

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Deputy City Manager

DATE: September 14, 2021

SUBJECT: Approve the Fiscal Year 2020-21 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER)

PREPARED BY: Brandon Rabidou, Senior Management Analyst

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEMECULA APPROVING THE 2020-21 CONSOLIDATED
ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)
WITH THE ADDITION OF PUBLIC COMMENTS, AND
AUTHORIZING STAFF TO SUBMIT THE REPORT TO THE US
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HUD)

BACKGROUND: As an entitlement grantee for the US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program, the City of Temecula is required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to analyze and summarize program accomplishments of the preceding program year. The CAPER assesses the City's progress towards completing activities identified in the Annual Action Plan, which covers the period from July 1, 2020 through June 30, 2021. The CAPER also reports progress in meeting the overall Five-Year Consolidated Plan goals and priorities and identifies areas for improvement through self-evaluations and HUD performance reviews.

The CAPER is an annual report required by HUD. Typically, it is to be completed within 90 days after the close of the fiscal year. All funding allocations and projects summarized in the annual report have been previously approved by City Council throughout the reporting period.

ASSESSMENT OF FAIR HOUSING ACCOMPLISHMENTS

In July 2015, HUD updated its guidelines on affirmatively furthering fair housing. The update obligates HUD grantees to analyze fair housing and set locally determined fair housing goals through the Assessment of Fair Housing (AFH). The 2017-2021 City of Temecula Assessment of Fair Housing included four goals and associated action items intended to remove barriers to fair housing in the community. These strategies, which have been approved by HUD, have been incorporated into the Consolidated Plan and Annual Action Plans. Overall progress for the entire Consolidated Plan cycle is summarized below.

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

Action Item: The Affordable Housing Overlay and Density Bonus Ordinance were adopted on September 25, 2018.

Action Item: The City Council approved the 245-unit Cypress Ridge (now Rancho Soleo) project, which will offer options for families with special needs.

Action Item: The City Council approved the Altair Specific Plan for the construction of up to 1,750 dwelling units, which allows for micro-units and accessory dwelling units.

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

Action Item: The City partnered with Affirmed Housing to re-syndicate/rehabilitate Mission Village apartments. The project is estimated to be completed by end of 2020. The re-syndication will preserve the affordable units for an additional 55 years. As a part of the deal, the City also received an additional \$1.3 million in affordable housing funds.

Action Item: City Council approved a Disposition and Development Agreement with Temecula Pacific Associates on June 25, 2019 for the construction of 60 affordable housing units. The City will make both a land and a financial contribution to the project.

Action Item: City Council approved a \$10.1 million loan agreement with Community Housing Works for the construction of 77 affordable units in the Uptown Temecula Specific Plan area.

Action Item: The City has translated its affordable housing brochure into Spanish. In addition, the City's website can be translated into 104 different languages.

Action Item: The City funded four critical home maintenance repairs for low and moderate-income owner-occupants in 2019-20, with 31 over the life of the program.

Action Item: On May 22, 2018, the City agreed to participate in the two-year County's Mortgage Certificate Program.

Action Item: The City entered into an agreement with BRIDGE Housing for the installation of a photovoltaic system to reduce utility costs for Madera Vista.

Action Item: Madera Vista, a 100% affordable housing development, completed the third and final phase of construction.

Action Item: Rancho California Apartments have been completely rehabilitated and re-syndicated, adding an additional 55 years to the term of their affordability.

Action Item: Las Haciendas was approved with 77 affordable units. Rancho Highlands (Arrive) was approved with 55 affordable units.

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

Action Item: The Americans with Disabilities (ADA) Transition Plan is complete.

Action Item: Construction of the Ynez Road and Mercedes sidewalk projects are complete.

Action Item: The replacement of the Old Town Boardwalks is complete.

Goal 4: Provide equal housing opportunities for protected classes

Action Item: The City funded a fair housing program offered by the Fair Housing Council, which served 744 Temecula residents during the Program Year 2020-2021.

Action Item: The City conducted a presentation on fair housing at Temecula Trekkers on August 15, 2018.

Action Item: The City has provided a link on its website to fair housing information and has disseminated fair housing information at various City facilities.

CONSOLIDATED PLAN ACCOMPLISHMENTS

During the 2020-21 Fiscal Year, the City of Temecula funded eight (8) public services, one (1) project from the ADA Compliance Program, and one (1) housing rehabilitation program. The City also provided one-on-one training to the public service providers, conducted desktop monitoring for its sub-recipient, and performed oversight of fiscal systems to track progress of the CDBG grant program. Accomplishments from the program year include the following:

- In conjunction with the Fair Housing Council, provided fair housing services by assisting 744 clients, including 742 landlord-tenant mediation services and 2 anti-discrimination complaints

- Provided 45 low- and moderate-income youth with clothing and school supplies through the Assistance League
- Completed 7 housing rehabilitation projects through the Habitat for Humanity Critical Home Maintenance and Repair Improvement Program, for a total of 38 housing units over the life of the program
- Served 53 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
- Provided hospice care through Hospice of the Valleys for 48 elderly persons
- Assisted 73 victims of domestic violence through SAFE Family Justice Center
- Provided case management for 105 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
- Provided COVID-19 relief funds to 35 small businesses through the Temecula Assist Program
- Developed and implemented the Temecula Mortgage and Rental Assistance Program

NOTICING

A Notice of Public Hearing and the commencement of the 15-day public review period was published in the *Press Enterprise* on August 30, 2021, informing the public of the proposed adoption of the 2020-21 CAPER.

FISCAL IMPACT: The timely submittal of the CAPER to HUD enables the City to continue to receive and distribute entitlement funds on an annual basis.

ATTACHMENTS:

1. Resolution
2. Exhibit A – Consolidated Annual Performance and Evaluation Report
3. Notice of Public Hearings (English and Spanish)