are very important.

The City's primary emphasis locally in regard to anti-poverty strategies is to provide adequate housing to low income families and fund a range of support services that will assist them in meeting their basic needs, including food, health care, supportive services and transportation. A number of such support programs are funded through the annual Action Plan, public services process. Other programs are provided locally through other funding mechanisms.

One of the largest constraints to an effective anti-poverty plan is lack of funding, especially with the recent elimination of the Redevelopment Agency and in the current economic climate. Many service providers in the City have been forced to cut back programs and housing provision due to funding cuts, which further exacerbates poverty and limits opportunities for self-sufficiency.

It is difficult in the current economic climate to reduce poverty; instead, many jurisdictions focus on stabilizing those households most at-risk of poverty and homelessness. Between 2000 and 2010, the poverty rate of Temecula doubled, from 7 percent to 14 percent. The City's goal during the next five years is to prevent future increases in poverty by providing a safety net for those households who have experienced job and economic losses.

Institutional structure and coordination. The City's institutional structure for carrying out housing and community development activities is efficient. The City works diligently to foster and develop strong relationships with its organizations that provide housing and supportive services to low income and special needs populations. City staff are accessible to its providers of housing and services, and the City works to make the CDBG application processes transparent. Gaps in the system are primarily related to lack of funding for activities, which creates long waiting lists for programs.

In recent years, the City has been very proactive in implementing policies and programs that remove barriers and support the provision of needed housing and services, such as streamlining the development process and implementing fee waivers for affordable housing development. These efforts will continue during the next five-year period. For example:

- The City has a strategic partnership with the Economic Development Corporation of Southwest County, the Southwest California Economic Alliance, and the Temecula valley Chamber of Commerce to facilitate our economic development strategy, including business attraction and retention, and expansion of enterprises in the region.
- The City is currently working to acquire an apartment complex that will be designated for those with developmental disabilities including providing mental health services as well as job training assistance on-site. The City will continue to strive to increase collaborative efforts with public and private sector entities, numerous advisory agencies, and service agencies.

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

- Performance monitoring
- Financial monitoring
- Environmental Review Compliance

The Community Development planning staff monitors all activities of the program. The Community Development staff works in cooperation with the Finance Department staff to manage and monitor CDBG funds jointly.

Performance Monitoring: Monitoring activities includes spot check monitoring of sub recipients which includes a review of reporting information to ensure compliance with the HUD requirement that beneficiaries be low income. Comprehensive monitoring includes on-site visits, interviews, telephone contacts and reports. Subrecipients Agreements are used to measure compliance by grant recipients.

Financial Monitoring: All project costs are paid on a reimbursement basis. A request for reimbursement must have appropriate documentation attached to verify all expenditures. A current report of program activities must also be attached to the draw down request. Expenditures are not paid in advance.

The combination of data from the request and the program activities report provides the information necessary to input data into the IDIS system. Collecting this data during the program year is helpful in compiling reports. By requiring documentation in association with reimbursement, the City's Community Development Department staff are able to closely monitor program requirements and ensure that program goals are being met.

Reporting/Tracking Systems: Performance is tracked and reported as stated above. Staff reviews the reports, and any discrepancies are addressed with the appropriate entities. Records on performance are kept in the project file. Accuracy of data is confirmed by site visits and monitoring.

Environmental Review Compliance: Each project that is budgeted is first reviewed for compliance with the NEPA (National Environmental Protection Agency regulations). CEQA (California Environmental Quality Act) regulations may also apply. Projects that are community service in nature are exempt from NEPA.

Once the environmental analysis is determined, staff prepares the appropriate paperwork. When environmental clearance has been obtained, the project can move forward to City Council and/or bid, etc. as appropriate. The CDBG Planner monitors all environmental reviews.

19. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

Transit-oriented development (TOD) is increasingly recognized as having the potential to improve the quality of life for American households, by creating vibrant, livable communities in proximity to transit. Improved access to transit can reduce transportation costs for working families and mitigate the negative impacts of automobile travel on the environment and the economy.

The need for a mix of housing types that is affordable to a range of family incomes in proximity to transit is an important policy concern for the City of Temecula. The City has clearly identified several key priorities to achieve its transportation mobility and connectivity goals. These goals include working with local and regional transportation partners to leverage existing resources for all available transportation modes, and supporting local and regional efforts to enhance transit opportunities, including transit centers and park and ride facilities.

The City is currently working on a multi-jurisdictional plan to establish livable communities' concepts, and a sustainable transportation system that addresses mobility, access, and safety. The plan will help to create live-work communities with better access to public transit. The City is committed to effective collaboration with many partners in order to achieve its public transportation priorities.

PROGRAM SPECIFIC REQUIREMENTS

CDBG

91.220(I)(1)

1. Identify program income expected to be received during the program year, including:
 - amount expected to be generated by and deposited to revolving loan funds;
 - total amount expected to be received from each new float-funded activity included in this plan; and
 - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

N/A, the City does not have any revolving or float-funded activities and does not plan to use them during the Con Plan period.
2. Program income received in the preceding program year that has not been included in a statement or plan. None, the Plan includes the \$1,200,000 of program income received in the preceding program year.
3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan. None.
4. Surplus funds from any urban renewal settlement for community development and housing activities. None.
5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. None.
6. Income from float-funded activities. None.
7. Urgent need activities, only if the jurisdiction certifies. None; however, should an urgent need arise the City will process the necessary Action Plan amendments to address such need.
8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low and moderate income. 90-100%

Changing conditions provision. As market changes occur within Temecula, the City will rededicate funding sources to address the needs in other areas.

- Priority changes in public facilities and infrastructure needs will be rededicated to public projects identified to meet the City's five year high priority objectives.
- Funding changes or elimination of Public Service activities will be rededicated to other, eligible Public Service activities and providers that submitted eligible applications and programs within the previous (most current) year's application cycle.
- Completion of one project, with additional funding, primarily for public facilities and/or infrastructure, will be rededicated to another public facilities or infrastructure project.

HOME**91.220(I)(1)**

N/A; the City of Temecula does not receive HOME funds.

1. Describe other forms of investment. (See Section 92.205) If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.
2. If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).
3. Resale Provisions — For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).
4. HOME Tenant-Based Rental Assistance — Describe the local market conditions that led to the use of a HOME funds for tenant based rental assistance program.

If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.
6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.
7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.
8. If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).

HOPWA**91.220(I)(3)**

1. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

N/A; the City does not receive HOPWA.

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Racial concentrations. In 2010, the largest racial group in Temecula was white (71%), followed by Asian (at a much lower 10%). The slight majority of Temecula residents (57%) were non-Hispanic white and approximately one-quarter were of Hispanic origin. Figure AP-1 shows the racial and ethnic distribution of Temecula in 2000 and 2010.

Figure AP-1.
Population
by Race and
Ethnicity,
City of
Temecula,
2000 and 2010

Source:
U.S. Census Bureau,
2000 Census and 2010
Census.

	2000		2010	
	Number	Percent	Number	Percent
Total population	57,716	100	100,097	100
Race				
American Indian and Alaska Native	497	0.9%	1,079	1.1%
Asian	2,728	4.7%	9,765	9.8%
Black or African American	1,974	3.4%	4,132	4.1%
Native Hawaiian and Other Pacific Islander	174	0.3%	368	0.4%
White	45,555	78.9%	70,880	70.8%
Some Other Race	4,276	7.4%	7,928	7.9%
Two or More Races	2,512	4.4%	5,945	5.9%
Ethnicity				
Hispanic or Latino	10,974	19.0%	24,727	24.7%
Non-Hispanic White	40,007	69.3%	57,246	57.2%

The population proportion of all minority groups increased in between 2000 and 2010, while the non-Hispanic white population proportion dropped from 69 percent to 57 percent. Despite this increase in diversity, Temecula still has a smaller minority population than Riverside County as a whole. In Riverside County, the Hispanic population (45%) outnumbers the non-Hispanic white population (40%).

One of the key components of a demographic analysis is an examination of the concentration of racial and ethnic minorities within a jurisdiction to detect evidence of segregation. In some cases, minority concentrations are a reflection of preferences—e.g., minorities may choose to live near family and friends of the same race/ethnicities or where they have access to grocery stores or restaurants that cater to them. In other cases, minority populations are intentionally steered away or discouraged from living in certain areas. Housing prices can also heavily influence where minorities live, to the extent that there are economic disparities among persons of different races and ethnicities.

According to HUD, an area of racial and ethnic concentration (also called a “minority impacted area”) is defined as where the percentage of persons in a particular race or ethnic group is at least 20 percentage points higher than the percentage of persons in the category for the city as a whole.

Using the above definition of concentration, block groups in Temecula have a concentration if the following exists:

- A non-Hispanic white population proportion of 77 percent and more;
- A Hispanic population proportion of 45 percent and more;

- An Asian population proportion of 30 percent and more; and
- A Black or African American population proportion of 24 percent and more.

Figure AP-2 shows the percentage of non-Hispanic white residents within each block group in the city. There are no block groups within city boundaries that are 77 percent or more non-Hispanic white; however one block group immediately east of Temecula is non-Hispanic white-concentrated.

Figure AP-2.
Percent of Non-Hispanic White Population by Block Group, City of Temecula, 2010

Source:
2010 Census and BBC Research & Consulting.

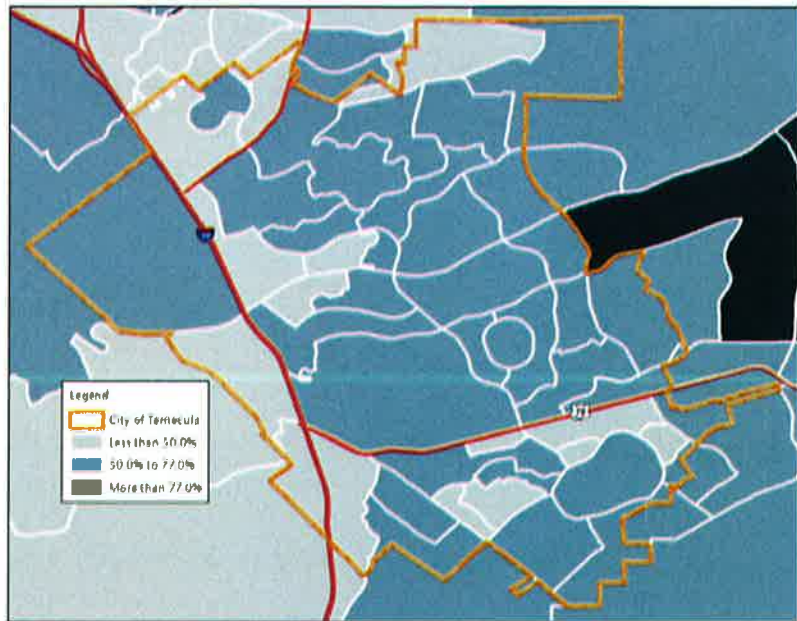


Figure AP-3 shows the ratio of Hispanics to total population by block group in the city. As the map demonstrates, there no block groups in the city with Hispanic concentrations.

Figure AP-3.
Percent of Hispanic/Latino Population by Block Group, City of Temecula, 2010

Source:
2010 Census and BBC Research & Consulting.

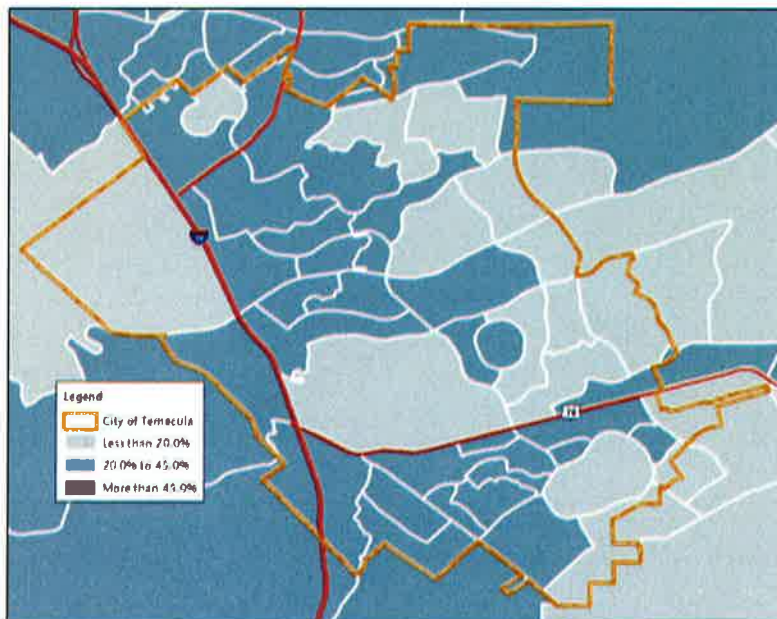


Figure AP-4 shows the proportion of Asian residents by block group in the city. There is one block group in the southwestern portion of the city with a concentration of Asian residents.

Figure AP-4.
Percent of Asian
Population by Block
Group, City of Temecula,
2010

Source:
2010 Census and BBC Research &
Consulting.

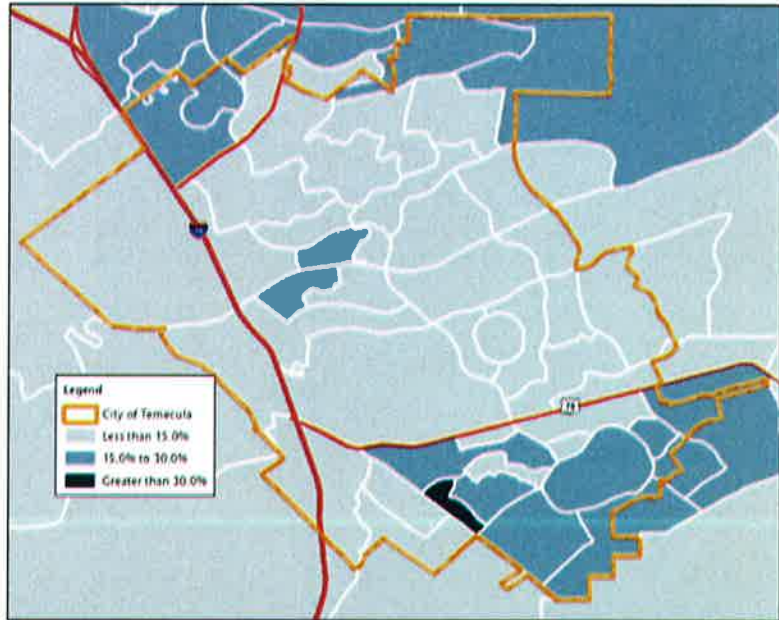


Figure AP-5 shows the proportion of African Americans by block group in the city. There are no block groups with concentrations of African Americans.

Figure AP-5.
Percent of Population
that is African
American, City
of Temecula, 2010

Source:
2010 Census and BBC Research &
Consulting.

