



CITY OF INDIO

2022-2023 Annual Action Plan

Table of Contents

Executive Summary 2

- AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....2
- PR-05 Lead & Responsible Agencies – 91.200(b)5
- AP-10 Consultation – 91.100, 91.200(b), 91.215(l)6
- AP-12 Participation – 91.105, 91.200(c).....11

Expected Resources 12

- AP-15 Expected Resources – 91.220(c)(1,2)12

Annual Goals and Objectives 14

- Projects.....16
- AP-35 Projects – 91.220(d).....16
- AP-38 Project Summary17
- AP-50 Geographic Distribution – 91.220(f)20

Affordable Housing 21

- AP-55 Affordable Housing – 91.220(g).....21
- AP-60 Public Housing – 91.220(h).....22
- AP-65 Homeless and Other Special Needs Activities – 91.220(i)24
- AP-75 Barriers to affordable housing – 91.220(j)27
- AP-85 Other Actions – 91.220(k)28

Program Specific Requirements 32

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Annual Action plan must provide a concise summary of the federal resources expected to be available. These resources include Community Development Block Grant (CDBG) Funds, anticipated program income, and other resources such as private and non-federal public sources that are reasonably expected to be available to the City of Indio to carry out its Strategic Plan contained in the 2019-2024 5-year Consolidated Plan, over the course of the 2022 program year. The City's Fiscal Year 2022/2023 (FY22/23) CDBG allocation is TBD.

Method of Determining Annual Objectives

In preparing the Annual Action Plan (AAP), the City utilized several methods to analyze the housing and community development needs of Indio. Methods surveying community residents and stakeholders, analyzing U.S. Census data and utilizing information in several City and county planning documents. The City hosted public hearings and met with organizations as an effort to outreach to and encourage the participation of all residents, particularly low- and moderate-income residents, elderly persons and persons with disabilities. The purpose of the meetings was to inform the community about the AAP process and to identify opportunities to improve collaborative efforts and eliminate service delivery gaps to develop and sustain decent and affordable housing, suitable living environments and expanded community and economic opportunities.

Annual Action Plan Format

In 2012, HUD released its new e-Con Planning Suite with interactive tools and resources for grantees to use in the preparation of the Consolidated Plan and Annual Action Plan in the Integrated Disbursement and Information System (IDIS). This new tool provides data from HUD-selected sources, primarily 2010 Census data and the American Community Survey (ACS) data set. Despite the primary reliance on HUD-selected data sources, grantees are permitted opportunities to customize their Consolidated Plans and Annual Action Plans.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In June 2019, the City Council approved a 5-Year Consolidated Plan, as required by the US Department of Housing and Urban Development (HUD) that identified the priorities for the City's use of CDBG funding during the term of the ConPlan. The City identified the following objectives to be addressed during the 2022-23 planning period:

- Public infrastructure improvement projects in residential neighborhoods such as streetlight improvements and street rehabilitation projects.
- Fair and affordable housing programs, especially targeting extremely low- and low-income households, including home-ownership programs; and,
- Increased public services through local non-profits, particularly services and programs for homeless families and individuals; and
- Programs that promote and/or create fair and affordable housing, especially targeting extremely low- and low-income households

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year, the U.S. Department of Housing and Urban Development (HUD) assesses the City of Indio's management of CDBG program funds, the City's compliance with the ConPlan, and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

March 2, 2022 A City Council Meeting was held to solicit public input regarding community needs and funding alternatives. Council provided input and consensus regarding funding and activities to bring back in a draft AAP on March 16.

March 16, 2022 Public Hearing No. 1 was held by the City Council to consider the draft AAP. Council authorized staff to move forward with the draft and activities presented later in AP35 . The required Public Hearing Notice was published in the Desert Sun newspaper on March 5th.

April 2 to May 2, 2022 A 30-Day Public Review Period for the Draft AAP was held. The required Public Notice was published in the Desert Sun newspaper on March 5. **COMMENTS TBD**

May 4, 2022 Public Hearing No. 2 (final public hearing) was held by the City Council to consider approval of the AAP. Public Hearing Notice was published on April 24. **COMMENTS TBD**

5. Summary of public comments

COMMENTS TBD

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

Not Applicable

7. Summary

The recommended projects/activities as presented in this AAP place an emphasis on utilizing a majority of the CDBG allocation to complete urgently needed public infrastructure improvements in CDBG-eligible residential neighborhoods. These improvements will have a significant impact in the target neighborhoods and will result in the maximum benefit to the community and specifically low/moderate income residents once addressed. Street rehabilitation, ADA ramp upgrades, and other concrete/asphalt improvements would be completed in two adjoining neighborhoods known as the Zalay Ranch and Park Paseo neighborhoods. They are located east of Clinton St., west of Monroe St., and directly south of Miles Ave. During the program year, the City will utilize any remaining unspent CDBG-CV Funds to fund local non-profit agencies to prevent, prepare for, and respond to coronavirus (COVID-19). These will be done through the processing of Substantial Amendments of prior Fiscal Year Action Plans as may be necessary.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|-------|---|
| CDBG Administrator | INDIO | Community Development Department, Division of Housing and Neighborhood Services |

Table 1 – Responsible Agencies

Narrative (optional)

The City of Indio Community Development Department is the lead agency for overseeing the development of the Consolidated Plan. This Department is also responsible for the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG program administration.

Consolidated Plan Public Contact Information

Jesus Gomez, Housing and Neighborhood Services Manager
100 Civic Center Mall
Indio, CA 92201

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Under a City Council- City Manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the City's daily operations. As the elected legislative body of the City of Indio, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations, and receives comments from the general public during open forums, such as in City Council Meetings. In the preparation of the Annual Action Plan, the City has consulted with public departments and agencies, social service and non-profit organizations to understand the community's needs and available resources. The City met with several internal City department representatives to provide information about the AAP and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of Indio specifically contacted agencies representing persons with HIV/AIDS, homeless persons, low-income youth, and persons with disabilities, elderly persons, and persons with alcohol and/or substance abuse problems. Additionally, cities and governments within the region were contacted and consulted as well.

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

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of Indio. However, The Housing Authority of the County of Riverside (HARIVCO) administers the Section 8 Voucher program and manages public housing located in the County. According to HARIVCO, funding to modernize the public housing units to ensure long-term physical and social viability of the developments is done through the HUD yearly funded Capital Fund Program. Capital Program activities to be undertaken by HARIVCO are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting of the Housing Authority's Plan and planned use of Capital Fund monies. A resident advisory board is formed and meets at least twice each year to review the PHA's strategy and policies for both public housing and tenant-based housing. The City works closely with to qualify Indio residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 programs to qualified residents. Other key health, mental health and service agencies that the City works closely with are the Riverside County Human Resources Division, Disabled Access Office; Riverside County Department of Public Services 2017 and Homeless Count; and Riverside Housing Department of Public Health, Childhood Lead Poisoning Prevention Program (CLPPP).

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

The City participates in various Committees, Taskforces and Meeting Groups with other Cities and non-profit agencies to coordinate other services. For example, City staff participated in monthly meetings of the Coachella Valley Association of Governments (CVAG) Homelessness Committee Meetings. This representation in the CVAG Homelessness Committee ensures that homelessness issues are addressed in Indio. Also present in those meetings are County of Riverside's Mental Health and Continuum of Care Members that work collectively to address a variety of underserved needs in the Coachella Valley.

City staff also participates in the Coachella Valley Workforce Housing Trust Taskforce meetings to work with other agencies and businesses (through a public/private partnership) to address the affordable and workforce housing needs on a regional basis. Staff also participated in Riverside County's Housing Program Network Meetings held in Riverside to discuss regional housing issues.

The City's Housing Programs Manager was also designated as the City's designated representative on the Continuum of Care Steering Committee with the County and participates in a multitude of related committees/subcommittees.

The City also spearheaded a sub-committee to conduct the Homeless Count and Survey of the sheltered and unsheltered homeless population in February 2022. This was a requirement of the County of Riverside Continuum of Care. The City met multiple times with local stakeholders that would assist with the Count. The stakeholders included the County, local churches, the local homeless shelters, Coachella Valley Rescue Mission, Martha's Village and Kitchen, and other City volunteers. The Count and Survey was a success.

Altogether, City of Indio staff participated in a variety of programs and efforts to overcome possible gaps in institutional structure and enhance coordination. Staff also participated in HUD-sponsored workshops and trainings and worked with the County of Riverside and other Entitlement Communities to develop an informal peer-networking group.

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

The City does not receive ESG funding. However, the City works closely with the continuum of care homeless system to create funding policies and procedures. The City supports the network of homeless

service providers existing in Indio. In addition, the City supports the efforts of the County of Riverside to end chronic and episodic homelessness, which include:

- Adding a Street Outreach Team in each Supervisorial District.
- Creating additional emergency shelter and transitional housing beds throughout the County.
- Creating new permanent supportive and affordable housing units throughout the County.

The City also supports the key objectives of the Coachella Valley Area Governments Eastern Coachella Valley Homeless Plan that includes the increase of emergency services which will be accomplished by:

- Identifying service gaps.
- Implementing additional services at existing sites.
- Coordinating with outside agencies for other on-site (access center) services.

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | INDIO |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | All applicable agencies were consulted. |

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

Not Applicable

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|---------------------|--|
| Continuum of Care | County of Riverside | The County of Riverside is a Continuum of Care (COC) applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the COC, the City of Indio's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless. |
| City of Indio | Housing Element | Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through a joint effort between various City Department; and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All applicable agencies were consulted. A complete list of the organizations consulted, and anticipated outcomes are a part of "Unique Attachments" listed in HUD's Integrated Disbursement and Information System (IDIS).

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

March 2, 2022 A City Council Meeting was held to solicit public input regarding community needs and funding alternatives. Council provided input and consensus regarding funding and activities to bring back in a draft AAP on March 16, 2022. This served as an additional forum for the City Council, residents, and interested organizations to express their views on the City Council’s Fiscal Year 2022-2023 Annual Action Plan.

Public Hearings

March 16, 2022 Public Hearing No. 1 held by the City Council to consider the draft AAP. Council authorized staff to move forward with the draft and activities presented later in AP35. The required Public Hearing Notice was published in the Desert Sun newspaper on March 5th.

May 4, 2022 Public Hearing No. 2 (final public hearing) was held by the City Council to consider approval of the AAP. Public Hearing Notice was published on April 24. **COMMENTS TBD**

30-Day Public Review Period

April 2 to May 2, 2022 30-Day Public Review Period for the Draft AAP. This period allowed members of the public to review and comment on the draft plan. A copy of the draft documents have been made available for public review through the City’s website. The required Public Notice was published in the Desert Sun newspaper on March 5. **COMMENTS TBD**

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--------------------------------|------------------------------|--|---------------------|
| 1 | Public Hearing | Non-targeted/broad community | Not Applicable | Not Applicable | Not Applicable | |
| 2 | Newspaper Ad | Non-targeted/broad community | Not Applicable | Not Applicable | Not Applicable | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Indio anticipates receiving an annual funding allocation of \$875,000 in CDBG during FY 2022/23. These figures are estimates based on a 2021 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 4 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 875,000 | 0 | 0 | 0 | 875,000 | Funding Allocation for City programs for FY2022/23 has not yet been released by HUD. The annual allocation stated in this plan may change. |

Table 5 - Expected Resources – Priority Table

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

The City does not receive HOME, ESG, HOPWA, Section 8, Competitive McKinney-Vento Homeless Assistance Act Funds, HOME Match, or ESG Match. Therefore, there will be no leveraging for these funds. However, the City will leverage CDBG funds with City General Funds and Housing Funds to maximize resources available to provide needed service.

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

The City does not have any publicly owned land or property that will be used for this plan.

Discussion

A substantial Amendment to FY21/22 AAP will be completed in May 4, 2022 to reprogram \$81,008.97 in unspent CARES Act CDBG-CV Funds. These funds will support Coronavirus related homeless programs.

These program and allocations are as follows: Coachella Valley Rescue Mission: \$27,000; Martha's Village and Kitchen: \$27,000 and FIND Food Bank: \$27,008.97. The non-profits will implement their respective programs starting July 1, 2022 (FY22/23). The Subrecipient Funding Agreements will be dated July 1, 2022, and will expire June 30, 2023.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|--|-------------------|--|--------------------|--|
| 1 | Neighborhood Preservation | 2022 | 2023 | Affordable Housing Non-Housing Community Development | City Wide CDBG | Maintain and enhance the quality of existing residents Promote affordable housing opportunities for all | CDBG: \$641,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 800 Households |
| 2 | Social and Economic Support | 2022 | 2023 | Non-Homeless Special Needs | City Wide CDBG | Maintain and enhance the quality of existing residents | CDBG: \$59,000 | Public service activities other than Low/Moderate Income Housing Benefit: 210 Persons Assisted Homelessness Prevention: 20 Persons Assisted Other: 2900 Other |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------|------------|----------|---|-----------------|---|-----------------|------------------------|
| 3 | CDBG administration | 2022 | 2023 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | City Wide | Maintain and enhance the quality of existing residents support of nonprofits that to meet the social services Promote affordable housing opportunities for all | CDBG: \$175,000 | Other: 0 Other |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Neighborhood Preservation |
| | Goal Description | To preserve, rehabilitate and enhance existing neighborhoods, and housing as applicable, through the City’s Better Neighborhoods Program and complete public infrastructure improvements and rehabilitate sub-standard housing. |
| 2 | Goal Name | Social and Economic Support |
| | Goal Description | Promote and encourage fair housing and economic opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size. |
| 3 | Goal Name | CDBG administration |
| | Goal Description | Administration and planning activities are necessary to implement/oversee/manage the City's CDBG Program. |

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2022-2022 are summarized below. All activities listed in the table are expected to be completed no later than June 30, 2023.

Projects

| # | Project Name |
|---|---|
| 1 | Administration |
| 2 | Fair Housing Services |
| 3 | Meals on Wheels Program |
| 4 | Public Infrastructure—Neighborhood Revitalization |

Table 7 - Project Information

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

These allocations were made to continue meeting the needs addressed in the Consolidated Plan and to fulfil the City’s strategic objectives.

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | Administration |
| | Target Area | City Wide |
| | Goals Supported | CDBG administration |
| | Needs Addressed | Maintain and enhance the quality of existing residents support of nonprofits that to meet the social service Promote affordable housing opportunities. |
| | Funding | CDBG: \$175,000 |
| | Description | Funds will be used to provide CDBG Program Administration. |
| | Target Date | 6/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Not Applicable |
| | Location Description | Citywide |
| | Planned Activities | Grant management/oversight/operations |
| 2 | Project Name | Fair Housing Services |
| | Target Area | City Wide |
| | Goals Supported | Social and Economic Support |
| | Needs Addressed | support of nonprofits that meet social service needs |
| | Funding | CDBG: \$35,000 |
| | Description | To provide comprehensive services that affirmatively address and promote fair housing (anti-discrimination) rights and landlord/tenant services to Indio residents. |
| | Target Date | 6/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | 205 households will benefit |

| | | |
|---|--|---|
| | Location Description | Citywide |
| | Planned Activities | Landlord/Tenant services such as education (i.e., outreach, public awareness, individualized counseling) and training / technical assistance (i.e., pro-active workshops preventing complaints and violations); and Anti-Discrimination such as enforcement (i.e., compliant intake, investigation, resolution options) |
| 3 | Project Name | Meals on Wheels Program |
| | Target Area | City Wide |
| | Goals Supported | Social and Economic Support |
| | Needs Addressed | support of nonprofits that meet the social service needs |
| | Funding | CDBG: \$24,000 |
| | Description | Expansion of current program to provide additional meals to seniors |
| | Target Date | 6/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 seniors will be assisted |
| | Location Description | Citywide |
| | Planned Activities | Meals to seniors |
| 4 | Project Name | Public Infrastructure—Neighborhood Revitalization Infrastructure Improvement project |
| | Target Area | CDBG |
| | Goals Supported | Neighborhood Preservation |
| | Needs Addressed | Maintain and enhance the quality of existing residents |
| | Funding | CDBG: \$641,000 |
| | Description | Public infrastructure improvements to existing streets, sidewalks, curbs, and ramps to meet current Americans with Disability Act (ADA) standards to increase existing accessibility. |
| | Target Date | 6/30/2023 |

| | |
|--|---|
| Estimate the number and type of families that will benefit from the proposed activities | 800 households in low/moderate-income neighborhoods |
| Location Description | (South/West Quadrant of Miles Avenue and Clinton Street) the two neighborhoods located west of Clinton, east of John F. Kennedy, just South of Miles |
| Planned Activities | Improvement to public infrastructure for increased accessibility. Including but not limited to: Street rehabilitation/reconstruction, sidewalk installation, Americans with Disabilities Act (ADA) curb ramp upgrades and/or other improvements that will have a significant impact In a neighborhood and that result in the maximum benefit to the community and residents once addressed. |

AP-50 Geographic Distribution – 91.220(f)

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

Indio will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood, which are typically described as CDBG Eligible Census Tracts. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in an area, where at least 51% of the residents are low and moderate-income persons. Public infrastructure improvements are an area benefit activity when they are in a predominately low- and moderate-income neighborhood.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| City Wide | 35 |
| CDBG | 65 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The basis for assigning the priority to each category was based on the identified needs expressed during the consultation and citizen participation process. In addition, priorities were determined by information gathered from the Census, a market study and existing community documents, which include the City of Indio’ Housing Element. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. To create substantive neighborhood improvements and stimulate additional, unassisted improvement efforts, the City will focus a portion of its housing-related funding in targeted low-income and special needs neighborhoods.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City shall encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Riverside County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-resident occupancies, transitional facilities and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreach to nonprofit and through discussions with for-profit housing developers, providing in-kind technical assistance for housing developers, financing and funding assistance and expedited processing as appropriate.

| One Year Goals for the Number of Households to be Supported | |
|--|---|
| Homeless | 0 |
| Non-Homeless | 0 |
| Special-Needs | 0 |
| Total | 0 |

Table 9 - One-Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|---|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 0 |
| Acquisition of Existing Units | 0 |
| Total | 0 |

Table 10 - One-Year Goals for Affordable Housing by Support Type

Discussion

According to the SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Growth Forecast adopted in April 2012, the population of Indio is forecast to increase to 111,800 residents by 2035, which will be an increase of 47.0 percent from 2010.

AP-60 Public Housing – 91.220(h)

Introduction

This section describes what actions the City will take in the given program year to carry out the public housing portion of the Strategic Plan contained in the Consolidated Plan. The section will identify the way its plan will address the needs of public housing during the program year. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the City will describe the way it will provide financial or other assistance to improve the operations of the public housing agency to remove such a designation.

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

The City of Indio does not own public housing. The City works in close collaboration with HARIVCO to provide public housing within the City. Indio will continue to work independently and closely with HARIVCO and local nonprofits to provide assistance to low-income families. As population demographics continue to change, the City will continue to work with HARIVCO and local (and regional) nonprofits to develop public housing projects in Indio. The City and the County of Riverside work together to provide the following Section 8 assistance:

- *Housing Choice Voucher Program (HCV)* - This is the County's Section 8 voucher program, which includes other programs and services available to HCV participants, such as Moving to Work.

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

HARIVCO encourages resident involvement through various methods, particularly focusing on self-sufficiency and enhancing the quality of one's own life. HARIVCO connects residents and participants to services, activities, and other organizations that promote that vision. There are Neighborhood Network Centers (including public computer centers) and community partnerships for residents to utilize. On the HARIVCO website, resident can locate relevant services and service providers in dedicated "resident" and "resident services" sections. Additionally, HARIVCO provides newsletters and reports about the status of its programs and residents for current and future participants. This program is available to low/moderate income homebuyers in Indio.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

HARIVCO is not designated as “troubled.”

Discussion

With the completion of the General Plan amendment in 2020, the City anticipates higher density residential development with more affordable units. The possibility exists that a lower-than-anticipated number of lower-income units could be developed on sites identified as either entitled projects. The City will strive to meet its fair share of the regional need for lower-income units in the current 5th Cycle, as well as pursue goal achievement of 6th Cycle RHNA goals.

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

Introduction

This section describes the City’s one-year goals and the specific actions steps it will undertake in the program year to carry out the homeless strategy outlined in the Consolidated Plan Homelessness Strategy. It will also describe the jurisdiction’s one-year goals and specify the activities it will undertake to serve the housing and supportive service needs of non-homeless populations who require supportive housing.

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

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

One-year Goal 1: Encourage Housing for Extremely low-Income Households

The City shall encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Riverside County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-resident occupancies, transitional facilities and housing units serving temporary needs. The City will encourage development of housing for extremely low-income households through a variety of activities such as outreach to nonprofit and for-profit housing developers, providing in-kind technical assistance for housing developers, financing and funding assistance and expedited processing as appropriate.

One year Goal 2: Outreach by the City’s Quality of life (QOL) team

In addition to reaching out to homeless individuals and households through the work of the local homeless shelters and service providers, the City will be employing the City’s Quality of Life Team. The Quality of Life (QOL) Team is made up of uniformed police officers that have been trained and have the capacity to work closely with the homeless community, as well as other local County and service agencies who can provide valuable services to the homeless individuals/households. The QOL Team is also made up of support staff, as well as a licensed social worker, that serves as an additional resource. The social worker not only establishes key relationships with the homeless community, but also makes the necessary connections between the homeless clients and key resources. Since employing this team, the City has improved the level and form of interaction with the homeless community and has improved the quality of life of its residents.

Addressing the emergency shelter and transitional housing needs of homeless persons

State Housing Law requires that cities identify sites that can adequately accommodate emergency

homeless shelters. Additionally, cities must not unduly discourage or deter these uses. With the adoption of Ordinance Nos. 1633 and 1634, the Zoning Map was amended to designate an Emergency Shelter Overlay Zone District for emergency shelters at specific sites. In addition, Municipal Code definitions related to housing, including emergency shelters, transitional housing and supportive housing were amended such that transitional and supportive housing are residential uses subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone. These amendments were requirements of State law (SB 2).

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

Martha's Village and Kitchen run a full-service program that helps homeless persons make the transition to independent living. While this program is not directly run by the City, Martha's Village and Kitchen provides the model of their program to the City. In addition, the program has been funded through the City of Indio's CDBG program.

The City is supporting Meals on Wheels during the 2022-23 fiscal period. Meals on Wheels is part of the solution to homelessness and helps with homeless prevention. Its Food and Shelter program provides thousands of meals to seniors in the Coachella Valley.

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

Rental assistance is a component of the City's strategy to prevent homelessness by individuals and families who are at risk of homelessness. Among this group are extremely low-income renters who are spending more than 50% of their income on housing costs. Also, among the people who are threatened with homelessness, are the persons and families on the Section 8 waiting list. The City will continue to support the County of Riverside Housing Authority's Section 8 rental assistance program. In addition, the City will encourage and facilitate the Housing Authority's landlord outreach efforts in Indio. In addition, the City's fair housing provider will assist those renters and homeowners in jeopardy of losing their housing. They will mediate landlord/tenant complaints and work with the tenant in formulating a plan, such as a rent repayment plan, and mediate with the landlord in accepting the terms so that the tenant

is not eventually evicted. Through its default and foreclosure counseling, the Housing Resource Center's first charge is to assist the homeowner in obtaining a loan modification or workout plan that will keep them in their home. Both actions contribute to preventing homelessness.

Discussion

The City's strategy for assisting the homeless, those at risk of becoming homeless, and other special needs groups is focused on funding supportive services and programs in Indio. These include the following:

1. Fair Housing Services and Tenant/Landlord Mediation (Inland Fair Housing and Mediation Board)

Activity: Free and confidential fair housing counseling regarding housing rights and responsibilities, discrimination investigation services, and mediation services

2. Meals on Wheels Program (Indio Senior Center)

Activity: Expansion of the current Meals on Wheels Program to serve more seniors and increase daily meals

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

Introduction:

The City's Housing Element includes an analysis of potential and actual governmental constraints on the maintenance, improvement, or development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Notable barriers to developing affordable housing in Indio include:

- Market Constraints
- Construction Costs
- Labor and Land Costs
- Governmental Constraints
- Land-Use Controls
- Land-Use Designations
- Geologic and Other Environmental Constraints

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

In April 2022, the State's Department of Housing and Community Development (HCD) approved the City's Housing Element Update. The update included an analysis of governmental constraints, which is summarized below. The City's general plan and zoning code were also amended to encourage affordable and transitional housing. Because of the analysis, the City concluded that its policies and current practices do not create significant barriers to affordable housing. However, because of new State laws, such as SB 2, the City will need to adopt new land use and other standards to facilitate and encourage the production of affordable housing. For example, development standards for Single Room Occupancy (SRO) housing units will need to be established. In addition, some existing policies – such as density bonuses – will need to be refined to address the requirements of a recently enacted law (SB 1818).

Discussion:

The City is committing to removing or ameliorating the barriers to affordable housing. The full listing of actions can be found in the current Housing Element, which provides a description of each barrier, its significance to affordable housing in Indio, and the actions planned/taken to remove or ameliorate the negative effects of the barriers.

AP-85 Other Actions – 91.220(k)

Introduction:

The section will describe the City’s planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the City will identify obstacles to meeting underserved needs and propose actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

The two primary obstacles to meeting the needs of underserved populations in Indio are:

- Limited City Funding for support services,
- Costs associated with acquiring and maintaining affordable housing for low and extremely low (homeless) income residents

The City of Indio will take the following actions to address obstacles to meeting underserved needs:

- Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.
- Maintain and enhance the quality of existing residential neighborhoods.
- Provide support services to meet the housing needs of the City’s residents, specifically homeless households and at-risk youth other special needs groups.
- Improve the quality and increase the quantity of public improvements that benefit low- and moderate-income residents.

Provide services to non-homeless special needs populations.

Actions planned to foster and maintain affordable housing

The City supports cooperation in the development of affordable housing through financial and/or technical assistance. The City will cooperate with developers to provide housing opportunities for extremely-low, very-low, low and moderate-income households. The City shall also evaluate the

effectiveness of its partnerships with non-profit housing developers on an annual basis. Based on its findings, the City will seek ways to expand and foster its partnerships as appropriate. The City will assist and encourage housing development for extremely-low, very-low, low and moderate-income households through a variety of activities such as providing in-kind technical assistance, funding support, land write-downs, expedited processing, fee deferrals, and incentives and concessions that meet or exceed State density bonus law as appropriate. The City shall also encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Riverside County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-resident occupancy, transitional facilities and housing units serving temporary needs. The City will encourage development of housing for extremely low income households through a variety of activities such as outreach to nonprofit and for-profit housing developers, providing in-kind technical assistance for housing developers, financing and funding assistance and expedited processing as appropriate.

Actions planned to reduce lead-based paint hazards

The City will continue to work in partnership with the County's Childhood Lead Poisoning Prevention Programs (CLPPP's). For the outreach program, promotional brochures advertising the program's lead hazard control activities are developed and distributed. Advertising brochures are printed in both English and Spanish and sent out to those residents with historical childhood lead poisoning cases, blood lead levels above 10 up/dl. CLPPP provided outreach activities and blood lead screening. Other outreach activities included lead poisoning prevention presentations to local communities and immunization clinics and setting up booths at health fairs. Blood lead screening was held at target areas. Promotional products are distributed to families participating in blood lead screening. CLIPP also contributed to our outreach activities with program promotions to landlords and tenants through workshops. Information booths were set up at local malls and County Fairs, and lead-based paint literatures and brochures were distributed to the public at community events. The free lead testing program is also advertised to area residents via a flyer included in neighborhood publications and newspaper within the area. CLIPPS Public Health media production office produced videos on lead-based paint hazard control for landlords, homeowners, and other potential clients as part of their educational and outreach program.

Actions planned to reduce the number of poverty-level families

Indio' antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases

above the poverty level will be able to live independent of public and private assistance.

Goal: To reduce poverty level incomes below current levels by 2018. This goal will be monitored – in part - by the results of ACS data.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a reduction in poverty such as the Community Action Partnership (CAP) of Riverside County, County of Riverside Housing Authority and Desert Alliance for Community Empowerment.

Actions planned to develop institutional structure

The City maintains primary management of as well as the coordination of the various organizations involved in these processes. The staff within the Community Development Department work closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Indio. The administration of program activities include housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations to provide the programming and services.

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

Indio will continue to work closely and partner with the County of Riverside, local organizations, nonprofits, and the HACR to address regional issues that affect the needs of low-income persons, special needs populations and other at-risk groups.

Discussion:

Through the development of the Policy Program, the City has identified six broad housing priorities:

- To assist in the development of housing opportunities and accessibility for all economic levels in the City.
- To remove constraints that hinder the production and conservation of affordable housing units.
- To provide and maintain an adequate supply of sites for the development of new affordable housing. To preserve, rehabilitate and enhance existing housing and neighborhoods.
- To ensure that all housing programs are available without discrimination based on race, color,

religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor.

To encourage and enhance intergovernmental, public and private coordination and cooperation to achieve an adequate supply of housing for all residents of the community.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities \$0