



*City of*  
**JURUPA VALLEY**  
*California*

March 30, 2024

**2024-2025  
ANNUAL  
ACTION  
PLAN**

# Table of Contents

Executive Summary.....	ii
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	1
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 .....	13
AP-15 Expected Resources – 91.220(c)(1,2) .....	13
Annual Goals and Objectives .....	16
Projects .....	19
AP-35 Projects – 91.220(d) .....	19
AP-38 Project Summary .....	20
AP-50 Geographic Distribution – 91.220(f).....	26
Affordable Housing .....	27
AP-55 Affordable Housing – 91.220(g) .....	27
AP-60 Public Housing – 91.220(h).....	28
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	29
AP-75 Barriers to affordable housing – 91.220(j) .....	31
AP-85 Other Actions – 91.220(k) .....	32
Program Specific Requirements.....	34

## Attachments

Attachment 1: Evaluation of Past Performance

Attachment 2: Public Notices (English and Spanish) and Summary of Public Comments

Attachment 3: Map of the City’s CDBG Eligible Areas

Attachment 4: Analysis of Impediments to Fair Housing Choice Summary/Recommendations

Certifications and SF-424/SF424D

# Executive Summary

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

### 1. Introduction

The 2024-2025 Annual Action Plan for the City of Jurupa Valley ("City") satisfies federal requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for low- and moderate-income individuals.

Each activity to be undertaken with CDBG funds must meet one of the three national objectives:

- Benefit low- and moderate-income persons,
- Aid in the prevention or elimination of slums and blight, or
- Meet a community need having a particular urgency.

In order to receive CDBG funds, the City must prepare a Consolidated Plan. The Consolidated Plan is a multi-year strategic plan that identifies priority housing and community needs. It also identifies the activities the City will implement over a five-year period to address needs. The Action Plan, a component of the Consolidated Plan, is the City's annual expenditure plan for the use of CDBG funds to address the needs identified in the Consolidated Plan.

City received from HUD a CDBG allocation of approximately \$1,050,709, which is 41,019 less than the City's 2023 grant.

The 2024-2025 Action Plan details the specific activities the City will undertake with CDBG funds to address housing and community needs identified in the Consolidated Plan. Planned activities include housing rehabilitation, public infrastructure improvements, public social services grants, and program administration (including fair housing services).

## **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.

The City's overall objective for the CDBG program, as specified in the Consolidated Plan section, mirrors HUD's overall objective for the program: to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish these objectives, the following Consolidated Plan goals have been identified based on the input of residents and other community stakeholders:

- Conserve the existing supply of affordable housing by supporting federal rental assistance vouchers and certificates administered by the Housing Authority of Riverside County.
- Assist with the preservation of the City's owner-occupied single-family housing stock.
- Support housing and services for the homeless and those at risk of becoming homeless.
- Support community social services benefitting low- and moderate- income persons and those with special needs.
- Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.
- Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

## **3. Evaluation of past performance**

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

FY 2024-2025 was the second year of the City's 2023-2028 Consolidated Plan cycle and as a CDBG-entitlement community. Evaluation of past performance is shown in **Attachment 1**. Most activities funded in the 2024-2025 Annual Action Plan will be completed by June 30, 2025.

## **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The participation of residents and community stakeholders in prioritizing the use of CDBG funds is an important component of the Consolidated Plan (and Action Plan) planning process. For the 2024-2025 Action Plan, the City obtained public input in a variety of ways:

- The City established the Community Development Advisory Committee (CDAC), a five-member committee of City residents charged with evaluating and recommending public service grants

for the City Council's consideration. On January 11, 2024, an informal meeting ("CDBG 101") was held by program staff to advise committee members, potential public service grant applicants, and interested members of the City of the upcoming grant application process.

- On January 2, 2024, a funding availability notice was published in the local newspaper.
- On January 2, 2024, public service grant ("PSG") applications were made available. PSG applications were due on January 31, 2024.
- On February 8, 2024, CDAC held its first meeting at which grant applicants presented their request for public service grant funding, and the CDAC accepted other public input regarding CDBG public service grant funding.
- On February 22, 2024, CDAC held its second meeting at which additional public input regarding CDBG public service grant funding was provided, and the Committee developed funding recommendations for the City Council's consideration.
- On April 2, 2024, notices in English and Spanish were published in the *Press Enterprise* announcing the required 30-day public comment period for the draft 2024-2025 Annual Action Plan. The notice also announced the 2024-2025 Annual Action Plan public hearing to be held by the City Council on May 2, 2024.
- A public hearing was held on May 2, 2024 for the City Council to accept additional public input regarding the draft 2024-2025 Annual Action Plan and to authorize submission of the plan to HUD.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments received during the public review period or public hearing included the following:

There were no comments received in person during the May 2, 2024 Public Hearing at City Hall. No other comments were provided from remote locations during the Public Hearing. Also, the City Clerk did not receive any comments during the previous 30 days. And, there were no phone calls, emails or letters received by City staff about Annual Action Plan.

A summary of comments is provided in section AP-12 and **Attachment 2**.

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

There were no public comments that were rejected at the Public Hearing.

## **7. Summary**

The 2024-2025 Annual Action Plan is the second year of the 2023-2028 Consolidated Plan cycle. The Annual Action Plan is the City's one-year expenditure plan for CDBG funds. HUD announced the City will receive \$1,050,709 in CDBG funds for FY 2024-2025.

The Action Plan details the activities the City will undertake with CDBG funds to support the broader goals and objectives of the Consolidated Plan. Activities planned for funding include housing rehabilitation, public infrastructure improvements, public social services, and program administration, including fair housing services.

**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	JURUPA VALLEY	City Administration

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City Development Services Department is primarily responsible for the preparation of the Consolidated Plan and for administration of CDBG funds.

**Consolidated Plan Public Contact Information**

Ms. Amy Sells, Deputy City Manager

Phone: (951) 332-6464 X249 / Fax: (951) 332-6995 / [asells@jurupavalley.org](mailto:asells@jurupavalley.org)

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

### **1. Introduction**

The City of Jurupa Valley has taken several steps to obtain the input of community residents and stakeholders to develop the 2024-2025 Annual Action Plan. Consultation efforts include community meetings, and public notices and hearings. The City also consulted with state and regional agencies and local service providers. Additionally, the City utilized its internet webpage, social media, and the local community newspaper to notify residents of the opportunity to review and comment on the draft 2024-2025 Annual Action Plan. Actions taken by the City are consistent with the City's Citizen Participation Plan which is incorporated into the Consolidated Plan.

### **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 State Department of Housing and Community Development (HCD) certified Jurupa Valley's 6th Cycle (2021-2029) Housing Element on April 22, 2022. The Housing Element emphasizes coordination with the Riverside County Housing Authority to pursue grant funding and other incentives to promote and assist the nonprofit and/or private production of housing affordable to lower income households. Among assisted housing providers, Jurupa Valley partners with the Housing Authority of the County of Riverside (HACR), which assists renter households with HUD-funded housing assistance vouchers and certificates. The City of Jurupa Valley has a total of 340 vouchers being utilized within City limits.

With respect to service agencies, the City has various agreements in place with non-profits to provide homeless and other services. City intends to continue to work with service providers and is also exploring working with other nearby cities to provide more comprehensive services to meet community needs.

### **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.**

As a "Participating City" in the Urban County CDBG program, Jurupa Valley contributed to the Riverside County Continuum of Care (RC-CoC) planning process through the County of Riverside. As a direct CDBG grantee, the City will continue to participate in the RC-CoC by contributing to the regional CoC planning process. Additionally, the City initiated the process to build relationships with local CoC service providers in order to address the needs of the City's homeless.

**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 is not a recipient of Emergency Solutions Grant (ESG) funds; therefore, it does not assist the RC-CoC with the determination of ESG allocations or evaluating outcomes, and developing policies and procedures for the administration of the regional Homeless Management Information System (HMIS).

**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	<b>Agency/Group/Organization</b>	Fair Housing Council of Riverside County, Inc.
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Impediments to Fair Housing Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided data and information that helped identify the needs of households requiring fair housing services. Also provided input regarding the region's strategy to address impediments to fair housing.
2	<b>Agency/Group/Organization</b>	County of Riverside Department of Public Social Services
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HMIS
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regional Continuum of Care coordinator and HMIS administrator. Provided significant information regarding regional and City homeless population and resources.

3	<b>Agency/Group/Organization</b>	State of California
	<b>Agency/Group/Organization Type</b>	Other government – State
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Demographics Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various State departments and agencies were consulted to obtain information regarding employment, demographics, and lead poisoning.
4	<b>Agency/Group/Organization</b>	Housing Authority of the County of Riverside
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided information regarding number and type of households receiving rental assistance and the number of households requesting housing assistance.
5	<b>Agency/Group/Organization</b>	County of Riverside
	<b>Agency/Group/Organization Type</b>	Other government – County
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Demographics Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various county departments and agencies were consulted to obtain information regarding employment and demographics.
6	<b>Agency/Group/Organization</b>	City of Jurupa Valley
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City departments and City Council provided data and information, identified priorities, and recommendations for the allocation of HUD funds.
7	<b>Agency/Group/Organization</b>	Council on Aging – Southern California
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify needs of senior and frail elderly persons and households.
8	<b>Agency/Group/Organization</b>	211 Community Connect
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided data regarding various community social service needs.

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

The City had an open consultation process; no agency was prevented or excluded from participating.

**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 Department of Public Social Services	Regional and local Point-In-Time Survey (including Plan to End Homelessness and discharge planning)
Jurupa Valley Draft 2017 General Plan	City of Jurupa Valley	Housing priorities and program goals, and natural hazards resilience planning
City of Jurupa Valley Annual Budget	City of Jurupa Valley	City budget document including capital improvements that may be CDBG-eligible
5 Yr & 1 Yr PHA Plan	Housing Authority of the County of Riverside (HACR)	Resources to address housing needs of lower income renter householders
Fair Housing Impediments Study	City of Jurupa Valley	City document identified fair housing impediments within JV and outlined plan to address
Stringfellow Superfund Site Community Involvement	Environmental Protection Agency Region 9	Community involvement plan to encourage and facilitate community engagement throughout the Stringfellow Superfund Site cleanup process

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **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**

The City implemented its Citizen Participation Plan to obtain a broad range of resident input during the preparation of the 2024-2025 Annual Action Plan.

**Community Meetings:** The City Council has established the Community Development Advisory Committee (CDAC), a five-member committee of City residents charged with evaluating and recommending public service grants for the Council's consideration. On January 11, 2024, an informal meeting was held by the City to provide basic CDBG information and advise committee members, public service grant applicants, and the community of the upcoming grant application process. On February 8, 2024, CDAC held its first meeting at which grant applicants presented their request for public service grant funding, and the Committee accepted additional public input regarding CDBG public service grant funding. Finally, on February 22, 2024, the CDAC meet for a second time to hear additional public input regarding CDBG public service grant funding. During this meeting, the Committee developed funding recommendations for the City Council's consideration.

**Notices/Website:** On April 2, 2024, notices in English and Spanish were published in the *Press Enterprise* announcing the required 30-day public comment period for the draft 2024-2025 Annual Action Plan. The notices also announced the 2024-2025 Annual Action Plan public hearing to be held by the City Council on May 2, 2024. See **Attachment 2**, for a copy of the notices and a summary of public comments.

**Public Hearings:** The City Council held a public hearing at a regularly noticed and scheduled meeting (May 2, 2024) to obtain public input regarding the draft Annual Action Plan and the proposed use of 2024-2025 CDBG funds. The City Council also authorized City staff to submit the Action Plan to HUD.

**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 Meeting	Non-targeted/broad community	CDAC Meeting #1: Residents, local service providers, City staff, and community development consultants	Input regarding community service needs.	None	NA
2	Public Hearing	Non-targeted/broad community	CDAC Meeting #2: Residents, local service providers, City staff, and community development consultants	Input regarding community service needs.	None	NA
3	Newspaper Ad	Non-targeted/broad community	30-day public comment period and public hearing notice	None	None	NA
4	Public Hearing	Non-targeted/broad community	5/2/2024 public hearing to approve 2024-2025 Action Plan and to authorize submission of the plans to HUD	Three persons provided input regarding CDBG public service program allocations	None	NA

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

HUD allocated \$1,050,709 in CDBG funds for the 2024-2025 fiscal year. Housing voucher/certificate resources (via HARC) will also be available to carry out activities that support the Consolidated Plan's goals.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	1,050,709	0		1,050,709	3,000,0000	Annual CDBG allocation

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**

Other resources that are available to carry out activities that address the goals of the Consolidated Plan are limited:

- HARC reports that 416 Jurupa Valley households received rental assistance during the January 1, 2023 to December 31, 2023 calendar year period. It is anticipated that approximately 416 households will be assisted by HARC annually.
- On August 18th, 2022, the City adopted its Inclusionary Housing Ordinance (IHO). This program requires that one of every 25 new units (4%) be reserved for households at the 50% area median income level. Projects of six or more units are required to participate in the program. Affordable units must be provided on-site, off-site, or through the payment of an in-lieu fee. To date, the IHO has not resulted in new affordable units – though – the City does have some pending projects where the developers have committed to pay the fees.

CDBG does not require matching funds.

**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 conducted a detailed inventory of potential housing sites as part of the 2017 General Plan process. This study evaluated specific parcels, development constraints, and potential development capacity. The analysis indicated that 902 vacant parcels (or 2,432 vacant acres) in the City appear to be developable for housing. Additionally, parts of 73 additional parcels appear to be developable. These parcels, which are classified as Partially Constrained Parcels, include approximately 677 acres of additional land that could be used to accommodate new residential development in the City. A comprehensive list of these parcels is found in the City's General Plan Appendices.

**Discussion**

Funding resources to implement the City's Consolidated Plan are limited. It is anticipated that CDBG funding will continue to be reduced. With respect to other resources, the City will continue to support HARC's efforts to secure new rental assistance resources. As outlined above, an inventory of vacant land has been developed by the City. Additionally, the City's Housing Element indicates the City will continue to implement an Inclusionary Housing Program, which will ensure the creation of affordable housing units and/or the accumulation of in-lieu-fees that can be used to assist with the development of affordable housing.

## 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	Public Facility and Infrastructure Improvements	2023	2028	Non-Housing Community Development	CDBG-Eligible Block Groups	Public Improvements	CDBG: \$650,000	Public Facility and/or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,335 Persons Assisted
2	Single Family Housing Rehabilitation	2023	2028	Affordable Housing	Citywide	Housing	CDBG: \$104,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Homeless Services	2023	2028	Homeless	Citywide	Public Services	CDBG: \$127,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted Homeless Person Overnight Shelter: 50 Persons Assisted
4	Public Services	2023	2028	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 397 Persons Assisted
5	Fair Housing Services	2023	2028	Administration	Citywide	Administration	CDBG: \$40,000	Other: 200 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Program Administration	2023	2028	Administration	Citywide	Administration	CDBG: \$99,709	Other: 1 Other

Table 6 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Public Facility and Infrastructure Improvements
	<b>Goal Description</b>	Public facility and infrastructure Improvements to roadways, streets, sidewalks, and other eligible public infrastructure that primarily benefit low- and moderate- income persons.
2	<b>Goal Name</b>	Single Family Housing Rehabilitation
	<b>Goal Description</b>	Rehabilitation or preservation of residential properties to address housing and building code deficiencies and deferred property improvements
3	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	Homeless housing and support services, including homelessness prevention services
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Social service programs that provide support services to low- and moderate- income residents
5	<b>Goal Name</b>	Fair Housing Services
	<b>Goal Description</b>	Services to address impediments to access fair housing

6	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	CDBG program oversight and coordination

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following activities have been allocated CDBG funds for Fiscal Year 2024-2025:

### Projects

#	Project Name
1	Rubidoux Area Pavement Rehab Project
2	City Food Pantry Facility Improvements
3	CDBG Housing Rehab Grants Program
4	Housing Rehabilitation Administration
5	Path of Life
6	Family Services Association
7	Jurupa Football and Cheer
8	Girls on the Run
9	Fair Housing Council of Riverside County
10	CDBG Program Administration

Table 7 - Project Information

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

FY 2024-2025 is the seventh year the City will administer CDBG funds on its own. The City worked with Riverside County staff to implement several Americans with Disabilities Act (ADA) related projects, public facility improvement projects, and public services. The City will continue to utilize CDBG funds to construct street and sidewalk improvements to improve accessibility and mobility for individuals with disabilities and to improve neighborhoods within the CDBG eligible Census Tract Block Groups.

In addition to funding services to address the needs of the homeless and those at risk of becoming homeless, public service grants funding in 2024-2025 includes funding for senior services and youth services. Fair housing services will provide residents, landlords, and property managers with information and knowledge regarding fair housing laws with the goal of reducing or eliminating housing discrimination. This program will benefit all Jurupa Valley residents including protected classes such as individuals with disabilities and families with children. Finally, as indicated in the Consolidated Plan, the City will implement a housing rehabilitation program for qualified low- and moderate- income homeowners.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Rubidoux Area Pavement Rehabilitation Project
	<b>Target Area</b>	CDBG-Eligible Block Group
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	CDBG: \$590,000
	<b>Description</b>	This project includes the rehabilitation of existing AC pavement by grind/overlay with isolated removal and reconstruction, while also upgrading existing ADA facilities in the disadvantaged neighborhood of Rubidoux. The project is bounded by Pacific Ave., Pomona Freeway, Avalon St. and Mission Blvd.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,280 residents of which 1,345 are low- and moderate- income (58.99% Low/Mod)
	<b>Location Description</b>	The project is bounded by Pacific Ave., Pomona Freeway, Avalon St. and Mission Blvd. Census Tract: 40301 Block Group: 1
	<b>Planned Activities</b>	Enhance ADA accessibility and improve roadway safety by fixing poor pavement conditions and installing/upgrading ADA facilities.
<b>2</b>	<b>Project Name</b>	City Food Pantry Facility Improvements
	<b>Target Area</b>	CDBG-Eligible Block Group
	<b>Goals Supported</b>	Public Facility and Infrastructure Improvements
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	The City-owned public facility improvements, located in the Rubidoux community, include the installation of an air conditioning system, given that it is almost unbearably warm inside the building during the summer months. Also included is installing a fence to increase safety.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,775 residents of which 990 are low- and moderate- income (55.77 % Low/Mod)

	<b>Location Description</b>	The public facility is located at 5626 Mission Blvd., Jurupa Valley, CA 92509. Census Tract: 40203 Block Group: 1
	<b>Planned Activities</b>	Enhance safety by installing new air conditioning system and fence.
3	<b>Project Name</b>	CDBG Housing Rehab Grants Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Single Family Housing Rehabilitation
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Rehab Program: CDBG-funded grants for qualified homeowners to undertake home improvements to address code deficiencies and deferred property improvements
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 lower-income homeowners
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Grants up to \$10,000 to improve owner-occupied housing units.
4	<b>Project Name</b>	Housing Rehabilitation Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Single Family Housing Rehabilitation
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	Funding for direct cost associated with the administration of the City's housing rehabilitation grant program
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 lower income homeowners
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Costs associated with the administration of the City’s housing rehabilitation grant program. Tasks include qualifying property owners, inspecting properties for eligible home improvements, developing costs estimates, assisting homeowners with contractor agreement, and monitoring construction.
5	<b>Project Name</b>	Path of Life
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$127,000 (15% limit)
	<b>Description</b>	Homelessness prevention, outreach, emergency shelter and support services.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125 (75 individuals-outreach and 50 individuals-emergency shelter)
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Homeless outreach and engagement in order to link individuals to housing and support services. Funding also allocated to provide direct financial assistance to prevent the loss of housing and to assist those already homeless.	
6	<b>Project Name</b>	Family Services Association
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000 (15% limit)
	<b>Description</b>	Congregate meal program for seniors offered at the senior center
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	147 seniors

	<b>Location Description</b>	Program offered citywide but will be provided at the Eddie D. Smith Senior Center located at 5888 Mission Blvd.
	<b>Planned Activities</b>	Congregate meal program for seniors
7	<b>Project Name</b>	Jurupa Football and Cheer
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$5,000 (15% limit)
	<b>Description</b>	For youth: Covering partial costs of practice and game field rental, equipment and insurance.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 youths
	<b>Location Description</b>	Veterans Memorial Park, 4390 Pacific Ave., Jurupa Valley, CA 92509
	<b>Planned Activities</b>	Youth sports – football and cheer
8	<b>Project Name</b>	Girls on the Run
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$5,000 (15% limit)
	<b>Description</b>	Youth development program – running based – to enhance girls emotional, leadership and physical development.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 youths/girls
	<b>Location Description</b>	Program offered citywide; events planned at Jurupa Valley schools.
	<b>Planned Activities</b>	Athletic events (running) for girls to enhance positive youth development.

9	<b>Project Name</b>	Fair Housing Council of Riverside County
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing Services
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Fair housing outreach, education and enforcement services with the goal to reduce and eliminate impediments to the fair access of housing.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Fair housing outreach, education and enforcement services including; landlord, tenant and property management fair housing training; community outreach and education; complaint investigation and enforcement services.
10	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$99,709
	<b>Description</b>	CDBG program oversight and coordination.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	8930 Limonite Avenue, Jurupa Valley, CA – City Hall
	<b>Planned Activities</b>	Program oversight and coordination including management of public service grants, housing and commercial rehabilitation programs, and preparation of required applications and reports.

## 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

Approximately 91% of planned CDBG-expenditures during FY 2024-2025 will be available on a citywide basis. These activities include housing rehabilitation, homeless services, public services, fair housing services, and program administration. Public facility and infrastructure improvements slated for funding are eligible due to the percentage of low- and moderate- income residents residing in the project's service area. A map of the City's CDBG Eligible Areas is provided as **Attachment 3**.

### Geographic Distribution

Target Area	Percentage of Funds
CDBG-Eligible Block Groups	91
Citywide	9

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City's primary intent is to serve lower-income residents that need housing/services regardless of where they live within the City. Area-wide activities (e.g., infrastructure improvements) are limited to the City's CDBG-eligible areas, except for ADA in certain cases.

### Discussion

As indicated above, CDBG funds will be allocated to programs that serve Jurupa Valley residents regardless of where they live.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City will utilize limited CDBG funds to provide housing rehabilitation grants to eligible homeowners.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

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	8
Acquisition of Existing Units	0
Total	8

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

### Discussion

During FY 2024-2025, the City will implement the fourth year of its Homeowner Housing Rehabilitation Grant program. The City will use CDBG funds to assist an estimated eight households with this activity. The City will also continue to support HARC's implementation of the federal rental assistance voucher and certificate program. An estimated 416 Jurupa Valley households will benefit from this program during FY 2024-2025.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City does not own or manage public housing.

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

Not applicable.

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

Not applicable.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

### **Discussion**

The City does not own or manage public housing.

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

### **Introduction**

As outlined in the Consolidated Plan, the City will utilize a portion of CDBG funds during FY 2024-2025 to support agencies that provide homeless services.

### **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**

The City will utilize CDBG funds to fund homeless outreach services specifically targeting chronic homeless individuals. These services will be provided by Path of Life Ministries, which will utilize its mobile outreach team to connect with 75 homeless individuals and provide a variety of services and referrals designed to meet basic needs and emergency shelter. This outreach staff will also conduct vulnerability assessments to determine if homeless individuals are ready to enter rapid rehousing or permanent supportive housing.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

There are no emergency or transitional housing beds in Jurupa Valley; however, during FY 2024-2025, the City will partner with Path of Life which will provide a minimum of four shelter beds (1,000 bed nights) for Jurupa Valley homeless individuals on any given night. An estimated 50 individuals will benefit from these services.

#### **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**

HUD's *2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report* indicates there are 1,506 permanent supportive housing beds throughout the Riverside County Continuum of Care. Most beds (824) are tied to the Veterans Affairs Supportive Housing (VASH) rental housing voucher program that is administered by the HARC. As of February, 2024 (for the January 1, 2023 to December 31, 2023 calendar year period), HARC reports 416 Jurupa Valley households currently receive rental assistance, including 19 Jurupa Valley veteran households receive rental assistance (7 veterans are on the rental assistance waitlist). HARC also reports that 724 self-reported homeless individuals with ties to Jurupa Valley are on the waitlist for federal rental assistance. The City will continue to

support HARC and its efforts to secure additional VASH vouchers, Shelter Plus Care vouchers, and rental assistance vouchers and certificates in an effort to address the needs of these homeless individuals and households.

**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.**

According to HUD's *Strategies for Preventing Homelessness*, "Homelessness prevention is an essential element of any effort to end homelessness either locally or nationwide." This HUD report indicates it is less expensive and disruptive to keep a household housed-in-place. To this end, the City will allocate CDBG funds to Path of Life to support their homelessness prevention program. The City will also participate in regional homeless planning efforts, including the RC-CoC's Discharge Plan, which aims to prevent individuals leaving institutions, hospitals, etc., from becoming homeless.

## **Discussion**

The City's homeless strategy is to help prevent homelessness and to support local service providers as they engage and assess the needs of the City's homeless population. Significant CDBG funding is allocated to Path of Life Ministries to provide an array of homeless services, including outreach, engagement, short-term shelter, and support services.

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

### **Introduction:**

Barriers to affordable housing and actions to overcome barriers are listed in the City's Housing Element and were outlined in the Consolidated Plan – a summary is provided below.

### **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**

The Jurupa Valley Housing Element (2021-2029), certified by the state in April 2022, identifies actions the City has planned to reduce barriers to the development of affordable housing. To encourage lower-cost housing production, the City has identified various incentives to consider for property owners and developers. Among these possible incentives are modifications to development standards, reduced development fees, expedited permit processing, and direct financial assistance from in-lieu Inclusionary Housing Program (IHP) fees. In addition, the City has established a goal to create incentives to encourage creative housing solutions such as single room occupancy dwellings, tiny homes and other emerging housing products targeted to homeless persons, seniors, persons with disabilities and other low-income persons. No projects are currently underway that are utilizing these incentives.

### **Discussion:**

The City's Housing Element and Consolidated Plan identify several barriers to the creation of affordable housing opportunities. The Housing Element has also identified several actions the City can take to reduce the impact of these barriers on affordable housing development; however, no projects are currently under development that are using these incentives. On August 18th, 2022, the City of Jurupa Valley adopted its Inclusionary Housing Ordinance (IHO). The ordinance applies to all residential or mixed-use development projects approved after September 17, 2022, which requires that a minimum of 7% of the units within a project be affordable to lower income households for at least 55 years for rental units and 45 years for for-sale units. The ordinance describes alternative compliance methods that allow developers to comply by paying an in-lieu fee, constructing units off-site, dedicating land, converting market-rate units to affordable, preserving at-risk housing, increasing affordability levels, and other alternatives.

Regarding Affordable Housing Underway: there are two that have submitted applications; however, they are not under construction and are still assembling financing. Two projects expected by the County (major funder) projected to be completed in 2025.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Outlined below are the actions the City will implement during FY 2024-2025 to address the sub-strategies of the Consolidated Plan.

### **Actions planned to address obstacles to meeting underserved needs**

During FY 2024-2025, the City will encourage and support HARC's efforts to obtain additional rental assistance funding, especially for senior, disabled, and low-income households. CDBG-funded public facility improvements will improve residential neighborhoods with the rehabilitation or installation of streets and sidewalks. Additionally, funding will be allocated to support meal services for seniors. Finally, fair housing services will help ensure all households can secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, national origin, familial status, disability, age, source of income or other characteristics protected by laws.

### **Actions planned to foster and maintain affordable housing**

As previously outlined, the City will utilize CDBG funds to continue its homeowner housing rehabilitation grant program during FY 2024-2025. The City will also continue to support HARC's administration of HUD's voucher and certificate rental assistance program.

### **Actions planned to reduce lead-based paint hazards**

A significant percentage of the City's housing stock was constructed before 1980 and may contain lead-based paint hazards. The City will ensure that information is available to community residents regarding the health impacts of lead-based hazards, especially for young children. As the City implements its housing rehabilitation program, it will ensure that HUD's regulations regarding lead-based paint hazards are incorporated into program policies and procedures to ensure lead-paint hazards are addressed during the property rehabilitation.

### **Actions planned to reduce the number of poverty-level families**

According to the U. S. Census Bureau, approximately 10.3% of the City's population lives at or below the poverty level, including 24.4% of children under 18. During FY 2024-2025, the City will support several activities that aim to reduce the number of households living in poverty:

- Support HARC's administration of rental assistance programs for very low-income renters.
- Support social service programs that assist households at risk of becoming homeless and those

that are homeless.

- Funding for free/low-cost meal services for seniors.
- Support fair housing services to ensure households have access to safe and decent housing free of discrimination.
- Provide rehabilitation grants to qualified home owners.

### **Actions planned to develop institutional structure**

As the City prepared to become a CDBG grantee community in 2018, it initiated efforts to develop an institutional structure to help identify and access resources to improve the community. The City solicited the input of local service providers by hosting a community workshop to discuss community needs and future funding opportunities. The City will continue to assist the HARC to implement its Five-year Public Housing Authority (PHA) Plan for the provision of rental assistance vouchers and certificates. The City will also engage neighboring HUD-grantee communities to explore and participate in regional planning and program initiatives.

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

The City of Jurupa Valley does not operate public housing. HARC provides rental assistance in the community. Federal legislation requires that the Housing Authority prepare five-year and one-year plans that highlight its mission, goals, and objectives related to public and assisted housing programs. The City will review the Authority's plans and will provide HARC the opportunity to review and consult with the City regarding its Consolidated Plan. The goal of this cross-consultation is to provide consistent and coordinated housing services for City residents.

As stated above, Jurupa Valley has developed working relationships with several local nonprofits. As the City expands its CDBG program to provide public service grant funding, it will coordinate efforts with nonprofit partners to promote the efficient and effective use of limited public resources.

### **Discussion:**

Prior to 2018, the City was part of the Riverside Urban County CDBG program. As a participating jurisdiction, the County's Analysis of Impediments to Fair Housing incorporated the City. In 2024, the City of Jurupa Valley completed its second AI, which is summarized in **Attachment 4**. Action steps to be taken by the City during FY 2024-2025 to address identified impediments are also found in **Attachment 4**.

# Program Specific Requirements

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

### Introduction:

Each HUD program that is covered by the Consolidated Plan regulations must address certain program specific requirements.

### 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
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City will meet the overall 70% benefit for low- and moderate- income requirement during the one-year **2024** Program Year.

Table 1 - Accomplishments – Program Year & Strategic Plan to Date - 2023-2024

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected 5 Yr. Strategic Plan	Actual 5 Yr. Strategic Plan	5 Yr. Percent Complete	Expected 23-24 Program Year	Actual 23-24 Program Year	23-24 Percent Complete
Homeless Services	Homeless	CDBG: \$143,759	Homeless Person Overnight Shelter	Persons Assisted	500	96	19.20%	150	96	64.0%
Fair Housing Services	Non-Housing Community Development	CDBG: \$40,000	Other	Other	1,000	401	40.10%	200	401	200.5%
Housing Rehabilitation	Affordable Housing	CDBG: \$104,000	Homeowner Housing Rehabilitated	Household Housing Unit	40	7	17.50%	8	8	100.0%
Program Administration	Administration	CDBG: \$100,000	Other	Other	5	1	20.00%	1	1	100.00%
Public Infrastructure Improvements	Non-Housing Community Development	CDBG: \$683,969	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	0	0.00%	2,175	0	0.00%
Public Services	Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate income	Persons Assisted	1500	137	9.13%	200	137	68.50%

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8930 Limonite Avenue  
Jurupa Valley, California 92509

*Account Number:* 5209928  
*Ad Order Number:* 0011656422  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 04/02/2024  
*Total Amount:* \$1084.63  
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*Amount Due:* \$1084.63  
*Notice ID:* SfWTK5b486QE8nvylpF6  
*Invoice Text:*

PUBLIC NOTICE NOTICE OF 30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARING TO BE HELD BY THE CITY OF JURUPA VALLEY REGARDING SUBMISSION OF THE 2024-2025 ANNUAL ACTION PLAN NOTICE IS HEREBY GIVEN that the City of Jurupa Valley City Council will hold a public hearing and public comment period for the Action Plan for Fiscal Year 2024-2025. This action is taken in compliance with federal regulations [24 CFR 91]. As a recipient of Community Development Block Grant (CDBG) funds, the City is required to approve an Annual Action Plan every year. The Annual Action Plan delineates proposed activities to be funded under the U.S. Department of Housing and Urban Development's (HUD) CDBG program. 30-Day Public Comment Period The required 30-day public comment period for the 2024-2025 Annual Action Plan will commence April 2, 2024 and will end May 2, 2024. The draft document will be available for public review upon request, at the public counter at Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509. City Hall is open Monday through Friday, from 8 AM to 5 PM. The draft will also be posted on the City's website ([www.jurupavalley.org](http://www.jurupavalley.org)). Written comments regarding the draft Annual Action Plan may be submitted to the attention of Amy Sells at the City Hall address. All written comments must be received by the City no later than 12 PM, May 2, 2024. 2024-2025 Action Plan HUD has not notified the City of its final CDBG allocation for 2024-2025; however, for planning purposes, it is anticipated the City will receive an allocation of \$1,050,000 in CDBG funds for Fiscal Year 2024-2025. In addition, approximately \$25,000 from prior year CDBG funds will be added, which will total \$1,075,000 for the 2024-2025 budget. Consistent with

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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011656422

**FILE NO. 0011656422**

## PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**04/02/2024**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: April 2, 2024.  
At: Riverside, California



\_\_\_\_\_  
Signature

**PUBLIC NOTICE  
NOTICE OF 30-DAY PUBLIC COMMENT PERIOD  
AND PUBLIC HEARING TO BE HELD BY THE CITY OF JURUPA VALLEY  
REGARDING SUBMISSION OF THE 2024-2025 ANNUAL ACTION PLAN**

NOTICE IS HEREBY GIVEN that the City of Jurupa Valley City Council will hold a public hearing and public comment period for the Action Plan for Fiscal Year 2024-2025. This action is taken in compliance with federal regulations [24 CFR 91].

As a recipient of Community Development Block Grant (CDBG) funds, the City is required to approve an Annual Action Plan every year. The Annual Action Plan delineates proposed activities to be funded under the U.S. Department of Housing and Urban Development's (HUD) CDBG program.

**30-Day Public Comment Period**

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**2024-2025 Action Plan**

HUD has not notified the City of its final CDBG allocation for 2024-2025; however, for planning purposes, it is anticipated the City will receive an allocation of \$1,050,000 in CDBG funds for Fiscal Year 2024-2025. In addition, approximately \$25,000 from prior year CDBG funds will be added, which will total \$1,075,000 for the 2024-2025 budget. Consistent with HUD's guidelines, once the 2024-2025 CDBG grant is announced by HUD, staff will adjust the proposed allocations listed below by a uniform percentage based on the final grant amount and taking into consideration any conditions set by the City Council. The proposed use of CDBG funds includes the following:

<u>Proposed Activity</u>	<u>Proposed CDBG Allocation</u>
▪ Public services for lower income persons	\$156,000.00
▪ Public facility and/or infrastructure improvements	\$650,000.00
▪ Program administration (including Fair Housing counseling)	\$140,000.00
▪ Housing Rehabilitation Program	\$104,000.00

**2024-2025 Action Plan Public Hearing**

The City is also required to hold a public hearing to obtain additional public comments regarding the 2024-2025 Annual Action Plan. Notice is hereby given that the City of Jurupa Valley City Council will hold a public hearing on Thursday, May 2, 2024, for this purpose. The hearing will be held in the City Council Chamber located at 8930 Limonite Avenue, Jurupa Valley. The City Council meeting will be held at 7 PM or soon thereafter. For additional information regarding the hearing (including reasonable requests for special accommodations for persons with disabilities), please contact Amy Sells at (951) 332-6464 Ext. 249.

If you wish to challenge the City's decision in court, the challenge will be limited only to those issues you or someone else raised at the public hearing, prior to the public hearing, or in written correspondence delivered to the City Clerk's Department, prior to, the public hearing described in this notice.

The agenda report for this item will be available on Monday, April 29, 2024 on the City's website at [www.jurupavalley.org](http://www.jurupavalley.org). Additionally, a copy of the report may be obtained at City Hall during normal business hours, Monday through Friday, 8:00 a.m. - 5:00 p.m. It is recommended that you contact City Hall to ensure a copy of the report is available for distribution. For further information you may wish to call City Hall at (951) 332-6464.

Victoria Wasko, CMC City Clerk

Published: April 2, 2024

**NOTICIA PÚBLICA  
AVISO DEL PERÍODO DE COMENTARIOS PÚBLICOS DE 30 DÍAS Y AUDIENCIA PÚBLICA  
EN LA  
CIUDAD DE JURUPA VALLEY  
SOBRE LA SUMISIÓN DEL PLAN DE ACCIÓN ANUAL 2024-2025**

POR LA PRESENTE SE DA AVISO de que el Consejo Municipal de la Ciudad de Jurupa Valley llevará a cabo una audiencia pública y un período de comentarios públicos para el Plan de Acción Anual para el año fiscal 2024-2025. Esta acción se toma en conformidad con las regulaciones federales [24 CFR 91].

Como receptor de fondos federales (Community Development Block Grant (CDBG)), la Ciudad debe aprobar un Plan de Acción Anual cada año. El Plan de Acción define las actividades propuestas que serán financiadas por el programa CDBG del Department of Housing and Urban Development (HUD) de los Estados Unidos.

**Período de 30 Días para Comentarios Públicos**

El período requerido de 30 días para comentarios públicos para el Plan de Acción Anual 2024-2025 comenzará el 2 de abril de 2024 y finalizará el 2 de mayo de 2024. El documento preliminar estará disponible para revisión pública a pedido en el mostrador público del City Hall de Jurupa Valley - 8930 Limonite Avenue, Jurupa Valley, CA 92509. City Hall está abierto de lunes a viernes, de 8 AM hasta las 5PM. El borrador también se publicará en el sitio web de la Ciudad ([www.jurupavalley.org](http://www.jurupavalley.org)). Los comentarios por escrito sobre el borrador del Plan de Acción Anual se pueden enviar a la atención de Amy Sells en la dirección del City Hall. Todos los comentarios escritos deben ser

recibidos por la Ciudad a más tardar a las 12 PM del 2 de mayo de 2024.

**Plan de Acción Anual 2024-2025**

HUD no ha notificado a la Ciudad de su asignación final de CDBG para 2024-25. Sin embargo, con fines de planificación, se anticipa que la Ciudad recibirá una asignación de \$1,050,000 en fondos CDBG para el año fiscal 2024-2025. Además, se agregarán \$25,000 de los fondos CDBG del año anterior, lo que totalizará \$1,075,000 para el presupuesto 2024-2025. De acuerdo con las pautas de HUD, una vez que HUD anuncie la subvención CDBG 2024- 2025, el personal ajustará las asignaciones propuestas que se enumeran a continuación en un porcentaje uniforme basado en el monto final de la subvención y teniendo en cuenta las condiciones establecidas por el City Council. El uso propuesto de los fondos CDBG incluye lo siguiente:

<u>Actividades Propuestas</u>	<u>Propuesto Uso de Fondos CDBG</u>
▪ Servicios públicos para personas de menores ingresos	\$156,000.00
▪ Mejoras en instalaciones y / o infraestructuras públicas	\$650,000.00
▪ Administración del programa (incluida la asesoría en vivienda justa)	\$140,000.00
▪ Programa de rehabilitación de viviendas	\$104,000.00

**Audiencia Pública del Plan de Acción 2024-2025**

También se requiere que la Ciudad celebre una audiencia pública para obtener comentarios públicos adicionales sobre el Plan de Acción Anual 2024-2025. Por la presente se notifica que el City Hall de la Ciudad de Jurupa Valley celebrará una audiencia pública el jueves 2 de mayo de 2024 para este propósito. La audiencia se llevará a cabo en City Council Chamber ubicadas en 8930 Limonite Avenue, Jurupa Valley. La reunión del City Council se llevará a cabo a las 7PM o poco después. Para obtener información adicional sobre la audiencia (que incluye solicitudes razonables de personas con discapacidades), comuníquese con Amy Selis al (951) 332-6464 Ext. 249.

Si desea desafiar la decisión de la Ciudad en la corte, el reto se limitará solo a aquellos asuntos que usted u otra persona planteó en la audiencia pública, antes de la audiencia pública, o en la correspondencia escrita entregada al City Clerk (departamento de la secretaría de la ciudad), antes de la audiencia pública, descrita en este aviso.

El Informe de la agenda para este tema estará disponible el lunes 29 de abril de 2024 en el sitio web de la Ciudad en [www.jurupavalley.org](http://www.jurupavalley.org). Además, se puede obtener una copia del Informe en el City Hall durante el horario laboral normal, de lunes a viernes, de 8:00AM a 5:00PM. Se recomienda que se comuniquen con City Hall para asegurarse de que una copia del Informe esté disponible para su distribución. Para obtener más información, puede llamar al City Hall al (951) 332-6464.

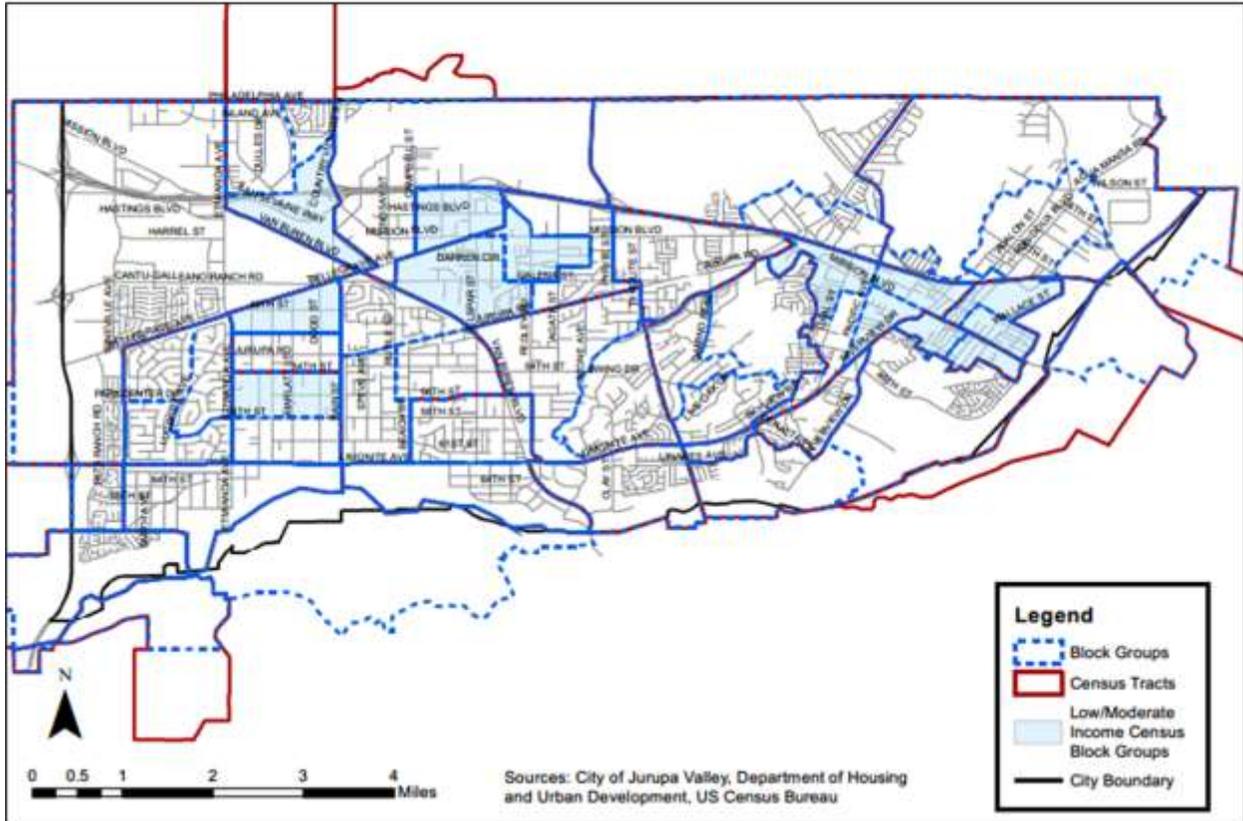
Victoria Wasko, CMC  
City Clerk

Publicar: 2 de abril de 2024

**The Press-Enterprise**  
Published: 4/2/24

Attachment 3

2023 Low and Moderate Income Areas  
Census Tract/Block Groups  
City of Jurupa Valley





*City of*  
**JURUPA VALLEY**  
*California*

***Summary & Recommendations***  
***Analysis of Impediments to***  
***Fair Housing Choice 2024-2029***

*Final - March 21, 2024*

This is an extract of a larger document –  
the entire document is available for  
public review on the City's website

[www.jurupavalley.org](http://www.jurupavalley.org)

**City of Jurupa Valley**  
**City Manager's Office**  
**8930 Limonite Avenue**  
**Jurupa Valley, CA 92509**



## Summary and Recommendations

The Jurupa Valley AI evaluates a wide range of housing issues and potential barriers to fair housing. The following section builds upon this analysis, outlines conclusions, and provides recommendations for the City and its community partners to address identified impediments to fair housing choice.

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### Summary of Conclusions/Findings

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The following summarizes the key findings from the AI:

#### Community Profile

- In 2022, 21.1 percent of the City's population was under the age of 18 years and 11.4 percent was 65 years and over. These two age groups are an indicator of the reliance of **children and senior citizens** on the working age population, also known as the dependency ratio. Lower the dependency ratio, the lesser the "burden" is on a community's working age residents.
- The **Hispanic ethnic population** represent 72.0 percent of the City's total population, which is higher than the countywide total of 50.8 percent. All minority groups in the City account for over three-quarters of the City total population.
- The majority (57.3%) of Jurupa Valley households spoke a language other than English at home. Most Jurupa Valley residents (54.3%) speak Spanish as their primary language.
- The **Section 8 Housing Voucher Program** administered by the Housing Authority of Riverside County (HARC) assisted 416 low-income renters living in Jurupa Valley. The majority of these renters are senior and/or disabled households. The Hispanic population is under represented in the program. Approximately one-quarter of the voucher holders identified as Hispanic; however, the Hispanic ethnic population represents two-third of the City's total population. In 2023, approximately 2,551 households were on the waitlist for federal rental assistance.
- **Seniors** (age 65+) represent 11.4 percent of Jurupa Valley's population. Some of the characteristics of elderly residents included: limited mobility; increased medical attention due to health complications; and, restricted fixed income, such as Social Security, pension programs and retirement income. In Jurupa Valley, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 28.1 percent of Jurupa Valley's seniors
- Approximately 22 percent of Jurupa Valley residents age five years old and older had some type of disability. The top three disabilities among persons age five and older include those with ambulatory difficulty, independent living difficulty, and cognitive difficulty.



- Approximately 42 percent of the owner-occupied units in the City were built before 1980, and 18% were built before 1960, per the Housing Element. Of the City's renter-occupied units, 47% were built before 1980, and 21% were built before 1960. In general, homes built more than 30 years ago are likely to require structural renovation and increased maintenance, resulting in greater costs for the owner. Older homes can also create health and safety problems for occupants, as many deteriorated structures often do not meet current building code standards and lack safety features such as fire suppression, home security devices, and seismic safety retrofits. In addition, there are greater lead-based paint related health risks. Based on housing age alone, a significant portion of Jurupa Valley's housing stock could require rehabilitation in the upcoming decade.
- The **2023 Point-In-Time Homeless Count** reported there were 79 unsheltered homeless individuals counted in the City of Jurupa Valley. Over 80 percent of homeless person were White and almost half (46%) Hispanic (many of the Hispanics were also considered White). Approximately 62 percent were chronically homeless, 19 percent had a mental health condition, and approximately half had a physical or developmental disability. No children or families with children were interviewed in the count.
- The average household size in Jurupa Valley was 3.90. Over 30 percent of the City's households were considered **large households** (5 or more persons per household). Large households are a special needs group because of the lack of available affordable housing of adequate size. To save for necessities such as food, clothing, transportation, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.
- **Overcrowding** (defined as more than one person per room) occurred in 11.7 percent of the City's total occupied units and severe overcrowding (more than 1.5 persons per room) occurred in 4.1 percent of the total occupied units. Approximately double the figure of severe overcrowding occurred in rental units than owner-occupied units. This indicates the need for larger rental units and/or more rental subsidies to allow large households to afford adequately sized units.
- The most prevalent housing problem facing Jurupa Valley households was **overpayment on housing cost**. A household is considered to be overpaying for housing if housing costs (rent plus utilities) make up more than 30 percent of the household's gross monthly income. Overpaying occurred with 36.1 percent of the total occupied units. Renter households tended to overpay more for housing than owners occupied households.

## Fair Housing Profile

- **Fair housing education and outreach** to housing providers and owners is provided through the Fair Housing Council of Riverside County (FHRC), the California Apartment Owner's Association (CAA), and for properties with Section 8 rent vouchers, the Housing Authority of the County of Riverside (HACR). Given the characteristics of Jurupa Valley's apartment stock as predominately older and in smaller complexes, a large segment of the City's rentals are not managed by professional management companies and small "mom and pop" managers may not be trained in fair housing laws. As small property managers/owners



are typically the primary violators of fair housing laws, targeted outreach to this group by the FHCRC remains critical.

- In Jurupa Valley, there have been not housing discrimination cases opened in recent years. Most housing complaints are regarding increases in rent or other landlord-tenant issues. However, It will be important to monitor discrimination complaints in the City over time to make sure that if any discrimination cases arise – that they are properly addressed.
- **Hispanics** comprise 72 percent of Jurupa Valley’s population, which reflect well the percentage of the landlord/tenant calls (75%) received by the FHCRC over the past year. This could indicate that the City's Hispanic population is fully aware of the landlord/tenant services available to them.

## Public Sector Impediments

- There is currently no mechanism specified in the Zoning Code to allow **reasonable accommodation exceptions** to zoning requirements for individuals with disabilities. Currently, the City considers requests for reasonable accommodation when requests are made, without a formal application and approval process. As part of this Housing Element’s Programs, the City will adopt a formal reasonable accommodation ordinance into the Zoning Code.
- The narrow **definition of "family"** in the City's Zoning Code was removed as it was too constraining to the diverse household types in the City. . The City instead used a housing element program to allow for a more open-ended interpretation of what a family is under the housing element and City code. There is no current plan to create a new definition for family in the City of Jurupa Valley due to the possibility of creating unnecessary restrictions to options for housing in the City.
- Providing development opportunities for a **variety of housing types** helps to address the diverse range of housing needs present in a community. Senior citizens, persons with disabilities, veterans, and persons suffering from homelessness, among others, may require non-traditional housing types. As required under state and federal law, Jurupa Valley’s Zoning Code has been amended to better facilitate the following types of housing: residential care facilities, SROs, transitional and supportive housing, emergency homeless shelters, and farm worker/employee housing.
- Based on the affordability gap analysis conducted in the City’s Housing Element, market rents in Jurupa Valley are beyond the level of affordability of lower income (<80% AMI) households, and housing sales prices are beyond the level of affordability of moderate income (<120% AMI) households. Local tools including **inclusionary zoning and density bonuses** can be used to facilitate the production of units affordable to low- and moderate-income households, and further goals for economic integration.

## Private Sector Impediments

- The **approval rate for home purchase loans** in Jurupa Valley in 2022 was 79.5 percent.



- **The mortgage loan denial rate** in Jurupa Valley was 20.5 percent. The lowest denial rates in Jurupa Valley were among by Asians (14.8%), and Whites (19.5%). Denial rates of Hispanics were at 23.1%, African Americans at 27.1%, with the Hawaiian/Pacific Islanders having the highest denial rates at 40.0%.
- **Realtors and Property Managers** participating in the City's AI outreach efforts were not aware of any discriminatory practices in Jurupa Valley.
- **City and Other Staff** that has extensive contact with residents of Jurupa Valley, in departments such as City Planning, Development Services/Economic Development, Engineering, Building and Safety, and Police (Riverside Sheriff's Department) were not aware of any discriminatory practices in Jurupa Valley. They had not received any complaints from residents.



## Recommended Actions to Address Impediments

The City of Jurupa Valley provides the State of California’s Housing and Community Development Department (HCD) with annual updates on Affirmatively Furthering Fair Housing (AFFH) activities. For 2023, the City’s AFFH implementation status of planned actions are summarized below in Table 7-1:

**Table 7-1  
Affirmatively Furthering Fair Housing Implementation Status 2023**

Action Area	Description	Implementation Status		
		Future Work Effort	In Process	Ongoing or Complete
<b>Housing Mobility</b>				
ADUs	1. <b>Develop</b> ADU informational materials and ‘as built’ sample plans to promote the development of ADUs in the City. 2. <b>Monitor</b> the production and affordability of ADUs annually to ensure the City is meeting the assumption of 15 ADUs per year as outlined in this Housing Element.		X	
PUBLIC HOUSING AND RENTAL ASSISTANCE	1. <b>Encourage</b> the HARC to continue to provide housing choice vouchers to a minimum of 344 households in Jurupa Valley and increase voucher usage in higher opportunity areas. 2. <b>Work</b> with HARC and FHCR to encourage small property owners to participate in HARC’s Housing Choice Voucher Assistance Program			X
<b>New Opportunities in Higher Opportunity Areas</b>				
PROVIDE HOUSING OPPORTUNITIES IN HIGHER OPPORTUNITY AREAS FOR ALL MEMBERS OF THE COMMUNITY	1. <b>Provide</b> incentives to encourage the development of a range of creative and affordable housing types to accommodate homeless persons, seniors, disabled persons, and other low and extremely low-income populations, such as single-room occupancy dwellings (SROs), prefabricated housing, tiny houses, and other emerging housing products through fee waivers or deferrals, flexible development standards, supporting funding applications, etc. 2. <b>Work</b> with local developers to include affordable housing units in all new housing developments during the entitlement process. 3. <b>Develop</b> an inclusionary housing ordinance to increase the variety of affordable housing to provide for special needs groups that aren’t being reached right now according to the AFFH. 4. <b>Allocate</b> funding for Infrastructure improvements citywide including, but not limited to, pedestrian and bicycle improvements, complete streets and corridor beautification, ADA improvements, and Safe Routes to School enhancements with a priority in the most economically impacted neighborhoods.			X



**Table 7-1  
AFFIRMATIVELY FURTHERING FAIR HOUSING IMPLEMENTATION STATUS 2023 (Cont'd)**

Action Area	Description	Implementation Status		
		Future Work Effort	In Process	Ongoing or Complete
<b>TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS</b>	1. <b>Promote</b> the development of smaller single-family homes on smaller lots using the Traditional Neighborhood Design Standards to developers through the entitlement process. Also develop promotional materials such as educational fliers/handouts on Traditional Neighborhood Design Standards for dissemination to the development community and in meetings with developers.			X
<b>Place-based Strategies for Community Revitalization</b>				
<b>AFFORDABLE MOBILE HOMES CONSERVATION</b>	1. <b>Conserve</b> affordable mobile home housing stock and help bring such housing up to code through periodic outreach and mobile home loan and improvement grants funded by CDBG and other funds, as available.			X
<b>SUBSTANDARD HOUSING CONDITIONS</b>	1. <b>Allocate</b> CDBG grant for housing update and rehabilitation for most aged housing stock for homes older than 50 years.			X
<b>ENFORCEMENT AND OUTREACH TO REDUCE DISCRIMINATION</b>	1. <b>Allocate</b> CDBG funding to creating locally hosted educational workshops on fair housing to reduce the amount of discrimination 2. <b>Provide</b> social media and fact sheets/resource alternatives to access fair housing info with links to the City website 3. <b>Collaborate</b> with Fair Housing Council of Riverside County for continued tracking of fair housing enforcement for discrimination cases.			X
<b>SUPPORT AT-RISK CHILDREN AND YOUTH</b>	1. <b>Provide</b> informational materials on the Youth Opportunity Center at City Hall and promote the Center through social media platforms and regular updates at City Council meetings. 2. <b>Make</b> meeting rooms available to the Center at the City's Jurupa Valley Operations Center located in the Rubidoux area. 3. <b>Assist</b> the Center in the preparation of grant applications as needed. 4. <b>Work</b> with the Rubidoux Youth Opportunity Center to promote their services in census tracts with concentrated poverty and highest need.	X		
<b>PROVIDE ADDITIONAL PARKLAND IN AREAS OF CONCENTRATED POVERTY</b>	1. <b>Provide</b> technical support and assistance to JARPD to acquire and develop a ¼ acre park in the Mission / Wallace / Daly area.		X	

**Table 7-1**



**AFFIRMATIVELY FURTHERING FAIR HOUSING IMPLEMENTATION STATUS 2023 (Cont'd)**

Action Area	Description	Implementation Status		
		Future Work Effort	In Process	Ongoing or Complete
<b>PROMOTE MEANINGFUL ENGAGEMENT IN THE PUBLIC DECISION-MAKING PROCESS</b>	1. <b>Ensure</b> that affected residents have the opportunity to participate in decisions that affect their health (EJ 1.1).			
	2. <b>Schedule</b> public meetings on key issues affecting the public at times and locations most convenient to community members (EJ 1.4).			X
	3. <b>Provide</b> translation and interpretation services at public meetings on issues affecting populations whose primary language is not English. Translation time should not be taken from the person’s time limit for comments (EJ 1.6).			
<b>Displacement</b>				
<b>DISPLACEMENT RISK OF LOW-INCOME RESIDENTS DUE TO ECONOMIC PRESSURES</b>	1. <b>Work</b> with FHCR to continue to provide access to aid and financial counseling for residents and develop an outreach plan for the neighborhoods with the greatest concentration of poverty.			
	2. <b>Promote</b> the development of affordable units through City policies and State Law on every housing project in entitlement			X

Source: City of Jurupa Valley Housing Department, Jan. 2024

Additional AI recommendations are organized by activity type as outlined in HUD’s 1998 Fair Housing Planning Guide. The recommendations listed below are primarily implemented by the Fair Housing Council of Riverside County (FHCR), with coordination and oversight by the City's Development Services Department.

**1. Education and Outreach Activities**

**Action 1.1:** In partnership with the FHCR, conduct multi-faceted fair housing outreach to Jurupa Valley tenants, landlords, property owners, realtors, and property management companies. Methods of outreach will include workshops, informational booths at community events, presentations to civic leaders and community groups, public service announcements, and distribution of multi-lingual fair housing literature. Ensure the Hispanic community is provided with accessible information on available fair housing and landlord/tenant services.

**Action 1.2:** Ensure the FHCR conducts focused outreach and education to small property owners/landlords on fair housing, and reasonable accommodation and reasonable modification issues in particular. FHCR will continue to conduct property manager trainings on a regular basis, targeting managers of smaller properties, and promote the California Certified Resident Manager program offered through the California Apartment Association.



**Action 1.3:** Encourage the FHCRC and Housing Authority of Riverside County work to enhance access to services and housing for residents with limited English proficiency. For the federal CDBG program, the City will provide public notices in English and Spanish, and ensure translators are available at public meetings.

**Action 1.4:** Contact the Housing Authority of Riverside County (HARC) regarding the apparent under-representation of Hispanic households in the Housing Choice Voucher program. As warranted, request that HARC conduct targeted outreach as defined in its Administrative Plan.

## 2. Enforcement Activities

**Action 2.1:** Continue to provide investigation and response to allegations of illegal housing discrimination through the FHCRC. For cases that cannot be conciliated, the FHCRC will refer case to the Department of Fair Housing and Employment (DFEH), U.S. Department of Housing and Urban Development (HUD), small claims court, or to a private attorney, as warranted.

**Action 2.2:** On an annual basis and in coordination with the FHCRC, review discrimination complaints to assess Jurupa Valley trends and patterns over time, and tailor fair housing education and outreach accordingly.

**Action 2.3:** Continue to work with FHCRC to provide general counseling and referrals over the phone regarding tenant-landlord issues.

## 3. Monitoring Lending, Housing Providers, and Local Real Estate Practices

**Action 3.1:** City shall continue to monitor mortgage loan denial rates among African American households and other racial/ethnic groups. As warranted, contact the City's major mortgage lenders to discuss the City's concerns.

**Action 3.2:** City may contract with an organization to help protect homeowners from mortgage rescue fraud by promoting the use of HUD-certified, non-profit mortgage counseling agencies on the City's website and other means.

**Action 3.3:** City may contract with an organization to help coordinate with local realtors and conduct outreach to the local real estate community on predatory mortgage lending practices, loan modification scams, and the rights of tenants in foreclosed properties. The Jurupa Valley Chamber of Commerce, which has members that are realtors and real estate lenders, could be a key organization to contact for this Action.

**Action 3.4:** Through the Fair Housing Council of Riverside County (FHCRC), monitor on-line advertising of rental housing for fair housing violations on a quarterly basis, investigate if warranted, and refer to California Department of Fair Employment and Housing (DFEH) for possible enforcement. Take steps to encourage the Press Enterprise to publish a Fair Housing Notice and a "no pets" disclaimer in the For Rent Classified section.

**Action 3.5:** Continue to include non-discriminatory and fair housing language in all City affordable housing contracts and agreements.



#### 4. Land Use Policies to Affirmatively Further Fair Housing

**Action 4.1:** Currently, the City considers requests for reasonable accommodation when requests are made, without a formal application and approval process. As part of this Housing Element's Programs, the City will adopt a formal reasonable accommodation ordinance into the Zoning Code.

**Action 4.2:** As part of the previous housing element, the City removed the definition of "family" as it was too constraining to the diverse household types in the Jurupa Valley. The City instead used a housing element program to allow for a more open-ended interpretation of what a family is under the housing element and City code. There is no current plan to create a new definition for family in the City of Jurupa Valley due to the possibility of creating unnecessary restrictions to options for housing in the City.

**Action 4.3:** The City is also amending the current zoning code to include the necessary provisions to meet the Lanterman Act and will include and allow for group homes, boarding homes for person with disabilities.

**Action 4.4:** As a means of expanding housing choice for extremely low income renters, including persons with disabilities and veterans, amend the Zoning Code to include provisions for single room occupancy units (SROs). SRO State law mandates that local jurisdictions address the provision of housing options for extremely low-income households, including Single Room Occupancy units (SRO). SRO units are typically one room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and a bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. There are minimum standards for SROs (including a minimum floor area requirement) under the California Health and Safety Code. The City of Jurupa Valley's Zoning Code does not specifically address SROs. As part of this Housing Element, the City will include provisions to address SRO housing.

**Action 4.5:** State law establishes transitional and supportive housing as residential uses and therefore, local governments cannot treat these uses differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As part of the development of the City's Housing Element, Jurupa Valley will include provisions for transitional and supportive housing, pursuant to current state law.

**Action 4.6:** In cooperation with nonprofit organizations, adjacent cities, and with Riverside County, encourage the development of a homeless shelter to meet Jurupa Valley's and adjacent communities' homeless shelter needs. Per City's certified Housing Element, Jurupa Valley will work on a homeless shelter plan within the next 24 months.

**Action 4.7:** Amend the Zoning Code for consistency with the California Employee Housing Act which requires that housing for six or fewer employees – including the need to address the need for farmworker housing - be treated as a regular residential use.



**Action 4.8:** Amend the Zoning Code to eliminate the requirement for discretionary review for multi-family development in multi-family residential zones to better facilitate permit processing for projects that conform to the General Plan and Zoning Ordinance development standards. In 2020, the City adopted objective multifamily residential development standards to facilitate the ministerial review of multifamily housing projects that reserve a minimum of 10% of the units affordable to lower income households. As of the preparation of the Housing Element, the City is in the process of formalizing the process through the preparation of an application and other procedures. Applicants for affordable multi-family projects that conform with underlying general plan and zoning designations need only to submit for building permits. Applications are routed to the Community Development Department to determine conformance with the City's objective multifamily development standards. Staff will work with applicants directly on any minor design changes needed to ensure conformance thus allowing projects to remain in an expedited ministerial building permit review process. This process eliminates the need for a discretionary Site Development Permit and CEQA for affordable housing projects, but still requires impact studies where site conditions warrant them.

## 5. Increasing Geographic Choice in Housing

**Action 5.1:** While housing affordability is not a fair housing issue per se, providing a variety of housing opportunities can help lessen the likelihood of housing discrimination by increasing the supply. Jurupa Valley may facilitate the provision of affordable housing throughout the community through: 1) available financial assistance; 2) flexible development standards; 3) density bonuses; and 4) consideration of development fee waivers.

**Action 5.2:** Implement the new Mixed-Use Overlay and Town Center Overlay land use designations (applied to three historic core areas, namely Rubidoux, Pedley, and Glen Avon) established as part of the City's General Plan. Continue to work with the Riverside County Housing Authority, housing non-profits and housing developers to identify specific sites for developing housing suitable to very low-income households, including seniors, disabled persons, veterans, farm workers and the homeless.

**Action 5.3:** Complete a study for an inclusionary housing ordinance to be developed and implemented in the City. Previously an inclusionary housing ordinance was administered by the County of Riverside. As the City continues to grow and attempts to accommodate the development of its various communities, it is a key goal to make the effort to provide better housing for all income levels.

**Action 5.4:** Continue to implement the City's density bonus, which reflects the current State density bonus law to better facilitate the provision of mixed income housing. The State density bonus law requires local governments to grant a density bonus and additional incentives and reductions in parking requirements to a developer of a qualifying housing project – for example, applicants that agree to provide a certain percentage of very low-income units, low-income units, or moderate-income units.

## Summary of Public Comments

### **February 8, 2024 – First Community Development Advisory Committee Meeting**

No public comments were received.

### **February 8, 2024 – Second Community Development Advisory Committee Meeting**

No public comments were received.

### **March 21, 2024 – City Council Meeting -Discussion of Public Service Grants**

No public comments were received. There were some presentations from persons representing public service providers applying for grant funds.

### **April 2, 2024 to May 2, 2024 – 30-day Public Comment Period**

No public comments were received during the 30-day period.

### **May 2, 2024 – Public Hearing to adopt 2024-25 CDBG Budget**

No public comments were received during the Public Hearing.

Application for Federal Assistance SF-424											
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision			<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____					
<b>* 3. Date Received:</b> _____			<b>4. Applicant Identifier:</b> B-24-MC-06-0607								
<b>5a. Federal Entity Identifier:</b> _____			<b>5b. Federal Award Identifier:</b> _____								
<b>State Use Only:</b>											
<b>6. Date Received by State:</b> _____			<b>7. State Application Identifier:</b> _____								
<b>8. APPLICANT INFORMATION:</b>											
<b>* a. Legal Name:</b> City of Jurupa Valley											
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 45-2260785			<b>* c. UEI:</b> WCY7YZTBWKN5								
<b>d. Address:</b>											
<b>* Street1:</b>		8930 LIMONITE AVE									
<b>Street2:</b>		_____									
<b>* City:</b>		JURUPA VALLEY									
<b>County/Parish:</b>		RIVERSIDE									
<b>* State:</b>		CA: California									
<b>Province:</b>		_____									
<b>* Country:</b>		USA: UNITED STATES									
<b>* Zip / Postal Code:</b>		92509-5109									
<b>e. Organizational Unit:</b>											
<b>Department Name:</b> CITY MANAGER'S OFFICE			<b>Division Name:</b> _____								
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>											
<b>Prefix:</b> Ms.		<b>* First Name:</b> Amy									
<b>Middle Name:</b>		_____									
<b>* Last Name:</b> Sells											
<b>Suffix:</b>		_____									
<b>Title:</b> DEPUTY CITY MANAGER											
<b>Organizational Affiliation:</b> _____											
<b>* Telephone Number:</b> (951) 332-6464 x249			<b>Fax Number:</b> (951) 332-6464								
<b>* Email:</b> asells@jurupavalley.org											

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

HOUSING AND URBAN DEVELOPMENT

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

COMMUNITY DEVELOPMENT BLOCK GRANT

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

CDBG funds will be used to provide services to low- and moderate-income residents, public facility and improvements, housing rehab, and program administration, including fair housing services.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,050,709.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,050,709.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE CITY MANAGER
APPLICANT ORGANIZATION CITY OF JURUPA VALLEY	DATE SUBMITTED 05/14/2024

**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

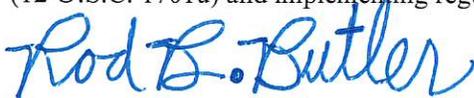
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

05/14/2024

Date

City Manager

Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023, 2024 & 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.



\_\_\_\_\_  
Signature of Authorized Official

05/14/2024

\_\_\_\_\_  
Date

City Manager

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.