



2021-22 Program Year

Community Development Block Grant

Draft Consolidated Annual Performance & Evaluation Report

City of Temecula
41000 Main Street
Temecula, CA 92590

City Council September 13, 2022

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Table of Contents

CR-05 Goals and Outcomes	5
CR-10 Racial and Ethnic Composition of (person/households/families) Assisted.....	14
CR-15 Resources and Investments	15
CR-20 Affordable Housing	18
CR-25 Homeless and Other Special Needs	21
CR-30 Public Housing	25
CR-35 Other Actions.....	26
CR-40 Monitoring.....	32
CR-45 CDBG.....	34

Appendices

Appendix A – Public Notices.....	A
Appendix B – Summary of Citizen Participation Comments	B
Appendix C – City Discretionary Community Services Grants.....	C
Appendix D – IDIS Reports.....	D

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CR-05 Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This document represents the City of Temecula's 2021-22 Program Year Consolidated Annual Performance Evaluation Report (CAPER) related to the City's Community Development Block Grant (CDBG) Program. Pursuant to the federal regulations applicable to the CDBG Program, the CAPER is prepared annually to evaluate the City's overall progress and performance in meeting the priority activities identified within its Strategic Plan and Annual Action Plan. The CAPER provides the Department of Housing and Urban Development (HUD), the public, and the City an opportunity to review Temecula's housing and community development accomplishments for the 2021-22 Program Year, with a special focus on those activities funded by the CDBG program.

The City funded ten (9) public service activities, one (1) capital improvement project, and one (1) housing rehabilitation program in the 2021-22 Annual Action Plan. Some of the specific accomplishments for the 2021-22 Program Year include:

- In conjunction with the Fair Housing Council, provided fair housing services by assisting 437 clients, including 436 landlord-tenant mediation services and 1 anti-discrimination complaints
- Provided 56 low- and moderate-income youth with clothing and school supplies through the Assistance League
- Completed 5 housing rehabilitation projects through the Habitat for Humanity Critical Home Maintenance and Repair Improvement Program, for a total of 43 housing units over the life of the program
- Served 39 persons experiencing homelessness, or those at risk of homelessness, through the City's Homeless Prevention and Diversion Program
- Operated the City's Help Center to provide homelessness services
- Assisted 76 victims of domestic violence through SAFE Family Justice Center
- Assisted 75 victims of domestic violence through Riverside Area Rape Crisis Center.
- Provided case management for 89 persons experiencing homelessness or at risk of homelessness through Community Mission of Hope
- Provided direct advocacy for 4 foster children through Voices for Children
- Provided before and after school care for 7 children through the Boys & Girls Club
- Completed on capital improvement project (West Side Business Park Improvements).

COVID-19 Allocations

In response to the COVID-19 pandemic, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act and it was signed into law on March 27, 2020, authorizing \$2.2 trillion for a variety of measures to prevent, prepare for, and respond to the COVID-19 pandemic. Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Temecula. In total, the City received \$1,193,916 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 Pandemic as follows:

CDBG-CV	\$1,193,916
Total:	\$1,193,916

CDBG-CV funds were used by the City of Temecula to address health, and housing needs of Temecula residents. Pursuant to the CARES Act, HUD awarded formula grant allocations of CDBG-CV funds to CDBG entitlement jurisdictions in two funding rounds. Several months elapsed between funding announcements. Accordingly, it was necessary for the City to amend its 2020-2021 Action Plan two times over a one-year period to receive CARES Act funds.

CDBG-CV funds must be fully spent by June 24, 2026. The City of Temecula made significant progress toward each expenditure goal during the 2020-2021 Program Year by assisting 33 small businesses through the Temecula Assist Program and designed and implemented its Temecula MRAP (Mortgage and Rental Assistance Program) for those impacted by the COVID-19 Pandemic.

During the 2021-2022 Program Year, the City created and funded with its second CDBG-CV allocation the Temecula Mortgage and Rental Assistance Program, The Homeless Assistance Program, and set aside funds to account for the Administration of the CDBG-CV funds. It should also be noted that the City also funded the CV-Administration activity with City funds also, ensuring that as much CV funds would go toward directly to necessary activities. The Mortgage and Rental Assistance program ensured that 18 Temecula households stayed housed during the pandemic and program year of 2021-22.

Table 1 provides a summary of the five-year and one-year accomplishments for the period ending June 30, 2022, arranged by each of the Strategic Plan Goals included in the 2017-2021 Strategic Plan of the Consolidated Plan for the CDBG Program.

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

There were two capital improvement projects that were not closed out during the program year. The status of those projects is as follows:

- Public Facilities ADA Improvements Phase I 18-16: The project is in the design phase and anticipated to be completed in program year 2022-23.

- Mary Phillips Senior Center ADA Improvements Project.: Project is scheduled to be awarded before end of calendar year 2022 and construction to be completed by June 2023.

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

Goal	Category	2021-22 PY Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2021-22 Program Year 5		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Affordable Housing Development	Affordable Housing	Local : \$12.4 million CDBG: \$0	Housing Units Provided	Housing Units	100	0	0%	0	0	0%
Housing Preservation	Affordable Housing	CDBG: \$52,662.72	Owner Occupied Housing Rehabilitation Provided	Households	15	30	200%	5	5	100%
Fair Housing Services	Affordable Housing	CDBG: \$22,653.61	Households Served	Households	1,750	2,386	136%	326	437	134%
Services for Low- and Moderate - Income Residents	Non-Housing Community Development	CDBG: \$20,908.83	Public Services Provided	Persons	600	422	70%	62	63	102%
Services for Persons with Special Needs	Non-Housing Community Development	CDBG: \$13,939.22	Public Services Provided	Persons	300	502	167%	55	155	282%
Services to the homeless and those at risk of homelessness	Homeless	CDBG: \$27,124.59 Local Funds: \$715,725	Homeless Persons Served	Persons	350	739	211%	195	128	66%
Services to seniors and veterans	Seniors	CDBG: \$0	Disabled persons served	Persons	160	146	91%	0	0	0%

Goal	Category	2021-22 PY Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2021-22 Program Year 5		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Neighborhood Infrastructure and Public Facility Improvements	Non-Housing Community Development	CDBG: \$314,514.03	Neighborhood, public facilities and Infrastructure improved	Public Facilities	30,000	18,020	60%	6,685	6,685	100%
Small business creation and expansion	Non-Housing Community Development	CDBG: \$0	Businesses Assisted	Businesses	24	18	75%	8	N/A	N/A
AFH: Land use and zoning laws	Affordable Housing	CDBG: \$0	Affordable Housing Overlay Zone and Density Bonus Ordinances Adopted	Other	2	2	100%	-	-	-
AFH: Inaccessibility	Non-Homeless Special Needs	CDBG: \$0	One Plan Adopted	Other	1	1	100%	-	-	-
Planning	Planning and Administration	CDBG: \$112,835	Other	Other	-	-	-	-	-	-

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

As shown in **Table 1**, during the 2021-22 Program Year, the City and its housing and community development partners made substantial progress with its 2021-22 Program Year activities as well as its multi-year activities that were continued from the previous Program Years. All CDBG-funded activities addressed specific high priority objectives identified in the 2017-2021 Consolidated Plan.

One of the highest priorities in the Consolidated Plan and Assessment of Fair Housing (AFH) was to address Neighborhood Infrastructure and Public Facility needs. During the 2021-22 Program Year, the emphasis of the City's CDBG program was completing the installation or replacement of sidewalks to address the needs of low- and moderate-income persons as well as persons with disabilities. An ADA improvement project to the City's West Side Business park was in prior to the close of the program year. The removal of some sidewalk walkways to account for accessible ramps and curb cuts led way to the elimination of barriers to those with disabilities.

The preservation of the City's housing stock is another high priority of the CDBG program. In the 2021-22 Program Year, the City provided CDBG funds to Habitat for Humanity Inland Valley (HFHIV) for its Critical Home Maintenance and Repair Program. HFHIV was able to commit and expend all their remaining 2020-21 Program Year funds and was able to spend a very large portion of the funds allocated in 2021-22. Because it is a capital improvement funded project funds are carried over. The small remaining balance from 2021-22 funds will be spent in the 2022-23 program year along with its upcoming funds that it was awarded in 2022-23. Five housing units were completed during the 2021-22 Program Year. Five additional housing units are in the application approval process and anticipated completion in program year 2022-23.

Local community business organizations funded in program year 2021-22 were able to address a variety of public service needs for Temecula residents. This was accomplished by funding the following nine public service programs:

- Fair housing services through the Fair Housing Council
- Clothing and school supplies for lower income student through the Temecula Valley Assistance League
- Service to the homeless and those at risk of being homeless through the City's Homeless Prevention and Diversion Program
- Case management for the homeless and those at risk of homelessness through Community Mission of Hope
- Assistance to victims of domestic violence through SAFE Family Justice Center and Riverside Area Rape Crisis Center
- Advocacy services for foster children through Voices for Children
- Before and after school care through the Boys and Girls Club

The City identified four goals in the 2017 Assessment of Fair Housing (AFH) and made progress in completing those goals during the 2021-22 Program Year. See previous CAPER for additional accomplishments in achieving its five-year goals.

Goal 1: Amend Zoning Code to promote the development of affordable housing.

- City Council adopted the Affordable Housing Overlay Zone and Density Bonus Ordinance on September 25, 2018.
- The City Council also adopted an accessory dwelling unit ordinance.

Goal 2: Increase and preserve affordable units for renters and homeowners.

- The City has been actively negotiating with developers for the use of the \$12.4 million of Tax Allocation Bond (TAB) proceeds. City Council approved a Disposition and Development Agreement with Temecula Pacific Associates on June 25, 2019, for the provision of 60 affordable housing units in the Vine Creek Apartment complex. The City is making both a land and a financial contribution to the project. The project has received state funding and will likely be under construction in 2023.
- The Rancho Highlands (Arrive) project was approved with 55 units (in addition to market rate units) in October 2020. The project is under construction.
- The City approved a \$10 million loan agreement to construct 77 housing units in the Las Haciendas apartment complex. The project is under construction.
- The City has translated its affordable housing brochure into Spanish. In addition, the City's website can be translated into 104 different languages.
- The City funded four critical home maintenance repairs for LMI owner-occupants.
- On March 14, 2020, the City closed a deal with Affirmed Housing to re-syndicate and rehabilitate the Mission Village apartments. It is expected that the project will be completed in 2020. The re-syndication will preserve the affordable units for an additional 55 years. As part of the negotiations, the City also received an additional \$1.3 million in affordable housing funds.
- In 2019-20 Program Year, the City extended its participation in a two-year County's Mortgage Certificate Program.
- The City entered into an agreement with BRIDGE Housing for the installation of a photovoltaic system to reduce utility costs for the affordable housing development.

Goal 3: Provide greater access to public facilities and improvements for persons with disabilities.

- The City completed its Americans with Disabilities Act (ADA) Transition Plan and is currently prioritizing action items. The construction was completed during the 2021-22 program year of the ADA Westside Business Park project will provide improved access for persons with disabilities.

Goal 4: Provide equal housing opportunities for protected classes

- The City funded a robust fair housing program offered by the Fair Housing Council of Riverside County, which served 437 Temecula residents during the 2021-22 Program Year.

Due to COVID-19, the Fair Housing Council saw a spike in their requests for service. The agency worked overtime and adjusted their service model to account for remote access to residents, and providing virtual workshops and meetings to address this need.

- The City has a provided a link on its website to fair housing information and has disseminated fair housing information at various City facilities.
- The City conducted a presentation on fair housing at Temecula Trekkers in the 2018-19 Program Year.

Figure 1 – Use of 2021-22 CDBG Funds

Strategic Plan Goal / Activity	Source	Allocation	Spent in 2021-22	Spent through 6/30/22	Percent Spent
1. Affordable Housing Development					
None					
Subtotal		\$ -	\$ -	\$ -	-
2. Housing Preservation (14A)					
2020 Critical Home Maintenance /Repair	CDBG	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	100%
2021 Critical Home Maintenance /Repair	CDBG	\$ 52,662.72	\$ 52,258.13	\$ 52,258.13	99%
Subtotal		\$ 102,662.72	\$ 102,258.13	\$ 102,258.13	100%
3. Fair Housing Services					
2021 Fair Housing Services (05J)	CDBG	\$ 22,653.61	\$ 22,318.43	\$ 22,318.43	99%
Subtotal		\$ 22,653.61	\$ 22,318.43	\$ 22,318.43	99%
4. Services for Low and Moderate Income Persons					
2021 Assistance League of Temecula Valley (05D)	CDBG	\$ 6,969.61	\$ 6,969.61	\$ 6,969.61	100%
2021 Boys and Girls Club (05D)	CDBG	\$ 6,969.61	\$ 6,969.61	\$ 6,969.61	100%
Subtotal		\$ 13,939.22	\$ 13,939.22	\$ 13,939.22	100%
5. Services for Resident for Special Needs					
2021 SAFE (05G)	CDBG	\$ 6,969.61	\$ 6,696.30	\$ 6,696.30	96%
2021 Voices for Children (05N)	CDBG	\$ 6,969.61	\$ 6,969.61	\$ 6,969.61	100%
2021 Riverside Area Rape Crisis Center	CDBG	\$ 6,969.61	\$ 6,969.61	\$ 6,969.61	100%
Subtotal		\$ 20,908.83	\$ 20,635.52	\$ 20,635.52	99%
6. Services for the Homeless and At-Risk of Homelessness					
2021 Community Mission of Hope (05W)	CDBG	\$ 6,969.61	\$ 6,969.61	\$ 6,969.61	100%
2021 Homeless Prevention/Diversion (05W)	CDBG	\$ 20,154.98	\$ 20,154.98	\$ 20,154.98	100%
Subtotal		\$ 27,124.59	\$ 27,124.59	\$ 27,124.59	100%
8. Public Facilities and Infrastructure Improvements					
2018 Public Facilities ADA Improvements Ph I 18-16	CDBG	\$ 323,660.00	\$ 75,446.92	\$ 75,446.92	23%
2020 West Side Business Park ADA Improvements	CDBG	\$ 313,695.00	\$ 265,337.39	\$ 265,337.39	85%
2020 Mary Phillips Senior Center Rehabilitation	CDBG	\$ 412,055.75	\$ 51,845.88	\$ 51,845.88	13%
2021 Mary Phillips Senior Center Rehabilitation	CDBG	\$ 314,514.03	\$ -	\$ -	0%
Subtotal		\$ 1,363,924.78	\$ 392,630.19	\$ 392,630.19	29%
9. Small Business Creation and Expansion					
None	CDBG	\$ -	\$ -	\$ -	-
10. Planning and Administration					
2021 CDBG Administration	CDBG	\$ 110,502.00	\$ 85,857.13	\$ 85,857.13	78%
Subtotal		\$ 110,502.00	\$ 85,857.13	\$ 85,857.13	78%
CDBG Totals		\$ 1,661,715.75	\$ 664,763.21	\$ 664,763.21	40%

Note: No CDBG funds were set aside to address Strategic Plan Goals No. 1 (Affordable Housing Development), No.10 (Amend land use and zoning) and No. 11 (Inaccessibility).

Figure 2 –Program Year Accomplishments by Strategic Plan Goal

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual	Percent
2. Housing Preservation (14A)				
2021 Critical Home Repair Program	Households	5	5	100%
Subtotal		5	5	100%
3. Fair Housing Services				
2021 Fair Housing Services (05J)	Persons	326	437	134%
Subtotal		326	437	134%
4. Services for Low and Moderate Income Persons				
2021 Assistance League of Temecula Valley (05D)	Persons	55	56	102%
2021 Boys and Girls Club (05D)	Persons	7	7	100%
Subtotal		62	63	102%
5. Services for Resident for Special Needs				
2021 SAFE (05G)	Persons	41	76	185%
2021 Voices for Children (05N)	Persons	4	4	100%
2021 Riverside Area Rape Crisis Center	Persons	10	75	750%
Subtotal		55	155	282%
6. Services for the Homeless and At-Risk of Homelessness				
2021 Community Mission of Hope (05W)	Persons	135	89	66%
2021 Homeless Prevention/Diversion (05W)	Persons	60	39	65%
Subtotal		195	128	66%
8. Public Facilities and Infrastructure Improvements				
2018 Public Facilities ADA Improvements Ph I 18-16	Persons	2,090	0	0%
2020 West Side Business Park ADA Improvements	Persons	6,685	6,685	100%
Subtotal		8,775	6,685	76%
9. Small Business Creation and Expansion				
No established goals	Businesses	0	0	0%
Subtotal		0	0	0%

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

Table 2a – Table of assistance to racial and ethnic populations by source of funds (housing units)

	CDBG
White	5
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Multi-Racial/Other	0
Total	5
Hispanic	0
Not Hispanic	5

Table 2b – Table of assistance to racial and ethnic populations by source of funds (public services)

	CDBG
White	430
Black or African American	101
Asian	52
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	6
Multi-Racial	5
Other	187
Total	783
Hispanic	252
Not Hispanic	531

Narrative

Tables 2a and 2b provide aggregate data for the combined number of people, families, households or housing units served reported during the 2021-22 Program Year based on accomplishment data from all CDBG activities. Based on the information in these tables, a diverse array of persons, families, households or housing unit occupants benefitted from CDBG-funded housing or public service projects during the 2021-22 Program Year.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$564,175	\$664,763

Narrative

The resources described in **Table 3** above included \$564,175 in 2021-2022 CDBG formula grant funds. (The expended amount in the above table includes funds for carryover projects allocated in prior years as listed in **Figure 1.**) The City did not receive any CDBG program income.

Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Temecula. In total, the City received \$1,193,916 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 Pandemic as follows:

CDBG-CV	\$1,193,916
Total:	\$1,193,916

**It should be noted that \$329,000 were expended during the 2020-2021 program year as part of the City's Temecula Assist Program (CDBG-CV funded). The remaining of the CDBG-CV funds were allocated to the City's Mortgage and Rental Assistance Program, Homeless Assistance Program, and CV-Administration. Remaining CDBG-CV funds are anticipated to be fully expended by the end of the 2022-23 Program Year.

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	0%	0%	Public services mostly serve low- and moderate-income clients who live in target areas.
Low- and Moderate-Income Areas	100%	100%	Public works projects are exclusively in low- and moderate-income areas.

Narrative

For the 2021-22 Program Year, the City expended \$664,763 of its CDBG funds on Public Facilities and Infrastructure activities designed to benefit persons with disabilities on a citywide basis; however, the activities were also located in one of the City's low- and moderate-income areas.

Leveraging

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

To address the housing and community development needs in Temecula, the City leveraged its CDBG entitlement grant with a variety of funding resources to maximize the effectiveness of available funds. The City leveraged CDBG funds with \$143,600 of the City's local Measure S funds to address barriers to persons with disabilities within the Westside Business Park ADA Improvements Project. In addition, the City has been utilizing an existing City-owned building (*the Help Center: 28922 Pujol St. Temecula, CA*) to house the Homeless Prevention and Diversion Program. Also, the CDBG-funded SAFE program is housed in a City-owned facility (*located at: 28910 Pujol St. Temecula, CA*) for a nominal fee.

To address the needs of the homeless population, the City used CDBG funds to expand its Responsible Compassion Program. In 2021-22, the City fund contribution for that program was \$715,725.

The City leveraged CDBG funds with \$100,000 of the City's Community Services funding for the various public services organizations. See Appendix C.

To meet its affordable housing construction goals, the City Council approved a Disposition and Development Agreement with Temecula Pacific Associates on June 25, 2019, for the provision of 60 affordable housing units known as the Vine Creek Apartments utilizing its Tax Allocation Bond proceeds. Entitlements for this project are complete. In addition to a financial contribution, the City will contribute publicly owned land to this project. The City has also committed \$10.1 million of its Tax Allocation Bond proceeds for the construction of a 77-unit apartment complex known as Las Haciendas. The Rancho Highlands (Arrive) project was approved with 55 units (in addition to market rate units) in October 2020.

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

No persons were displaced or relocated because of the CDBG-funded projects. The City did not use any CDBG funds to acquire property.

Table 5 – Relocation and Real Property Acquisition

Parcels Acquired	0	\$0
Businesses Displaced	0	\$0
Nonprofit Organizations Displaced	0	\$0
Households Temporarily Relocated, not Displaced	0	\$0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

CR-20 - Affordable Housing 91.520(b)

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

Table 6 – Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
Total	0	0

Table 7 Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	5	5
Number of households supported through the acquisition of existing units	0	0
Total	5	5

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

All housing rehabilitation activities under the Habitat for Humanity Critical Home Repair Maintenance Program were completed by the end of the program year even with COVID-19 access restrictions. With adjusting to the “new norms” of the pandemic to entering and rehabilitating the home in safe manner being alongside the homeowner Habitat was able to successfully meet its goal of completing 5 rehabilitations on a goal of 5 and getting all expenditures current to the program year.

The ADA project for Public Facilities Phase I is in the design stage and is expected to be completed in the 2022-23 Program Year. Delays due to the global COVID-19 pandemic cause large delays in having the appropriate job walks, pre-bid meetings and anticipated use of materials on backorder continue to plague construction projects as firms continue to update procedures as to how workers continue key construction work during pandemic.

No goals were set for the development of new affordable housing in 2021-22 Program Year with CDBG dollars; however, the City made substantial progress in meeting its five-year affordable housing goals. The City has approved two housing projects that would utilize the \$12.4 million of Tax Allocation Bond (TAB) proceeds during the 2020-21 program year.

The City fulfilled several of its goals for its FY 2021-2022 Action Plan in accordance with the FY 2017-2021 Consolidated Plan. Temecula CDBG programs and its community-based organizations found creative and effective ways to commit and service its residents through their programs. The City looks forward to continuing its relationships with its CBOs through upcoming CDBG fiscal years as they continue to be an important part of any successful federal program.

Discuss how these outcomes will impact future annual action plans.

The substantial amendment to its FY 2017-2021 Consolidated Plan impacted the FY 2021-2022 annual action plan through additional funding that the City received due to the global COVID-19 Pandemic. The City and its subrecipients continue to work toward effective programing that generates safe and effective results for its residents. With the advancements of technology and work functions that allow for remote accessibility, the City and its CBOs are able to deliver services that are well needed for its residents. This continuation of upgrading through the “new norm” is anticipated to continue through the next several annual action plans as the global COVID-19 pandemic continues to be addressed.

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

Table 8 – Number of Families or Households Served

Number of Families or Households Served	CDBG Actual
Extremely Low-income	3
Low-income	2
Moderate-income	0
Total	5

Narrative Information

The 2017-2021 Consolidated Plan-Strategic Plan identified high priority affordable housing needs including preserving the supply of affordable housing to lower-income households. During the 2021-22 Program Year, the City provided an additional five housing rehabilitation grants to low-income households through the Habitat for Humanity (HFHIV) Critical Home Maintenance and Repair Program. An anticipated 5 additional units are currently underway in the application phase that would be utilizing the small remainder of their 2021-22 Program Year CDBG grant and carry into the use of their already allocated 2022-2023 funds.

In an effort to address worst-case needs, the City gave highest priority in addressing the needs based on its strategic plan goals by focusing its capital improvement projects on removing barriers to those with disabilities. The City looks to continue its progress on its capital improvement projects in the 2022-23 program year. The City has also identified homelessness as a worst-care need and allocated CDBG funds for the Homeless Prevention and Diversion Program during the 2021-22 and the upcoming 2022-23 program years.

To address its affordable housing shortage and foster and maintain affordable housing, the City continued to fund its Home Maintenance and Repair Program in addition to negotiating with developers for the use of the \$12.4 million of Tax Allocation Bond (TAB) proceeds, as mentioned above. In addition, the City has adopted an affordable housing overlay zone, an Accessory Dwelling Unit (ADU) ordinance and participates in the County's mortgage certificate program. The City continues to work with developers to streamline project approvals, as appropriate to ensure its focus on affordable housing is a continued focus in the upcoming 2022-23 program year.

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

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

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

Using CDBG funds through its the Homeless Prevention and Diversion Program, the City assisted 39 persons and families that were homeless or at risk of homelessness by providing services and financial assistance to help them retain or return to permanent housing. The City's Help Center continues addressing homelessness and has remained open through the entire pandemic and has continued to operate since its official grand opening celebration on August 20, 2018. The Help Center provides resources, hand sanitizer, and masks for those individuals who are homeless as supplies were made available.

The City of Temecula developed the Responsible Compassion program in 2014. This program is a multi-pronged approach to assist those in need within the City of Temecula. The primary focus is those experiencing homelessness. The City works collaboratively to provide the necessary resources to assist these individuals on the road to self-sufficiency. The program is comprised of one full-time city staff member, one part-time city staff member, one sergeant, and four full-time Riverside County Sheriff's deputies assigned to the Homeless Outreach Team. This team is trained to work specifically with this population. They are knowledgeable about how to connect individuals in need of local and regional resources. The Homeless Outreach Team conducts quarterly meetings and training on the best practices as it relates to homelessness.

The Continuum of Care, coordinated by the Riverside Department of Social Services (DPSS), also manages the Emergency Food and Shelter, and Supportive Housing Programs, both of which provide homeless residents with rental assistance and supportive services. Riverside County DPSS also coordinates the ten-year County plan to end homelessness. The homelessness prevention plan, which contains strategies and priority actions to expand programs and services for homeless persons and those at-risk of homelessness in the region, focuses on developing individual and family self-sufficiency and, to the extent possible, helping persons at risk of homelessness to remain in their homes. A City of Temecula staff member is on the board of the Continuum of Care and has taken a leadership role in the region for these efforts.

In addition to the Countywide Continuum of Care (CoC), the City plays a leadership role in Southwest Riverside County Regional Homeless Alliance, which includes the County's CoC staff person and City, the Sheriff's Department and nonprofit representatives from the five cities in

the region (Temecula, Murrieta, Menifee, Lake Elsinore and Wildomar). The Alliance collaborates on homelessness in the region.

CDBG funds also assisted the Community Mission of Hope case management program in assisting the homeless and those at risk of homelessness. A total of 89 individuals were served by this program. The community has several foodbanks, which are funded by local churches and individuals.

The City of Temecula participates in the annual County-wide homeless survey. However, due to the COVID-19 pandemic, the County of Riverside decided to cancel the 2021 homeless count and has decided as of January 2022 that the 2022 Point In Time Count was moved to February of 2023. The City is continued partner with the County as support volunteers for the event to ensure an accurate count, and to assist hopefully in the 2023 calendar year should the event be held.

Addressing the emergency shelter and transitional housing needs of homeless persons

As mentioned above, the City initiated a Homeless Prevention and Diversion Program in 2018-19, and continues to be successful through the 2021-22 program year. This program provides short-term financial assistance with mortgage and rent payments, security deposits and utilities.

The City of Temecula also supported the efforts of the Riverside County Continuum of Care (CoC) and its member organizations that address homelessness. As described earlier, the City supported local nonprofit agencies, which provide emergency rental assistance and housing counseling to low- and moderate-income residents to assist those at-risk of homelessness. The City does not directly receive any HUD funding through the CoC process.

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

During the 2021-22 Program Year, the City connected chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth with available resources through the Riverside County CoC. The CoC is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state, and local resources to provide services for homeless people. The goal was to help unsheltered homeless persons make the transition to permanent housing and independent

living, including shortening the period that individuals and families experience homelessness, and facilitating access for homeless individuals and families to affordable housing units.

The nonprofit and faith-based communities played a key role in the current CoC system. Hundreds of agencies throughout the County provided programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services were available to homeless families with children, and single men and women. The nonprofit and faith-based communities also play a key role in serving special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The City of Temecula funded the Fair Housing Council of Riverside County with CDBG funds to provide fair housing, tenant/landlord mediation, and legal services for residents through attorney consultations and preparation of legal documents for the residents to represent themselves in family law and landlord/tenant actions. Some of these services are provided to prevent undue evictions that could lead to homelessness. During the 2021-22 program year a total of 437 Temecula residents were assisted through the City's Fair Housing and Landlord/Tenant based programs.

In addition, the City granted CDBG funds to Voices for Children for their Court Appointed Special Advocate Program, which provided additional caseworkers for four Temecula children in the County foster care program.

CDBG funds were provided to SAFE Family Justice Centers and Riverside Area Rape Crisis Centers, who assisted 151 victims of domestic violence with services. Without these services, many of the clients would have possibly faced homelessness due to the difficult challenges they faced.

The Housing Authority of the County of Riverside provides Section 8 rental assistance to extremely low- and very low-income households located within the City limits. The Section 8 program gives priority to households that are at risk of becoming homeless or currently residing in inadequate housing. One-hundred and thirty-seven households in Temecula were recipients of Section 8 tenant-based vouchers in the 2021-22 Program Year through the County, plus ten project-based vouchers.

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

recently homeless from becoming homeless again

The City plays a leadership role in the Riverside County CoC. The Riverside County CoC Ten-Year Plan to End Homelessness included a goal to establish County-wide protocols and procedures to prevent people from being discharged from public and private institutions of care into homelessness that will help decrease the number of persons being discharged into homelessness by at least 10 percent annually. This would mean that the proportional share for the City would be a reduction of three homeless persons. Although the City was able to assist several homeless persons to find permanent homes, the number of homeless persons in Temecula continues to be focus even larger than before as the stress and long-term constraints of the COVID-19 pandemic. As families continue to struggle the City continues to keep its focus of CDBG-CV funds activities and assistance to those most vulnerable populations to obtain help and counter balance those effects. The CoC continues to improve coordination among publicly and privately funded institutions of care and local service agencies in the County of to decrease the number of persons being discharged into homelessness annually.

The City funded the Homeless Prevention and Diversion Program in 2021-22 Program Year. As this continues to serve as a successful program, continued funding to ensure the focus is not lost, the City looks forward to continuing this partnership. The City also provided CDBG funds for an advocacy program for four foster care children.

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

Actions taken to address the needs of public housing

There are no public housing developments in Temecula. All public housing programs consist of housing choice and project-based vouchers administered by the Housing Authority of the County of Riverside (HACR).

The City submitted a certification of consistency with its Consolidated Plan in support of the Housing Authority Five-Year Public Housing Authority Plan and Action Plan. In the certification, the City acknowledged that there was a shortage of affordable housing and recognized the role of the Housing Authority in addressing this need.

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

There are no public housing developments or units planned for the City of Temecula in the next year. HACR continued to actively support and assist 107 Temecula households with Housing Choice tenant-based vouchers. There are also seven Section 8 Project-Based units in Temecula. The Housing Authority is also in the process of obtaining eight additional Section 8 Project-Based units in the Mission Village II apartments in Temecula.

Actions taken to provide assistance to troubled PHAs

Not applicable. HACR is considered a High Performing PHA.

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

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

The City Council adopted an updated Housing Element in October 2021, and again in February 2022. The City continues to work with the State of California to revise the Housing Element and the City anticipates an approved Housing Element by Fall 2022. This process will include the City evaluating significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City continued to engage with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

On September 25, 2018, the City Council adopted the Affordable Housing Overlay Ordinance and Density Bonus Ordinance, which identifies sites throughout the City where transitional and supportive housing is allowed by right and provides incentives for affordable and senior housing.

In the last seven years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change affecting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City continued to work with developers to utilize its Tax Allocation Bond proceeds to facilitate affordable housing development. Projected for completion in a future year, this strategy will eventually increase the supply of affordable housing and preserve existing affordable housing in the City.

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

The primary obstacles to meeting the underserved needs of low- and moderate-income people include the lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City invested CDBG

funds through the 2021-22 Action Plan in projects that provided grants to low- and moderate-income homeowners for home improvements, projects that provided public services to low- and moderate-income seniors, veterans, and people and those with special needs, and projects that prevented homelessness. To address underserved needs, the City allocated 100 percent of its non-administrative CDBG investments for 2021-22 Program Year to projects and activities that benefit low- and moderate-income people.

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the rehabilitation of housing units built prior to January 1, 1978, included a lead-based paint testing and risk assessment process. Nearly all of Temecula's housing stock was built after 1978. Therefore, due to the limited CDBG funding and great demand for rehabilitation assistance, Habitat for Humanity has chosen to not address the needs of housing units where lead-based paint has been discovered or suspected. If lead-based paint were identified, the City would ensure that developers and contractors incorporate safe work practices and depending on the level of assistance, abate the lead-based paint as part of the scope of work to effectively reduce lead-based paint hazards to children in accordance with 24 CFR Part 35.

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

The implementation of the CDBG program in meeting the goals established in the 2017-2021 Consolidated Plan - Strategic Plan and this Annual Action Plan helped to reduce the number of poverty-level families by:

- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that assured low income households have a safe, decent and appropriate place to live; and
- Supporting a variety of public services for low- and moderate-income residents including seniors, veterans and those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG public services grants.

In addition to these local efforts, mainstream state and federal resources also contributed to reducing the number of individuals and families in poverty. Federal programs, such as the Earned Income Tax Credit and Head Start, provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assisted families in poverty were CalWORKs, Cal Fresh (formerly food stamps) and Medi-Cal. Together, these programs provided individuals and families with employment

assistance, subsidy for food, medical care, child care and cash payments to meet basic needs such as housing, nutrition and transportation. Other services were available to assist persons suffering from substance abuse, domestic violence, and mental illness.

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

The institutional delivery system in Temecula is high functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City support and enhance this existing institutional structure. The City of Temecula collaborated with affordable housing developers and nonprofit agencies that submitted applications for utilizing Tax Allocation Bond proceeds to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2017-2021 Consolidated Plan - Strategic Plan.

Although the City did not include broadband as a priority using CDBG funds, the City recently adopted and implemented three Wi-Fi gardens to provide greater broadband access to residents working from home and those attending school from home during the pandemic.

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

To enhance coordination between public and private housing and social service agencies, the City consulted with and invited the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Temecula—particularly in the Low- and Moderate-Income Areas.

Specifically, the City worked closely with its ten public service agencies and two of the City's program managers in carrying out their programs, so that the CDBG funds assisted the individuals and families with the most urgent needs. In addition, the City worked closely with the Continuum of Care, the Southwest Riverside County Regional Homeless Alliance and the County Sheriff's Department in addressing the needs of the homeless population. These consultations along with the region's nonprofit agencies assured that the CDBG funds addressed the most critical issues related to homelessness.

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

The 2017-2021 City of Temecula Assessment of Fair Housing included four goals and action items to overcome impediments:

Goal 1: Amend the Zoning Code to promote the development of affordable housing.

Summary of Metrics, Milestones, and Timetables

- 1) **Adopt the Affordable Housing Overlay (AHO) and Density Bonus Ordinances:** During the 2018-2019 Program Year, the AHO and Density Bonus Ordinances were adopted by the City Council on September 25, 2018.

Goal 2: Increase and preserve affordable units for renters and homeowners.

Summary of Metrics, Milestones, and Timetables

- 1) **Tax Allocation Bond Proceeds:** The City has entered into a Disposition and Development Agreement with Temecula Pacific Associates for the provisions of 60 affordable housing units. The developer is waiting for all the financing to be put in place prior to construction. The City will make both a land and a financial contribution to the project. The City also negotiated with another developer to utilize the remaining funds. In addition, the City has committed local funds to construct 77 units known as Las Haciendas.
- 2) **Marketing plans for above projects will include affirmative outreach methods for targeting protected classes.** As part of the agreement with the developers, there will be a requirement to prepare and implement an affirmative marketing plan.
- 3) **Marketing materials and affordable housing brochure for City-assisted housing program translated in Spanish.** Material has been translated and on City webpage.
- 4) **Fund Habitat for Humanity Critical Home Maintenance and Repair Program.** Seven housing units were completed in the 2020-2021 Program Year with an additional six in the process. A total of 38 housing units have been completed during the life of the program.
- 5) **Complete Phase III of Madera Vista affordable housing project construction by September 2019.** The construction of this 30-unit project is complete.
- 6) **Rehabilitation of Rancho California Apartments by March 2018.** Rehabilitation of 55 units is complete.
- 7) **Additional Accomplishments:** The City is proceeding ahead with Affirmed Housing to re-syndicate/rehabilitate Mission Village apartments. The City Council approved the project on August 23, 2019, the County Oversight Board to the Redevelopment Agency approved the project on September 5, 2019, and the State Department of Finance approved the transaction on October 18, 2019. This project was completed during the 2020-2021 program year.

Goal 3: Provide greater access to public facilities and improvements for persons with disabilities

Summary of Metrics, Milestones, and Timetables

- 1) Complete Americans with Disabilities (ADA) Transition Plan by December 2018:** Completed.
- 2) Include as a high priority Strategic Plan Goal to upgrade the City's infrastructure and public improvements to provide accessibility to those with disabilities:** The first Phase ADA Improvement Project has been identified in ADA Transition Plan. CDBG funds are budgeted for first phase ADA project. Project construction anticipated for program year 2022-2023
- 3) Construct Ynez Road Sidewalk.** Construction completed.
- 4) Pala Park Improvements.** Construction was completed for this project during the 2020-2021 program year.
- 5) Sam Hicks Playground.** Construction was completed for this project during the 2020-2021 program year.
- 6) West Side Business Park ADA Improvements.** Construction completed.

Goal 4: Provide equal housing opportunities for protected classes

Summary of Metrics, Milestones, and Timetables:

- 1) Fund Fair Housing Program with approximately 12% of the CDBG funds allocated for public services.** The City continued to fund the program in each of its program years under the current Consolidated Plan. In the 2021-22 Program Year, 27% of the public services funds were allocated for fair housing.
- 2) Fair Housing Workshop.** The City made a presentation on fair housing and the City's AFH goals at Temecula Trekkers on August 15, 2018. This meeting was attended by real estate agents and brokers, bankers, builders and others involved in the housing industry. The Fair Housing Council conducted a lenders' roundtable discussion on April 26, 2019. Due to Covid-19, the Fair Housing Council was unable to conduct their roundtable discussion, but they were available to answer questions from landlords, tenants and businessowners. In June 2021, the Fair Housing Council held its fair housing conference virtually to discuss the impacts, challenges and solutions due to Covid-19. Fair housing pivoted its service delivery models to accommodate for stay-at-home orders and social distancing practices during the pandemic. During the program year 2021-2022 these efforts continued excellent service to 437 Temecula residents.

- 3) **Fair Housing on City Website.** Completed. A link on the City's website is provided to the Fair Housing Council of Riverside County, Inc. A copy of the AFH is on the webpage.
- 4) **Fair Housing Material in City facilities.** Completed. Fair housing information is available at City Hall, the Ronald H Roberts Public Library and other community centers.
- 5) **Training of Homeless Providers on Fair Housing by 2022:** Prior to Covid-19, the City provided multiple social media posts to educate and provide information to the community. City staff and HOT deputies conducted multiple presentations to local businessowners, homeowner associations and other community groups regarding the needs of the homeless. During Covid-19, the City has access to city staff through email and telephone for information needed to mitigate challenges to homelessness. The City hosted a workshop with homeless providers on September 27, 2018, to discuss a comprehensive program for solving homelessness in Southwest Riverside County.

CR-40 - Monitoring 91.220 and 91.230

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

To ensure that CDBG funds were used efficiently and in compliance with applicable regulations, the City provided technical assistance to all subrecipients at the beginning of the Program Year and monitored the progress of its subrecipients throughout the Program Year.

Technical Assistance

The City provided a workshop and one-on-one training to the public service providers on an as-needed basis and performed daily oversight of the fiscal systems to track progress of the CDBG grant program. Due to everchanging effects of the Covid-19 pandemic, the City did not conduct onsite monitoring of its subrecipients; the City did provide virtual technical assistance via Zoom and Microsoft Teams meetings to some of its subrecipients during the program year, and also was made available via phone and email to resolve potential issues that could have resulted in findings.

Activity Monitoring

The City conducted remote monitoring visits in the 2021-22 Program Year. Most of the subrecipients have been receiving CDBG funds for several years and have been monitored several times with no findings or concerns. Most had been monitored in the 2019-2020 Program Year. The City plans to monitor the remaining subrecipients that did also received funding for the 2022-23 program year later in the upcoming calendar year.

During the year, the City provided technical assistance to those subrecipients, which had potential monitoring findings and concerns. If some of the subrecipients were found to have capacity issues and where those issues were unresolvable, funding commitments would have been nullified. However, in the 2021-22 Program Year, this was not necessary.

Applicants for funding are required to submit a copy of their single audit if the federal funding threshold under 2 CFR Part 200 was exceeded. Other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring included ongoing reviews of quarterly performance reports. Monitoring also included an on-site or remote (due to COVID-19 pandemic) fiscal and programmatic review of the subrecipient's activities. Areas routinely reviewed

included overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients are given 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is always provided, as noted above as soon as compliance concerns were identified. For CDBG capital projects, monitoring also included compliance with regulatory agreement requirements.

For the City's CDBG-CV activities, all activities were examined, beginning with a detailed review upon how the City was determining how to distribute its funds and program eligibility against a national objective. Each activity accounted for under the CDBG-CV amendments to the 2020-2021 annual action plan is overseen by combination of City staff, program consultants from under the Community Development and finance departments respectively. Program files are maintained and monitored collecting the required documentation to support eligible expenditures under each respective activity and the reporting subrecipient (desktop monitoring). Each quarter every subrecipient is required to submit a quarterly performance report that tracks the progress of the activity. Remote monitoring of programmatic and financial records for the CDBG-CV activities is anticipated to carry over into the 2022-2023 program years.

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

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

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in *San Diego Union Tribune* in English, Spanish on August 29, 2022, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notices is included in **Appendix A**.

A public hearing was conducted before the City Council on Tuesday, September 13, 2022, to solicit comments from residents and interested parties. A summary of any written or oral comments received during the public hearing is included in **Appendix B**. The draft CAPER was available online on the Cities website, at City Hall in the Community Development Department and City Clerks Offices, as well as at the Ronald H. Roberts Temecula Public Library . The live stream of the meeting was viewed on television and/or online. Details can be found at temecula.gov/tv.

CR-45 - CDBG 91.520(c)

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

CDBG funds made a significant impact on strategies to address the high priority needs identified in the 2017-2021 Consolidated Plan – Strategic Plan. As shown in **Figure 1** in section CR-05, significant progress was made towards many of the Strategic Plan and AFH goals during the year.

Affordable Housing Development

No CDBG funds were allocated to this AFH goal. The City has entered into a Disposition and Development Agreement with Temecula Pacific Associates for the provision of 60 affordable housing units. The City will make both a land and a financial contribution to the project. In addition, the City has committed local funds to construct 77 units known as Las Haciendas. Also completed, the Rancho Highlands (Arrive) project was approved with 55 units (in addition to market rate units) in October 2020.

Housing Preservation

CDBG funds are being effectively used to address the rehabilitation of the City's housing stock. As mentioned earlier in this report, the City funded the Habitat for Humanity Critical Home Maintenance and Repair Program, which successfully completed the rehabilitation of five housing units. No changes are needed to this program.

Fair Housing Services

The Fair Housing Council of Riverside County provided fair housing outreach, education and enforcement activities, including landlord-tenant matters. During the Program Year, this activity met its service goal of 326 people by serving 437 people with providing landlord tenant mediation for 436 clients and processing 1 anti-discrimination case. No changes are needed to this program.

Services for low- and moderate-income residents

Through its subrecipients, the City served 67 low- and moderate-income residents with important public services. The City continues to work with its subrecipients to ensure they have the capacity to meet their goals and comply with federal regulations governing the CDBG program.

Services for residents with special needs

Through its subrecipients, the City provided public services to 151 residents with special needs. The City continues to work with its subrecipients to ensure they have the capacity to meet their goals and comply with federal regulations governing the CDBG program.

Services for the homeless and at risk of homelessness

Through its subrecipients and County departments, the City provided public services to 128 homeless persons and those at risk of homelessness. The City continues to work with its subrecipients to ensure they have the capacity to meet their goals and comply with federal regulations governing the CDBG program.

Public Facilities and Infrastructure Improvements

The emphasis of the City CDBG Program was to improve City of Temecula's public facilities and infrastructure to address the needs of persons with disabilities. One of the three public facilities and infrastructure activities that addressed this need was closed out and fully drawn down on during the Program Year (West Side Business Park ADA Improvements). The remaining projects are either under construction or in the design phase. No changes are needed with these projects.

Small business creation and expansion

The City did not allocate any CDBG funds for this activity. The City with its CDBG-CV funds assisted 33 businesses through its Temecula Assist Program.

AFH: Amend land use and zoning

The City Council adopted the Affordable Housing Overlay Ordinance and Density Bonus Ordinance on September 5, 2018.

AFH: Inaccessibility

The City completed the ADA Transition Plan and using it as a guide to prioritize the needs of persons with disabilities.

The substantial amendments that the City of Temecula approved to its FY 2017-2021 Consolidated Plan impacted the FY 2020-2021 annual action plan through additional funding that the City received due to the global COVID-19 Pandemic. The City and its subrecipients continue to work toward effective programing that generates safe and effective results for its residents. With the advancements of technology and work functions that allow for remote accessibility, the

City and its CBOs are able to deliver services that are well needed for its residents. This continuation of upgrading through the “new norm” is anticipated to continue through the next several annual action plans as the global COVID-19 pandemic continues to be addressed.

The City’s residents faced new challenges during the COVID-19 pandemic including job loss, food insecurity, housing insecurity, and disruption to normal in-person public services. City staff adapted to a its work environment and continued delivering high quality services to residents throughout the duration of the stay-at-home orders. Nonprofit subrecipients and City Departments altered their program delivery models to promote social distancing while continuing to provide essential services to low- and moderate-income residents. There were some activities that were impacted heavily, nearly all of the capital improvement projects that would require construction workers in close proximity to one another causing a program not to continue or delays in construction. The City has plans in place with each implementing agency to ensure these capital improvement projects and its CDBG subrecipients programs are completed during the 2022-2023 Program Year.

The addition of \$1,193,916 of CDBG-CV funds fueled a significant increase in the City’s capacity to address the challenges our residents faced. HUD’s decision to allocate these funds on top of the regular entitlement grant programs this year allowed the Community Development Department to develop additional systems and integrate new procedures into the service delivery model to better address the needs of low- and moderate-income residents.

The City has the continued focus to fully expend its CDBG-CV allocation by the end of the 2022-23 Program year. An anticipated amendment to happen during the program year of 2022-23 will reprogram any remaining funds from closed out activities of CDBG-CV funds towards the completion of a capital improvement project at the Cities Mary Phillips Senior Center to ensure it is in response to and prevent the spread of COVID-19.

APPENDIX A

Public Notices

NOTICE OF PUBLIC REVIEW
FOR THE CITY OF TEMECULA
COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)
FOR FISCAL YEAR 2021-22

NOTICE IS HEREBY GIVEN that the City of Temecula has prepared its draft Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for 2021-22. The publication of this notice is the beginning of the 15-day public review period required under Federal Regulations at 24 CFR 91. The public review and written comment period begins August 29, 2022 and runs through September 13, 2022.

NOTICE IS HEREBY FURTHER GIVEN that the Consolidated Annual Performance and Evaluation Report (CAPER) for 2021-22 will be presented to the City Council for approval on following date:

DATE: September 13, 2022
TIME: 6:00 p.m.
LOCATION: City Council Chambers, 41000 Main Street, Temecula, CA 92590

At this meeting, the City Council will receive public comments on the draft CAPER that will be submitted to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND

Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of Temecula has prepared the draft Consolidated Annual Performance Evaluation Report (CAPER) for the 2021-22 Community Development Block Grant (CDBG) Program Year.

The CAPER provides an assessment of the City's performance in meeting Fiscal Year 2021-22 housing and community development goals as outlined in the previously adopted Fiscal Year 2021-22 One-Year Action Plan. Additionally, the CAPER discusses changes the City anticipates making in the upcoming year as a result of the assessment of 2021-22 annual performance.

PUBLIC COMMENT

Copies of the Draft CAPER will be available for public review at the following locations:

City of Temecula Community Development Department & City Clerk's Office
41000 Main Street
Temecula, CA 92590

Ronald H. Roberts Temecula Public Library
30600 Pauba Road
Temecula, CA 92592

In addition, the Draft CAPER is posted on the City's webpage at <http://www.TemeculaCA.gov/CDBG> The public is invited to submit written comments on the

CAPER. All comments relative to the document should be submitted to the City of Temecula Community Development Department no later than 2:00 p.m. on September 13, 2022.

Questions and written comments regarding the draft CAPER may be addressed to Brandon Rabidou, Senior Management Analyst with the City of Temecula Community Development Department, 41000 Main Street, Temecula, California 92590. You may also call (951) 506-5142 or email brandon.rabidou@temeculaca.gov with any questions concerning the above document.

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

ACCESSIBILITY TO MEETINGS AND DOCUMENTS

It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a disability-related accommodation to attend or participate in a hearing or meeting, including auxiliary aids or services, please contact the City Clerk's Office at least 48 hours prior to the meeting at (951) 694-6444.

LIMITED ENGLISH PROFICIENCY (LEP)

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Brandon Rabidou al (951) 506-5142 (TTY: 951 308-6344)

Kung kailangan mo ng higit pang impormasyon tungkol sa abisong ito o sa salin ng mga dokumento sa Tagalog, tawagan si Brandon Rabidou sa 951-506-5142 (TTY: 951-308-6344)

Publish: August 29, 2022

APPENDIX B

Summary of Citizen Participation Comments

In compliance with the City's approved Citizen Participation Plan and implementing regulation 24 CFR 91.105, a public notice was published (see attached proof of publication) to solicit public comments from interested citizens regarding the draft 2021-2022 CAPER. The draft CAPER was made available to the general public for a minimum period of 15 days in order to provide an opportunity for the public to review the document.

The public hearing to solicit public input and comment on the CAPER and the City's performance during the 2021-2022 Program Year was held on September 13, 2022.

The following is a summary of Citizen Participation comments:

Public comments September 13, 2022 City Council meeting to be placed here.

APPENDIX C

2021-2022 City Community Services Grants

NAME	Total
American Patriot Music Project	\$5,000
Assistance League of Temecula Valley	\$5,000
Boy Scouts of America CA IE	\$2,500
Boys & Girls Club of Southwest County	\$5,000
California VFW Motorcycle Club IE	\$5,000
Charity for Charity	\$5,000
Community Mission of Hope	\$5,000
Cultivating Inclusion, Inc.	\$5,000
Habitat for Humanity Inland Valley	\$5,000
Hospice of the Valleys	\$5,000
Jacob's House, Inc.	\$5,000
Michelle's Place Breast Cancer Resource Center	\$5,000
National Charity League (NCL) Murrieta-Temecula	\$3,500
National Charity League (NCL) Temecula	\$2,500
Rancho Damacitas	\$5,000
Rose Again Foundation	\$5,000
Rotary Club of Temecula Foundation	\$5,000
SAFE Alternatives for Everyone	\$5,000
Sierra Club, Santa Margarita Group	\$2,500
Special Olympics Southern California IE	\$2,500
Temecula Valley Garden Club	\$1,500
Temecula Veterans of Foreign War (VFW)	\$5,000
Wounded American Veterans Experience Scuba (WAVES Project)	\$5,000
TOTAL	\$100,000

APPENDIX D

IDIS Reports

PR01: HUD Grants and Program Income Report
PR02: List of Activities by Program Year
PR03: CDBG Activity Summary Report
PR06: Summary of Consolidated Plan Projects
PR09: Program Income Details by Fiscal Year and Program
PR23: CDBG Summary of Accomplishments
PR26: CDBG Financial Summary (CDBG & CDBG-CV)

**IDIS REPORTS TO BE SUBMITTED WITH OFFICIAL
SUBMITTAL TO HUD**