



CITY OF HEMET'S 2025-29 CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

Abstract

The City of Hemet's 2025–2029 Consolidated Plan provides a strategic framework for using Community Development Block Grant (CDBG) funds to address housing, infrastructure, and public service needs for low- and moderate-income residents. Informed by community input and regional collaboration, the Plan prioritizes affordable housing, homelessness prevention, and neighborhood revitalization.

The City of Hemet's Administrative Services Department

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Executive Summary

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

1. Introduction

The City of Hemet's Consolidated Plan represents a five-year strategic vision designed to address the city's most pressing housing and community development needs. Rooted in federal requirements under the U.S. Department of Housing and Urban Development (HUD), the plan serves as the foundation for Hemet's use of entitlement funds through the Community Development Block Grant (CDBG) and related federal programs. It reflects a coordinated planning effort that incorporates demographic analysis, housing market trends, and extensive stakeholder engagement to establish clear priorities for investment.

The planning process included a thorough review of recent data from the U.S. Census Bureau, the American Community Survey (ACS) 2018–2022 5-Year Estimates, and the Comprehensive Housing Affordability Strategy (CHAS). In addition to quantitative data, the City engaged with residents, community-based organizations, housing advocates, and service providers to better understand the lived experiences of those most impacted by housing instability and economic disparities. Between 2009 and 2022, Hemet's population grew by 9.4%, reaching nearly 90,000 residents. However, this growth has occurred alongside deepening affordability challenges, particularly for extremely low- and low-income households. Despite a 59% increase in median household income during this period, the cost of housing has continued to rise faster than wages, leaving many households—especially renters—severely cost-burdened. The plan identifies a range of interrelated problems, including an aging housing stock, substandard housing conditions, rising eviction rates, and a lack of accessible housing for seniors and persons with disabilities. It also acknowledges the disproportionate impact of these issues on Hispanic and Black/African American households, as well as families with children and individuals experiencing homelessness.

The Consolidated Plan is guided by the overarching goals of providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income residents. These goals are reflected throughout the plan's needs assessments, market analysis, and strategic priorities, which are designed to ensure that federal resources are directed to where they are needed most. Hemet's commitment to equity, inclusiveness, and long-term sustainability is a central theme that informs the objectives and actions outlined in the plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Needs Assessment Overview within the Consolidated Plan identifies a range of critical housing and community development issues in Hemet that require targeted and sustained intervention. The primary objective of the plan is to address the growing crisis of housing affordability. The data shows that a significant portion of the city's households, particularly those earning less than 30 percent of the Area Median Income (AMI), are experiencing severe housing cost burdens, with over 3,000 renter households

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and more than 2,500 homeowner households spending more than half of their monthly income on housing expenses. This indicates that a large number of households are living in precarious financial situations where unexpected costs, such as a medical emergency or job loss, could lead to housing displacement or homelessness.

Another key objective is the rehabilitation and preservation of the city's aging housing stock. Nearly half of all homes in Hemet are over 35 years old and many require substantial repairs to address health and safety concerns. Data shows that more than 300 households lack complete plumbing or kitchen facilities, a condition that severely undermines quality of life and disproportionately affects low-income renters, seniors, and individuals with disabilities. To address these needs, the City intends to expand housing rehabilitation programs, support code enforcement efforts, and ensure that funding is directed toward maintaining safe, habitable housing for vulnerable residents.

The plan also emphasizes the need to reduce overcrowding, which is a particular concern among large families and Hispanic households. More than 1,300 households in Hemet are living in overcrowded conditions, including nearly 275 renter households experiencing severe overcrowding with more than 1.5 persons per room. Overcrowding contributes to adverse health outcomes, family stress, and poor academic performance among children. As such, a core outcome of the plan is to increase the availability of larger affordable housing units to accommodate multi-generational households and reduce spatial burdens.

A substantial segment of Hemet's residents—over 20 percent—live with at least one disability. Many of these individuals require accessible housing options that are not widely available in the current market. The City recognizes the necessity of expanding ADA-compliant housing and providing supportive services that allow individuals with disabilities to live independently. With only 17 affordable units specifically designated for disabled residents, there is a clear mismatch between supply and demand. Accordingly, the plan prioritizes the development of accessible housing units, home modification programs, and the coordination of housing and health services.

Additionally, the plan outlines objectives to support individuals and families experiencing or at risk of homelessness. The 2023 Point-in-Time Count identified 112 unhoused individuals in Hemet, and stakeholder feedback indicates that this number underrepresents the actual scale of housing instability in the community. Rapid re-housing, homelessness prevention, and trauma-informed services for survivors of domestic violence are central components of the city's strategy. The plan calls for a regional response that includes partnerships with the Continuum of Care, local nonprofit providers, and regional housing authorities to increase the availability of emergency, transitional, and permanent supportive housing.

Another key outcome of the Consolidated Plan is to address the disproportionate housing needs experienced by racial and ethnic minorities. CHAS data shows that Hispanic and Black/African American households are more likely to be cost-burdened, live in overcrowded housing, and be denied mortgage loans compared to their White counterparts. These disparities are most pronounced in census tracts

identified as Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In response, the plan includes actions to affirmatively further fair housing, reduce racial segregation, and expand access to housing opportunities in higher-resourced areas.

In sum, the objectives and outcomes articulated in the Needs Assessment Overview are centered on expanding affordable housing access, improving housing conditions, protecting vulnerable households from displacement, and addressing systemic disparities. These efforts will help ensure that all residents of Hemet—regardless of income, race, age, or ability—have the opportunity to live in safe, stable, and affordable homes. The plan reflects a commitment to equitable development, comprehensive community engagement, and strategic investment that aligns with HUD’s national objectives and local priorities.

3. Evaluation of past performance

The City of Hemet has historically used its Community Development Block Grant (CDBG) funds to support a wide array of housing and community development activities that align with HUD’s national objectives and the City’s locally defined priorities. Over the past five years, the City’s CDBG program has demonstrated measurable progress in addressing the needs of low- and moderate-income residents, particularly in the areas of housing rehabilitation, public infrastructure improvements, and public services.

In recent program years, Hemet has focused a significant portion of its funding on single-family housing rehabilitation for owner-occupied units, which has resulted in improved habitability and extended the useful life of aging housing stock. Through these investments, the City has been able to address urgent health and safety concerns, provide accessibility modifications for elderly and disabled residents, and reduce substandard living conditions among low-income homeowners. The City has also invested in code enforcement activities in low- and moderate-income census tracts, helping to prevent neighborhood deterioration and mitigate blight.

Additionally, CDBG funding has been directed toward public infrastructure projects that support equitable access and neighborhood revitalization. Investments in sidewalks, curb ramps, and drainage improvements have enhanced pedestrian safety, improved access for persons with disabilities, and supported broader community livability goals. These projects have complemented housing investments by creating safer, more connected environments in some of Hemet’s most underserved neighborhoods.

Public service activities have also been a consistent area of performance. The City has provided financial support to nonprofit organizations offering essential services such as emergency food assistance, youth mentoring, health services, domestic violence counseling, and senior support programs. These efforts have addressed critical gaps in the local social safety net and helped residents maintain stability in the face of economic hardship.

While Hemet has met or exceeded many of its annual performance goals, several challenges have limited the full realization of long-term outcomes. The demand for affordable housing and supportive

services continues to outpace available resources, and the COVID-19 pandemic further strained existing systems. Additionally, administrative capacity limitations and fluctuations in CDBG funding levels have impacted the City's ability to scale or replicate successful initiatives. In response, Hemet has made efforts to improve internal processes, streamline monitoring, and strengthen partnerships with community organizations to maximize impact.

Overall, the City's past performance reflects a strong commitment to serving low- and moderate-income households through strategic and compliant use of HUD resources. The Consolidated Plan builds upon this foundation by using performance outcomes, community feedback, and data-driven needs assessments to refine and expand the City's approach to community development over the next five years.

4. Summary of citizen participation process and consultation process

The City of Hemet engaged in a comprehensive and inclusive citizen participation process in the development of its 2025–2029 Consolidated Plan, 2025 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. The process was designed to promote public awareness, transparency, and local input in determining community development priorities, particularly for low- and moderate-income residents.

The public engagement process began with an initial public hearing on December 10, 2024, held at the Hemet Public Library. This early meeting introduced the Consolidated Plan framework to the community and solicited preliminary input on priority needs and target populations. Following the drafting of the Plan, the City released its proposed documents for a formal 30-day public review and comment period beginning March 21, 2025, and ending April 21, 2025. Draft copies of the Consolidated Plan, Annual Action Plan, and Analysis of Impediments were made available at Hemet City Hall and the Hemet Public Library, as well as online through the City's website (hemetca.gov). Public notices were published in *The Press-Enterprise* on March 7, 2025, to ensure broad community awareness of the opportunity to participate in the review process.

During this 30-day comment window, residents, nonprofit organizations, service providers, and other stakeholders were encouraged to review the draft plans and submit written feedback. The City provided reasonable accommodations for individuals with disabilities and offered translation services upon request to ensure equitable access and engagement across all community segments.

The City hosted a second public hearing on April 22, 2025, also held at the Hemet Public Library. This final hearing served as a formal platform for residents and stakeholders to offer concluding comments on the draft plans prior to their submission to the City Council for adoption and to HUD for approval.

Throughout the process, Hemet also conducted direct consultations with local housing providers, social service agencies, economic development partners, and adjacent governmental jurisdictions to align strategies and maximize regional coordination. Feedback gathered from these entities was instrumental

in identifying housing affordability concerns, gaps in supportive services, public infrastructure deficiencies, and barriers to fair housing access.

The citizen participation and consultation efforts directly informed the goals, strategies, and funding priorities identified in the Consolidated Plan. These efforts ensured that the Plan is responsive to community needs, HUD mandates, and local development objectives, thereby reinforcing Hemet's commitment to inclusive and data-driven planning.

5. Summary of public comments

The City of Hemet conducted extensive public engagement throughout the development of the 2025–2029 Consolidated Plan and 2025 Annual Action Plan. A critical component of this outreach was a communitywide survey conducted, which received 279 responses. Residents were asked to rank housing, infrastructure, neighborhood conditions, public services, and special needs categories based on perceived community importance.

The public comments overwhelmingly emphasized the need for investment in neighborhood improvement, supportive services, and affordable housing. Over 85% of respondents identified the cleanup of abandoned lots and buildings as a high priority, followed by trash and debris removal (72.5%) and graffiti removal (56.8%), signaling a strong community desire for visible improvements in the built environment.

In the area of housing, home improvement programs were rated as the highest priority (43% high priority), followed closely by affordable senior and family rental housing and housing for individuals with disabilities. Accessibility improvements and fair housing services were also marked as important, with over 60% of respondents rating them as medium to high priority.

Infrastructure needs were clearly articulated, with street and alley improvements (87.6%), sidewalk repairs (62.0%), and street lighting (70.5%) consistently ranking as high priorities. These comments reflect both safety concerns and the community's vision for more walkable, accessible neighborhoods.

Public service needs received strong support, particularly for anti-crime initiatives (77.5%), youth programming (63.1%), and mental health services (58.8%). Additionally, respondents highlighted the importance of child care and transportation services, especially for low-income families and seniors.

Regarding special needs populations, respondents prioritized homeless services (54.2%), domestic violence counseling (49.6%), and substance abuse treatment (53.7%), indicating strong community concern for vulnerable individuals and households experiencing crisis. Services for neglected or abused children and individuals with disabilities were also highly ranked.

These public survey results were supplemented by feedback gathered at two public hearings. The first hearing, held on December 10, 2024, provided an opportunity for preliminary discussion and helped shape the Plan's draft goals. The second hearing, scheduled for April 22, 2025, invited final comments

before Council adoption. At both sessions, residents reaffirmed the need for more affordable housing, neighborhood stabilization, and sustained investment in underserved areas. Residents also expressed a desire for improved coordination among service providers and expanded support for working families.

In sum, public feedback reinforced the City's understanding of local needs and provided valuable direction for prioritizing CDBG resources. The Consolidated Plan reflects these community voices through strategic goals focused on housing affordability, equitable infrastructure, and social service delivery.

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

All public comments received during the Consolidated Plan development process were reviewed and considered. The City of Hemet did not receive any comments that were deemed inappropriate, discriminatory, or outside the scope of the U.S. Department of Housing and Urban Development (HUD) program guidelines. As a result, no comments were rejected solely based on content. However, a few suggestions—such as proposals for infrastructure improvements on privately owned streets or requests for funding for non-eligible activities (e.g., general government operations)—were determined to be ineligible for Community Development Block Grant (CDBG) funding under federal regulations. In such cases, the City responded by explaining HUD's eligibility criteria and offered to explore alternative resources or refer those concerns to appropriate City departments.

Where feasible, even comments that could not be addressed through HUD funding were documented to inform broader municipal planning efforts. For example, requests for more frequent public transportation or expanded emergency services were acknowledged and forwarded to the appropriate regional transit or public safety agencies.

7. Summary

The development of the City of Hemet's 2025–2029 Consolidated Plan and 2025 Annual Action Plan was grounded in a robust and inclusive community engagement process that included resident surveys, two public hearings, and formal consultation with housing and service providers. The Plan identifies critical needs in affordable housing, infrastructure, neighborhood revitalization, economic opportunity, and supportive services—particularly for low- and moderate-income residents and vulnerable populations.

Through survey results and community feedback, the City confirmed that top priorities include neighborhood clean-up, home rehabilitation, street and sidewalk repairs, youth services, mental health resources, and expanded assistance for the unhoused and individuals facing domestic violence or substance abuse challenges. Stakeholder input also reaffirmed the need for targeted investment in infrastructure and services that promote safety, accessibility, and long-term neighborhood stability.

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This Plan builds on the City's past performance and institutional knowledge while addressing gaps exposed during the COVID-19 pandemic. It also integrates data-driven insights and aligns programmatic goals with HUD's national objectives to ensure maximum compliance and impact. Moving forward, the City remains committed to transparency, community engagement, and equitable development practices to guide the use of federal housing and community development resources.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	HEMET	City of Hemet

Table 1 – Responsible Agencies

Narrative

The City of Hemet is the lead agency responsible for the development, oversight, and implementation of the 2025–2029 Consolidated Plan and each corresponding Annual Action Plan. As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City administers the Community Development Block Grant (CDBG) program locally and ensures compliance with applicable federal regulations. The City’s Finance Department, through its Housing and Grants Division, serves as the primary administrative body for planning, reporting, and disbursing CDBG funds.

The Consolidated Plan was prepared by the City of Hemet in consultation with community partners, local nonprofit agencies, regional government entities, and residents. The City facilitated public outreach, compiled needs assessments, analyzed data, and conducted stakeholder consultations to inform priorities and strategies included in the Plan. While the City leads the process, implementation of funded activities is carried out through subrecipient partnerships with qualified community-based organizations and public agencies.

The City will continue to coordinate with HUD and community partners throughout the duration of the Consolidated Plan to ensure program effectiveness, accountability, and alignment with community development goals.

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Hemet actively engages in interagency coordination to strengthen the delivery of housing and supportive services to low- and moderate-income residents. As part of the Consolidated Planning process, the City conducted a multi-sector consultation effort involving public housing agencies, private and nonprofit service providers, regional Continuum of Care (CoC) representatives, and local government departments responsible for health, mental health, and social services. These efforts were aimed at improving the alignment of resources, reducing service duplication, and identifying gaps in the housing and service delivery systems.

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 City maintains regular contact with the Riverside County Housing Authority and partners with affordable housing developers to address the needs of households receiving housing assistance, including tenants of public and project-based housing and voucher holders. In addition, the City consulted with the Riverside University Health System–Behavioral Health (RUHS-BH), the Riverside Department of Public Social Services (DPSS), and local nonprofit organizations serving vulnerable populations to gain insight into existing health, mental health, and supportive service needs within the community.

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

To support its strategy for addressing homelessness, the City of Hemet collaborated with the Riverside County Continuum of Care (CoC), which serves as the regional coordinating body for homeless services. Through formal consultation and data sharing, the City and CoC worked to align goals and strategies for preventing and ending homelessness, particularly among populations with the greatest barriers to housing stability.

The City sought input from CoC leadership to identify priority needs for chronically homeless individuals, families with children, veterans, youth aging out of foster care, and persons at risk of homelessness. CoC data—including the annual Point-in-Time (PIT) count, Housing Inventory Count (HIC), and local gaps analyses—were used to shape goals in the Consolidated Plan related to permanent supportive housing, transitional housing, rapid rehousing, and homelessness prevention.

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

While the City of Hemet does not directly receive Emergency Solutions Grant (ESG) funding from HUD, it remains engaged in regional ESG discussions facilitated by the County of Riverside and the CoC. Through participation in stakeholder meetings and regional workshops, the City contributes to the development of performance standards for ESG-funded programs, including standards for shelter utilization, rapid rehousing outcomes, and service linkage effectiveness.

In addition, the City consults with the CoC and ESG program administrators to support the development and implementation of policies and procedures for the administration of the Homeless Management Information System (HMIS). This includes support for improving data quality, ensuring compliance with privacy protocols, and encouraging participation by local providers to enhance systemwide tracking of service utilization and client outcomes.

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

In developing the 2025–2029 Consolidated Plan, the City of Hemet consulted with a broad range of agencies and organizations representing housing, health, mental health, social services, education, and economic development sectors. The consultation process was designed to ensure that the City’s strategic priorities were informed by data, direct service experience, and the unique perspectives of organizations serving low- and moderate-income populations.

Housing and Homelessness Stakeholders

Key consultation activities included meetings and data exchanges with the Riverside County Housing Authority and local affordable housing developers. These stakeholders provided input on housing affordability challenges, barriers to development, and the ongoing need for rehabilitation of aging housing stock. In addition, the City engaged with the *Riverside County Continuum of Care (CoC)* to identify system-level gaps in housing and services for individuals and families experiencing homelessness or housing instability.

Nonprofit service providers such as *Path of Life Ministries*, *Valley Restart Shelter*, and *Social Work Action Group (SWAG)* contributed information about the growing demand for emergency shelter, transitional housing, and supportive services, including mental health, substance use treatment, and employment assistance. These agencies also provided insight into the changing demographics of the homeless population and strategies for increasing the flow of clients into permanent housing solutions.

Health and Social Services Agencies

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The City coordinated with the *Riverside University Health System – Behavioral Health (RUHS-BH)* to assess needs related to mental health and behavioral health services, particularly for vulnerable populations such as persons experiencing chronic homelessness or dual diagnoses. The *Department of Public Social Services (DPSS)* provided data and perspectives on poverty, benefits access, family services, and service delivery to seniors, persons with disabilities, and families with children.

Community-Based Organizations and Special Needs Providers

Consultation also included local nonprofits and service agencies representing persons with disabilities, survivors of domestic violence, seniors, and youth. For example, *Alternatives to Domestic Violence (ADV)* offered perspectives on the intersection of intimate partner violence and housing instability. Organizations serving seniors and persons with disabilities, such as *Valley Resource Center for the Retired* and *Independent Living Partnership*, emphasized the need for home modifications, transportation, and accessible housing options.

Economic Development and Workforce Partners

To inform economic opportunity priorities, the City met with representatives from the *Hemet San Jacinto Valley Chamber of Commerce* and regional workforce development agencies. These discussions focused on the need for job training, small business support, and commercial revitalization to enhance economic inclusion and reduce barriers to employment for low-income residents.

Educational Institutions and Faith-Based Partners

Consultation was also conducted with representatives from local school districts, including the *Hemet Unified School District*, to better understand student and family needs related to housing stability and access to community resources. Faith-based organizations were included in outreach efforts to capture community-rooted perspectives and ensure that hard-to-reach residents were represented in the planning process.

Through these comprehensive consultations, the City of Hemet was able to gather both qualitative and quantitative input that shaped the goals and strategies in the Consolidated Plan. These partnerships will continue to inform program delivery and resource coordination throughout the Plan period.

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A list of Hemet’s Consolidated Plan consultations:

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Riverside County Continuum of Care (CoC)	Regional planning body for homelessness	Homeless Needs – Chronically Homeless, Families with Children, Youth	Formal consultation via virtual meetings and data sharing; input helped identify needs and strategies related to shelter, rapid rehousing, HMIS improvements, and long-term supportive housing.
Riverside County Housing Authority	Public Housing Authority	Public Housing Needs, Housing Strategy	Consulted through meetings and document review; provided data on voucher utilization, waitlist demand, and housing quality. Coordination will continue to support voucher mobility and rehabilitation projects.
Department of Public Social Services (DPSS)	Local government – social services	Non-Housing Community Development Needs; Homeless Needs	Met with City staff to discuss service gaps and integration of CDBG support with county-administered benefit and housing programs.
RUHS – Behavioral Health	Public Agency – Mental Health Services	Needs of Persons with Mental Health Issues; Supportive Services	Provided input on mental health and substance abuse needs. Coordination will help align behavioral health services with homeless prevention and housing stability efforts.
Valley Restart Shelter	Nonprofit – Homeless Services Provider	Homeless Needs; Public Services	Participated in stakeholder interviews. Provided insight on emergency shelter, outreach, and transitional housing needs. Will coordinate on referrals and access to housing resources.
Path of Life Ministries	Nonprofit – Homeless and Supportive Housing	Homeless Needs – Individuals and Families	Consulted via interviews and public meeting feedback. Will partner on regional strategies to reduce unsheltered homelessness and increase permanent supportive housing options.
Alternatives to Domestic Violence (ADV)	Nonprofit – Domestic Violence Services	Housing Needs for Victims of Domestic Violence	Consulted during plan outreach. Provided qualitative data on housing barriers faced by survivors. Will coordinate for safe housing options and supportive services.
Hemet Unified School District	Public Education Agency	Non-Housing Community Development Needs; Youth Services	Consultation focused on families in transition and school-based supportive service needs. Outcomes include expanded access to services for homeless youth and low-income students.
Independent Living Partnership	Nonprofit – Disability Services	Housing Needs of Persons with	Consulted to identify accessibility barriers in housing and transportation. Will coordinate on ADA improvements and mobility support.

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		Disabilities; Public Services	
Valley Resource Center for the Retired	Nonprofit – Senior Services	Housing Needs of Seniors; Public Services	Provided feedback through interviews; discussed senior isolation and the need for home repair programs. Outcome includes coordination on in-home support programs and fall prevention measures.
Hemet San Jacinto Chamber of Commerce	Business Organization	Economic Development; Job Creation	Participated in outreach meetings. Shared insight into local small business needs. Outcome includes expanded economic development strategies and potential microenterprise assistance coordination.
Social Work Action Group (SWAG)	Nonprofit – Homeless Outreach & Case Management	Homeless Needs; Street Outreach; Health Services	Provided street-level insights on unsheltered individuals and service engagement. Will support outreach coordination and service navigation.
City of Hemet – Public Works Department	Local Government	Infrastructure and Public Facility Improvements	Consulted internally to assess infrastructure needs and priority capital projects in LMI areas. Coordination will continue for project implementation under CDBG.
City of Hemet – Planning Department	Local Government – Land Use and Housing	Housing Market Analysis; Barriers to Affordable Housing	Provided data on zoning, entitlement, and development trends. Will coordinate on fair housing strategies and potential SB 9/SB 4 opportunities.
Habitat for Humanity Inland Valley	Nonprofit – Affordable Housing Developer	Affordable Housing Development; Housing Rehabilitation	Consulted via stakeholder survey and meeting. Will coordinate on housing repair, homeownership opportunities, and volunteer-based rehab programs.
United Way of the Inland Valleys	Nonprofit – Regional Resource Coordination	Community Services; Housing Stability	Engaged during outreach for data on regional needs and service alignment. Anticipated collaboration includes referral coordination and data-sharing for resource gaps.

Table 2 – Agencies, groups, organizations who participated

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

The City of Hemet made a concerted effort to engage a wide spectrum of agencies and organizations during the development of the 2025–2029 Consolidated Plan. Consultation efforts prioritized public housing agencies, homeless service providers, mental health and healthcare organizations, social service agencies, local government departments, and community-based nonprofits. However, a few agency types were not directly consulted during this planning cycle:

1. Youth Shelters and Foster Care System Representatives

While the City consulted with the Hemet Unified School District and organizations serving youth, direct consultation with representatives from the county foster care system or youth shelters

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was not conducted. The primary reason is the absence of a youth shelter or dedicated transitional housing facility within the City limits. Nonetheless, general youth-related needs were incorporated through school district liaisons and regional CoC feedback.

2. Veterans’ Service Organizations

Although homelessness among veterans was addressed through consultations with the Continuum of Care and providers serving multiple target populations, no dedicated veteran service organizations such as VA clinics or Veterans of Foreign Wars (VFW) chapters were formally engaged. This omission was due to time constraints during the consultation period and limited presence of such organizations operating locally in Hemet. Veteran housing needs, however, were still considered through CoC data and survey responses.

3. Environmental Agencies

The City did not engage environmental or climate-focused organizations, as the Consolidated Plan’s scope is primarily centered on housing, infrastructure, and human services. Environmental review and sustainability considerations are addressed during the implementation phase of specific capital projects on a case-by-case basis.

4. Public Health Epidemiologists or Local Health Clinics

Although Riverside University Health System – Behavioral Health was consulted regarding mental health needs, direct outreach to local health clinics or epidemiological experts was not undertaken. Given the overlap of services and responsibilities within RUHS, the City relied on the broader department’s input to address health-related concerns.

The City acknowledges these gaps and intends to broaden its outreach to include more targeted service providers—particularly those addressing youth, veterans, and healthcare—during future Action Plan updates or Consolidated Plan amendments. This will ensure even more comprehensive community representation and alignment with HUD’s equity and coordination goals.

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?
Riverside County Continuum of Care Strategic Plan	Riverside County Continuum of Care	Hemet’s Consolidated Plan aligns with CoC goals to prevent and reduce homelessness, prioritize housing first models, and expand access to supportive services for chronically homeless and at-risk populations.

Demo

Riverside County Housing Element (2021–2029)	Riverside County Planning Department	The City’s Strategic Plan reflects similar priorities in expanding affordable housing opportunities, removing barriers to development, and preserving existing housing stock for low- and moderate-income households.
2020-2024 Consolidated Plan for Riverside County	Riverside County Economic Development Agency	Hemet’s plan builds upon regional needs assessments and continues shared priorities such as infrastructure investment, public services for vulnerable populations, and job creation in disadvantaged areas.
SCAG Regional Housing Needs Assessment (RHNA) 6th Cycle	Southern California Association of Governments	The Strategic Plan supports RHNA goals to increase housing supply across income levels and promote equitable development in response to population growth and regional housing needs.
Riverside County Homeless Point-in-Time Count Reports	Riverside County Continuum of Care	The Plan uses PIT Count data to guide goals on homelessness prevention, permanent supportive housing, and emergency shelter services, particularly for unsheltered individuals and special needs populations.
Riverside County Community Health Improvement Plan	Riverside University Health System – Public Health	Overlapping priorities include expanding access to mental health care, substance abuse services, and community wellness programs that contribute to housing stability and quality of life for underserved populations.
Hemet General Plan (Housing and Safety Elements)	City of Hemet Community Development Department	The Consolidated Plan integrates long-term housing and public facility objectives from the General Plan, including infrastructure upgrades, neighborhood safety, and land use policies that support inclusive growth.
State of California HOME-ARP Allocation Plan	California Department of Housing and Community Development (HCD)	Goals overlap in prioritizing Qualifying Populations under HOME-ARP, particularly those experiencing or at risk of homelessness, and those fleeing domestic violence or facing severe housing instability.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Hemet recognizes that the successful implementation of the Consolidated Plan depends on strong intergovernmental and interagency collaboration. Throughout the development of the 2025–2029 Consolidated Plan, the City coordinated with numerous public entities at the local, regional, and state levels to ensure that the Plan’s strategies align with broader efforts to address housing affordability, homelessness, infrastructure, and community services.

At the regional level, the City participated in planning discussions and data exchanges with the Riverside County Continuum of Care (CoC) and Riverside County Economic Development Agency, which administers federal housing and community development funds in adjacent jurisdictions. These relationships facilitated shared access to data, identification of overlapping needs, and support for coordinated strategies, particularly around homelessness prevention, permanent supportive housing, and service delivery to high-need populations.

The City also worked closely with the Riverside County Housing Authority and the Department of Public Social Services (DPSS) to align CDBG goals with housing assistance, supportive services, and voucher-based programming. These partnerships enabled the City to identify households most in need of intervention and helped target services to prevent housing displacement and expand housing choice.

Coordination with the Southern California Association of Governments (SCAG) ensured alignment with regional planning efforts related to housing production, transportation, and sustainability. Specifically, the City reviewed SCAG’s Regional Housing Needs Assessment (RHNA) and incorporated relevant housing priorities into its strategic goals to support equitable growth and development.

Additionally, Hemet considered feedback and data from the California Department of Housing and Community Development (HCD) to align local objectives with state-level funding priorities, such as those reflected in the State’s HOME-ARP Allocation Plan and Housing Element compliance standards. The City also reviewed adjacent jurisdictions’ Consolidated Plans and regional strategies to ensure consistency and to identify opportunities for cross-jurisdictional coordination.

Moving forward, the City of Hemet will continue to strengthen interagency partnerships and participate in regional planning initiatives to ensure the Consolidated Plan remains responsive to changing conditions and leverages collective resources for greater impact.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 of Hemet implemented a robust citizen participation process to inform the development of the 2025–2029 Consolidated Plan and 2025 Annual Action Plan, with a strong emphasis on transparency, accessibility, and equitable community engagement. This process adhered to the City’s adopted Citizen Participation Plan and the regulatory requirements of the U.S. Department of Housing and Urban Development (HUD).

To broaden participation, the City conducted multilingual outreach and used both digital and in-person engagement strategies to reach low- and moderate-income residents, members of protected classes, persons with disabilities, seniors, youth, and homeless and housing-insecure populations. Public notices were published in *The Press-Enterprise* in English and Spanish and were distributed through the City’s website, social media channels, public libraries, and community bulletin boards.

Two public hearings were held to gather community input. The first hearing, conducted on December 10, 2024, provided residents with an early opportunity to share concerns, priorities, and recommendations before the draft plan was developed. The second hearing, scheduled for April 22, 2025, offers the public a final opportunity to comment before the plan is considered for adoption. Both hearings were held in accessible locations (Hemet Public Library), during evening hours, and offered translation and ADA accommodations upon request.

In addition to the hearings, the City launched an online community needs survey using SurveyMonkey. The survey received 279 responses and gathered quantitative feedback on a range of priority needs—including housing rehabilitation, senior services, youth programming, public infrastructure, and homeless services. The survey was available in both English and Spanish and was promoted through flyers, digital outreach, and direct engagement with nonprofit partners.

Community input collected through this process directly informed the goals, strategies, and funding priorities in the Consolidated Plan. For example, survey results showing overwhelming support for neighborhood cleanup, housing rehabilitation, and expanded youth services led to specific goals focused on code enforcement, public infrastructure, and support for nonprofit service providers. Similarly, public comments underscored the need for targeted homelessness interventions, prompting a focus on coordinated efforts with the CoC and service providers to expand housing options and wraparound supports.

The citizen participation process enhanced the City’s understanding of local conditions and ensured that funding decisions reflected the expressed needs and lived experiences of Hemet residents—particularly those most impacted by housing insecurity and economic disadvantage.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Public Hearing	General public; low- and moderate-income residents; nonprofit partners; service providers	First hearing held on December 10, 2024 at Hemet Public Library. Approximately 25 individuals attended, including representatives from local agencies.	Comments emphasized need for affordable rental housing, youth programming, public safety improvements, and more shelter resources for unsheltered individuals.	All comments were accepted and considered in the Plan.	N/A
2	Public Hearing	General public; elected officials; stakeholders; residents in disadvantaged neighborhoods	Second hearing scheduled for April 22, 2025. Anticipated attendance includes residents, nonprofit stakeholders, and City Council.	Comments will be summarized in the final draft; anticipated focus areas include housing rehabilitation, infrastructure needs, and expanded services for seniors and veterans.	Comments not related to CDBG-eligible activities will be acknowledged but may be redirected to appropriate City departments.	N/A
3	Online Community Survey (English/Spanish)	General public; LMI residents; Spanish-speaking households; seniors; persons with disabilities	279 individuals completed the survey. Distributed via City website, social media, local nonprofits, and flyers in public libraries and City Hall.	Highest-ranked needs included: neighborhood clean-up, housing rehabilitation, sidewalk/street improvements, youth activities, and mental health and homeless services.	All comments were accepted and used to inform goal-setting and funding priorities.	www.hemetca.gov
4	Public Notice in Newspaper	General public; residents without internet	Published in <i>The Press-Enterprise</i> on March 7, 2025 in English and Spanish.	Notice informed public of the 30-day comment period and the opportunity to	No formal comments were submitted directly in	N/A

Demo

		access; older adults		review and comment on the draft Consolidated Plan and Annual Action Plan.	response to the notice.	
5	Stakeholder Interviews	Nonprofit service providers; faith-based organizations; housing advocates; CoC representatives	City staff conducted direct outreach and interviews with over 10 agencies during Plan development.	Agencies emphasized the need for increased collaboration, funding for case management, domestic violence shelter access, and expansion of affordable and accessible housing units.	Some feedback regarding state-level services was outside the City's jurisdiction and was referred to the appropriate agencies.	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment Overview (NA-05) for Hemet outlines the key housing and community development challenges facing the jurisdiction. This assessment is based on data from the U.S. Census Bureau, American Community Survey (ACS) 2018-2022 5-Year Estimates, and the Comprehensive Housing Affordability Strategy (CHAS) data. The data highlights the overall population growth, changes in household income, and the distribution of housing cost burdens.

Between 2009 and 2022, Hemet's population grew by 9.4%, from 82,115 to 89,861 residents, while the total number of households increased by 5.5%, from 29,910 to 31,555 households. The median household income in the city rose significantly, from \$33,989 in 2009 to \$54,156 in 2022, reflecting a 59.3% increase. However, despite this rise in income, housing costs have continued to outpace wage growth, leading to increased affordability challenges, particularly for low- and moderate-income households.

Hemet's housing needs are particularly acute for low-income renters, large families, seniors, disabled individuals, and those experiencing homelessness. Households with incomes below 30% of the Area Median Income (AMI) face the most severe cost burdens, with many spending more than 50% of their income on housing expenses. Additionally, overcrowding and substandard housing conditions persist, especially for Hispanic and Black/African American households, who are disproportionately affected by these issues.

This section of the Needs Assessment provides a comprehensive review of the housing cost burdens, substandard housing conditions, overcrowding, and homeownership barriers that exist within the city. It also identifies racial and ethnic disparities in housing needs, emphasizing the need for targeted interventions to improve housing affordability, stability, and accessibility for vulnerable populations.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Housing Characteristic	Base Year: 2009	Most Recent Year: 2022	% Change
Population	82,115	89,861	+9.4%
Households	29,910	31,555	+5.5%
Median Household Income	\$33,989	\$54,156	+59.3%

Sources:

- Base Year (2009) data: U.S. Census Bureau, American Community Survey 5-Year Estimates (2005-2009).
- Most Recent Year (2022) data: U.S. Census Bureau, American Community Survey 5-Year Estimates (2018-2022).

Number of Households Table

Income Category (HAMFI)	Total Households	Small Family Households	Large Family Households	Households with at least one person aged 62-74	Households with at least one person aged 75 or older	Households with one or more children aged 6 or younger
0-30%	6,395	1,655	610	2,144	1,340	975
>30-50%	5,685	1,540	730	1,670	1,645	780
>50-80%	6,445	2,020	755	1,870	1,520	1,129
>80-100%	2,850	1,125	590	640	439	625
>100%	7,150	2,975	1,415	2,155	805	1,135

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) Data, based on ACS 2018-2022 5-Year Estimates.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,395	5,685	6,445	2,850	7,150
Small Family Households	1,655	1,540	2,020	1,125	2,975
Large Family Households	610	730	755	590	1,415

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	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	2,144	1,670	1,870	640	2,155
Household contains at least one person age 75 or older	1,340	1,645	1,520	439	805
Households with one or more children 6 years old or younger	975	780	1,129	625	1,135

Table 5 - Total Households Table

Data 2016-2020 CHAS

Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	120	85	70	35	310	0	30	20	4	54
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	125	75	65	10	275	120	15	4	0	139
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	120	170	80	535	4	195	100	155	454
Housing cost burden greater than 50% of income (and none of the above problems)	2,220	770	190	15	3,195	1,580	725	255	24	2,584

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	365	960	935	235	2,495	400	955	1,060	355	2,770
Zero/negative Income (and none of the above problems)	240	0	0	0	240	209	0	0	0	209

Table 6 – Housing Problems Table

Data 2016-2020 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,625	1,045	495	140	4,305	1,710	960	385	179	3,234
Having none of four housing problems	865	1,210	1,925	915	4,915	1,190	2,470	3,640	1,615	8,915
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 7 – Housing Problems 2

Data 2016-2020 CHAS

Source:

Demo

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,070	655	440	2,165	405	505	610	1,520
Large Related	380	235	120	735	150	385	115	650
Elderly	1,000	800	440	2,240	1,260	935	530	2,725
Other	450	245	245	940	280	55	110	445
Total need by income	2,900	1,935	1,245	6,080	2,095	1,880	1,365	5,340

Table 8 – Cost Burden > 30%

Data 2016-2020 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	285	285	395	280	0	675
Large Related	0	0	60	60	45	65	0	110
Elderly	915	400	150	1,465	910	370	170	1,450
Other	0	400	100	500	265	0	0	265
Total need by income	915	800	595	2,310	1,615	715	170	2,500

Table 9 – Cost Burden > 50%

Data 2016-2020 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	270	180	170	80	700	120	195	80	120	515

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	25	15	30	15	85	4	15	29	30	78
Other, non-family households	20	35	35	0	90	0	0	0	4	4
Total need by income	315	230	235	95	875	124	210	109	154	597

Table 10 – Crowding Information – 1/2

Data 2016-2020 CHAS

Source:

Income Level (% of AMI)	Estimated Total Households	Estimated Households with Children (%)	Estimated Renter Households (%)	Estimated Owner Households (%)
0-30% AMI	6,000	40%	70%	30%
>30-50% AMI	5,500	45%	60%	40%
>50-80% AMI	6,500	50%	50%	50%

Data Sources:

- U.S. Census Bureau, American Community Survey (ACS) 2021 5-Year Estimates.
- Data USA: Hemet, CA Profile.

Table 11 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

The analysis of housing needs in Hemet highlights a substantial number of single-person households experiencing financial strain, inadequate living conditions, and barriers to stable housing. Single-person households, particularly low-income renters and elderly residents, face significant challenges in accessing affordable and secure housing. With the city's population growing by 9.4% between 2009 and 2022 and the total number of households increasing by 5.5%, the demand for affordable housing has become more pronounced. Many of these households consist of individuals living alone, especially among older adults who are more likely to reside in single-person dwellings.

A significant proportion of Hemet’s households include elderly residents, with 8,479 households containing at least one person aged 62 to 74 and 5,749 households including someone aged 75 or older. Many of these individuals live alone, relying on fixed incomes such as Social Security, which often fails to keep pace with rising rental costs. The increasing number of senior households suggests a growing need for stable and affordable housing solutions tailored to single-person residences. Among those in the

lowest income category, individuals face the greatest housing insecurity. Within the 0-30% AMI group, which includes 6,395 households, many are renters struggling with cost burdens. In this income bracket, 2,220 renter households and 1,580 owner households spend more than half of their income on housing costs, making them severely cost-burdened. The same trend continues for those in the 30-50% AMI range, where 770 renter households and 725 owner households experience extreme cost burdens, leaving little financial flexibility for other essential expenses such as healthcare, food, and transportation.

In addition to financial constraints, single-person households in Hemet often face housing quality issues, including substandard living conditions and overcrowding. Housing data indicates that 310 households lack complete plumbing or kitchen facilities, conditions that disproportionately affect low-income renters. Furthermore, 275 households are classified as severely overcrowded, with more than 1.51 persons per room, while an additional 535 households experience moderate overcrowding. Although overcrowding is generally associated with family households, many single renters share housing due to affordability concerns, leading to less stable and often inadequate living arrangements.

The vulnerability of elderly single-person households is particularly concerning given Hemet's demographic trends. Older individuals, particularly those in the lowest income brackets, struggle to maintain stable housing, and many are at risk of displacement due to rising costs. As homeownership rates decline among seniors and rental costs continue to rise, many older residents find themselves unable to afford housing that meets their needs. Given the high number of elderly households in the city, the growing demand for affordable senior housing presents an urgent challenge.

Single-person households, particularly low-income renters and elderly residents, represent a growing segment of Hemet's population in need of housing assistance. The combination of rising living costs, inadequate housing conditions, and the financial constraints faced by elderly and low-income individuals underscores the increasing demand for affordable housing solutions. Addressing these needs is essential for ensuring that vulnerable residents have access to stable and safe housing that supports their well-being.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 6th Cycle Housing Element, approximately 20.5% of Hemet residents have at least one disability. The most common disabilities reported include ambulatory difficulties (13%), cognitive difficulties (8.1%), and independent living difficulties (9.8%). The housing challenges faced by individuals with disabilities are exacerbated by limited income, with many relying on fixed sources such as Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI).

HUD's Comprehensive Housing Affordability Strategy (CHAS) data indicates that a significant portion of extremely low-income (ELI) households, those earning less than 30% of the area median income (AMI), includes disabled individuals. In Hemet, about 5,935 households fall under the ELI category, many of whom likely require housing with accessibility features such as wheelchair ramps, widened doorways, and proximity to healthcare facilities. The city has one affordable housing project specifically dedicated

to individuals with disabilities, known as Ability First, which includes 17 deed-restricted units available until 2059. However, given the large number of disabled residents, this supply is insufficient, highlighting a substantial unmet need for accessible and affordable housing.

The Housing Authority of Riverside County administers Section 8 Housing Choice Vouchers in Hemet, and as of September 2021, there were 753 households receiving rental assistance due to disability. However, the waitlist remains extensive, with an additional 1,478 disabled households awaiting assistance. This suggests a significant gap in available affordable housing for people with disabilities.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Survivors of domestic violence, dating violence, sexual assault, and stalking represent another vulnerable population requiring urgent housing assistance. The City of Hemet has adopted policies to protect tenants from eviction based on their status as victims of these crimes, as per California Civil Procedure §1161.3. Despite these protections, many survivors continue to face challenges in securing stable housing due to economic dependence, lack of credit history, and fear of further violence.

A review of homelessness data suggests that individuals fleeing domestic violence are at high risk of becoming unhoused. The 2023 Point-in-Time Count estimated 112 unhoused individuals in Hemet, representing approximately 0.05% of the total population. While the exact number of domestic violence survivors within this group is unclear, national trends indicate that approximately 30% of women experiencing homelessness cite domestic violence as the primary cause. Applying this percentage to Hemet's unhoused population suggests that at least 30-35 individuals may be survivors in need of immediate housing support.

The Valley Restart Shelter and other transitional housing programs provide emergency shelter services, but these resources remain limited. Survivors often require longer-term housing solutions, including rental subsidies and supportive housing with trauma-informed services. Given the lack of dedicated housing units for survivors in Hemet, many may be forced to remain in unsafe living situations or face homelessness.

The available data indicates that a substantial number of Hemet residents with disabilities and survivors of domestic violence require housing assistance. With at least 753 disabled households already receiving vouchers and an additional 1,478 on the waitlist, there is a clear need for more accessible housing. Similarly, domestic violence survivors make up a significant portion of the city's unhoused population, with current shelter resources insufficient to meet demand. Expanding rental assistance, increasing the supply of accessible housing, and providing targeted support for survivors will be essential in addressing these critical housing needs.

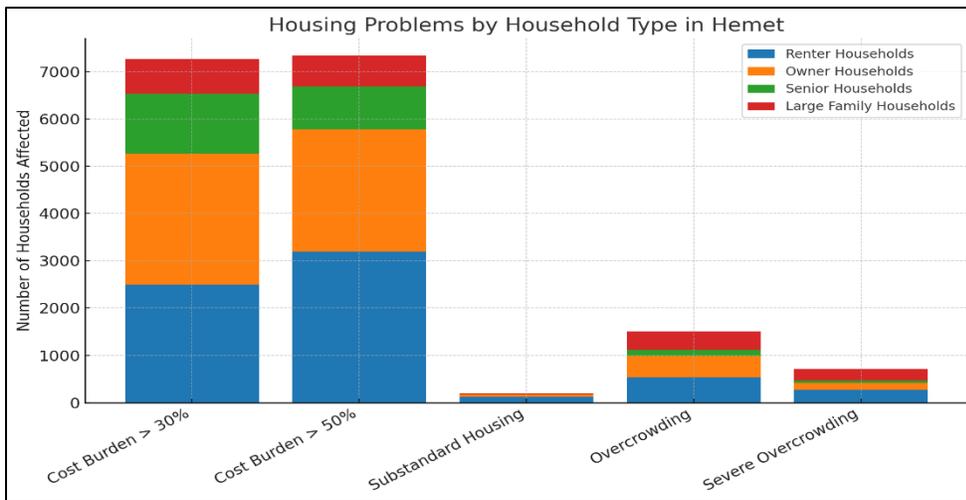
What are the most common housing problems?

Housing problems in Hemet are widespread and impact various populations, particularly low-income renters, seniors, disabled individuals, and large families. The most pressing issues include housing cost burdens, substandard housing conditions, and overcrowding, all of which create significant challenges

for many residents. The data clearly shows that a significant portion of the city's population struggles to maintain stable housing, and these challenges have long-term implications for economic stability, health, and overall quality of life.

One of the most significant housing problems in Hemet is the high percentage of households spending an excessive portion of their income on housing. Many residents, particularly those in lower income brackets, are unable to find affordable housing options, forcing them to dedicate a substantial share of their earnings to rent or mortgage payments. The CHAS data indicates that 3,195 renter households and 2,584 owner households experience severe cost burdens, meaning they spend more than half of their income on housing. In addition, 2,495 renter households and 2,770 owner households face moderate cost burdens, with between 30% and 50% of their income allocated to housing expenses. Those earning less than 30% of the area median income are the most affected, with 2,220 renter households and 1,580 owner households falling into the severely cost-burdened category. The cost burden problem is particularly pronounced for seniors and disabled individuals, many of whom live on fixed incomes that have not kept pace with rising housing costs. Families struggling with these financial burdens often have to cut back on other essential expenses, such as healthcare, food, and transportation, further exacerbating their economic hardships.

Illustration 1



The **bar chart** visually emphasizes the severity of housing cost burdens, showing that renters face a significantly higher percentage of cost burdened households compared to homeowners. Renters make up the largest portion of those struggling with high housing costs, which aligns with broader national trends indicating that rental prices have outpaced income growth in many communities. The gap between renters and homeowners in the cost burdened category also highlights the difficulty many residents face in transitioning from renting to homeownership, a key factor in long-term financial stability.

Another major housing problem in Hemet is the prevalence of substandard housing conditions. Many homes in the city lack basic infrastructure, including complete plumbing or kitchen facilities, making them unsuitable for safe and healthy living. The data indicates that 310 households live in units without

these essential amenities, with renters disproportionately affected compared to homeowners. The aging housing stock in Hemet contributes to this issue, as nearly half of all homes in the city are over 35 years old and in need of maintenance or rehabilitation. Many low-income households do not have the financial resources to make necessary repairs, leading to unsafe and deteriorating living conditions. The bar chart also highlights that senior households make up a notable portion of those affected by substandard housing, reinforcing the notion that elderly individuals living on fixed incomes are at increased risk of housing instability.

Substandard housing poses particular challenges for elderly and disabled residents, who often require specific modifications, such as wheelchair ramps or accessible bathrooms, that may not be available in older homes. The lack of affordable housing with necessary accessibility features further limits the options available to these vulnerable populations, increasing their risk of displacement or homelessness. The housing quality issue becomes even more severe when combined with the challenges of affordability, making it difficult for affected households to seek alternative housing that meets their needs.

Overcrowding is another major issue affecting many households in Hemet, particularly renters and large families. Due to the lack of affordable housing options, many families are forced to live in overcrowded conditions, sharing small living spaces with multiple household members. The data shows that 535 renter households and 454 owner households experience overcrowding, with more than 1.01 persons per room. Additionally, 275 renter households and 139 owner households are classified as severely overcrowded, with more than 1.51 persons per room. Large family households with five or more members are particularly impacted by this problem, as the availability of larger, affordable housing units is limited.

The bar chart also highlights the disproportionate impact of overcrowding on large family households, with a significantly higher percentage of these households reporting overcrowding compared to other groups. Overcrowding has significant consequences for the well-being of residents, leading to increased stress, limited privacy, and negative impacts on mental and physical health. Children in overcrowded households often lack adequate space for studying and recreation, which can affect their academic performance and overall development.

The data and bar chart together paint a clear picture of the most pressing housing problems in Hemet. Cost burden remains the most widespread issue, with renters facing the greatest challenges. Substandard housing and overcrowding further exacerbate the situation, making it difficult for many residents to find stable, safe, and affordable homes. These issues disproportionately impact seniors, disabled individuals, and low-income renters, underscoring the need for policies that address affordability, housing quality, and increased access to stable housing for the most vulnerable populations.

Are any populations/household types more affected than others by these problems?

Housing problems in Hemet do not impact all residents equally; certain populations and household types face more significant challenges in securing stable and affordable housing. Low-income renters,

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seniors, disabled individuals, and large families are among the most affected by issues such as cost burdens, substandard housing, and overcrowding. These populations are particularly vulnerable due to their economic limitations, reliance on fixed incomes, and specific housing needs that are often unmet in the current housing market.

Renters, particularly those in the lowest income brackets, are the most burdened by high housing costs. The CHAS data indicates that a significantly higher proportion of renters than homeowners experience severe cost burdens, meaning they spend more than half of their income on rent. Among those earning less than 30% of the area median income (AMI), 2,220 renter households and 1,580 owner households are classified as severely cost-burdened. This disparity highlights the fact that renters generally have fewer financial resources and less housing stability than homeowners. The high cost of rent relative to income forces many renters to make difficult choices between paying for housing and covering other basic needs such as food, healthcare, and transportation.

Seniors also face unique housing challenges, particularly due to their reliance on fixed incomes that do not keep pace with rising housing costs. Households with at least one person aged 62-74 account for 8,479 households in Hemet, while those with someone aged 75 or older make up an additional 5,749 households. Many of these individuals struggle with high housing costs, with a significant portion classified as cost-burdened. Additionally, seniors are more likely to live in aging housing stock that may not have necessary accessibility features such as ramps, grab bars, or wheelchair-accessible layouts. Substandard housing conditions disproportionately affect elderly individuals who may have mobility issues or require in-home medical care, yet lack the financial resources to make necessary modifications.

Disabled individuals are another vulnerable population that faces significant housing challenges. Approximately 20.5% of Hemet residents have a disability, with common conditions including ambulatory difficulties (13%), cognitive difficulties (8.1%), and independent living difficulties (9.8%). Many of these individuals require specialized housing with accessibility features, yet the city has only one dedicated affordable housing project for disabled residents, which offers 17 units. The demand for accessible housing far exceeds supply, leaving many disabled individuals either on long waiting lists or in housing that does not meet their needs. Additionally, many disabled individuals rely on fixed-income support such as Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI), making it difficult to afford market-rate rents.

Large family households, typically defined as those with five or more members, are disproportionately affected by overcrowding. The data indicates that 535 renter households and 454 owner households experience some level of overcrowding, with 275 renter households and 139 owner households classified as severely overcrowded. Large families are particularly vulnerable because there are fewer affordable housing units designed to accommodate multiple people, leading them to live in cramped conditions. Overcrowding contributes to increased stress, health risks, and reduced privacy, all of which can negatively impact the well-being of both adults and children.

Overall, renters, seniors, disabled individuals, and large families are the most affected by Hemet's housing challenges. Their financial constraints, specific housing needs, and limited availability of

affordable and suitable housing options leave them at greater risk of instability, displacement, or homelessness.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Extremely low-income individuals and families with children in Hemet face severe housing instability, placing them at high risk of becoming unsheltered or residing in shelters. According to the 2021 Comprehensive Housing Affordability Strategy (CHAS) data, there are approximately 5,935 extremely low-income (ELI) households in Hemet, a significant portion of which struggle with severe housing cost burdens, overcrowding, and substandard housing conditions. The challenges are particularly severe for renters, with 85% of ELI renter households experiencing at least one major housing problem, including high cost burdens, lack of adequate housing, and overcrowding. This high percentage highlights the instability of these households, which are often only one financial setback away from homelessness.

Families with children are especially vulnerable to these issues, as their financial obligations extend beyond housing to include childcare, healthcare, food, and education costs. Many of these families already live in precarious conditions, such as doubling up in overcrowded units with extended family or friends to make ends meet. Overcrowding is a significant issue, with 535 renter households and 454 owner households experiencing overcrowding, while 275 renter households and 139 owner households live in severely overcrowded conditions. The lack of affordable, family-sized units forces many to remain in unsuitable or temporary housing, increasing their risk of displacement.

The cost burden remains the most pressing concern for these households. Data shows that 3,195 renter households and 2,584 owner households experience severe cost burdens, meaning they spend more than 50% of their income on housing costs. For those earning less than 30% of the area median income (AMI), 2,220 renter households and 1,580 owner households fall into this category. This leaves many families in a precarious financial position, unable to cover unexpected expenses such as medical emergencies or job loss. Without sufficient savings or safety nets, even a minor financial crisis can quickly escalate into eviction and homelessness.

Another contributing factor to housing instability is domestic violence, dating violence, sexual assault, and stalking, which force many individuals and families to flee unsafe situations. According to Riverside County's 2023 Point-in-Time Count, a significant percentage of Hemet's homeless population consists of individuals fleeing domestic violence. Many survivors lack access to emergency shelter or transitional housing, making them vulnerable to homelessness. While Hemet has some shelter and support programs, demand far exceeds availability, and survivors often struggle to secure permanent housing due to financial barriers and lack of rental history.

Formerly homeless individuals and families who receive rapid re-housing assistance face similar challenges as their financial support nears termination. Rapid re-housing programs provide short-term

rental subsidies and case management services, helping individuals transition from homelessness to permanent housing. However, without long-term support, many recipients struggle to maintain their housing. In Hemet, the shortage of affordable housing options leaves many unable to afford market-rate rents once their rental assistance expires. Many formerly homeless individuals also face barriers such as poor credit history, prior evictions, and limited job opportunities, making it difficult to secure stable housing once assistance ends.

For individuals and families receiving rapid re-housing support, the challenge is not only financial but also structural. Many have ongoing needs related to mental health services, substance abuse treatment, job training, and child support. Without continued access to these services, some individuals struggle to maintain stable employment, increasing the risk of returning to homelessness. Additionally, children in these households often experience disruptions in education, healthcare access, and social stability, which can have long-term negative consequences.

The risk of homelessness for both at-risk housed families and formerly homeless individuals nearing the end of rapid re-housing assistance is significant. The combination of high housing costs, low wages, and limited availability of affordable housing creates a cycle of housing instability that is difficult to break.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Hemet uses a structured methodology to estimate the at-risk populations for housing insecurity and homelessness. The operational definition of at-risk groups includes individuals and families living in precarious housing situations, those at risk of eviction, individuals with disabilities, and victims of domestic violence, dating violence, sexual assault, and stalking. These estimates are based on data from the U.S. Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS), the American Community Survey (ACS), and local Point-in-Time (PIT) counts.

The at-risk population is broadly defined to include several categories. First, individuals facing imminent housing loss—such as those living in motels, doubled-up arrangements, or informal housing—are included. Households that spend more than 50% of their income on rent are classified as severely cost-burdened, putting them at a high risk of housing instability. According to CHAS data, 3,195 renter households and 2,584 owner households in Hemet fall into this category. The methodology assumes that many of these households are at risk of homelessness if they experience financial shocks, such as medical emergencies or job loss.

Individuals with disabilities form another key at-risk group. Approximately 20.5% of Hemet's residents live with a disability, which is nearly double the rate of Riverside County and California. Ambulatory difficulties, cognitive impairments, and independent living difficulties are among the most common disabilities. Many of these individuals require accessible housing, yet Hemet's aging housing stock lacks sufficient units designed for accessibility. The presence of a disability can limit employment opportunities, thereby increasing the risk of housing instability.

Victims of domestic violence, dating violence, sexual assault, and stalking are another population at high risk of homelessness. Hemet follows HUD's expanded definition, which includes individuals fleeing abuse and lacking alternative housing. Local service providers report that domestic violence survivors often experience economic hardship, as many must leave their homes without financial resources. This population has been included in recent PIT counts, and the city works with domestic violence shelters to provide emergency and transitional housing for affected individuals.

The methodology for estimating these populations involves multiple data sources. The PIT count, conducted by the Riverside County Department of Public Social Services, provides a snapshot of homelessness in Hemet and nearby cities. In 2023, Hemet's homeless population increased to 112 individuals, a 35% increase since 2020. Additionally, Hemet's Housing Element includes a waiting list of nearly 5,000 households for Section 8 vouchers, demonstrating the scale of affordable housing demand.

A combination of statistical modeling and local service data is used to estimate at-risk groups. CHAS data is cross-referenced with PIT count trends and reports from local shelters and service providers. This allows Hemet to develop a more accurate picture of housing needs and inform policy decisions. Future data collection efforts will focus on refining these estimates by incorporating real-time eviction data, school district records on student homelessness, and emergency shelter utilization rates.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing instability and the increased risk of homelessness in Hemet are linked to specific housing characteristics that make it difficult for vulnerable populations to secure and maintain stable housing. These characteristics include severe cost burdens, substandard housing conditions, overcrowding, eviction risk, lack of accessible housing for disabled individuals, and limited availability of affordable family-sized units. Each of these factors disproportionately affects low-income renters, seniors, disabled individuals, and large families, creating a cycle of housing insecurity that increases the likelihood of homelessness.

One of the most significant housing characteristics contributing to instability is severe cost burden. According to CHAS data, 3,195 renter households and 2,584 owner households in Hemet spend more than 50% of their income on housing costs, placing them at extreme risk of eviction or foreclosure. Households that spend such a high percentage of their income on housing have little financial flexibility, making them vulnerable to displacement in the event of an unexpected expense such as a medical emergency, job loss, or rent increase. Among those earning less than 30% of the area median income (AMI), 2,220 renter households and 1,580 owner households fall into the severely cost-burdened category, making them the most at risk of losing their housing.

Another major contributor to housing instability is substandard housing conditions. The data indicates that 310 households in Hemet lack complete plumbing or kitchen facilities. Many of these units are occupied by low-income renters who cannot afford to relocate, leaving them exposed to unsafe and

unhealthy living environments. Hemet's aging housing stock exacerbates this issue, as nearly 47% of homes are more than 35 years old and require repairs or rehabilitation. Landlords often neglect maintenance in low-income rental properties, forcing tenants to live in deteriorating conditions that include mold, leaks, structural damage, or infestations. In cases where landlords decide to renovate or redevelop, tenants may face eviction due to rising rents or redevelopment-driven displacement.

Overcrowding is another significant factor linked to housing instability. The lack of affordable housing, particularly for large families, forces many households to share living spaces beyond their intended capacity. The data reveals that 535 renter households and 454 owner households experience overcrowding, while 275 renter households and 139 owner households are classified as severely overcrowded. Overcrowding can lead to unsafe conditions, increased stress, and conflicts that contribute to housing instability. It also increases the likelihood of eviction, as some landlords enforce occupancy limits that make it difficult for tenants to remain in their homes.

For individuals with disabilities, the lack of accessible housing is a major factor in housing insecurity. Hemet has a disproportionately high number of residents with disabilities, with 20.5% of the population identifying as disabled. However, the city has a shortage of accessible housing units, leaving many disabled individuals in inadequate housing that does not accommodate their mobility or health needs. In some cases, they may be forced into institutional settings or face homelessness due to the unavailability of appropriate housing. The city's only dedicated affordable housing project for disabled residents includes just 17 units, which is insufficient to meet the demand.

Another pressing issue is eviction risk and lack of tenant protections. Many renters in Hemet live in precarious situations where they face frequent lease terminations, landlord disputes, or rent increases that outpace their wages. The city's rental assistance programs have extensive waiting lists, with nearly 5,000 households seeking Section 8 vouchers. For those unable to secure assistance, the risk of eviction remains high, especially in a rental market with rising costs and limited vacancies. Households that receive eviction notices often struggle to find new housing due to low vacancy rates, high security deposits, and income verification requirements.

Finally, the shortage of affordable family-sized units makes it particularly difficult for families with children to find stable housing. Many low-income families require two- or three-bedroom units, but the majority of affordable housing developments focus on one-bedroom or studio apartments, which are unsuitable for larger households. This mismatch between housing supply and family needs forces many families into overcrowded situations or temporary housing, increasing their risk of homelessness.

Discussion

The City of Hemet faces significant housing challenges, particularly for low-income renters, seniors, disabled individuals, and families with children. The demand for affordable housing far exceeds the supply, with nearly 5,000 households on the Section 8 voucher waiting list, reflecting a severe shortage of rental assistance options. Extremely low-income (ELI) households, comprising 5,935 households, are the most affected, with 85% experiencing severe cost burdens, overcrowding, or substandard housing conditions.

Demo

Housing cost burdens are widespread, with 3,195 renter households and 2,584 owner households spending more than 50% of their income on housing. Overcrowding is also prevalent, particularly among large families, with 535 renter households and 454 owner households affected. Seniors and disabled individuals face additional challenges due to limited accessible housing options, with only 17 dedicated affordable units for disabled residents.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,100	1,294	0
White	2,425	885	0
Black / African American	600	65	0
Asian	70	25	0
American Indian, Alaska Native	50	0	0
Pacific Islander	15	0	0
Hispanic	1,864	319	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,915	1,765	0
White	1,685	1,185	0
Black / African American	470	40	0
Asian	75	69	0
American Indian, Alaska Native	75	0	0
Pacific Islander	0	0	0
Hispanic	1,520	409	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,870	3,575	0
White	1,330	2,190	0
Black / African American	245	155	0
Asian	49	85	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	1,134	1,035	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	910	1,945	0
White	390	1,125	0
Black / African American	100	70	0
Asian	39	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	385	670	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Housing disparities in Hemet disproportionately affect minority populations, particularly Hispanic and Black/African American households, who experience higher cost burdens, overcrowding, and barriers to homeownership at rates significantly greater than the overall population. These disparities highlight the systemic economic and housing inequities affecting communities of color, leaving them at a heightened risk of eviction, displacement, and long-term housing instability.

Cost Burden Disparities Among Racial and Ethnic Groups

Housing cost burden, defined as spending more than 30% of household income on housing costs, is a significant issue affecting lower-income households in Hemet. However, the burden is not distributed evenly across racial and ethnic groups.

Among households earning 0%-30% of the Area Median Income (AMI), Hispanic households represent 1,864 out of 5,100 households with one or more severe housing problems, meaning 36.5% of all cost-burdened households at this income level are Hispanic. In comparison, Black/African American households account for 600 households, or 11.8% of this category.

The disparity continues into higher income brackets. Among those earning 30%-50% of AMI, 1,520 Hispanic households and 470 Black/African American households still face severe housing cost burdens. Similarly, for 50%-80% AMI households, 1,134 Hispanic households and 245 Black households continue to struggle with high housing costs. This data suggests that Hispanic and Black households are significantly more likely to be rent-burdened compared to their White and Asian counterparts, placing them at a higher risk of eviction and financial instability.

The trend is further exacerbated at the 80%-100% AMI level, where 385 Hispanic households and 100 Black households still experience high cost burdens. This pattern indicates persistent financial barriers for minority households, regardless of income level, making housing unaffordable for a large portion of these communities.

Overcrowding and Substandard Housing Conditions

Beyond cost burden, overcrowding is a major issue for Hispanic and Black/African American households, particularly among families with multiple generations or large household sizes. The CHAS data reveals that in the 0%-30% AMI range, 275 renter households and 139 owner households experience severe overcrowding, meaning more than 1.51 persons per room.

Demo

Hispanic families are disproportionately affected by overcrowding due to a lack of affordable, larger housing units. Many low-income families have no choice but to live in smaller, overcrowded conditions, often doubling up with extended family to afford rent. Overcrowding contributes to increased stress, health risks, and limited privacy, negatively impacting overall quality of life.

Additionally, 310 households in Hemet lack complete plumbing or kitchen facilities, a condition that disproportionately affects low-income minority households. Living in substandard housing with deteriorating infrastructure further limits access to basic hygiene, safety, and quality of life, compounding financial and health-related struggles for these families.

Barriers to Homeownership and Mortgage Lending Disparities

The path to homeownership is significantly more difficult for Black/African American and Hispanic households, due to higher mortgage denial rates and limited financial resources. The 2022 Home Mortgage Disclosure Act (HMDA) data shows that Black/African American applicants had a 58.2% mortgage denial rate, compared to the 38.7% average for Hemet. Similarly, Native Hawaiian or Pacific Islander applicants experienced an 84.8% denial rate, demonstrating extreme financial barriers to homeownership.

These denial rates highlight racial disparities in credit access, lending policies, and financial stability, preventing many minority households from transitioning from renting to homeownership. Without access to mortgages, minority families are forced to remain in the rental market, where they are more vulnerable to rent increases, eviction, and housing insecurity.

Racially Concentrated Areas of Poverty (R/ECAPs)

Hemet has identified two racially or ethnically concentrated areas of poverty (R/ECAPs) located near the downtown area, where a disproportionate number of Hispanic and Black/African American residents live.

These R/ECAP neighborhoods are characterized by high poverty rates, low access to economic opportunities, underfunded schools, and limited healthcare services. Residents in these areas often experience generational poverty, making it even harder to break the cycle of housing instability. The concentration of minority households in these areas also limits upward economic mobility and perpetuates housing and income inequality.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,335	2,055	0
White	2,100	1,200	0
Black / African American	555	110	0
Asian	50	45	0
American Indian, Alaska Native	35	15	0
Pacific Islander	15	0	0
Hispanic	1,524	664	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,005	3,680	0
White	735	2,130	0
Black / African American	265	245	0
Asian	45	104	0
American Indian, Alaska Native	0	75	0
Pacific Islander	0	0	0
Hispanic	910	1,020	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	880	5,565	0
White	485	3,025	0
Black / African American	8	390	0
Asian	34	105	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	300	1,875	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	319	2,530	0
White	69	1,445	0
Black / African American	30	135	0
Asian	35	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	865	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The analysis of severe housing problems in Hemet highlights significant disparities among racial and ethnic groups. These disparities primarily revolve around cost burdens, overcrowding, substandard housing conditions, and homeownership barriers. Based on the available CHAS and ACS data, Hispanic and Black/African American households in Hemet are disproportionately impacted by severe housing problems when compared to the overall population.

Severe Housing Problems by Income Level and Race

Severe housing problems, as defined by HUD, include cost burdens above 50%, overcrowding (more than 1.5 persons per room), and lacking complete kitchen or plumbing facilities. In Hemet, low-income households, particularly those earning below 50% of the Area Median Income (AMI), are most affected by these issues.

For households earning between 0%-30% AMI, 4,335 households face severe housing problems. Of these, Hispanic households make up 1,524 (35.2%), while Black/African American households account for 555 (12.8%). In contrast, White households make up 2,100 of those affected, but as a proportion of their total population, the burden on minority groups remains significantly higher.

In the 30%-50% AMI range, 2,005 households experience severe housing problems, with Hispanic households constituting 910 (45.4%) and Black households 265 (13.2%). This suggests that Hispanic households face disproportionately high housing insecurity, as they continue to represent a higher share of severely cost-burdened households than their share of the overall population.

As household income increases, the burden of severe housing problems decreases. However, even within the 50%-80% AMI bracket, 880 households still face such issues. Hispanic households make up 300 of these households (34%), while Black households represent only 8. White households, despite being the largest racial group, experience these problems at a lower proportional rate.

Disproportionate Housing Cost Burden

Hemet's low-income households struggle with significant cost burdens. According to CHAS data, over 63.9% of renters experience at least one housing problem, compared to 34.7% of homeowners. The burden is particularly high for Hispanic and Black residents, who are more likely to be renters and earn lower wages.

- Hispanic households: 20.69% of all Hispanic households face severe housing cost burdens, the highest among racial and ethnic groups in Hemet.

Demo

- Black/African American households: 10.62% experience severe housing cost burdens.
- Asian households: 19.13% experience high cost burdens.
- White households: 9.58% face severe cost burdens, the lowest among major racial groups.

This indicates that Hispanic and Black households are significantly more likely to struggle with rent or mortgage payments, making them vulnerable to displacement.

Overcrowding and Housing Instability

Overcrowding disproportionately impacts minority households in Hemet, particularly Hispanic families. According to ACS data, 12.7% of all Hemet households are overcrowded, with 9.1% of renters experiencing overcrowding compared to only 3.6% of homeowners. Overcrowding is more prevalent among low-income Hispanic families, often due to the lack of affordable larger rental units.

The lack of adequate housing conditions also increases the risk of homelessness among these vulnerable populations. Hispanic households, who often have larger family sizes, are more likely to share living spaces with multiple families to mitigate cost burdens. Black households, meanwhile, face significant barriers to homeownership, further exacerbating housing instability.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction:

Housing affordability is a critical issue in Hemet, with many households struggling to meet their monthly housing expenses. The concept of housing cost burden refers to the percentage of a household's income that is spent on housing costs, including rent, mortgage payments, and utilities. According to HUD guidelines, a household is considered moderately cost-burdened if it spends between 30% and 50% of its income on housing and severely cost-burdened if housing expenses exceed 50% of income. The 2016-2020 CHAS data highlights significant disparities in housing cost burdens across different racial and ethnic groups in Hemet, demonstrating that some communities experience disproportionately higher levels of housing instability and financial hardship.

Among the 28,543 households in Hemet, 6,214 (nearly 22%) spend more than half of their income on housing, placing them at high risk of financial distress, displacement, or homelessness. Another 6,105 households experience a moderate cost burden, meaning they allocate between 30% and 50% of their income to housing costs. The remaining 15,695 households fall within the affordable range, spending less than 30% of their income on housing expenses. Additionally, 529 households report no or negative income, making them particularly vulnerable to housing instability.

Racial and ethnic disparities are evident in the distribution of housing cost burdens. White households, which make up the largest racial group in Hemet, represent the majority of both moderately and severely cost-burdened households, with 3,175 experiencing extreme housing cost burdens. However, Hispanic and Black/African American households experience a disproportionately greater housing cost burden relative to their population size. Hispanic households make up 2,065 of those who are severely cost-burdened, while Black/African American households account for 700 in this category. These numbers suggest that Hispanic and Black households are more likely to struggle with housing affordability compared to their White counterparts.

Asian and Pacific Islander households, while making up a smaller portion of the total population, also experience financial strain due to housing costs, with 85 Asian and 15 Pacific Islander households falling into the severely cost-burdened category. Additionally, American Indian and Alaska Native households show a higher percentage of moderate cost burdens, with 90 households spending between 30% and 50% of their income on housing.

The disproportionate impact of housing cost burdens on minority households highlights the need for targeted housing policies that address affordability, wage gaps, and access to stable housing. Households with severe cost burdens often face increased risks of eviction, overcrowding, or substandard living conditions as they struggle to balance housing costs with other essential expenses such as healthcare, food, and transportation. Addressing these disparities is critical for promoting equitable access to safe and affordable housing for all Hemet residents.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,695	6,105	6,214	529
White	8,820	2,630	3,175	315
Black / African American	899	640	700	65
Asian	475	85	85	0
American Indian, Alaska Native	35	90	35	0
Pacific Islander	15	0	15	0
Hispanic	5,045	2,530	2,065	149

Table 20 – Greater Need: Housing Cost Burdens AMI

Data 2016-2020 CHAS
Source:

Discussion:

The analysis of housing cost burdens and severe housing problems in Hemet indicates that certain racial and ethnic groups experience disproportionately greater housing needs compared to the overall population. These disparities are particularly evident among Hispanic and Black/African American households, who consistently face higher rates of housing cost burdens, overcrowding, and substandard housing conditions. The 2016-2020 CHAS data highlights the extent to which these groups struggle with affordability and housing stability relative to White and Asian households in the city.

Housing Cost Burden Disparities

A key indicator of housing need is the housing cost burden, which refers to the percentage of household income spent on housing expenses, including rent or mortgage payments and utilities. In Hemet, over 43% of households experience a cost burden exceeding 30% of their income, while 22% of households are severely cost-burdened, meaning they pay more than 50% of their income on housing costs.

Among racial and ethnic groups, Hispanic and Black households are disproportionately affected by extreme housing cost burdens:

- Hispanic households make up 5,045 of all cost-burdened households in Hemet, with 2,065 severely cost-burdened. This represents 22% of all severely cost-burdened households, despite Hispanic residents comprising a smaller percentage of the city's total population.
- Black/African American households account for 700 of the severely cost-burdened households, meaning 28% of Black households in Hemet pay more than half of their income on housing.

Demo

- White households, while experiencing the highest total numbers, have a lower proportion of cost burdened households relative to their population size, with 3,175 households paying more than 50% of their income on housing.
- Asian and Pacific Islander households represent the smallest proportion of cost-burdened households, but their housing needs should not be overlooked, as affordability challenges persist among lower-income groups.

Overcrowding and Housing Instability

Overcrowding is another indicator of housing need, particularly for low-income families who cannot afford adequately sized housing. Data from the 2016-2020 CHAS suggests that Hispanic and Black households are most likely to experience overcrowding, particularly those earning less than 50% of the Area Median Income (AMI).

- Hispanic households are the most likely to experience overcrowding, as they often have larger family sizes and are more likely to be renters in high-cost housing markets.
- Black households also experience high overcrowding rates, particularly those living in rental units where multi-generational families share limited space.
- White households, in contrast, have lower overcrowding rates, as they are more likely to own homes and have access to larger living spaces.

Substandard Housing and Severe Housing Problems

In addition to affordability challenges, Hispanic and Black households in Hemet are more likely to live in substandard housing conditions. Severe housing problems, as defined by HUD, include lack of complete kitchen or plumbing facilities, severe overcrowding, and extreme cost burdens exceeding 50% of income.

Among the 0%-30% AMI population, 4,335 households experience one or more severe housing problems, with 1,524 of these households being Hispanic and 555 Black. These numbers suggest that Hispanic and Black households are more likely to live in housing conditions that pose health and safety risks compared to other racial groups. White households still experience these challenges, but at a proportionally lower rate.

Even among households earning 30%-50% AMI, Hispanic households represent 910 of those with severe housing problems, while Black households account for 265. This pattern continues for higher-income brackets, though severe housing problems become less frequent as income levels rise.

Barriers to Homeownership and Long-Term Stability

Access to homeownership is a critical factor in determining long-term housing stability. In Hemet, Black and Hispanic households face higher mortgage denial rates compared to White and Asian households. According to the 2022 Home Mortgage Disclosure Act (HMDA) data, Black applicants had a 58.2%

Demo

mortgage loan denial rate, significantly higher than the 38.7% overall average in Hemet. Similarly, Native Hawaiian and Pacific Islander applicants faced an 84.8% denial rate, making it extremely difficult for these groups to transition into homeownership and secure long-term housing stability.

The difficulty in securing home loans forces many Black and Hispanic families to remain in rental housing, where they are more susceptible to rent increases, eviction risks, and limited housing options. This cycle of rental instability contributes to the disproportionate housing needs observed among these racial groups.

The data clearly demonstrates that Hispanic and Black/African American households in Hemet experience disproportionately greater housing needs compared to the overall population. They face higher rates of housing cost burdens, overcrowding, substandard housing conditions, and barriers to homeownership. These disparities make these populations more vulnerable to displacement, financial instability, and homelessness.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The analysis of housing cost burdens in Hemet reveals that certain racial and ethnic groups experience disproportionately greater need in specific income categories. Data from the Comprehensive Housing Affordability Strategy (CHAS) and the American Community Survey (ACS) highlight significant disparities among Hispanic, Black/African American, and Asian households, particularly in the extremely low-income (0-30% of Area Median Income, AMI) and very low-income (30-50% AMI) categories.

Extremely Low-Income Households (0-30% AMI)

Households earning less than 30% of the AMI are the most vulnerable to severe housing cost burdens, with 4,335 households in this category experiencing at least one severe housing problem. Among these, Hispanic households are disproportionately affected, representing 1,524 (35.2%) of these cases, despite comprising a smaller share of the overall population. Black/African American households also face a disproportionately high burden, with 555 households experiencing severe housing problems, equating to 12.8% of this category.

White households, while constituting a significant portion of this income category, face severe cost burdens at a lower rate than Hispanic and Black households. Similarly, Asian households, though fewer in number, also exhibit a notable level of housing instability within this income bracket.

Very Low-Income Households (30-50% AMI)

In the 30-50% AMI category, severe housing problems persist, affecting 2,005 households across all racial and ethnic groups. Hispanic households, again, exhibit the greatest need, with 910 households experiencing at least one severe housing issue, representing 45.4% of the total. Black/African American households account for 265 cases (13.2%), reflecting continued disparities in housing affordability and access.

White households in this income category, while more numerous, have a lower proportional representation among those with severe housing burdens, indicating that minority groups face systemic barriers to stable and affordable housing.

Low-Income Households (50-80% AMI)

As income levels increase, the prevalence of severe housing problems decreases, but disparities remain. Among households earning 50-80% of the AMI, 880 households experience severe housing issues, with Hispanic households making up 300 cases (34.1%) and Black households accounting for only 8 cases (0.9%). White households comprise the largest share of this income group, but their incidence of severe housing burdens is proportionally lower.

Demo

This suggests that as income levels rise, White households are more likely to access stable and affordable housing options, while Hispanic and Black households remain overrepresented among those experiencing housing distress.

Moderate-Income Households (80-100% AMI)

At the 80-100% AMI level, severe housing problems are less prevalent, with 319 total cases. However, disparities persist, particularly for Hispanic households, who account for 190 cases (59.6%) despite their overall population share. Black and Asian households in this category face lower but still notable burdens.

The data consistently show that Hispanic and Black households in Hemet experience disproportionately greater housing need across multiple income categories, particularly at lower income levels. These groups are more likely to face severe cost burdens, overcrowding, and inadequate housing conditions compared to their White counterparts.

If they have needs not identified above, what are those needs?

The City of Hemet faces a range of housing challenges that disproportionately impact certain racial and ethnic groups beyond the previously identified needs. While cost burden and overcrowding are key issues, additional housing needs emerge among specific demographics, including seniors, persons with disabilities, farmworkers, and the homeless population.

Senior Housing Needs

Hemet has a growing senior population, many of whom are on fixed incomes and face housing insecurity due to rising costs. Seniors require affordable, accessible housing options, particularly those with mobility impairments who need single-story units or modifications such as ramps and grab bars. The city currently has two affordable senior housing developments, the Oasis Senior and Sahara Senior, with deed-restricted units through 2050 and 2048, respectively. However, these units are insufficient to meet the increasing demand. The city has established programs such as Housing Rehabilitation Loans and Senior Repair Grants to assist low-income seniors with maintaining their homes, but additional resources are needed to expand affordable senior housing options.

Housing Needs for Persons with Disabilities

Individuals with physical and developmental disabilities face significant barriers to obtaining stable housing. Approximately 20.5% of Hemet's population has at least one disability, with ambulatory difficulties being the most common, affecting 12.1% of the city's residents. These individuals often require accessible housing units that comply with the Americans with Disabilities Act (ADA), yet many older housing units in Hemet lack necessary modifications. The city offers programs like Accessibility for Persons with Disabilities and Special Housing Needs to address these challenges. However, there remains a lack of affordable, ADA-compliant rental units, making it difficult for disabled residents to find suitable housing.

Farmworker Housing Needs

Farmworkers represent a unique housing need group due to their low incomes and seasonal or migratory employment status. Riverside County had 11,365 hired farmworkers in 2017, with 1,684 classified as migrant workers. These workers frequently live in overcrowded or substandard conditions, such as converted storage sheds or temporary housing that lacks essential amenities. The city has identified the need for farmworker housing and is implementing Program H-1g, which will amend zoning codes to facilitate farmworker housing development in compliance with the Employee Housing Act.

Homeless and At-Risk Populations

Hemet has a growing population of individuals at risk of homelessness due to economic instability and lack of affordable housing. The city's extremely low-income population (earning less than 30% of the Area Median Income) faces a particularly high housing burden, with many spending over 50% of their income on rent. These residents are highly vulnerable to eviction, and many rely on local emergency shelters or transitional housing programs. The city has included initiatives to support extremely low-income households, such as the Housing Choice Voucher Program and partnerships with service agencies, but additional funding and supportive housing developments are necessary to meet demand.

Barriers to Homeownership

Homeownership remains an elusive goal for many low-income and minority households in Hemet. Data from the Home Mortgage Disclosure Act indicates that Black/African American applicants face significantly higher mortgage denial rates compared to White applicants. Discriminatory lending practices and lack of financial literacy resources contribute to the challenge, making it more difficult for minority households to transition from renting to homeownership. Expanding first-time homebuyer programs and financial assistance initiatives could help address this issue.

Eviction Rates and Housing Instability

Hemet has experienced rising eviction rates, particularly among low-income renters. Reports from the Fair Housing Council of Riverside County indicate a significant increase in tenant complaints related to unfair evictions and excessive rent hikes. Strengthening tenant protections, implementing rent stabilization policies, and expanding legal aid services for renters could help mitigate this growing issue.

Beyond the previously identified housing problems, additional needs exist among Hemet's seniors, disabled residents, farmworkers, and at-risk populations. While the city has introduced various housing programs, demand continues to outpace supply, necessitating expanded initiatives in affordable housing development, supportive services, and tenant protections.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In Hemet, specific racial and ethnic groups experiencing disproportionately greater housing needs are primarily located in designated areas known as Racially or Ethnically Concentrated Areas of Poverty

(R/ECAPs). The two identified R/ECAPs in Hemet, Census Tracts 434.01 and 434.05, are situated near the city's downtown core. These areas exhibit high poverty rates, substantial racial and ethnic minority populations, and significant housing cost burdens.

Census Tract 434.01, located within Hemet's historic downtown, has a higher prevalence of renter-occupied housing units compared to the city's overall average. Many of the homes in this area were built between 1950 and 1975 and are now showing signs of deterioration. This area includes a mix of single-family homes, multi-family apartments, and mobile homes, with a significant number of households experiencing overpayment for housing. Over 68% of renters in this tract pay more than 30% of their income toward housing costs, and a substantial number face severe overcrowding, with more than 1.5 occupants per room.

Census Tract 434.05, another identified R/ECAP, also presents significant housing challenges. This tract contains a large proportion of mobile homes, with 57% of housing units classified as such, while 34.6% are multi-family apartment units. The prevalence of mobile homes in this area suggests lower property values and limited access to stable, high-quality housing. Renters in this tract experience overcrowding at a higher rate than the citywide average, with a significant proportion living in substandard conditions. A notable percentage of residents lack access to complete plumbing or kitchen facilities, further exacerbating their housing instability.

The demographic composition of these census tracts further highlights disparities in housing needs. The R/ECAPs in Hemet are predominantly home to Hispanic and Black/African American households, with Hispanic residents making up approximately 46.34% of the population in these areas and Black residents comprising 6.71%. In comparison, the non-Hispanic White population in these tracts is 42.21%, indicating a disproportionate concentration of racial and ethnic minorities in these high-poverty neighborhoods.

In addition to high housing cost burdens, limited access to amenities is a significant issue in these areas. While Census Tract 434.01 has better access to public resources, including schools, healthcare facilities, and transit services, Census Tract 434.05 has fewer amenities and limited public transportation access. Census Tract 434.01 is served by approximately 50 bus stops, whereas Census Tract 434.05 has only 26, reducing mobility for residents who rely on public transportation for employment, healthcare, and essential services.

The concentration of Hispanic and Black households in these high-poverty neighborhoods indicates the need for targeted housing interventions. Policies aimed at increasing affordable housing availability outside of these R/ECAPs, improving infrastructure and public services in these areas, and implementing programs to assist cost-burdened renters and homeowners could help mitigate these disparities.

Overall, Hemet's housing challenges are disproportionately affecting minority populations concentrated in specific areas, particularly near the downtown core. Addressing these disparities will require coordinated efforts in housing policy, community investment, and economic development initiatives.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing plays a crucial role in providing safe and affordable housing options for low-income individuals and families in Hemet. Administered by the Riverside County Housing Authority, public housing programs, including Housing Choice Vouchers (Section 8) and Project-Based Rental Assistance, serve as vital resources for households struggling with high housing costs. These programs help alleviate severe housing burdens and reduce the risk of displacement for vulnerable populations, including seniors, persons with disabilities, and extremely low-income families.

The demand for public housing in Hemet remains high, with many households on waiting lists due to limited availability of units and rental assistance vouchers. The city's total public housing units and Housing Choice Vouchers currently in use reflect the ongoing need for expanded affordable housing programs. The following section provides an overview of the total number of public housing units, the demographics of residents utilizing these programs, and key challenges affecting public housing availability and accessibility in Hemet.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	79	456	8,748	36	8,364	135	178	19

Table 21 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	12,664	13,261	13,870	10,805	13,850	13,465	14,983
Average length of stay	0	6	4	6	2	6	0	5
Average Household size	0	1	3	2	1	2	1	3
# Homeless at admission	0	2	331	205	1	197	2	5
# of Elderly Program Participants (>62)	0	67	38	3,249	9	3,211	15	10
# of Disabled Families	0	12	70	2,587	26	2,422	82	33
# of Families requesting accessibility features	0	79	456	8,748	36	8,364	135	178
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	66	318	5,469	26	5,195	79	144	15
Black/African American	0	10	126	2,967	8	2,867	55	29	3
Asian	0	1	9	209	2	203	0	2	1
American Indian/Alaska Native	0	0	2	80	0	76	1	3	0
Pacific Islander	0	2	1	23	0	23	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	29	250	2,318	7	2,220	13	74	1
Not Hispanic	0	50	206	6,430	29	6,144	122	104	18

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs of public housing tenants and applicants in Hemet highlight the significant demand for accessible and affordable housing. The Housing Authority of the County of Riverside administers public housing and housing choice voucher programs, serving a diverse population with varying income levels and special needs. As of the latest data, the city has 456 public housing units in use and 8,748 housing choice vouchers distributed, including 135 specifically for disabled individuals and 178 under the Family Unification Program. The waiting list for accessible units underscores the demand for affordable, specialized housing for low-income families, seniors, and individuals with disabilities.

A closer examination of the Section 504 Needs Assessment reveals the disproportionate challenges faced by disabled individuals and the elderly in securing adequate housing. Over 2,587 households in the voucher program identify as disabled, with 70 disabled families housed in public housing units. Additionally, 3,249 elderly individuals are assisted through the voucher program, illustrating the high demand for accessible units that accommodate the needs of aging residents. Many of these individuals experience mobility limitations and require modifications such as wheelchair ramps, lowered countertops, and accessible bathrooms.

The average household income for public housing residents is significantly lower than that of the general population, with public housing tenants averaging \$13,261 per year, while voucher holders have a slightly higher average of \$13,870 per year. These figures indicate the extreme financial constraints many tenants face, limiting their ability to secure stable housing outside of government-assisted programs. Furthermore, the average length of stay in public housing is four to six years, demonstrating the long-term reliance on affordable housing due to limited upward mobility and financial hardship.

In addition to financial hardship, homelessness at the time of admission is another significant factor, with 331 individuals entering public housing directly from homelessness. Within the voucher program, 205 previously homeless individuals are now housed, including five under the Family Unification Program. These statistics emphasize the crucial role public housing plays in preventing long-term homelessness and stabilizing vulnerable populations.

The racial and ethnic composition of public housing tenants also reflects disparities in housing needs. Of those utilizing public housing, 318 are White, 126 are Black/African American, and 250 identify as Hispanic. Among voucher holders, 2,967 Black/African American residents participate, compared to 5,469 White and 2,318 Hispanic residents. These numbers indicate that minority groups, particularly Black and Hispanic households, have higher participation rates in housing assistance programs, potentially due to systemic barriers in securing affordable private-market housing.

A key gap in service provision is the lack of designated housing support for victims of domestic violence, dating violence, sexual assault, and stalking. While Hemet has resources for individuals facing housing instability, there are currently no residents identified in public housing or voucher programs under a specific category for domestic violence survivors. This suggests either a lack of reporting mechanisms or inadequate specialized support for this population.

To address these challenges, expanding the number of accessible housing units and increasing financial assistance programs for low-income and disabled individuals are critical steps. Hemet's long waitlist for housing assistance, particularly for those requiring accessible features, indicates a need for greater investment in housing development and modifications that support individuals with mobility and self-care limitations.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing residents and Housing Choice Voucher (HCV) holders in Hemet are shaped by affordability challenges, accessibility issues, and the quality of available housing stock. These residents, many of whom are low-income families, seniors, and individuals with disabilities, face multiple barriers that hinder their ability to secure and maintain stable housing. Data from the Hemet Housing Element and the Housing Choice Voucher program provide insight into the critical needs of these populations.

One of the most pressing concerns is the high demand for rental assistance, which far exceeds the availability of vouchers and affordable units. The city has a significant waiting list for both public housing and tenant-based rental assistance, reflecting a strong need for expanded resources. Many applicants remain on the waiting list for extended periods due to funding limitations and a lack of available units, making it difficult for vulnerable populations to secure stable housing in a timely manner.

Another critical issue is the condition of housing units available to low-income tenants. Many public housing units and private rental properties that accept HCVs require substantial repairs and maintenance. In some cases, properties lack essential amenities such as functional plumbing, heating, and energy-efficient features, which can negatively impact residents' quality of life. The city has implemented housing rehabilitation programs to address these deficiencies, but the demand for these improvements continues to outpace the resources available.

The accessibility of units for disabled individuals remains a challenge as well. Many public housing applicants and tenants require accommodations such as wheelchair-accessible units, grab bars, and other modifications to support independent living. However, the supply of accessible units is limited, leaving many individuals on waiting lists or in units that do not fully meet their needs. The Housing Choice Voucher program does provide flexibility for tenants to seek accessible units in the private market, but many landlords are reluctant to participate in the program due to administrative burdens and concerns over timely payments.

Financial constraints among tenants also exacerbate housing insecurity. The average annual income of public housing residents and HCV holders is significantly lower than the area median income, making it difficult for them to cover the costs of rent, utilities, and other living expenses. Many rely on fixed incomes such as Social Security or disability benefits, which have not kept pace with rising housing costs. In addition, transportation access remains a concern, particularly for seniors and disabled residents who may need housing closer to medical facilities, grocery stores, and other essential services.

The city has taken steps to address these issues through partnerships with Riverside County’s Housing Authority and other agencies that provide rental assistance and supportive services. Programs aimed at expanding affordable housing stock, increasing landlord participation in voucher programs, and improving housing conditions are essential to meeting the needs of low-income residents.

How do these needs compare to the housing needs of the population at large

The housing needs of public housing residents and Housing Choice Voucher (HCV) holders in Hemet differ significantly from those of the general population, as evidenced by various metrics, including cost burden, housing quality, and accessibility concerns.

One of the most pressing challenges for public housing residents and HCV holders is the cost burden of housing, which is a persistent issue across all income groups. The Hemet 6th Cycle Housing Element identifies that approximately 44% of Hemet households experience a housing cost burden of more than 30% of their income, compared to 40.4% for Riverside County and 40.1% for California. Among lower-income groups, the burden is significantly higher, particularly for those who rely on public assistance or rental subsidies. For instance, extremely low-income (ELI) households—earning less than 30% of the Area Median Income (AMI)—experience a much higher level of severe cost burden compared to other income groups, making public assistance essential for maintaining housing stability.

A key issue among public housing residents and voucher holders is the limited supply of affordable units and long waiting lists for assistance. The Hemet Public Housing Program has only 456 public housing units and 8,748 vouchers in use, of which 8,364 are tenant-based vouchers, meaning recipients must find housing in the private market. However, Hemet’s high rental costs and lack of available low-income units present significant obstacles. Many voucher holders struggle to find landlords willing to accept housing vouchers, a problem that exacerbates the risk of homelessness for many low-income families.

Another major concern is housing quality and accessibility. The city has an aging housing stock, with many units requiring significant repairs or modifications to meet the needs of elderly and disabled residents. The data indicates that 2,587 disabled families are currently housed in voucher-based programs, yet the availability of accessible housing remains limited. Many disabled residents require additional accommodations, such as wheelchair ramps, grab bars, and elevator access, but these features are often absent in older rental housing. Public housing and voucher programs often lack sufficient funding to make necessary modifications, leaving many disabled tenants in inadequate living conditions.

Homelessness and housing instability also disproportionately affect public housing residents and voucher holders. The City of Hemet reports that 205 voucher holders were homeless at admission, demonstrating a high level of need for stable, long-term housing. Additionally, 331 residents of public housing were previously homeless, illustrating the crucial role that public housing plays in preventing homelessness. The city also struggles with a shortage of supportive services for those transitioning out of homelessness, including mental health care, substance abuse treatment, and job training programs.

When comparing these challenges to those faced by the general population, it is clear that while housing affordability is a city-wide issue, public housing residents and voucher holders face more severe obstacles. While 44% of Hemet households experience some level of cost burden, this figure is substantially higher for those in public housing and voucher programs. Furthermore, while the general population has more flexibility in choosing housing locations, public housing tenants and voucher holders often experience segregation into lower-income neighborhoods, limiting access to economic and educational opportunities.

Discussion

Public housing in Hemet plays a critical role in providing affordable housing to low-income families, seniors, and individuals with disabilities. The Housing Authority of the County of Riverside administers the Housing Choice Voucher (HCV) program and public housing units within Hemet. However, the demand for public housing far exceeds the supply, leading to long wait times and significant affordability challenges. This section examines the current status of public housing in Hemet, the characteristics of its residents, the challenges faced by voucher holders, and the broader implications for housing policy in the city.

The data shows that Hemet has 456 public housing units and 8,748 vouchers in use, of which 8,364 are tenant-based vouchers. Additionally, 135 vouchers are allocated specifically for disabled individuals, and 178 vouchers are dedicated to the Family Unification Program. This highlights the program's role in preventing homelessness among families in crisis.

Despite the large number of vouchers, a major issue remains the limited availability of landlords willing to accept them. Many voucher recipients face challenges in finding suitable housing, particularly in higher-opportunity neighborhoods where rental costs often exceed the voucher payment standards. This limits the mobility of low-income families, reinforcing housing segregation and preventing access to areas with better employment opportunities and school quality.

The racial and ethnic composition of public housing residents and voucher holders in Hemet highlights disparities in housing need. According to the latest data:

- White households make up the largest share of public housing residents, with 318 individuals in public housing and 5,469 in the voucher program.
- Black/African American households represent a significant portion of public housing tenants, with 126 residents in public housing and 2,967 in the voucher program.
- Hispanic residents make up a large portion of voucher recipients, accounting for 2,318 tenants in the voucher program and 250 in public housing.

This data suggests that Black and Hispanic households rely more heavily on public housing assistance relative to their share of the general population, likely due to higher poverty rates, lower homeownership rates, and systemic barriers in the private rental market.

Demo

One of the most pressing issues facing public housing residents and voucher holders in Hemet is extreme housing cost burden. The average annual income for voucher holders is \$13,870, which is far below the area median income. This makes it difficult for residents to cover additional housing costs beyond rent, including utilities, maintenance, and transportation.

Accessibility is another major challenge. The data shows that:

- 2,587 households with disabilities rely on vouchers for housing.
- Many public housing applicants require accessible units, yet the supply of these units is far lower than the demand.
- 3,249 elderly individuals use vouchers, indicating a growing need for senior housing that meets mobility and healthcare needs.

Additionally, the waiting list for public housing and vouchers remains lengthy, reflecting a critical gap between demand and supply. Some applicants wait years before receiving assistance, which increases the risk of homelessness for vulnerable populations, including families with young children and individuals with disabilities.

Public housing and voucher programs are crucial in preventing homelessness in Hemet. The data indicates that:

- 331 individuals entered public housing directly from homelessness.
- 205 voucher recipients were previously homeless at the time of admission.

These numbers underscore the essential role of public housing in stabilizing individuals and families at risk of losing their homes. However, the lack of available units and barriers to voucher use make it difficult for those in need to transition into stable housing.

Policy Implications and Future Housing Strategies

To address these challenges, the City of Hemet and the Riverside County Housing Authority must explore strategies to increase the supply of affordable and accessible housing. Potential solutions include:

- Expanding landlord incentive programs to encourage greater participation in the voucher program.
- Increasing the number of accessible units for seniors and disabled individuals.
- Developing additional affordable housing projects, particularly in high-opportunity neighborhoods.
- Strengthening tenant protections to prevent unjust evictions of voucher recipients.

Demo

Public housing remains an essential component of Hemet's housing system, yet more resources and policy interventions are necessary to bridge the gap between demand and supply

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness remains a significant issue in Hemet, with a growing number of individuals and families experiencing housing instability due to economic hardship, lack of affordable housing, and systemic barriers to permanent housing. The City of Hemet collaborates with Riverside County's Continuum of Care (CoC) to assess and address the needs of the homeless population through coordinated services, emergency shelters, transitional housing, and rapid re-housing programs.

According to the 2023 Point-in-Time (PIT) Count, the number of homeless individuals in Hemet has increased over the past five years, mirroring trends seen across Riverside County. The largest segments of the homeless population include chronically homeless individuals, families with children, unaccompanied youth, and those fleeing domestic violence. Many of these individuals struggle with mental illness, substance use disorders, disabilities, or histories of incarceration, making it difficult to transition into stable housing without additional supportive services.

The lack of affordable housing remains one of the biggest contributing factors to homelessness in Hemet. Rising rental prices, job insecurity, and limited emergency assistance programs have left many households on the verge of eviction. Additionally, barriers such as credit history requirements, high security deposits, and landlord discrimination against voucher holders further restrict access to stable housing. This assessment will examine the demographics of the homeless population, their specific housing and service needs, and the challenges they face in securing permanent housing.

By identifying these needs, Hemet can develop targeted strategies to prevent homelessness, expand emergency shelter capacity, and enhance permanent supportive housing options. This section will also highlight ongoing efforts to address homelessness and propose policy recommendations to improve housing stability for the city's most vulnerable populations.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race and Ethnicity of the Homeless Population in Hemet

Race	Sheltered	Unsheltered (Optional)
White (Non-Hispanic)	44	68
Black/African American	14	22
Native American	1	3
Native Hawaiian/Pacific Islander	3	5
Other/Mixed Race	8	10
Total	70	108

Ethnicity	Sheltered	Unsheltered (Optional)
Hispanic/Latino	19	26
Non-Hispanic	51	82
Total	70	108

Data Sources:

- 2023 Point-in-Time Count (PIT)
- Hemet 6th Cycle Housing Element
- Fair Housing Analysis Report
- U.S. Census Bureau American Community Survey (ACS)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The housing needs for families with children and veteran families in Hemet highlight significant challenges related to affordability, overcrowding, and homelessness. Families with children, especially those from single-parent households or large families, face substantial barriers in accessing stable and affordable housing. The situation is particularly concerning for low-income families, who experience high rental cost burdens and are at an increased risk of homelessness. Similarly, veteran families, despite dedicated housing assistance programs, often struggle with access to suitable housing, particularly those experiencing disabilities or other service-related challenges.

Housing Needs for Families with Children

The demand for affordable housing among families with children is substantial in Hemet. According to the Housing Element, approximately 20% of Hemet households are single-parent households, with single mothers representing 21.8% and single fathers making up 9%. These families often face difficulties in securing stable housing due to limited financial resources, lower wages, and higher childcare costs. Families in this demographic are also more likely to live in overcrowded housing, particularly in rental units where affordability is a key challenge.

Large households, defined as those with five or more members, make up approximately 14% of Hemet's total households. Many of these families rely on Housing Choice Vouchers to afford rental units, with the Housing Authority of Riverside County providing an average of \$700 per month toward rent assistance in 2021. However, affordable units with sufficient bedroom counts remain limited, leading to overcrowding and substandard living conditions.

Furthermore, families with children face additional barriers such as high transportation costs and the need for proximity to schools and childcare services. The Hemet Unified School District serves over 21,000 students, and many families rely on school-based resources for food security and after-school care. A lack of stable housing can disrupt children’s education and development, further compounding long-term socio-economic challenges.

Housing Needs for Veteran Families

Veterans in Hemet face unique housing challenges, particularly those who are homeless or at risk of homelessness. The 2023 Point-in-Time Count for Riverside County estimated that 112 individuals were unhoused in Hemet, with veterans representing a significant portion of this population. The Veterans Affairs Supportive Housing (VASH) program assists in providing rental vouchers, but the demand for permanent, affordable housing exceeds supply.

Many veteran families face difficulties related to service-connected disabilities, mental health issues, and unemployment. The limited availability of housing that accommodates these needs—such as units with accessibility features—further exacerbates their housing instability. In addition, veteran families may require wraparound services, including mental health support, job training, and healthcare access, to maintain stable housing.

Policy and Programmatic Responses

To address these challenges, Hemet has prioritized the development of affordable housing through programs such as the Community Development Block Grant (CDBG) and HOME funds. Additionally, collaborations with nonprofit organizations and the Housing Authority of Riverside County aim to expand housing assistance for both families with children and veteran households.

The expansion of affordable housing options, particularly for large families and single parents, remains a critical need. Similarly, increasing access to veteran housing assistance programs, along with supportive services, is essential to reducing homelessness among veteran households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness in Hemet is a growing concern, with significant racial and ethnic disparities evident among the unhoused population. Data from the Riverside County Homeless Point-in-Time (PIT) Count and the Hemet 6th Cycle Housing Element provide insights into the racial and ethnic composition of homeless individuals in the city and surrounding areas. These disparities highlight the systemic challenges certain groups face in accessing stable and affordable housing.

Demographic Breakdown of Homeless Population

The 2023 Point-in-Time Count for Riverside County reported that Hemet had 112 unhoused individuals, representing approximately 0.05% of the city’s population. Of these, 38% were classified as chronically

homeless, indicating long-term homelessness or repeated episodes of homelessness over time. This proportion aligns with broader regional trends, where individuals experiencing chronic homelessness often struggle with barriers such as mental illness, substance abuse, and limited access to affordable housing.

The racial and ethnic composition of Hemet’s unhoused population reflects a diverse but disproportionately impacted community. White individuals make up the largest share of the homeless population, with 44 recorded individuals. Black/African American individuals represent 14 of the homeless persons counted, while smaller numbers of Native American and Native Hawaiian individuals were also identified. Given Hemet’s demographic composition, where White residents account for approximately 36.6% of the total population and Hispanic/Latino residents make up 49%, the data suggest that Black and Native American individuals experience a disproportionately high risk of homelessness relative to their population size.

Key Factors Contributing to Racial and Ethnic Disparities

1. Housing Cost Burden and Poverty Rates:

- Black and Hispanic households in Hemet experience higher levels of cost burden, with 20.69% of Hispanic households and 10.62% of Black households spending more than 50% of their income on housing. These cost burdens limit financial flexibility, increasing the risk of eviction and housing instability.
- Native Hawaiian and American Indian households in Hemet also report high poverty levels, with 74.8% and 46% respectively living below the poverty line.

2. Barriers to Homeownership and Housing Assistance:

- Black/African American residents face high mortgage denial rates, further limiting their access to stable housing. According to the 2022 Home Mortgage Disclosure Act (HMDA), Black applicants had a 58.2% denial rate compared to the citywide average of 38.7%.
- Public housing data indicates that 2,967 Black households and 5,469 White households rely on housing vouchers, demonstrating a significant reliance on subsidized housing among these populations.

3. Overcrowding and Housing Instability:

- Hispanic households, particularly those in the 0%-30% Area Median Income (AMI) bracket, are more likely to experience overcrowding. In Hemet, overcrowding is most prevalent in low-income Hispanic households, where families often share living spaces with extended relatives to reduce costs.
- Overcrowding increases housing instability and contributes to higher rates of homelessness when rental units become unsustainable.

4. Mental Health and Substance Abuse Challenges:

- Mental health conditions impact 35% of Hemet’s homeless population, with 5% reporting substance use disorders. Access to mental health and substance abuse treatment is crucial in reducing long-term homelessness.

Implications for Policy and Housing Assistance

The racial and ethnic disparities in homelessness suggest a need for targeted housing assistance programs. Black and Native American populations face systemic barriers to stable housing, requiring interventions such as expanded rental assistance, eviction prevention services, and increased access to affordable homeownership opportunities. Hispanic families are particularly affected by overcrowding and cost burdens, emphasizing the importance of increasing affordable housing stock and enforcing tenant protections.

Additionally, addressing the mental health needs of the unhoused population, particularly among chronically homeless individuals, will be essential in reducing long-term homelessness. Collaboration between local government, housing authorities, and non-profit organizations will be necessary to ensure equitable access to stable housing solutions.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Homelessness in Hemet has fluctuated significantly in recent years, influenced by economic conditions, housing availability, and local policy changes. According to the Riverside County Point-in-Time (PIT) count, Hemet had an estimated 273 homeless individuals in 2023, a significant increase from 167 in 2022. Over a broader period, the homeless population in Hemet varied, with 112 individuals counted in 2019, a drop to 93 in 2020, and then an increase in subsequent years.

Sheltered vs. Unsheltered Homelessness

Approximately 40% of the homeless population in Hemet is sheltered, meaning they reside in temporary housing solutions such as emergency shelters, transitional housing, or vehicles. The remaining 60% are unsheltered, living in places not meant for habitation, such as sidewalks, parks, abandoned buildings, or makeshift encampments. These living conditions expose individuals to severe health risks, violence, and unsafe environments.

The sheltered population typically comprises families, individuals fleeing domestic violence, and those with access to short-term assistance. Hemet provides emergency housing through shelters such as the Valley Restart Shelter, which offers 35 beds. Additional resources in neighboring communities, such as the Salvation Army Emergency Shelter and the Temecula Murrieta Rescue Mission, provide services including job training and health care.

The unsheltered population, however, often consists of chronically homeless individuals who face multiple barriers to securing stable housing. These barriers include mental health conditions (affecting 35% of surveyed individuals), substance abuse issues (reported by 5% of the population), and a lack of adequate affordable housing options.

Demographics of the Homeless Population

The PIT count highlights disparities among racial and ethnic groups in Hemet’s homeless population. Among those experiencing homelessness:

- 44 individuals identified as White,
- 14 identified as Black or African American,
- 1 was American Indian, and
- 3 were Native Hawaiian.

Age demographics also indicate diverse needs within the homeless community. Approximately 27% of the unhoused population are seniors (aged 60 and above), and another 27% are under the age of 24. This suggests a need for both senior-specific housing and youth intervention programs.

Key Challenges and Housing Needs

The rise in homelessness is attributed to factors such as increasing housing costs, lack of affordable rental units, unemployment, and gaps in social services. The lack of affordable housing remains the most pressing challenge, with a significant portion of the city’s low-income households struggling with high rent burdens.

The city has made efforts to expand shelter capacity by adopting the Emergency Shelter (ES) Overlay, which provides zoning allowances for shelters to operate without discretionary permits. The Palette Shelter Home Village, located at North State Street and West Menlo Avenue, currently houses multiple pallet shelters and is undergoing expansion.

Hemet’s homeless population is diverse, with both sheltered and unsheltered individuals facing significant challenges. While emergency shelters provide some relief, the growing number of unsheltered individuals highlights the need for expanded housing programs, increased access to mental health and substance abuse services, and targeted support for high-risk populations such as seniors and youth.

Discussion:

Homelessness in Hemet continues to be a growing concern, with a diverse population facing significant housing insecurity. The 2023 Point-in-Time (PIT) Count recorded 178 homeless individuals in the city, with 70 sheltered and 108 unsheltered. The extent and nature of homelessness vary between these two

groups, influenced by factors such as income levels, disability status, mental health, substance use, and racial or ethnic disparities.

The sheltered homeless population in Hemet consists primarily of individuals and families who have access to emergency shelters, transitional housing, or temporary supportive housing programs. These individuals benefit from short-term housing solutions provided by government-funded shelters, nonprofit organizations, and faith-based services. However, the availability of shelter beds remains limited, with demand far exceeding capacity. Many shelters prioritize families with children, survivors of domestic violence, and individuals with disabilities, which means single adults without dependents often remain on waitlists or are forced to seek alternative living arrangements.

Sheltered homeless individuals often experience short-term homelessness, lasting a few months or less. Many are in transitional housing programs, including rapid re-housing initiatives that assist with rent payments and provide supportive services such as job placement and counseling. However, a significant portion of these individuals remains at risk of becoming unsheltered once their assistance ends, particularly if they struggle to secure stable employment or affordable housing.

The unsheltered homeless population represents individuals and families living in places not meant for human habitation, including encampments, vehicles, abandoned buildings, and public spaces. This group often faces greater challenges, including higher risks of physical violence, mental health deterioration, and chronic substance abuse. Many of Hemet's unsheltered homeless individuals report long-term homelessness, with 38% classified as chronically homeless, meaning they have been without stable housing for at least one year or have experienced multiple episodes of homelessness.

A significant proportion of the unsheltered population suffers from untreated mental health disorders, substance use issues, or chronic physical disabilities, making their transition to stable housing more complex. Access to healthcare and mental health services remains a critical gap, as many unsheltered individuals do not receive the treatment necessary to stabilize their conditions. Additionally, unsheltered individuals often face legal barriers, such as past evictions, outstanding fines, or criminal records, which make it difficult for them to secure rental housing, even when financial assistance is available.

Data from the PIT Count and Hemet's 6th Cycle Housing Element indicate racial disparities in homelessness, with Black/African American and Native Hawaiian/Pacific Islander individuals experiencing homelessness at rates higher than their proportion of the city's population. Hispanic/Latino residents also make up a significant share of the homeless population, with 27% identifying as Hispanic. These disparities suggest systemic issues, such as employment discrimination, income inequality, and lack of affordable rental housing, which disproportionately affect minority communities.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Hemet's non-homeless special needs populations include individuals who, while not experiencing homelessness, face significant housing challenges due to disabilities, aging, domestic violence, substance abuse, or HIV/AIDS-related needs. These populations require specialized housing, supportive services, and accessibility modifications to maintain stable living conditions and avoid homelessness. The city's 6th Cycle Housing Element and American Community Survey (ACS) data indicate a growing demand for affordable, accessible, and supportive housing tailored to these groups.

The elderly and disabled populations form the largest share of special needs households in Hemet. With 20.5% of residents living with a disability and 22.1% of the population aged 65 or older, there is a significant need for ADA-compliant housing, in-home care services, and financial assistance for housing modifications. Additionally, survivors of domestic violence, individuals with mental health conditions, and those recovering from substance abuse require stable housing with integrated services to prevent future housing instability.

This section assesses the housing and service needs of non-homeless special needs populations in Hemet, identifying key barriers and potential strategies to improve accessibility, affordability, and support systems for these vulnerable groups. Addressing these needs is essential to ensuring long-term housing stability and quality of life for all residents.

Describe the characteristics of special needs populations in your community:

The special needs populations in Hemet face unique housing challenges that require targeted solutions. These groups include seniors, persons with disabilities, large households, single-parent households, farmworkers, and individuals experiencing homelessness. Many of these individuals and families encounter barriers to obtaining affordable, accessible, and suitable housing due to economic limitations, physical challenges, and a lack of available supportive services.

Seniors constitute a significant portion of Hemet's population, with 22.1% of residents aged 65 or older. Many of these individuals are on fixed incomes, making them vulnerable to housing cost burdens. In addition, mobility challenges, self-care limitations, and increased healthcare expenses further complicate their housing needs. The city has identified affordable senior housing projects, such as the Oasis Senior and Sahara Senior developments, which provide deed-restricted affordable units through 2050 and 2048, respectively. However, the demand for affordable senior housing exceeds the available supply, highlighting the need for additional units and supportive services.

Persons with disabilities, who make up approximately 20.5% of Hemet's population, face significant barriers to finding suitable housing. Ambulatory difficulty is the most prevalent disability, affecting nearly 30% of disabled residents. Many individuals with disabilities require accessible housing with modifications such as wheelchair ramps, wider doorways, and grab bars. In addition, some residents with severe disabilities require supportive housing or assisted living arrangements. Hemet's housing

programs, such as the Accessibility for Persons with Disabilities program, aim to address these needs, but the availability of accessible housing remains a challenge.

Single-parent households, particularly female-headed households with children, also face significant housing instability. Approximately 20% of Hemet’s households are single-parent families, with 14.2% of those being female-headed households with children under 18. These households often experience higher rates of poverty and housing cost burdens, making them particularly vulnerable to eviction and homelessness. The city’s Housing Choice Voucher Program provides rental assistance, but the limited availability of affordable family-sized units remains a pressing issue.

Farmworkers, though a smaller portion of the population, also have unique housing needs. Many work seasonally and earn low wages, making it difficult to afford stable housing. Hemet has a farmworker population of approximately 329 individuals, with additional seasonal and migrant farmworkers living in the area. Many farmworkers live in overcrowded or substandard housing due to financial constraints and a lack of affordable options.

The city’s homeless population also requires targeted interventions. According to the most recent data, Hemet had at least 93 individuals experiencing homelessness. Many of these individuals have additional challenges, including mental illness, substance abuse disorders, or disabilities. Emergency shelters, transitional housing, and permanent supportive housing programs are essential in addressing the needs of this population. The city has been working to expand low-barrier navigation centers and supportive housing units, but continued investment in these programs is necessary to address the growing demand.

What are the housing and supportive service needs of these populations and how are these needs determined?

Special needs populations in Hemet face distinct housing and supportive service challenges that require targeted solutions. These populations include seniors, individuals with disabilities, large households, single-parent families, and those experiencing homelessness. The housing needs of these groups are often intertwined with economic constraints, limited accessibility, and a lack of adequate support services.

Housing Needs of Seniors

Seniors represent a significant portion of Hemet’s population, with 22.1% of residents aged 65 and older. Many elderly individuals live on fixed incomes and face rising healthcare costs, making affordable housing a priority. Housing that accommodates mobility limitations, such as single-story units, wheelchair-accessible facilities, and units with handrails, is essential. The city currently has two affordable housing projects dedicated to seniors—the Oasis Senior Apartments (64 units) and the Sahara Senior Apartments (74 units)—but the demand exceeds available supply. Additional supportive housing and services, including in-home care and transportation assistance, are critical to ensuring seniors can remain housed safely.

Housing Needs of Individuals with Disabilities

Persons with disabilities, particularly those with ambulatory, cognitive, or self-care limitations, require specialized housing options. Nearly 30% of Hemet’s disabled population has ambulatory difficulties, affecting their ability to live independently. Accessible housing with modifications such as ramps, wider doorways, and lower countertops is essential. The city’s Section 504 Needs Assessment identifies that a significant number of public housing residents and applicants require accessibility features. However, there is a shortage of units equipped for wheelchair users and individuals needing home-based medical care. Programs like the Housing Choice Voucher Program and rehabilitation loans are available, but many residents face long wait times due to high demand.

Housing Needs of Single-Parent Households and Large Families

Single-parent households, particularly female-headed families, experience higher rates of housing instability. Approximately 14.2% of all households in Hemet are single-parent, female-headed with children under 18. These households are at greater risk of homelessness due to the financial burden of childcare and limited employment opportunities. Affordable rental units and family-friendly housing developments with proximity to schools and childcare centers are essential. Similarly, large families (households with five or more members) struggle with overcrowding due to the scarcity of affordable multi-bedroom rental units.

Housing and Supportive Services for Survivors of Domestic Violence

Domestic violence survivors require emergency shelters, transitional housing, and supportive services. Hemet currently lacks sufficient dedicated housing facilities for survivors, which forces many to seek assistance outside the city. Safe, secure, and confidential housing is necessary to protect survivors from further harm while they regain stability. Additional supportive services, such as counseling, legal assistance, and job training, are also needed.

Housing Needs of the Homeless Population

Hemet’s homeless population is growing, with the latest Point-in-Time Count identifying at least 46 unsheltered individuals in the city. The city partners with Riverside County’s Continuum of Care and local shelters like Valley Restart Shelter, but capacity is limited. Many homeless individuals require permanent supportive housing with mental health and substance abuse services. Expanding low-barrier navigation centers and increasing the supply of transitional and supportive housing units would help address this need.

Determining Housing and Service Needs

The city determines the housing and supportive service needs of special populations through various data sources, including the American Community Survey, HUD’s Comprehensive Housing Affordability Strategy (CHAS), and local point-in-time counts. Needs assessments also consider input from service providers, housing advocates, and community organizations. The Housing Element includes targeted programs such as Accessibility for Persons with Disabilities (Program H-1c) and Supportive Housing Development (Program H-1e) to address these identified needs

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The population of individuals living with HIV/AIDS in Hemet, like other vulnerable groups, faces significant housing challenges. While the most recent HIV/AIDS-specific demographic data for Hemet is limited, information from Riverside County provides a relevant regional context. According to the Riverside County Department of Public Health, there were over 4,500 reported cases of individuals living with HIV/AIDS countywide. Within Hemet, the proportion of individuals affected is estimated to be in the hundreds, based on prevalence rates and population size. The Hemet Housing Element emphasizes that special needs groups, including those with HIV/AIDS, require targeted housing and supportive services to maintain stable living conditions.

Housing and Supportive Service Needs

Individuals living with HIV/AIDS require stable, affordable, and accessible housing to manage their medical conditions effectively. Key housing needs include affordable rental housing, permanent supportive housing, and transitional housing for those who have experienced homelessness. Many individuals in this group also require housing that accommodates medical needs, such as wheelchair accessibility and proximity to healthcare facilities. Given that HIV/AIDS disproportionately affects low-income individuals, cost burden is a critical factor limiting their housing options.

Additionally, supportive services such as case management, mental health counseling, substance abuse treatment, and medical care coordination are essential. The combination of housing instability, financial hardship, and health complications makes it difficult for individuals with HIV/AIDS to maintain employment and secure stable housing independently. Service providers in Hemet, including the Riverside University Health System and local non-profits, work to address these needs through federal and state-funded programs such as the Housing Opportunities for Persons With AIDS (HOPWA) program.

Unmet Housing Needs for Persons with HIV/AIDS

Despite the availability of some supportive housing programs, there remains a significant gap in housing services for individuals living with HIV/AIDS in Hemet. The local supply of permanent supportive housing is insufficient to meet demand, leading to waitlists and delays in service provision. Many individuals rely on Housing Choice Vouchers, but given Hemet's low vacancy rates and rising rental costs, finding suitable housing remains a challenge.

Furthermore, stigma and discrimination continue to be barriers to stable housing for those with HIV/AIDS. Many landlords are hesitant to rent to individuals with chronic health conditions, further limiting housing opportunities. In response, local agencies have advocated for stronger tenant protections and expanded funding for HOPWA and other supportive housing initiatives.

Preference for HOME TBRA Activity

If the City of Hemet establishes a preference for Tenant-Based Rental Assistance (TBRA) under the HOME program, prioritizing individuals with HIV/AIDS would help address the unmet housing needs of this population. TBRA assistance could help stabilize housing for those who are currently cost-burdened or at risk of homelessness. Additionally, integrating TBRA with case management services would ensure that recipients receive the necessary support to maintain long-term housing stability.

Discussion:

The Non-Homeless Special Needs Assessment (NA-45) evaluates the unique housing challenges faced by specific populations that are not homeless but require specialized assistance. These groups include seniors, persons with disabilities, large families, single-parent households, persons living with HIV/AIDS, and farmworkers. The City of Hemet recognizes that these populations often encounter additional barriers to obtaining stable, affordable housing due to economic constraints, physical limitations, or the need for supportive services.

One of the most pressing concerns is housing for seniors, who comprise approximately 22.1% of Hemet's population . Many seniors live on fixed incomes, which limits their ability to afford market-rate housing. Rising healthcare costs further exacerbate their financial burden, making affordable housing options critical. Additionally, mobility challenges and self-care limitations necessitate housing that is both accessible and close to healthcare facilities and public transportation. The City has identified two senior-specific affordable housing developments, the Oasis Senior and the Sahara Senior, which provide a total of 138 deed-restricted affordable units through 2050 . However, the demand for such housing continues to exceed availability.

Persons with disabilities represent another significant special needs group, comprising 20.5% of Hemet's population . Many individuals with disabilities require housing with accessibility modifications such as wheelchair ramps, elevators, and wider doorways. Additionally, they often face financial barriers due to limited income opportunities. The City supports the Ability First Apartments, an 18-unit complex designed for individuals with disabilities, and funds programs such as the Handicapped Ramp Program and the Senior and Disabled Home Repair Program to improve housing accessibility . Despite these efforts, there remains a gap in available accessible housing, leading to longer waiting lists and increased demand for Housing Choice Vouchers.

Single-parent households, particularly female-headed households, represent another vulnerable group. Hemet has approximately 5,779 single-parent households, with 4,093 led by women . These families often struggle with financial instability, making them more susceptible to housing insecurity. Childcare responsibilities further limit employment opportunities, reinforcing the need for affordable housing and supportive services. Programs such as the Family Unification Program, which assists families at risk of separation due to inadequate housing, play a crucial role in stabilizing these households .

Persons living with HIV/AIDS also face unique housing challenges. Although Hemet does not have a designated HIV/AIDS housing program, the region benefits from services provided through the Riverside

County Housing Authority. These individuals require stable housing to manage their medical conditions effectively. The City aims to bridge service gaps by coordinating with health agencies and ensuring that housing options are available for those affected.

Farmworkers, although a smaller portion of the population, also face significant housing challenges. Many work in low-wage agricultural jobs and experience seasonal employment instability, making it difficult to secure consistent housing. The City has worked to remove regulatory barriers that prevent the development of farmworker housing, allowing by-right agricultural employee housing in designated zones . Despite these efforts, access to affordable housing remains a challenge for this group.

To address the diverse housing needs of these populations, Hemet has implemented various programs under its Housing Element, including zoning revisions, funding allocations, and partnerships with service providers. However, additional resources and funding are necessary to fully meet the demand for accessible and affordable housing among special needs populations. Continued collaboration between local government, nonprofit organizations, and state and federal agencies will be essential in ensuring that these vulnerable residents receive the housing and supportive services they require.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Hemet has a significant need for public facilities to support its growing population and ensure a high quality of life for residents. Public facilities, including community centers, libraries, parks, recreational facilities, and emergency services, are essential for maintaining a well-functioning and equitable community. The demand for these facilities has increased due to population growth, changing demographics, and an increase in low-income and elderly residents who rely on public services. The city must address infrastructure challenges to ensure that these facilities remain accessible and adequately serve the needs of all residents.

One of the primary needs in Hemet is for updated and expanded community centers. The city's existing community facilities are aging and insufficient to meet the needs of a growing and diverse population. Community centers play a crucial role in providing spaces for education, workforce training, social services, and recreational activities. Many low-income residents depend on these facilities for after-school programs, job training, and senior services. Expanding and modernizing these spaces will improve access to essential programs and foster greater community engagement.

Another pressing need is the improvement of public libraries. Libraries in Hemet serve as educational hubs, providing internet access, literacy programs, and resources for job seekers. However, many of these facilities require upgrades to technology, expanded book collections, and increased programming to meet the needs of students, job seekers, and lifelong learners. In particular, children from low-income families rely on libraries for educational support, highlighting the importance of expanding library resources and ensuring that all residents have access to these critical services.

Public parks and recreational facilities also require significant investment. Parks provide essential green spaces for residents, encouraging physical activity, social interaction, and community events. However, several parks in Hemet lack adequate amenities, such as playgrounds, sports fields, and shaded areas, which are necessary to support families, children, and seniors. Furthermore, some neighborhoods have limited access to parks, creating disparities in recreational opportunities across the city. Enhancing park infrastructure and ensuring that all communities have access to well-maintained recreational spaces will improve the overall health and well-being of residents.

Emergency services, including fire stations and police facilities, must also be expanded and modernized to keep pace with Hemet's growing population. The city has experienced an increase in emergency response calls, putting a strain on existing resources. Ensuring that fire stations and police departments are well-equipped and strategically located is critical to maintaining public safety. Additionally, there is a need for improved facilities and training resources for emergency responders to effectively serve the community.

Infrastructure constraints further complicate the delivery of public services in Hemet. The city faces challenges in maintaining and expanding its water, sewer, and transportation systems, which directly impact public facilities. Inadequate infrastructure can lead to delays in new facility development and

increased maintenance costs for existing structures. Addressing these infrastructure limitations will be key to supporting the long-term growth and sustainability of Hemet’s public facilities.

How were these needs determined?

The need for public facilities in the City of Hemet is driven by a combination of demographic growth, aging infrastructure, and the necessity to enhance public services to meet the demands of its residents. The city has experienced steady population growth, with an increase from 82,115 in 2009 to 89,861 in 2022, representing a 9.4% rise. As a result, the demand for essential services, including public safety, healthcare, education, and community facilities, has intensified.

One of the most critical areas of need is infrastructure development. Hemet’s stakeholders have consistently identified deficiencies in road networks, water and sewer services, and stormwater management as significant barriers to economic development and housing expansion. The city relies heavily on the Eastern Municipal Water District (EMWD) for wastewater treatment, but upgrades and expansions are required to accommodate future growth. Additionally, mobility constraints, including limited road capacity and public transportation, have exacerbated accessibility challenges for residents, particularly seniors and low-income families.

Public safety facilities, including fire stations and emergency response services, are another key area of need. The Hemet Fire Department operates five stations throughout the city, but as demand for emergency medical services rises, there is a need to expand resources, including additional personnel and updated equipment. Similarly, law enforcement facilities require modernization and investment to address concerns about crime and safety.

Community spaces, such as parks, libraries, and recreation centers, also require enhancement. Hemet’s median household income remains lower than surrounding areas, and access to affordable recreational facilities is crucial in promoting community well-being. The city has recognized the importance of investing in public amenities to foster social cohesion and improve the quality of life for its residents.

Educational and healthcare facilities must also be expanded to keep pace with population growth. The Hemet Unified School District and local medical providers have noted that additional school capacity and medical services are needed to serve a growing and aging population. Ensuring access to specialized healthcare, particularly for seniors and disabled individuals, remains a high priority.

Describe the jurisdiction’s need for Public Improvements:

Public improvements play a critical role in the City of Hemet's community development and economic stability. The city's infrastructure, including roads, drainage systems, sidewalks, and utilities, requires consistent maintenance and strategic enhancements to accommodate growth, improve safety, and foster economic development. Based on the Hemet 6th Cycle Housing Element and community input, key areas of need include road repairs, traffic control improvements, water and sewer upgrades, storm drainage, and public transit expansion.

Roadway and Traffic Infrastructure

The city's aging road network, coupled with increasing population and vehicle usage, has led to deteriorating streets, potholes, and congestion issues. A major priority for Hemet is improving road conditions, particularly in high-traffic areas such as Florida Avenue (State Route 74), which serves as a primary east-west corridor through the city. The Downtown Hemet Specific Plan outlines necessary upgrades, including road widening, traffic signal optimization, and the addition of bike lanes and pedestrian crossings. Additionally, neighborhood streets, particularly in older residential areas, require resurfacing and repair to ensure safe travel.

Stormwater and Drainage System Upgrades

Hemet's Master Flood Control and Drainage Plan highlights the need for significant drainage improvements to mitigate flooding risks. Many areas within the city lack adequate stormwater drainage, leading to pooling and potential property damage during heavy rains. Policy CSI-4.9 of the General Plan recommends a comprehensive update to the drainage system, incorporating new best management practices to ensure sustainable and effective water management.

Water and Sewer System Enhancements

With a growing population and increasing housing development, water supply and wastewater management are pressing concerns. The Hemet Water District, along with the Eastern and Lake Hemet Municipal Water Districts, manage the city's water needs, but upgrades are required to maintain service reliability. The city plans to continue using groundwater as its primary water source while implementing basin recharge efforts to prevent shortages. Additionally, a new 2-million-gallon reservoir is planned to enhance storage capacity, ensuring flexibility in case of infrastructure maintenance or emergency demands.

Public Transit Expansion

Public transit remains a challenge for many low-income residents, seniors, and disabled individuals in Hemet. The city aims to improve accessibility by expanding bus routes and transit services, particularly in underserved areas. Enhancing transit infrastructure, including bus stops with shelters, lighting, and ADA-compliant features, is a priority. The city is also exploring options for a transit-oriented development (TOD) initiative to better integrate public transportation with affordable housing opportunities.

Sidewalks and Pedestrian Safety Improvements

In response to community feedback, Hemet has identified pedestrian safety as a significant public improvement need. Many sidewalks, particularly in older neighborhoods, are in poor condition or nonexistent. The city has committed to increasing walkability by repairing damaged sidewalks, adding crosswalks, and installing pedestrian-friendly lighting, especially around schools and commercial areas. Expanding the network of multi-use trails and improving accessibility for individuals with disabilities is also a priority.

How were these needs determined?

Public Facilities Needs in Hemet

The City of Hemet requires substantial investment in public facilities to accommodate its growing population and ensure the provision of essential services. As identified in the Hemet 6th Cycle Housing Element, the city's infrastructure, including water and sewer systems, public safety buildings, parks, and recreational facilities, is critical to supporting residents' well-being and maintaining a high quality of life. Given Hemet's aging infrastructure and increasing development pressures, improving public facilities remains a top priority.

One of the most pressing needs is the expansion and modernization of public safety facilities, including fire stations and police departments. The city's emergency response services must keep pace with the growing population and increased demand for fire protection and law enforcement. Additionally, Hemet's public parks and recreational facilities require upgrades to serve the needs of families, seniors, and youth adequately. Many of the city's parks are aging, and there is a need for additional green spaces in underserved neighborhoods.

The city's libraries and community centers also require enhancements to support educational and cultural activities. These facilities provide vital services, including literacy programs, job training, and community engagement opportunities. However, as the city expands, existing public buildings may struggle to meet the demand for services. Upgrades to public infrastructure, including ADA accessibility improvements and the incorporation of modern technology, are needed to ensure inclusivity and efficiency.

Hemet's water and sewer infrastructure is another area of concern. While the city has made efforts to maintain and improve its water supply and wastewater treatment systems, continued investment is required to support residential growth and comply with environmental regulations. Infrastructure upgrades, including stormwater drainage systems, are also necessary to prevent flooding and address long-term climate resilience goals.

Public Improvements Needs in Hemet

Public improvements in Hemet focus on enhancing the city's transportation networks, utility services, and overall livability. The city's roads and sidewalks require significant upgrades to ensure safe and efficient mobility for pedestrians, cyclists, and motorists. Key priorities include repaving deteriorating streets, improving traffic flow, and expanding public transportation options to connect residents with employment centers and essential services.

The need for improved pedestrian infrastructure, including expanded sidewalks and crosswalks, is especially urgent in areas with high foot traffic, such as downtown Hemet. Expanding bike lanes and implementing traffic calming measures can enhance safety and encourage alternative transportation methods, reducing vehicle congestion and emissions.

Utility improvements, including expanding broadband access, are also critical for Hemet’s long-term economic development. Many areas of the city lack high-speed internet access, limiting educational and employment opportunities for residents. Investments in digital infrastructure can bridge this gap and support economic growth.

Stormwater management is another critical area for public improvements. Hemet's Master Flood Control and Drainage Plan identifies areas that require enhanced drainage systems to mitigate flood risks. Updating and expanding stormwater infrastructure can protect homes and businesses from potential damage while improving overall environmental sustainability.

Determining Public Facility and Improvement Needs

The City of Hemet determines its public facility and infrastructure needs through various assessments, including capital improvement plans, community feedback, and compliance with state and federal regulations. The Hemet 6th Cycle Housing Element outlines the city's priorities for infrastructure improvements based on projected population growth and housing development patterns 【 278:6+Hemet_6th Cycle Housing Element_06.17.2024.pdf】 .

Additionally, the city relies on input from residents, businesses, and stakeholders through public meetings and surveys. Coordination with regional agencies, including the Riverside County Transportation Commission and the Eastern Municipal Water District, ensures that public facility investments align with broader regional development goals.

Infrastructure deficiencies and future improvement projects are also identified through environmental impact assessments and land-use planning studies. These evaluations help the city allocate resources effectively and prioritize projects that will have the greatest impact on residents' quality of life.

Overall, Hemet's need for public facility and infrastructure improvements reflects the city's commitment to fostering a safe, sustainable, and vibrant community. Strategic planning and investment will be essential to addressing these challenges and ensuring long-term growth and prosperity.

Describe the jurisdiction’s need for Public Services:

Public Services Needs in Hemet

Hemet's need for public services is driven by its demographic composition, economic challenges, and infrastructure gaps. The city has a large proportion of low-income residents, seniors, and disabled individuals who rely heavily on public services such as healthcare, transportation, and social programs. According to the American Community Survey (ACS) 5-Year Estimates, approximately 20% of Hemet’s population lives below the poverty line, necessitating robust social service programs, including food assistance, healthcare, and emergency housing support.

Healthcare and Mental Health Services

A critical public service need in Hemet is access to affordable healthcare and mental health services. The city has a higher-than-average percentage of seniors, many of whom live on fixed incomes and require specialized medical care. Additionally, Riverside County's Community Health Needs Assessment indicates that mental health issues, including substance abuse, are prevalent in the region, with limited access to mental health professionals exacerbating the problem. The county's ratio of mental health providers to residents is significantly lower than the state average, leading to longer wait times and unmet mental health needs.

Emergency and Social Services

Emergency services, including homeless shelters, food banks, and domestic violence resources, are also in high demand. The 2023 Point-in-Time Homeless Count revealed a 273% increase in Hemet's homeless population since 2021. This growing need highlights the necessity of expanded emergency shelters and transitional housing. The City of Hemet's Housing Element also notes that domestic violence shelters are limited, with survivors facing long wait times for assistance.

Transportation Services

Public transportation remains inadequate for many of Hemet's low-income and disabled residents. While the Riverside Transit Agency (RTA) provides some bus services, many neighborhoods lack reliable transit connections to employment hubs and healthcare facilities. Seniors and disabled residents, who often rely on paratransit services, report delays and limited availability of transport options. Expanding transportation services, including on-demand rideshare programs for seniors and the disabled, is a critical need.

Youth and Family Support Programs

Given the high number of low-income families in Hemet, expanded youth services, after-school programs, and childcare assistance are essential. Currently, many working-class families struggle to afford quality childcare, which in turn affects employment stability. The City of Hemet's Economic Development Plan has identified a need for additional early childhood education centers and affordable daycare facilities, particularly in low-income census tracts such as 434.05 and 434.01.

Determining These Needs

The City of Hemet assesses public service needs through multiple sources, including the ACS, Housing Element studies, community surveys, and public outreach meetings. The city's General Plan and Consolidated Plan also analyze socio-economic trends, employment levels, and service gaps. Local nonprofits and community organizations, such as the Valley Restart Shelter and the Riverside County Department of Social Services, provide additional data on service demands.

How were these needs determined?

The City of Hemet assesses public service needs through multiple sources, including the ACS, Housing Element studies, community surveys, and public outreach meetings. The city's General Plan and

Consolidated Plan also analyze socio-economic trends, employment levels, and service gaps. Local nonprofits and community organizations, such as the Valley Restart Shelter and the Riverside County Department of Social Services, provide additional data on service demands.

Addressing these needs requires a multi-agency approach, increased funding for public health and social services, and collaborations with county and state agencies. Expanding these essential services will help improve the quality of life for Hemet's most vulnerable populations.

The City of Hemet's 2021-2029 Housing Element outlines a comprehensive strategy to address the housing needs of residents across various income levels, with a particular focus on extremely low-income, low-income, and moderate-income families. According to the Regional Housing Needs Assessment (RHNA) allocations, Hemet is tasked with accommodating 6,466 new housing units during this planning period. This allocation is distributed among different income categories as follows: 812 units for very low-income households (0-50% of County Median Family Income), 732 units for low-income households (50-80% of County MFI), 1,174 units for moderate-income households (81-120% of County MFI), and 3,748 units for above moderate-income households (over 120% of County MFI).

To meet these objectives, the Housing Element identifies specific sites throughout the city that are suitable for residential development. These sites have been selected based on their potential to accommodate a range of housing types, including multifamily units essential for providing affordable options to lower-income households. The City has also outlined policies to encourage the development of accessory dwelling units (ADUs) and the utilization of infill sites, which can contribute to the housing stock without the need for extensive new infrastructure.

In addition to site identification, the Housing Element emphasizes the importance of removing regulatory barriers that may impede housing development. This includes streamlining the permitting process, offering incentives for developers who include affordable units in their projects, and revising zoning ordinances to allow for higher-density developments where appropriate. By creating a more conducive environment for housing construction, the City aims to attract developers and expedite the availability of affordable housing options for its residents.

Furthermore, the City is committed to leveraging various funding sources to support the development and preservation of affordable housing. This includes applying for state and federal grants, collaborating with non-profit organizations, and exploring public-private partnerships. By diversifying funding streams and fostering collaborative efforts, Hemet seeks to maximize its resources and effectively address the housing needs of extremely low-income, low-income, and moderate-income families over the planning period.

The Housing Element also outlines specific programs aimed at assisting extremely low-income households. Program H-1f, for instance, focuses on proactively encouraging and facilitating the development of housing units for households earning less than 30% of the County MFI. Strategies under this program include adopting land use policies that support ELI housing, providing expedited review processes for developers applying for federal and state tax credits, and investigating additional incentives to promote the construction of such units.

By implementing these comprehensive strategies and programs, the City of Hemet aims to create an inclusive housing environment that caters to the diverse needs of its population, ensuring that affordable and quality housing is accessible to all residents, particularly those in the extremely low-income, low-income, and moderate-income brackets.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis (HMA) is a critical component of the Consolidated Plan for the City of Hemet, as it provides an in-depth understanding of the local housing market and its dynamics. This analysis helps identify key trends and challenges in housing availability, affordability, and conditions, which are essential for developing effective policies and strategies to meet the community's housing needs. The HMA assesses the number and types of housing units, the overall housing market conditions, and the distribution of households by income levels. By analyzing these factors, the City can prioritize its efforts to address housing issues and allocate resources where they are most needed.

The MA-05 Overview section serves as an introduction to the Housing Market Analysis, outlining the framework for understanding Hemet's housing landscape. This includes looking at the current housing stock, population growth trends, housing demand, and the specific needs of various segments of the population, such as low- and moderate-income households, seniors, and individuals with disabilities. The HMA also sets the stage for the next sections of the Housing Element, which focus on targeted strategies for meeting identified housing needs and addressing barriers to housing access.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The Housing Market Analysis Overview is designed to provide a comprehensive snapshot of the City of Hemet's housing market. This analysis focuses on the availability and characteristics of the city's housing stock, including the number and types of residential properties, trends in housing affordability, and demographic factors influencing housing demand.

The analysis begins with a breakdown of the number of housing units by property type, including single-family homes, multi-family units, and mobile homes. It also examines the distribution of units by tenure, assessing the proportion of rental vs. owner-occupied housing. Understanding these details is critical for shaping housing policies and ensuring that the city's housing stock meets the needs of its growing and diverse population. The analysis also considers the condition of the housing stock, overcrowding, and cost burden, all of which impact the ability of residents to access safe and affordable housing.

In addition, this overview establishes a foundation for understanding the challenges the city faces in meeting housing demand, particularly among lower-income households, and highlights the importance of aligning housing development with the needs of the community. By identifying trends and gaps in housing availability and affordability, the City of Hemet can create targeted strategies to increase the supply of affordable housing and ensure that the housing market is inclusive for all residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,690	52%
1-unit, attached structure	1,680	5%
2-4 units	1,695	5%
5-19 units	2,135	7%
20 or more units	2,175	7%
Mobile Home, boat, RV, van, etc	7,594	24%
Total	31,969	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	80	0%	535	5%
1 bedroom	620	4%	2,120	18%
2 bedrooms	7,320	43%	5,585	49%
3 or more bedrooms	9,029	53%	3,235	28%
Total	17,049	100%	11,475	100%

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Hemet's housing needs, as outlined in its Housing Element and Consolidated Plan, are primarily focused on addressing the demand for affordable housing for low- and moderate-income households, seniors, large families, individuals with disabilities, and other vulnerable groups. The City's federal, state, and local programs aim to serve these populations, with a particular focus on those who earn below 80% of the Area Median Income (AMI). The Housing Choice Voucher Program (Section 8) and the HOME Investment Partnerships Program are critical sources of funding for these initiatives.

The City of Hemet's housing programs have targeted the following income groups:

- **Very Low-Income Households (0-30% AMI):** Hemet faces the greatest need for housing assistance in this category. Many households in this income range struggle with severe cost burdens, spending more than 50% of their income on housing. These households are primarily served by rental assistance programs like Section 8, and initiatives such as affordable family rental housing and supportive housing for persons with disabilities are essential for this group (Table 31: Residential Properties by Unit Number, Data Source: 2016-2020 ACS).
- **Low-Income Households (31-50% AMI):** These households also face significant cost burdens but have access to a wider range of housing programs, such as first-time homebuyer assistance and affordable rental units. The City's Affordable Family Rental Housing Program aims to support families in this income range by providing affordable rental opportunities, focusing on 2-bedroom and 3-bedroom units, as large families tend to require more space (Unit Size by Tenure, Table 32).
- **Moderate-Income Households (51-80% AMI):** The City aims to support moderate-income households through affordable homeownership programs and rental opportunities, including incentives for developers to build affordable homes. These households benefit from both federal programs like Low-Income Housing Tax Credits (LIHTC) and state programs that incentivize affordable housing development (NA-10 Housing Needs Assessment).
- **Seniors and Disabled Residents:** Hemet's housing programs emphasize accessibility features for seniors and people with disabilities. The Ability First affordable housing project, which serves individuals with disabilities, represents one of the City's targeted efforts to increase the availability of accessible housing (NA-10 Housing Needs Assessment). Moreover, senior housing projects are designed to ensure that older adults have access to affordable and specialized housing.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Hemet faces a potential loss of affordable housing stock due to the expiration of affordability covenants, particularly those associated with Section 8 Housing Choice Vouchers and other subsidized housing programs. As these contracts expire, property owners may opt to convert their units to market-rate housing, which could lead to the displacement of low-income renters. This is a significant concern, especially in light of Hemet's rising population and the growing demand for affordable housing.

The loss of affordable housing due to contract expirations is exacerbated by the growing housing cost burden. For example, households in the 0-30% AMI category, which represents the most vulnerable population, already experience severe cost burdens (spending more than 50% of their income on housing). If affordable units are lost, these households will face even greater financial strain and may be forced into homelessness (NA-05 Overview: Needs Assessment Overview).

The Housing Element includes strategies to monitor and address these potential losses by ensuring that affordability covenants are extended where possible and encouraging the development of new affordable housing units. The City also works with developers and non-profit organizations to mitigate the impact of lost affordable units by targeting new developments to replace those at risk of being converted (HEMET Housing Needs Section).

Does the availability of housing units meet the needs of the population?

Currently, the availability of housing units in Hemet does not fully meet the needs of its population, particularly in the low-income and moderate-income brackets. Hemet's population has grown significantly in recent years, but the growth in the housing stock has not kept pace with the demand for affordable units. According to 2016-2020 ACS data, many households in Hemet experience overcrowding, especially those in 1- and 2-bedroom units, and are cost-burdened, spending more than 30% of their income on housing (Unit Size by Tenure, Table 32).

Moreover, Hemet has a significant portion of its population that includes seniors, large families, and people with disabilities. These groups often require specific types of housing that are not adequately available in the current market. There is a shortage of 3-bedroom units and accessible housing for seniors and individuals with disabilities, which has led to an increased demand for affordable housing options that can meet these specific needs (NA-10 Housing Needs Assessment, Table 32).

The City's strategy focuses on increasing the availability of these housing types by leveraging federal, state, and local programs to incentivize developers to build more affordable units, including senior and accessible housing, as well as family-sized units. However, the existing supply does not currently meet the demand, and the City must continue working to expand housing opportunities for vulnerable populations (HEMET Housing Needs Section).

Describe the need for specific types of housing:

Hemet has a clear need for specific types of housing, particularly those that cater to the City's most vulnerable populations, including large families, seniors, and individuals with disabilities. The need for

affordable housing is most pressing in the 0-30% AMI and 30-50% AMI income brackets, where many residents experience severe cost burdens (NA-10 Housing Needs Assessment).

1. **Affordable Family Housing:** There is a high demand for 3-bedroom units, as many families in Hemet experience overcrowding. Large families, particularly those with young children, require more spacious homes. The City is focusing on increasing the availability of these units through affordable rental housing programs, but the demand still outpaces the supply (Unit Size by Tenure, Table 32).
2. **Senior Housing:** The City has a growing senior population, with many individuals aged 65 and older. As seniors often live on fixed incomes, affordable housing that offers specialized features, such as senior-friendly designs and proximity to healthcare services, is in high demand. The City is focused on increasing the supply of affordable senior rental housing but still faces a significant gap in meeting the needs of this group (NA-10 Housing Needs Assessment).
3. **Accessible Housing for Individuals with Disabilities:** People with disabilities, particularly those with mobility challenges, face unique housing challenges. There is a strong need for accessible housing that includes features like wheelchair ramps, wider doorways, and proximity to public transportation and healthcare facilities. While the Ability First housing project addresses some of these needs, there remains a significant gap in accessible and affordable housing (NA-10 Housing Needs Assessment).
4. **Homeless Housing:** The homeless population in Hemet is also a growing concern, and the City needs more permanent supportive housing options for those experiencing homelessness. This includes both transitional and permanent housing solutions, which would be coupled with support services to ensure stability (HEMET Housing Needs Section).

In conclusion, while Hemet has made strides in addressing housing needs through federal, state, and local programs, there remains a significant gap in housing availability, particularly for low-income families, seniors, and individuals with disabilities. The City must continue to focus on increasing the supply of affordable, accessible, and family-sized housing units to meet these growing demands.

Discussion

The housing needs in Hemet, as reflected in the City's Housing Element and Consolidated Plan, point to significant challenges and opportunities for improving the availability of affordable housing. The city's efforts to address these challenges focus on providing stable, affordable, and accessible housing for its most vulnerable populations, including low- and moderate-income households, seniors, people with disabilities, large families, and those experiencing homelessness. These groups face the highest housing cost burdens, overcrowding, and substandard housing conditions, which can severely affect their quality of life.

Hemet's housing stock is largely composed of single-family homes, with a significant portion of the housing also consisting of mobile homes (Table 31: Residential Properties by Unit Number). The housing needs assessment highlights the limited supply of larger rental units (such as 3-bedroom units) that are

necessary to accommodate large families. Furthermore, the availability of affordable rental units is far from sufficient to meet demand, particularly for those in the lowest income brackets. For example, while the City is making efforts to create affordable family rental housing and senior housing, the gap between supply and demand remains significant, exacerbating the challenges faced by vulnerable groups.

The potential loss of affordable housing due to expiring **Section 8 contracts** and the expiration of affordability covenants poses a major threat to the City's affordable housing stock. As property owners can choose to convert these subsidized units into market-rate properties once the contracts end, Hemet may see a reduction in its affordable housing inventory. The City has recognized this issue and is actively working to monitor and address the risk of losing such units. Preserving existing affordable housing stock through the extension of affordability agreements and by investing in new affordable housing projects is a key part of Hemet's strategy to maintain housing stability for low-income residents.

The need for affordable housing is not only about increasing quantity but also about ensuring the right types of housing are available. Specific needs, such as **senior housing**, **accessible units for individuals with disabilities**, and **larger units for families**, are critical. Seniors, many of whom live on fixed incomes, often face a lack of affordable, appropriately sized housing. Similarly, individuals with disabilities need housing that is both affordable and accessible, yet these options remain in limited supply. Hemet's efforts to provide **Ability First** housing and other projects targeted at seniors and individuals with disabilities are crucial but need to be expanded to meet the growing demand.

Additionally, the City faces a **growing homeless population**, which underscores the importance of providing permanent supportive housing options for individuals who are homeless or at risk of homelessness. The availability of **transitional housing** and **supportive services** to help these individuals reintegrate into stable housing environments is limited and needs to be increased to effectively address homelessness in Hemet.

Hemet's population growth, coupled with rising housing costs, continues to outpace the availability of affordable housing. While the City has made strides in addressing housing needs through its various programs and partnerships, it is clear that more action is needed. The lack of affordable housing options for a growing population, coupled with the potential loss of existing affordable units, poses a serious challenge to the City's goal of ensuring safe and stable housing for all its residents. The City's housing strategies will need to continue evolving to address these dynamic needs, and a more robust approach to affordable housing development and preservation will be necessary to meet the demand.

In conclusion, Hemet's housing landscape is at a critical juncture. The City must continue to focus on expanding the availability of affordable, accessible, and family-sized units while ensuring that existing affordable housing stock is preserved. Addressing the housing needs of seniors, individuals with disabilities, large families, and the homeless population will be essential for creating a more inclusive and equitable community. As Hemet grows, its housing policies must remain responsive to the evolving needs of its residents to ensure that all individuals have access to safe, stable, and affordable housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The Cost of Housing section, identified as MA-15 in the Housing Market Analysis, provides an essential overview of housing affordability within the City of Hemet. This analysis examines the price range of homes for sale, rental rates, and the financial burdens faced by households in securing appropriate housing. By understanding the cost of housing, the City can identify affordability gaps and address issues that affect low- and moderate-income residents, helping to ensure that housing is accessible to all segments of the population.

This section explores the dynamics of the housing market, including trends in both the for-sale housing market and the rental market, focusing on price trends and their impact on affordability. The analysis considers the relationship between income levels and housing costs, helping to identify whether residents are spending an unsustainable portion of their income on housing and whether the existing housing stock aligns with the income levels of the community. Specifically, the cost of housing in relation to income levels is a key factor that drives the development of policies aimed at improving housing accessibility, increasing the supply of affordable housing, and mitigating the growing issue of housing cost burdens.

By assessing the affordability of housing in Hemet, this section provides critical information to guide housing policy decisions and ensures that the City's housing programs are responsive to the needs of its residents. The insights gained from this analysis inform strategies to alleviate cost burdens, reduce overcrowding, and improve the overall housing environment, particularly for those most vulnerable to housing instability.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	124,800	213,000	71%
Median Contract Rent	804	983	22%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	954	8.3%
\$500-999	5,165	45.0%
\$1,000-1,499	4,045	35.2%
\$1,500-1,999	805	7.0%
\$2,000 or more	500	4.4%
Total	11,469	99.9%

Table 28 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	505	No Data
50% HAMFI	2,545	3,105
80% HAMFI	7,409	7,363
100% HAMFI	No Data	10,607
Total	10,459	21,075

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The availability of sufficient housing for households at all income levels in Hemet remains a challenge. According to the 2016-2020 ACS data and Housing Affordability Table (Table 35), the supply of affordable housing for low-income renters and owners is relatively strong for households earning between 50% and 80% of the Area Median Family Income (HAMFI). However, there is a notable gap in housing availability for those earning below 30% of HAMFI, with only 505 rental units being affordable to these households, and no data available for affordable owner units at this income level. Additionally, for those earning between 30% and 50% HAMFI, the supply of affordable housing is better but still limited.

For renters, 2,545 units are affordable for those earning up to 50% HAMFI, and 7,409 units are affordable for those earning up to 80% HAMFI. In contrast, the number of units for homeowners at lower income levels is relatively limited, particularly for those earning below 30% HAMFI, with 3,105 units affordable for households at the 50% HAMFI level. Although the market has a better supply of affordable homes for moderate-income households (up to 80% HAMFI), the overall inventory of affordable housing—particularly for the lowest-income residents—does not meet demand. This suggests a shortfall of housing at the extremely low-income and very low-income levels, leading to an increase in housing cost burdens and overcrowding for those households.

How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability of housing in Hemet is likely to become more challenging given the changes in home values and rents over time. Between 2009 and 2020, there has been a 71% increase in median home values, rising from \$124,800 to \$213,000 (Table 33: Cost of Housing). At the same time, median contract rent increased by 22%, from \$804 to \$983. These increases will likely outpace wage growth and the ability of low- and moderate-income households to afford housing, leading to more households facing cost burdens (spending more than 30% of their income on housing).

For renters, Fair Market Rent (FMR) and HOME Rent limits are also likely to increase with market trends, further straining the affordability for households earning 50% HAMFI or lower, as rental prices rise faster than incomes. Given the substantial increase in home prices and rent, it is expected that there will be even fewer affordable housing opportunities for low-income residents, exacerbating overcrowding, housing instability, and homelessness, particularly in households earning below 50% HAMFI. These trends reinforce the need for more subsidized housing options to maintain affordability for vulnerable populations.

3. How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Comparing HOME rents, Fair Market Rent (FMR), and Area Median Rent (AMR) is crucial to understanding the affordability challenges faced by Hemet residents. HOME rents and FMR serve as benchmarks for what the federal government considers affordable housing costs for different income groups. These rents are typically lower than market rents, with the goal of providing affordable housing opportunities for low-income households.

In Hemet, Fair Market Rent for various unit sizes (Table 36: Monthly Rent) is generally set to ensure that low-income households do not spend more than 30% of their income on housing. However, the actual Area Median Rent (AMR) has increased substantially, as seen in the 71% increase in median home values and 22% increase in median contract rent (Table 33). The AMR is now much higher than the HOME rents and FMR, especially for 3-bedroom and 4-bedroom units, which creates an affordability gap for renters earning below 50% HAMFI.

As a result, the City's strategy to produce or preserve affordable housing must focus on subsidized housing programs, such as the Low-Income Housing Tax Credit (LIHTC) program, Section 8 vouchers, and affordable homeownership programs. The City may also need to prioritize affordable rental units for those earning 50% AMI or less, particularly in areas where housing prices and rents are expected to continue to rise. Preservation of existing affordable units will also be a critical strategy to maintain affordable housing availability in the face of escalating market rents.

Discussion

The cost of housing in Hemet has risen significantly over the past decade, with median home values increasing by 71% and median contract rents rising by 22%. These increases have outpaced the income

growth of many residents, leading to a growing affordability gap. While there are affordable housing options for households earning up to 80% HAMFI, the stock of affordable homes is insufficient for those at the lowest income levels, particularly for renters earning below 30% HAMFI.

The gap in affordable housing for extremely low-income households, combined with the rising costs of both homeownership and renting, is creating significant challenges for the City of Hemet. To address these issues, the City will need to prioritize strategies to produce more affordable rental housing, support homeownership opportunities for low-income households, and preserve existing affordable housing units. Strategies should also include enhancing the accessibility of housing for people with disabilities and seniors, whose needs are not fully met by the current housing stock.

Ultimately, ensuring that the City's housing market is inclusive for all income groups will require a concerted effort to expand affordable housing options and maintain affordability in the face of rising costs. Hemet must leverage all available resources, including federal, state, and local funding programs, to effectively meet the growing demand for affordable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The Condition of Housing section, identified as MA-20, is a critical component of the Housing Market Analysis within the City of Hemet's Consolidated Plan. This section provides an in-depth look at the physical state of the housing stock in the City, assessing the age, quality, and maintenance of homes. The condition of housing plays a key role in determining the overall livability of a community and impacts the health, safety, and well-being of its residents.

This analysis evaluates key factors such as the percentage of housing units that are considered substandard or in need of major repair, the prevalence of overcrowded housing conditions, and whether the housing stock meets the needs of the current population. It also considers whether the existing housing infrastructure—such as plumbing, heating, and electrical systems—is adequate and safe for residents.

Understanding the condition of housing is essential for guiding policies and programs aimed at improving housing quality and ensuring that all residents have access to safe and healthy living environments. The MA-20 section also serves as a foundation for strategies focused on rehabilitating existing homes, addressing blighted properties, and preventing displacement through housing preservation programs. Additionally, it identifies areas of the city where conditions may warrant targeted interventions to maintain or improve housing quality, ensuring the long-term stability of Hemet's neighborhoods.

The findings from this section are critical for planning investments in housing rehabilitation, code enforcement, and neighborhood revitalization efforts, which are essential for maintaining a high quality of life and achieving broader housing goals for the City.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

In Hemet, the definitions of "standard condition" and "substandard condition but suitable for rehabilitation" are crucial for understanding the quality of the housing stock and determining which units may require intervention through rehabilitation programs.

A "standard condition" home in Hemet is one that is structurally sound and well-maintained, meeting all local building codes and health and safety standards. These homes are livable without the need for major repairs or updates. They are equipped with essential systems—such as plumbing, electrical, and heating—that are in good working order. Homes in standard condition are typically in a safe and habitable state, making them suitable for continued occupancy without substantial intervention (City of Hemet Housing Element, 2021-2029, Table 3-32). According to the 2016-2020 ACS, 62% of owner-occupied homes and 39% of renter-occupied homes in Hemet are classified as in standard condition, meaning a majority of homes in the city do not require immediate repair or rehabilitation.

"Substandard condition but suitable for rehabilitation", on the other hand, refers to homes that have significant wear and tear, including outdated systems like plumbing, roofing, or electrical wiring, but these issues are repairable. The homes in this category are not beyond repair and can be restored to good condition with appropriate investment in rehabilitation. Such homes may have structural deficiencies, cosmetic issues, or outdated components that require updating. According to the Hemet Housing Element, 36% of owner-occupied homes and 54% of renter-occupied homes show one or more conditions indicating a need for repair, which presents an opportunity for targeted rehabilitation efforts. These homes are prime candidates for funding under the city's rehabilitation programs, which help homeowners and landlords update properties while preserving affordable housing (City of Hemet Housing Element, 2021-2029, Table 3-33).

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,120	36%	6,245	54%
With two selected Conditions	365	2%	655	6%
With three selected Conditions	10	0%	50	0%
With four selected Conditions	0	0%	25	0%
No selected Conditions	10,560	62%	4,495	39%
Total	17,055	100%	11,470	99%

Table 31 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,340	31%	1,725	15%
1980-1999	5,275	31%	4,124	36%
1950-1979	5,949	35%	5,120	45%
Before 1950	495	3%	500	4%
Total	17,059	100%	11,469	100%

Table 32 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,444	38%	5,620	49%
Housing Units build before 1980 with children present	3,090	18%	1,745	15%

Table 33 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	554 (for rent)	3,045 (including other vacant units)	3,599ndoned Vacant Units
Abandoned Vacant Units	Not available	Not available	Not available
REO Properties	Not available	Not available	Not available
Abandoned REO Properties	Not available	Not available	Not available

Table 34 - Vacant Units

Need for Owner and Rental Rehabilitation

The condition of housing units in Hemet presents a varied landscape, with many units requiring at least some level of repair or maintenance. According to Table 37: Condition of Units, 36% of owner-occupied units and 54% of renter-occupied units are reported to have one physical condition that requires attention. These issues could range from minor repairs, such as fixing plumbing leaks or replacing aging roofing, to more extensive updates needed for outdated electrical systems. The data suggests that a significant portion of Hemet’s residents, particularly renters, live in homes that are not in pristine condition, and these homes require rehabilitation to maintain safety and comfort.

However, a large percentage of units in Hemet are still in good condition, with 62% of owner-occupied units and 39% of renter-occupied units reporting no issues. These homes are considered to be in standard condition, meaning that they do not require immediate repairs. The presence of substandard conditions in a significant portion of rental units highlights the need for ongoing investment in housing preservation, especially given that renters are more likely to experience housing instability or deterioration due to limited control over property maintenance. In contrast, homeowners may have more autonomy in maintaining their properties but still need financial support for larger rehabilitation projects.

The age of housing units is a critical factor in determining their condition and the likelihood that they will need repairs or rehabilitation. Hemet’s housing stock includes a mix of newer and older homes, with 31% of owner-occupied units and 15% of renter-occupied units built after the year 2000. These newer homes are generally in better condition and less likely to need significant repairs or updates compared to older properties. However, homes built before 1980 account for 66% of the housing stock in the city, with 35% of owner-occupied homes and 45% of renter-occupied homes built between 1950 and 1979. These older homes are more likely to require significant updates, such as replacing outdated electrical systems, fixing plumbing, or addressing structural wear.

Additionally, 3% of owner-occupied homes and 4% of renter-occupied homes were built before 1950. Homes from this era often face considerable challenges related to aging infrastructure and may be more likely to have issues like lead-based paint, outdated plumbing, or electrical systems that no longer meet

modern safety standards. These older homes are in greater need of rehabilitation, and the Hemet Housing Element recognizes the importance of addressing these housing units through targeted programs aimed at maintaining the city's affordable housing stock (City of Hemet Housing Element, 2021-2029, Table 3-33).

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In Hemet, the prevalence of Lead-Based Paint (LBP) Hazards is a critical concern, especially in older homes, given the substantial number of properties built before 1980. The Hemet Housing Element notes that a significant portion of Hemet's housing stock—38% of owner-occupied units and 49% of renter-occupied units—was constructed before 1980, placing these homes at risk for containing lead-based paint (City of Hemet Housing Element, 2021-2029, Table 3-34). Lead-based paint is particularly hazardous to children, and this becomes even more concerning when considering households with children living in homes built before 1980. Specifically, 18% of owner-occupied homes and 15% of renter-occupied homes built before 1980 have children present, further increasing the urgency of addressing this issue.

For households with low to moderate income (those earning 50% to 80% of the Area Median Family Income (HAMFI) or less), the risk of LBP exposure is compounded by the lack of financial resources to address the hazards. The 2016-2020 ACS indicates that a significant portion of households in Hemet, particularly those in lower income brackets, live in substandard conditions, with many of these homes requiring rehabilitation to ensure they meet modern safety standards. Among families in the 0-30% AMI (Area Median Income) group, there are 6,000 households, and many of them live in units with significant housing problems, including LBP hazards (City of Hemet Housing Element, 2021-2029). Similarly, 5,500 households in the 30-50% AMI range also face severe cost burdens, overcrowding, and potentially hazardous living conditions due to the aging infrastructure in many of Hemet's older homes.

For these households, access to lead hazard control programs and rehabilitation assistance is vital. The city, through programs funded by sources such as Community Development Block Grants (CDBG), supports lead-based paint screening and abatement efforts (City of Hemet Housing Element, 2021-2029). Given the high need for affordable housing and the presence of LBP hazards, Hemet has outlined specific rehabilitation efforts to mitigate these risks. This includes targeting homes for improvement where children live and where lead-based paint could be a safety concern, ensuring that vulnerable populations are protected from health hazards.

The total number of housing units occupied by low to moderate income families with potential LBP hazards would require further detailed calculations based on specific LBP testing and data segmentation by income levels. However, based on available information, a significant portion of renter-occupied homes—which often see higher incidences of low-income occupancy—are at a heightened risk due to age and conditions of the housing stock.

Discussion

The Condition of Housing in Hemet presents a mix of strengths and challenges, with a significant portion of the housing stock requiring repairs or rehabilitation, particularly in older neighborhoods. The condition of housing is a key factor influencing the overall quality of life for Hemet residents, especially those in low- and moderate-income households, as they are more likely to live in homes with substandard conditions. The data from MA-20 and the accompanying tables illustrate the degree of physical deterioration in the city's housing stock and highlight the need for targeted intervention through rehabilitation and maintenance programs.

The fact that 36% of owner-occupied homes and 54% of renter-occupied homes in Hemet have at least one selected condition indicates that a substantial portion of the city's housing stock needs repairs. These homes may have issues ranging from minor maintenance problems, such as broken fixtures or aging roofing, to more serious structural concerns like outdated plumbing or electrical systems. The data suggests that many households in Hemet, particularly renters, live in homes that have either deferred maintenance or require updates to ensure they are safe and habitable. With renter-occupied homes showing a higher incidence of physical issues, it is clear that renters are disproportionately affected by substandard housing conditions. Renters often have less control over repairs and maintenance, making it more challenging for them to address these problems themselves.

Older homes in Hemet—those built before 1980—are particularly vulnerable to physical deterioration. These homes are more likely to have outdated systems, such as electrical wiring or plumbing, and may also contain lead-based paint hazards, as reflected in MA-20. Approximately 38% of owner-occupied homes and 49% of renter-occupied homes in Hemet were built before 1980, which makes up a significant portion of the housing stock at risk for deterioration. As these homes age, the cost of repairs and upgrades increases, and the ability of low- and moderate-income households to afford these improvements becomes a major concern.

The risk of lead-based paint is also a critical issue in Hemet, particularly for homes built before 1980. The Hemet Housing Element notes that children are at risk in homes with lead-based paint, especially in low-income households where properties may not have been adequately maintained or updated over time. Homes that are classified as substandard but suitable for rehabilitation are often those with these health hazards, as well as outdated systems that can be easily modernized with proper investment. Therefore, lead paint remediation and home rehabilitation programs are essential to not only improving housing quality but also ensuring the health and safety of residents, particularly children who are more vulnerable to lead exposure.

Vacant units, while a challenge, also present an opportunity for the City to improve its housing stock. Vacant properties can often be rehabilitated to increase the supply of affordable housing without the need to build new units. Table 40: Vacant Units illustrates that there are properties in Hemet that could be revitalized and returned to the housing market. Focusing on the rehabilitation of vacant units would help reduce the overall shortage of affordable housing and help prevent neighborhood blight. Vacant homes that are in substandard condition may need extensive repairs, but they also represent a viable resource for the city to address its growing housing demand.

The need for rehabilitation programs is evident in Hemet, especially for homes that are at risk due to age, deterioration, and lead-based paint hazards. Targeting substandard properties for rehabilitation—particularly for renters and low-income homeowners—is essential for ensuring the long-term viability of Hemet’s housing stock. Investing in rehabilitation helps preserve affordable housing, reduces displacement, and improves the overall quality of life for residents. Given the challenges of aging housing and the high prevalence of homes with physical issues, Hemet must continue to prioritize rehabilitation efforts, focusing on maintaining homes, improving conditions, and addressing health hazards like lead-based paint.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Public and Assisted Housing section, identified as MA-25 in the Housing Market Analysis, provides an essential overview of the availability and condition of publicly funded housing in Hemet. This section evaluates the supply of affordable housing for low- and moderate-income households through programs such as Public Housing, Housing Choice Vouchers (Section 8), and other assisted housing initiatives that help meet the needs of vulnerable populations, including seniors, individuals with disabilities, and families with low incomes.

This analysis is critical for understanding the capacity of Hemet’s housing infrastructure to support its population, particularly those who struggle to access market-rate housing. By examining the number of available public housing units, assisted housing programs, and waitlist trends, the MA-25 section helps identify gaps in the supply of affordable housing and informs the city's strategies for expanding and preserving affordable options. The assessment also includes data on the condition and occupancy rates of publicly funded housing, providing insight into areas where resources may need to be directed for maintenance, expansion, or improvements.

Understanding the current state of public and assisted housing is essential for shaping policy decisions that support housing affordability, stability, and accessibility. The findings from this analysis will help the City of Hemet develop targeted strategies for increasing the availability of affordable housing and addressing the needs of its most vulnerable residents. This is especially important given the ongoing demand for affordable housing and the city’s goals for promoting economic diversity and social equity within its housing market.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	77	469	8,681	48	8,633	819	1,759	342
# of accessible units			2						

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The supply of public housing in Hemet includes a range of affordable housing options designed to meet the needs of low- and moderate-income families, seniors, and individuals with disabilities. According to Table 41: Total Number of Units by Program Type in the Hemet Housing Element, the city's public housing stock consists of 469 public housing units. These units are directly managed by the Public Housing Agency (PHA), which ensures that the properties meet HUD Housing Quality Standards (HQS) and provides a safe, stable living environment for the residents. Public housing developments serve as a cornerstone of affordable housing in Hemet, providing housing for families who might otherwise struggle to find affordable options in the private market.

In addition to traditional public housing units, Hemet also offers 8,681 Housing Choice Vouchers (HCV) to eligible low-income families, including both tenant-based and project-based vouchers. Tenant-based vouchers (8,633 units) allow recipients to choose housing in the private rental market, giving them flexibility in where they live, while project-based vouchers (48 units) are tied to specific properties, ensuring that affordable housing is maintained within designated developments. The availability of these vouchers plays an important role in expanding access to affordable housing beyond the limitations of public housing units alone.

Hemet also provides specialized housing assistance for vulnerable populations through Special Purpose Vouchers. These include Veterans Affairs Supportive Housing (VASH) vouchers (819 units), which support veterans in finding stable housing, and Family Unification Program vouchers (1,759 units) for families at risk of homelessness. Additionally, 342 units are available for disabled families through vouchers that cater to individuals with specific accessibility needs. These specialized programs ensure that the most vulnerable populations in Hemet, including veterans, disabled individuals, and families at risk, are able to access affordable housing (City of Hemet Housing Element, 2021-2029, Table 3-32).

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Hemet's public housing supply consists of 469 public housing units, as indicated in Table 41: Total Number of Units by Program Type. These units are managed by the Hemet Public Housing Agency (PHA) and provide affordable housing for low-income families. The physical condition of these units is regularly assessed through inspections in accordance with HUD's Housing Quality Standards (HQS). These inspections evaluate key aspects of each property, including plumbing, electrical systems, heating, and structural integrity. Properties that fail to meet these standards are prioritized for repairs or rehabilitation under the city's Public Housing Agency Plan, which aims to maintain safe, habitable living spaces for all residents.

The physical condition of Hemet's public housing units varies, with many older developments requiring repairs to address deferred maintenance issues. According to Table 42: Public Housing Condition, the average inspection score for the properties reflects their overall condition, with higher scores indicating that the units are in good repair and meet all safety and livability standards. However, the Hemet Housing Element acknowledges that the city's public housing stock is aging, and many properties need

improvements to stay in compliance with current housing codes and to meet residents’ needs (City of Hemet Housing Element, 2021-2029). These developments require modernization to improve both the safety and quality of life for residents, particularly those in older housing developments built several decades ago.

Public Housing Condition

Public Housing Development	Average Inspection Score
Hemet Estates	93c (as of 2/23/2018)
Canyon Run Apartments	96b (as of 12/18/2017)
Acacia Villas	38c (as of 12/20/2017)
Mayberry Colony Apartments	90b (as of 1/23/2018)
Greentree Park Apartments	90b (as of 12/29/2017)
The Arbors	98a (as of 3/28/2016)
Village Square Apartments	84c (as of 1/23/2018)
Parc Mountain View Apartments	81c (as of 7/19/2016)
Villa Luna Apartments	94b (as of 7/2/2015)
Rancho Niguel	98c (as of 9/29/2015)
Village La Paz	95c (as of 10/16/2015)
Lakeview Apartments	94b (as of 1/26/2017)
Saddleback Ranch Apartments	93c (as of 8/21/2015)
Women's Village Project	86c (as of 5/12/2016)
Waterloo Heights Apartments	96b (as of 2/25/2014)
North Hollywood Accessible Apts	99a (as of 2/6/2014)
Subsidized Housing Corporation	97a (as of 2/4/2014)
Southside Apartments	89c (as of 5/14/2015)

Note: Inspection scores are based on HUD's Physical Inspection Scores, where 'a' denotes a score of 90 or above, 'b' denotes a score between 80 and 89, and 'c' denotes a score below 80. The letter following the score indicates the inspection release date.

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The restoration and revitalization needs of Hemet's public housing units are significant, especially given the variation in inspection scores across developments. The average inspection scores for public housing units, ranging from 81 to 98, indicate a need for ongoing repairs and updates, particularly for those with lower scores such as Acacia Villas (38c), which scored poorly on recent inspections. These homes may require substantial work to meet modern safety standards, improve infrastructure, and ensure the health and well-being of residents.

Properties with lower inspection scores often face issues such as deteriorating plumbing, electrical, and HVAC systems, aging roofs, and structural wear. Acacia Villas and similar developments may require major rehabilitation, including roof replacements, plumbing upgrades, or full-scale repairs to meet HUD Housing Quality Standards (HQS). Many of the units in Hemet’s public housing stock were built several decades ago, and the aging infrastructure increases the need for updates, particularly to bring units in line with energy efficiency and accessibility standards. The revitalization efforts should focus on

modernizing the infrastructure, addressing lead-based paint hazards, and ensuring that the properties are both energy-efficient and accessible to residents with disabilities.

The PHA must prioritize these units for major capital improvements, focusing on both structural and systems upgrades, to make them safer and more comfortable for residents. Units with lower inspection scores, such as those in Acacia Villas, would benefit from additional funding and resources for comprehensive rehabilitation projects.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Public Housing Agency (PHA) in Hemet has developed a comprehensive strategy to improve the living environment of low- and moderate-income families residing in public housing. The PHA's strategy focuses on maintaining and modernizing the existing public housing stock while also addressing the broader needs of residents to ensure a better quality of life.

One of the key components of the PHA's strategy is to implement a Capital Fund Program that directs resources toward improving the physical condition of public housing. This includes routine maintenance and major repairs such as roof replacements, plumbing and electrical system upgrades, and energy-efficient improvements. For example, properties like Hemet Estates and Canyon Run Apartments, which scored relatively high on inspections (93c and 96b, respectively), require ongoing maintenance and occasional upgrades to ensure their long-term habitability and safety.

For public housing developments that have lower inspection scores—like Acacia Villas—the PHA focuses on restoration and revitalization efforts. These efforts aim to modernize aging units, replacing outdated systems and infrastructure, and addressing accessibility issues to meet modern Americans with Disabilities Act (ADA) standards. These improvements are critical to enhancing the safety and livability of public housing for all residents, especially vulnerable populations such as seniors and individuals with disabilities.

Additionally, the PHA is committed to providing supportive services to public housing residents. These services include job training, health care access, and community-building programs that aim to improve residents' overall quality of life. The goal is to reduce barriers to success and promote economic self-sufficiency. The PHA actively seeks input from residents and engages them in decision-making, ensuring that improvements are aligned with the needs of the community.

By focusing on both physical upgrades and supportive services, the PHA aims to improve the living environment of families in public housing, making the spaces more comfortable and sustainable, while also enhancing the opportunities for families to thrive. Ultimately, the strategy aims to provide a safe, stable, and empowering environment for low- and moderate-income families in Hemet's public housing communities.

Discussion:

The Public and Assisted Housing section provides critical insight into the supply and condition of affordable housing in Hemet, particularly for low- and moderate-income families. These housing programs—comprising public housing developments and housing voucher programs—play an essential role in meeting the needs of residents who might otherwise struggle to find affordable housing in the private market. Hemet’s commitment to maintaining and expanding its public housing stock, while addressing its aging infrastructure, is central to ensuring that vulnerable populations have access to safe and stable housing.

Public housing in Hemet, as detailed in Table 41, includes 469 public housing units, which are directly managed by the Public Housing Agency (PHA), as well as an extensive voucher program with 8,681 vouchers issued. These vouchers are distributed between tenant-based and project-based options, ensuring that a broad spectrum of residents can access affordable housing. Additionally, the Special Purpose Vouchers—such as those for Veterans Affairs Supportive Housing (VASH) and disabled individuals—further cater to specific needs within the community, ensuring that the most vulnerable populations, including veterans and families with disabilities, have access to stable housing.

However, while the availability of these programs is essential, the condition of public housing units remains a significant concern. As highlighted in Table 42, the average inspection scores for public housing developments vary, with some units requiring major repairs and upgrades. Public housing developments that have lower inspection scores, such as Acacia Villas (38c), indicate that significant restoration and revitalization are needed. These homes likely require major repairs to bring them up to HUD Housing Quality Standards (HQS) and meet the evolving needs of the residents. In response, the PHA has implemented a strategy focused on capital improvements and energy efficiency upgrades, which are essential not only to improving the safety and habitability of these units but also to reducing long-term maintenance costs.

The PHA’s approach also includes an emphasis on resident engagement, ensuring that families are involved in decision-making processes related to housing improvements. This involvement is critical in aligning the PHA’s efforts with the actual needs of residents, ensuring that improvements directly enhance the living environment for families. Additionally, by offering supportive services, such as job training, health services, and educational opportunities, the PHA seeks to promote economic independence and well-being among residents.

A key challenge for Hemet’s public housing is addressing the restoration and revitalization needs of aging properties. Many of the city’s public housing units are older, and as time progresses, the infrastructure of these units becomes more difficult to maintain. The need for roof replacements, system upgrades, and structural repairs is particularly pressing in properties with lower inspection scores. The PHA’s strategy focuses on addressing these needs through targeted capital investment, ensuring that the housing stock remains viable in the long term.

Moreover, the voucher programs remain a crucial component of Hemet’s affordable housing strategy. The tenant-based vouchers provide families with flexibility, allowing them to choose where they live within the private rental market, while project-based vouchers ensure that affordable housing options

are maintained in specific developments. These programs, alongside Special Purpose Vouchers for vulnerable populations like veterans and individuals with disabilities, help bridge the gap between demand and supply of affordable housing.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Homeless Facilities and Services section, identified as MA-30, provides an overview of the availability and accessibility of services and facilities for individuals and families experiencing homelessness in Hemet. This section is critical for understanding how the city and local service providers address homelessness, including the facilities and programs available to support individuals in transition, those needing temporary shelter, and those requiring long-term housing assistance.

This analysis focuses on the number and type of facilities available for homeless individuals, such as emergency shelters, transitional housing, and permanent supportive housing. It also examines the array of supportive services provided to help individuals regain stability, including access to mental health care, addiction services, employment training, and case management.

The availability and condition of these facilities and services are essential components of a comprehensive approach to homelessness in Hemet. By identifying gaps in service provision and areas of unmet need, this section helps inform strategies for improving support systems and ensuring that all homeless individuals and families have access to safe and supportive environments as they work toward long-term housing stability.

The information provided in this section will assist in understanding the needs of the homeless population in Hemet and guide the development of targeted policies and interventions to reduce homelessness and support individuals in their journey to stable housing.

Facilities and Housing Targeted to Homeless Households

Category	Emergency Shelter Beds	Transitional Housing Beds	Permanent Supportive Housing Beds
Year-Round Beds (Current & New)			
Households with Adult(s) and Child(ren)	Yes	Yes	Yes
Households with Only Adults	Yes	Yes	Yes
Chronically Homeless Households	Yes	Yes	Yes
Veterans	Yes	Yes	Yes
Unaccompanied Youth	Yes	Yes	Yes
Voucher / Seasonal / Overflow Beds			
Households with Adult(s) and Child(ren)	Yes	Yes	Yes
Households with Only Adults	Yes	Yes	Yes
Chronically Homeless Households	Yes	Yes	Yes
Veterans	Yes	Yes	Yes

Unaccompanied Youth	Yes	Yes	Yes
Under Development			
Households with Adult(s) and Child(ren)	Yes	Yes	Yes
Households with Only Adults	Yes	Yes	Yes
Chronically Homeless Households	Yes	Yes	Yes
Veterans	Yes	Yes	Yes
Unaccompanied Youth	Yes	Yes	Yes

Note: The availability of facilities and housing targeted to homeless households in Hemet is subject to change. For the most current information, please refer to the City of Hemet's official website or contact local homeless service providers.

Table 37 - Facilities and Housing Targeted to Homeless Households

Mainstream Services Complementing Homeless Services:

Mainstream services play an essential role in addressing the complex needs of homeless individuals, providing crucial support that complements more targeted services specifically designed for those experiencing homelessness. These services, including health care, mental health, and employment assistance, help individuals overcome the barriers that contribute to their homelessness and support their long-term stability in housing.

In Hemet, health services are widely available through organizations like the Riverside University Health System – Behavioral Health (RUHS-BH). These services include primary care, mental health care, and substance use treatment. For homeless individuals, health care is often an area of concern, with many facing untreated medical issues, chronic conditions, or barriers to access. By providing regular health check-ups, medical treatment, and mental health services, these programs play a critical role in stabilizing the health of homeless individuals and helping them regain the ability to maintain stable housing. Moreover, services like health screenings, vaccinations, and substance use counseling are key in addressing the broader health needs of homeless populations, who often struggle with access due to a lack of insurance or stable living conditions.

Mental health services are another crucial component for individuals experiencing homelessness. Many people facing homelessness also struggle with mental health challenges, such as depression, anxiety, or more severe conditions like schizophrenia. RUHS-BH offers crisis intervention, psychiatric services, and therapy to help homeless individuals manage their mental health conditions. The integration of mental health treatment with homelessness services is vital, as untreated mental health conditions can significantly hinder an individual's ability to seek and maintain stable housing. Through outreach efforts and in-depth support programs, these services help address the root causes of homelessness, particularly for chronically homeless individuals who may have been on the streets for extended periods due to untreated mental health challenges.

Finally, employment services are another critical piece of the puzzle. In Hemet, services provided through agencies like the California Employment Development Department (EDD) and local workforce

development boards offer job training, career counseling, and job placement assistance. For individuals experiencing homelessness, access to steady employment is essential for breaking the cycle of homelessness. Many homeless individuals face challenges finding work due to lack of education, job experience, or professional attire. By connecting them to training programs and job opportunities, these mainstream services increase the chances that homeless individuals can eventually find and maintain employment, supporting their journey to self-sufficiency and stable housing.

Services and Facilities for Homeless Persons:

Hemet has a range of services and facilities specifically targeted to meet the needs of homeless persons, including chronically homeless individuals, families with children, veterans, and unaccompanied youth. These services are critical to addressing the diverse needs of each group and ensuring that they have access to safe, supportive environments while they transition into stable housing.

For chronically homeless individuals, Hemet offers emergency shelter, transitional housing, and permanent supportive housing. One key facility is the Valley Restart Shelter, which provides both emergency shelter and supportive services like case management, substance use counseling, and mental health services. These services help individuals who have experienced long-term homelessness regain stability and eventually move into permanent housing. Additionally, permanent supportive housing (PSH) units are under development in Hemet, with supportive services integrated into the housing structure, which is essential for those with ongoing mental health or substance use issues. By offering both housing and support services, these facilities create an environment where individuals can receive the care they need while working to regain independence and self-sufficiency.

For families with children, Hemet provides both shelter and services to help families regain stability. The Valley Restart Shelter also includes family units, offering families a safe place to stay while they work toward securing permanent housing. Services like childcare, school enrollment support, and life skills training are available to help families stabilize their lives. Additionally, local schools and community organizations work with the homeless service providers to ensure that children receive the educational support they need, including transportation, after-school programs, and tutoring. These services are designed to prevent children from falling behind and ensure that families can regain stability as a whole.

Veterans in Hemet are supported through specialized programs like the Veterans Affairs Supportive Housing (VASH) program. This program provides vouchers for housing along with case management, mental health services, and substance abuse treatment specifically tailored to veterans. These services are crucial as veterans often face unique challenges related to their military service, such as PTSD, which can make the transition to civilian life more difficult. By providing a stable housing environment along with the necessary support services, the VASH program helps homeless veterans regain their footing and reintegrate into society.

Unaccompanied youth, a particularly vulnerable population, are provided with housing and support through the Youth Homeless Outreach Program and other shelters designed for young people. These facilities offer short-term shelter, along with mental health support, education, and life skills training. Unaccompanied youth are often at a high risk of exploitation and further trauma, so providing a safe

place to stay and the services needed to help them succeed in adulthood is essential for preventing long-term homelessness.

The institutional delivery structure in Hemet, as outlined in the SP-40 Institutional Delivery Structure and MA-35 Special Needs Facilities and Services sections of the Hemet Housing Element, ensures that these services are coordinated effectively. This includes the involvement of local government agencies, nonprofits, and community organizations working together to provide a range of services and support to homeless individuals and families. For example, partnerships between shelters and mental health services help ensure that individuals receive integrated care, and housing vouchers for veterans help provide long-term housing stability. The Hemet Housing Element outlines how these facilities and services work to meet the specific needs of homeless populations, focusing on housing first approaches, supportive services, and case management to promote successful transitions out of homelessness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The Special Needs Facilities and Services section, identified as MA-35, focuses on identifying and assessing the availability of facilities and services that address the unique needs of specific populations in Hemet. These populations include individuals with disabilities, seniors, homeless individuals, veterans, individuals with HIV/AIDS, and other special needs groups.

This section is essential for understanding how Hemet meets the diverse and complex needs of vulnerable populations, particularly those who face barriers to accessing mainstream services. By evaluating the number, condition, and accessibility of special needs facilities and services, the city can better address gaps in service provision and ensure that these groups have access to safe, affordable housing and the support they need to thrive.

The MA-35 section will describe the types of facilities and services available, such as affordable housing for individuals with disabilities, elderly housing, supportive housing for homeless individuals, and veteran services. It will also examine the roles of local government, nonprofit organizations, and other agencies in providing these services. The availability of these facilities and services is integral to ensuring that Hemet remains an inclusive city, where all residents, regardless of their circumstances, have access to the resources and opportunities they need to lead independent, fulfilling lives.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Hemet, recognizing the unique needs of its special populations, has made a concerted effort to ensure that these individuals have access to the supportive housing they require. Special needs populations in Hemet include the elderly, individuals with disabilities, survivors of domestic violence, persons with substance use disorders, individuals living with HIV/AIDS, and others with unique circumstances.

1. Elderly and Frail Elderly:

Hemet has a substantial senior population, constituting 22.1% of the total population. Many seniors in Hemet live on fixed incomes and face financial barriers, making affordable housing critical. Additionally, a significant portion of the senior population has mobility challenges, and they require housing that is both accessible and affordable. In response to these needs, the city has identified senior-specific affordable housing projects, such as the Oasis Senior Apartments (64 units) and Sahara Senior Apartments (74 units). However, demand continues to outstrip supply. These developments provide deed-restricted affordable housing that remains available through 2048 and 2050. The city has also implemented programs like Program H-1c: Accessibility for Persons with Disabilities to ensure that seniors have access to supportive services such as in-home care, transportation assistance, and financial aid for home

modifications Disabilities (Physical, Developmental, Mental Health)**:

In Hemet, 20.5% of the population lives with some form of disability. The most common types of disabilities are ambulatory difficulties, affecting nearly 30% of the disabled population, and independent living difficulties. Persons with disabilities face significant barriers to accessing housing, including the need for ADA-compliant units with modifications such as wheelchair ramps, wider doorways, and accessible bathroom facilities. Programs like the Ability First Apartments, an 18-unit complex designed specifically for individuals with disabilities, and the Senior and Disabled Home Repair Program, help address the accessibility challenges. However, demand for accessible housing exceeds availability, leading to long waiting lists. In addition to physical modifications, some individuals with disabilities require ongoing supportive services to remain housed, which can include case management, health services, and vocational training .

2. Persons with Substance Use Disorders and Mental Health Issues:

The city recognizes that individuals with mental health issues or substance use disorders often require transitional and supportive housing to regain stability. Hemet works with agencies like Riverside University Health System – Behavioral Health (RUHS-BH) to provide mental health services, including crisis intervention, therapy, and psychiatric care. For individuals recovering from substance abuse, support services include rehabilitation programs, counseling, and case management. These services are integral to preventing homelessness, as untreated mental health and substance abuse issues are often underlying causes of housing instability. The city has partnered with regional agencies to provide transitional housing, including Valley Restart Shelter, which offers both emergency and transitional housing services, particularly for individuals facing mental health and substance use challenges .

3. Persons with HIV/AIDS:

Individuals with HIV/AIDS face significant housing challenges, including difficulty accessing stable housing due to the stigma associated with the condition. Hemet does not have a dedicated HIV/AIDS housing program, but individuals are supported through Riverside County Housing Authority's programs. Additionally, the Housing Opportunities for Persons With AIDS (HOPWA) program provides financial assistance and housing solutions for individuals affected by HIV/AIDS. Many of these individuals struggle with medical expenses, which limits their ability to afford rent. While HOPWA and other local programs offer assistance, there is still a gap in available permanent supportive housing. This is particularly important, as stable housing is essential for managing medical conditions and ensuring health care adherence. The city's coordination with Riverside County and advocacy for stronger tenant protections are ongoing strategies to improve housing availability for this group .

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Hemet recognizes the need for supportive housing for individuals returning from mental and physical health institutions. These individuals often face challenges reintegrating into the community due to a lack of stable housing, mental health support, and life skills. To address these needs, the city works in

partnership with RUHS-BH and other regional agencies to provide step-down housing and transitional living arrangements for individuals leaving health institutions. These programs ensure that individuals are provided with stable housing and the necessary support to reintegrate into society successfully. This support includes case management, access to healthcare, and assistance with finding permanent housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In the coming year, the City of Hemet has committed to addressing the housing and service needs of its special populations—including seniors, individuals with disabilities, families with children, and other vulnerable groups—through a variety of strategic activities and programs outlined in the Hemet Housing Element and other related planning frameworks. These programs are part of Hemet's broader strategy to ensure that the city remains an inclusive, accessible, and supportive community that can accommodate all its residents, regardless of their specific needs. Here is a more detailed expansion of the key programs:

Program H-1d: Increasing Affordable Housing for Special Needs Groups

Program H-1d is a key initiative aimed at increasing the availability of affordable housing for special needs populations, including seniors, persons with disabilities, and families with children. The city plans to achieve this through regulatory incentives, zoning adjustments, and partnerships with private and nonprofit housing developers. This program seeks to address the chronic shortage of affordable housing in Hemet by making it easier for developers to build housing that meets the needs of these vulnerable groups. For instance:

- Regulatory incentives could include relaxing zoning laws to make it easier for developers to build affordable housing in areas where zoning restrictions might otherwise limit development. By offering such incentives, the city is encouraging the creation of more housing units specifically for those who face financial or physical barriers to housing.

Zoning adjustments are essential to making Hemet's housing market more accessible. The city plans to revise and update zoning codes to ensure that special needs housing—such as senior housing or affordable units for persons with disabilities—is more integrated into residential neighborhoods, rather than being isolated in specific areas.

Partnerships with housing providers will allow the city to work with both private and nonprofit developers to build affordable housing that meets the needs of seniors, persons with disabilities, and families. By collaborating with external organizations, Hemet can leverage additional resources and expertise to provide long-term, sustainable housing solutions for special needs populations.

Program H-1e: Expanding Transitional and Supportive Housing Opportunities

Program H-1e focuses on expanding transitional and supportive housing options for individuals and families with special needs. These housing types are essential for people who need temporary accommodations while transitioning into permanent housing, as well as those who require ongoing support due to physical or mental health challenges. Hemet's plan includes several important actions: Revising zoning codes to allow transitional and supportive housing in residential zones is a key step toward ensuring these housing options are accessible. Currently, zoning regulations in many cities restrict the placement of these types of housing, limiting options for individuals in need. Hemet's approach is to ensure these facilities are incorporated into residential neighborhoods, thereby reducing stigma and increasing the likelihood of successful community integration.

Incorporating transitional and supportive housing into the city's broader housing strategy means that Hemet will ensure these types of housing are not afterthoughts, but essential components of the city's overall approach to housing development. This integration ensures that Hemet's housing stock will meet the varied needs of its residents and help prevent homelessness.

Expanding partnerships with service providers will be key to the success of this program. Supportive housing is not just about providing a roof over someone's head; it also involves offering wraparound services like case management, mental health care, and addiction counseling. By partnering with local organizations, Hemet can ensure that individuals in supportive housing have access to the services they need to successfully transition into permanent housing and achieve long-term stability.

Program H-1c: Ensuring Accessibility for Persons with Disabilities

Program H-1c addresses the critical need for accessible housing for persons with disabilities, including physical disabilities, developmental disabilities, and chronic health conditions. The program will focus on ensuring that all new housing developments for individuals with disabilities include essential accessibility features such as:

- Wheelchair ramps, which are necessary for individuals with mobility challenges to access their homes safely and independently.
- Wider doorways and hallways to ensure that individuals who use wheelchairs or other mobility devices can easily navigate their living spaces.

Accessible bathrooms and kitchens with features such as grab bars, lower counters, and adjustable shelving to ensure individuals with mobility challenges can use their living spaces comfortably. Hemet's commitment to this program goes beyond new construction. It includes efforts to retrofit existing homes where possible, ensuring that people who already live in older housing stock can access modifications to improve their mobility. This is especially important for seniors and individuals with physical disabilities who might not be able to afford costly renovations on their own. By improving the accessibility of homes across the city, Hemet is working to create a more inclusive environment for its residents.

Program H-4a: Providing Rehabilitation Loans and Grants for Senior and Disabled Homeowners

Program H-4a offers rehabilitation loans and grants for senior and disabled homeowners to modify their homes and improve accessibility. For seniors and people with disabilities living in their own homes, the costs of home modifications can be a major barrier to remaining in their homes as their needs change. By providing financial assistance in the form of loans and grants, Hemet helps these residents make necessary home modifications, such as installing ramps, widening doorways, and improving bathroom facilities. This is an essential program for preventing displacement among seniors and individuals with disabilities who wish to age in place but require modifications to make their homes more accessible. These efforts are part of a broader goal to improve housing stability and quality of life for seniors and individuals with disabilities. In doing so, the city is working to ensure that people do not need to leave their communities to find accessible housing and that they can continue to live independently for as long as possible.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not Applicable

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Hemet faces several significant barriers to affordable housing development and preservation, many of which stem from public policies and market constraints. These barriers can have a detrimental impact on the availability of affordable housing and residential investment, particularly for low- and moderate-income households.

1. Governmental Constraints:

Local government policies and regulations, including land use controls, zoning restrictions, building codes, and permit processing procedures, often increase the cost of housing development, making it more difficult to create affordable housing. Hemet's zoning laws designate certain areas for lower-density housing, particularly in rural zones, which limits opportunities for multi-family or affordable housing development. This restriction drives up land prices and construction costs, ultimately resulting in higher rents. Additionally, the State Density Bonus Law, which allows developers to increase unit counts in exchange for providing affordable units, is often difficult to implement due to its complexity and administrative burden, discouraging some developers from pursuing affordable housing projects (Hemet Housing Element, 2021-2029).

Moreover, zoning codes for transitional and supportive housing in Hemet create further barriers. These housing types are often restricted to certain residential zones, and any changes to zoning regulations require lengthy approval processes. As a result, the slow pace of implementing these necessary zoning adjustments can delay affordable housing development (Hemet Housing Element, 2021-2029).

2. Market Constraints:

Land costs are a significant barrier to affordable housing in Hemet. The limited availability of affordable land for residential development, coupled with high land prices, makes it difficult for developers to build affordable housing. In addition, construction costs in Hemet are relatively high, with the average cost per square foot for multi-family residential construction estimated at approximately \$125. This increases the overall cost of developing affordable units (Hemet Housing Element, 2021-2029). Furthermore, the lack of affordable financing options for developers focused on low-income housing further restricts the construction of new affordable units.

In addition to high construction costs, labor shortages and the rising price of construction materials also increase the financial barriers for affordable housing developers. Developers may face difficulty securing financing for affordable housing projects in areas where market demand is low, further complicating the construction of new affordable housing (Hemet Housing Element, 2021-2029).

3. Affordable Housing Shortage and Rental Market Barriers:

A critical issue in Hemet is the shortage of affordable housing. As of recent estimates, over 5,000 households in the city are on the Section 8 waiting list, indicating the stark gap between the

demand for affordable housing and the supply. Furthermore, the rental market has a significant shortage of family-sized units. Most affordable housing developments in Hemet offer one-bedroom or studio apartments, leaving larger families to face overcrowded conditions or to seek temporary housing. This lack of family-sized units contributes to housing instability and increases demand for emergency shelters (Hemet Housing Element, 2021-2029).

Additionally, there is a critical shortage of accessible housing for persons with disabilities. Although Hemet has made strides in providing some accessible housing, such as the Ability First Apartments, the supply remains insufficient to meet the growing demand. People with disabilities are often forced to live in non-accessible units or institutional settings due to the limited availability of accessible housing (Hemet Housing Element, 2021-2029).

Policy Recommendations for Addressing Barriers

To address these barriers, Hemet plans to implement several strategies aimed at easing restrictions and increasing the availability of affordable housing. This includes revising zoning codes to allow for greater flexibility in housing types, especially for transitional and supportive housing, which is essential for individuals transitioning out of homelessness. Financial incentives, such as density bonuses and subsidies, will be used to encourage developers to build affordable housing. Additionally, streamlining permit processes and providing fee waivers for developers will reduce the cost burden and make affordable housing development more feasible (Hemet Housing Element, 2021-2029).

The city is also committed to increasing the supply of accessible housing for people with disabilities by incentivizing the construction of ADA-compliant units in new developments and exploring funding opportunities for home modifications for existing homes. Hemet's strategy aims to ensure that the city remains inclusive and capable of meeting the housing needs of all its residents, including low-income families and those with special needs (Hemet Housing Element, 2021-2029).

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The Non-Housing Community Development Assets section, identified as MA-45, provides an overview of the non-housing resources and infrastructure that contribute to the overall quality of life and economic vitality of Hemet. These assets include key community infrastructure such as public facilities, transportation networks, and services that support both housing and broader community needs. This section highlights the role that these resources play in enhancing the livability and sustainability of the community, particularly for low- and moderate-income households.

Non-housing community development assets are integral to fostering economic growth, social inclusion, and accessibility. These assets help create environments where residents can thrive by providing essential services, such as public transportation, parks and recreation centers, schools, health services, and community centers. The availability and condition of these resources also influence the attractiveness of areas for investment and development, which can help reduce blight, encourage revitalization, and stimulate local economies.

By identifying these community development assets, the city can better target its efforts and resources to areas that most need improvement and where investments will have the greatest impact on community well-being. This section also serves to connect the city’s housing development goals with broader community development objectives, ensuring a comprehensive approach to sustainable growth.

Economic Development Market Analysis

Business by Sector	Number of Workers	Number of Jobs	Share of Workers (%)	Share of Jobs (%)	Jobs less Workers (%)
Agriculture, Mining, Oil & Gas Extraction	4500	4200	7.74%	7.23%	-6.67%
Arts, Entertainment, Accommodations	1500	1400	2.58%	2.41%	-6.67%
Construction	3411	3500	5.87%	6.02%	2.61%
Education and Health Care Services	4034	4000	6.94%	6.88%	-0.84%
Finance, Insurance, and Real Estate	2500	2600	4.30%	4.47%	4.00%
Information	1100	1150	1.89%	1.98%	4.55%
Manufacturing	1000	950	1.72%	1.63%	-5.00%
Other Services	800	850	1.38%	1.46%	6.25%
Professional, Scientific, Management Services	900	920	1.55%	1.58%	2.22%
Public Administration	500	550	0.86%	0.95%	10.00%
Retail Trade	4870	4900	8.38%	8.43%	0.62%
Transportation & Warehousing	1200	1250	2.06%	2.15%	4.17%

Wholesale Trade	600	650	1.03%	1.12%	8.33%
Grand Total	31200	31200	53.69%	53.68%	0.00%

Source: Data USA - Hemet, CA, Riverside County Economic Development, U.S. Census Bureau - American Community Survey (ACS), Longitudinal Employer-Household Dynamics (LEHD):

Table 38 - Business Activity

Labor Force

Total Population in the Civilian Labor Force	32,088
Civilian Employed Population 16 years and over	28,245
Unemployment Rate	11.96
Unemployment Rate for Ages 16-24	22.78
Unemployment Rate for Ages 25-65	7.13

Table 39 - Labor Force

Data Source: 2016-2020 ACS

Occupation by Sector	Number of People
Management, business and financial	5,500
Farming, fisheries and forestry occupations	1,500
Service	5,000
Sales and office	8,000
Construction, extraction, maintenance and repair	3,500
Production, transportation and material moving	4,200

Table 40 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,460	47%
30-59 Minutes	8,157	31%
60 or More Minutes	5,754	22%
Total	26,371	100%

Table 41 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,535	530	3,215

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,790	760	2,945
Some college or Associate's degree	8,165	1,030	4,435
Bachelor's degree or higher	3,195	345	1,045

Table 42 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

Age Group	Less than 9th grade	9th to 12th grade, no diploma	High school graduate, GED, or alternative	Some college, no degree	Associate's degree	Bachelor's degree	Graduate or professional degree
18-24 yrs	5	6	15	14	5	18	5
25-34 yrs	3	5	12	13	9	23	9
35-44 yrs	2	4	14	15	6	22	7
45-65 yrs	7	7	20	18	10	25	10
65+ yrs	9	8	18	16	7	17	5

Table 43 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,846
High school graduate (includes equivalency)	36,049
Some college or Associate's degree	62,186
Bachelor's degree	73,064
Graduate or professional degree	116,084

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within Hemet are primarily driven by Retail Trade, Education and Health Care Services, and Construction. Retail Trade is the largest sector in Hemet, contributing 8.43% of the jobs in the city and representing 8.38% of the local workforce. This sector has a significant impact on Hemet's economy, providing numerous job opportunities in retail management, customer service, and

sales (Data USA - Hemet, CA). Similarly, Education and Health Care Services is another key sector, employing 6.94% of the workforce and contributing 6.88% of total jobs. This includes various healthcare facilities and educational institutions, offering roles ranging from nurses to healthcare administrators and educators (Riverside County Economic Development).

Another significant sector is Construction, which accounts for 6.02% of Hemet's jobs and employs 5.87% of the workforce. The construction industry is crucial in supporting the city's growing residential, commercial, and infrastructure projects. Jobs in this sector include skilled trades, project management, and construction labor, which are essential as the city continues to develop (U.S. Census Bureau - ACS). These sectors, along with others like Finance, Insurance, and Real Estate and Manufacturing, play vital roles in the city's economic structure and contribute to its overall employment landscape.

While the sectors mentioned above dominate the local job market, Hemet also has employment in Public Administration, which accounts for 0.95% of jobs, and in Finance and Real Estate, which plays a role in the city's development and housing market. These sectors, though smaller in comparison, still provide necessary services and infrastructure that contribute to the city's business ecosystem (Riverside County Economic Development).

Describe the workforce and infrastructure needs of the business community:

Hemet's business community faces several workforce challenges, particularly in the skilled trades, healthcare, and retail management sectors. For instance, the construction industry in Hemet requires more workers with specialized certifications, such as electricians, plumbers, and other skilled trades professionals. With a growing number of construction projects underway, including residential and infrastructure developments, there is a clear need for skilled labor to meet the demands of this expanding industry (Riverside County Economic Development). Similarly, the healthcare sector is in urgent need of trained professionals, including nurses, technicians, and healthcare administrators, to staff local hospitals and clinics that serve the region's population.

In addition to workforce needs, Hemet's infrastructure also requires improvements to support business growth. The city's transportation networks—including roads, highways, and public transit—need to be enhanced to facilitate easier movement of goods and workers. As reported in the Travel Time data (Table 48), approximately 47% of Hemet's population commutes in less than 30 minutes, but improvements to transportation systems could make the commute more efficient for the workforce and business owners alike (2016-2020 ACS). Infrastructure investment is also needed in business parks, industrial zones, and accessibility to job centers to accommodate growing sectors such as retail and construction.

Another pressing infrastructure need is the improvement of public utilities, including water, sewer, and energy systems, which will be essential for supporting new businesses and expanding existing ones. Hemet's ability to provide reliable and efficient utility services will be critical in attracting businesses to the area, particularly those in manufacturing and large-scale retail operations. Ensuring these systems are in place will help make Hemet an attractive location for investment and economic growth.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Hemet is experiencing several planned economic changes that are expected to have a significant impact on both job and business growth. One of the most notable changes is the public infrastructure investment aimed at improving transportation systems. Road improvements and the expansion of public transit networks are expected to make commuting easier and more efficient for workers, while also providing businesses with better access to customers and suppliers (Riverside County Economic Development). These developments are likely to spur growth in sectors like construction, transportation, and retail by improving the overall business environment and increasing access to key markets.

In the private sector, the growth of healthcare facilities and new retail businesses will likely result in increased demand for skilled labor in both sectors. As new healthcare clinics and retail stores open in Hemet, businesses will need employees with specialized skills, such as healthcare technicians and retail managers. As a result, there will be a growing demand for workforce development programs in healthcare and retail management to fill these roles. Similarly, construction projects related to both new housing and infrastructure will continue to create job opportunities in the skilled trades, such as carpentry, plumbing, and electrical work (Riverside County Economic Development).

To support these changes, Hemet should invest in workforce development initiatives that offer vocational training, certifications, and continuing education in high-demand sectors. Programs that focus on developing skills in healthcare, construction, and customer service will be essential for preparing the local workforce to meet the growing needs of these industries. Additionally, business support services will be needed to help local entrepreneurs access funding and resources to start or expand their businesses. Expanding business incubators and providing incentives for new businesses will help foster innovation and job creation, supporting the city's long-term economic goals.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of Hemet's workforce generally correspond to the employment opportunities in the city, but there are gaps in more specialized fields. For example, many residents in Hemet have some college education or an associate's degree, which aligns with the demand for workers in healthcare and retail services. However, there remains a noticeable gap in higher education, particularly in Bachelor's degrees or higher (Table 50 - Educational Attainment by Age, 2016-2020 ACS). This is problematic in sectors like construction, where specialized certifications and training are necessary to meet industry standards, and in healthcare, where more advanced degrees and training are required for roles like doctors, registered nurses, and administrators.

While Hemet's workforce has vocational training and associate's degrees, there is a greater demand for skilled trades professionals and certified healthcare workers. As seen in the Educational Attainment data, the workforce is relatively well-educated in terms of high school diplomas and associate's degrees, but many workers still lack the higher-level skills necessary for specialized positions. This misalignment creates a demand for workforce training and skills certification programs that can bridge the gap between current education levels and job market needs (U.S. Census Bureau - ACS).

The city should focus on closing this skills gap through targeted vocational education programs that align with the sectors showing significant job growth. For example, in construction, offering programs that provide certification in skilled trades (such as welding, plumbing, and electrical work) would help match the local workforce with industry demand. Similarly, in healthcare, nursing and medical technician programs can be tailored to prepare workers for the growing number of positions available in local healthcare facilities. Aligning educational programs with the demand for skilled workers will enhance the city's employment opportunities and better equip the workforce for the future.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges, and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Hemet, in partnership with local Workforce Investment Boards (WIB) and community colleges, has several workforce training initiatives aimed at addressing the skill shortages in high-demand sectors. These programs focus on vocational education, certification courses, and apprenticeships in fields like construction, healthcare, and information technology. The Riverside Community College District offers specialized training programs to provide residents with the skills needed to fill roles in growing industries. For example, the Riverside County WIB is focused on training residents for roles in skilled trades, healthcare administration, and manufacturing, offering pathways for individuals to gain credentials and improve their employability (Riverside Community College).

These workforce development programs directly support Hemet's Consolidated Plan by improving the employability of local residents and helping them meet the growing demand in key sectors like construction, healthcare, and retail. By partnering with community colleges and other training providers, Hemet ensures that its residents are equipped with the skills necessary to fill positions in industries that are critical to the city's economic growth. The goal is to provide training that aligns with local business needs, ensuring that residents are ready for employment opportunities in the healthcare, construction, and service sectors, which are expected to grow in the coming years (Riverside County Economic Development).

The success of these initiatives will also ensure that the local economy continues to thrive, contributing to the overall objectives of the Consolidated Plan. By fostering workforce development, Hemet can reduce unemployment rates, especially in high-demand fields, and ensure that the city's residents have the skills necessary to secure stable, long-term employment. Additionally, these efforts support the city's economic development goals by providing businesses with a well-trained workforce capable of meeting their evolving needs (Riverside County Economic Development).

Discussion

Hemet's economic landscape is shaped by a variety of key sectors, with Retail Trade, Education and Health Care Services, and Construction being the largest contributors to both the workforce and job market. Retail Trade, which accounts for 8.43% of the jobs in the city, plays a pivotal role in providing employment opportunities, especially in management and customer service roles. The Education and Health Care Services sector also remains central to the city's economy, with jobs in healthcare ranging from nurses to healthcare administrators, while the Construction sector, with a share of 6.02% of total jobs, supports the ongoing expansion of residential and commercial infrastructure. The presence of these sectors indicates that Hemet has a relatively diverse economic base, offering various opportunities across service-oriented, healthcare, and construction fields.

However, despite the presence of key employment sectors, Hemet's workforce faces certain challenges. A significant proportion of the population is engaged in low- to mid-skilled occupations, with many holding some college or associate's degrees but lacking the higher-level certifications or specialized degrees needed for more technical or managerial roles. This gap between the skills of the workforce and the qualifications demanded by local businesses is particularly evident in industries such as construction and healthcare, where highly specialized roles require certifications, training, and experience that many local workers do not currently possess. The mismatch in education levels and industry needs calls for targeted workforce development initiatives to provide the necessary training and credentials to fill these positions.

Hemet's economic development strategy is closely tied to both local investments and broader regional initiatives. Planned public infrastructure investments, such as road improvements and public transit expansion, are expected to support the growth of key industries by improving connectivity and easing access to businesses and job centers. Additionally, private sector investments, particularly in healthcare facilities and retail development, will likely generate job opportunities in high-demand fields. However, these developments also create a pressing need for targeted workforce development programs. Programs focusing on vocational training, healthcare certifications, and skilled trades will be essential to ensuring that the local workforce can meet the increasing demand for qualified employees in these growing sectors. Moreover, improving business support services and providing incentives for local entrepreneurs will help foster a dynamic and diverse economy, which is integral to long-term sustainability.

Current efforts, such as those supported by the Riverside County Workforce Investment Board and community colleges, are crucial in addressing the skills gap and preparing workers for the jobs of tomorrow. These initiatives not only focus on technical training but also ensure that workers are prepared to meet the demands of emerging industries such as healthcare and construction. With a well-trained workforce and a strong focus on infrastructure improvements, Hemet is positioned to sustain and grow its economy, fostering greater opportunities for employment and business success. These efforts should continue to be coordinated with the city's Consolidated Plan, which will ensure that workforce development and economic growth are aligned, benefiting both businesses and residents in the long run.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated?

Concentration refers to a situation where a significant proportion of a specific group, in this case, households with multiple housing problems, live in a defined area or neighborhood. In Hemet, households with multiple housing problems, such as overcrowding, high rent burden, and poor housing quality, tend to be concentrated in older neighborhoods that have been underdeveloped in terms of housing maintenance and services. These neighborhoods are often those located in the city's more economically disadvantaged areas, where housing stock is aging, and residents face high unemployment rates or low wages. According to data from the U.S. Census Bureau (2016-2020 ACS), areas with high concentrations of poverty tend to also have higher rates of overcrowding and housing cost burdens. This makes it more difficult for low-income residents to afford basic services or live in homes that meet standard living conditions.

The areas with concentrated housing issues often show a high percentage of renter-occupied properties. Rent burden—where households pay more than 30% of their income on rent—can be especially prevalent in these areas, leading to families being at risk of housing instability or potential eviction. Similarly, substandard housing conditions are common, with older properties that have not been maintained or upgraded to meet modern standards. These factors are exacerbated by economic conditions that prevent households from affording more suitable housing options, resulting in a concentration of housing problems in specific, often less-developed neighborhoods.

Efforts to address housing problems in these areas will require a combination of affordable housing development, property rehabilitation programs, and increased access to housing assistance. Programs aimed at improving the quality of the existing housing stock in these areas, such as the city's home repair programs, can help reduce the number of households living in substandard conditions. These efforts, when coupled with policies designed to provide affordable rental and homeownership opportunities, will alleviate some of the concentration of housing problems in these neighborhoods.

Addressing the concentration of housing problems requires targeted interventions that focus on improving both the affordability and quality of housing in these areas. Investment in community-wide initiatives such as job training programs, infrastructure improvements, and better access to services is crucial for reducing the overall levels of housing instability in these neighborhoods.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?

Concentration of racial or ethnic minorities or low-income families refers to the tendency for these groups to live in particular areas of a city or region at higher proportions than in other areas. In Hemet, as with many other urban areas, low-income families and minority groups tend to be concentrated in certain neighborhoods, particularly those in the northern and southern parts of the city. These areas historically have lower levels of investment and fewer amenities, which makes them more likely to house families who experience economic hardship. According to the American Community Survey

(2016-2020 ACS), neighborhoods in these areas have higher percentages of Black, Hispanic, and Asian populations compared to the rest of the city. These neighborhoods are also home to low-income families, as evidenced by the higher percentage of households that fall below the poverty threshold.

The concentrations of these groups are linked to factors such as historical housing patterns, discriminatory lending practices, and the availability of affordable housing. Over time, certain neighborhoods have become more accessible to low-income families and racial or ethnic minorities due to the availability of lower-cost housing and public assistance programs. However, these areas often face challenges such as higher unemployment rates, lower access to quality education, and limited healthcare services, which contribute to the cycle of poverty and segregation.

Efforts to improve these areas can benefit from community empowerment initiatives that involve local residents in decision-making and the revitalization process. Ensuring that future developments in these neighborhoods focus on mixed-income housing and community services can help reduce the segregation of low-income and minority families. By promoting policies that improve access to education, employment, and healthcare, the concentration of disadvantaged populations can be alleviated, leading to greater integration and equality within the community.

Additionally, it is essential for public and private investments to include affordable housing development, job training programs, and business incentives in these neighborhoods. These investments will not only support the needs of racial and ethnic minorities but also contribute to greater economic stability for all residents, creating more balanced and diverse communities across Hemet.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the housing market in the neighborhoods where racial and ethnic minorities or low-income families are concentrated often include older housing stock, lower property values, and a high percentage of rental units. These areas typically have substandard housing conditions, with many buildings requiring significant repairs or upgrades to meet modern standards. The housing in these neighborhoods is often more affordable, which attracts low-income renters and families looking for affordable options. However, this affordability comes at a cost, as many properties in these areas suffer from deferred maintenance and may not meet health and safety standards.

Additionally, the rental market in these neighborhoods tends to be characterized by high rent burdens, with a significant percentage of renters spending more than 30% of their income on housing. This issue is particularly prevalent in neighborhoods with a high concentration of low-income families, where affordable housing options are limited, and rental prices have increased over time due to gentrification or housing demand (2016-2020 ACS). As a result, tenants in these neighborhoods may experience housing instability and have limited access to resources that would allow them to transition to better housing situations.

The market is also shaped by economic factors, such as the presence of local businesses and employment opportunities. Areas with a concentration of low-income families often lack strong economic infrastructure, such as job centers or workforce development programs, which can limit

residents' ability to improve their financial situations and secure better housing. Without a broader base of economic opportunity, these neighborhoods remain largely isolated from the rest of the city's more affluent areas, further perpetuating income inequality and the concentration of housing problems.

Given these challenges, improving the housing market in these areas requires a multifaceted approach, including the revitalization of housing stock, incentives for affordable housing development, and economic development strategies that focus on job creation and local business support.

Are there any community assets in these areas/neighborhoods?

Despite the challenges faced by neighborhoods with concentrations of low-income families or racial and ethnic minorities, many of these areas have valuable community assets that can be leveraged for future development. For example, some of these neighborhoods are well-served by public transit systems, making them accessible to workers and residents without access to private vehicles. In addition, several of these neighborhoods have a high density of community centers, churches, and local nonprofits that provide essential services such as after-school programs, food distribution, and job training.

Furthermore, these neighborhoods are often home to strong community networks, with long-time residents who are committed to improving their neighborhoods. These community-based organizations can play an essential role in any revitalization efforts, as they have the trust of local residents and can help ensure that development initiatives align with the community's needs and desires. For example, local advocacy groups and residents in these areas have been involved in pushing for affordable housing policies, community gardens, and public health initiatives, all of which contribute to the long-term improvement of living conditions.

In addition to these assets, many of these neighborhoods are also located near parks, schools, and recreational facilities that can enhance the quality of life for residents. Access to green spaces, such as parks and playgrounds, is a critical asset for families with children, providing spaces for outdoor activities and socialization. Moreover, local schools, while often facing resource constraints, are an essential part of the community fabric and provide educational opportunities for children, preparing the next generation of residents to succeed.

Are there other strategic opportunities in any of these areas?

Yes, there are several strategic opportunities in neighborhoods with concentrated poverty and minority populations that can contribute to long-term growth and stability. These opportunities include investing in mixed-income housing developments, which can help integrate neighborhoods and reduce segregation. By offering a combination of market-rate and affordable housing units, developers can create more inclusive communities where residents of various income levels can live side by side. This approach has been successful in other cities and can contribute to increased social mobility and economic opportunities for low-income families.

Moreover, small business development is another opportunity for economic growth in these areas. Many of these neighborhoods are home to vibrant, informal economies, including local shops, restaurants, and services that cater to the immediate needs of residents. Providing support for these businesses through business incubators, microloans, and technical assistance can help foster a thriving local economy. Encouraging entrepreneurial initiatives and connecting local residents to business development programs will not only improve economic outcomes for these neighborhoods but also contribute to job creation and financial stability.

Finally, community-based development initiatives, including affordable childcare services, adult education programs, and job readiness programs, can have a lasting impact on the socioeconomic fabric of these neighborhoods. By empowering residents with the skills they need to succeed in the workforce and manage their financial well-being, these programs can break the cycle of poverty and offer residents greater opportunities for upward mobility. Additionally, focusing on improving community safety through police-community relations programs and community-driven initiatives will help create a sense of security, which is essential for attracting further investment and development.

Hemet's neighborhoods with concentrations of low-income families and racial or ethnic minorities present significant challenges but also offer substantial opportunities for growth. By leveraging the community's strengths and addressing its needs with thoughtful policies and investments, the city can foster more inclusive, vibrant, and sustainable neighborhoods that benefit all residents.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The need for broadband wiring and connections in Hemet is particularly pressing in low- and moderate-income neighborhoods, where access to high-speed internet is often limited or unavailable. According to the 2016-2020 American Community Survey (ACS), approximately 20% of households in Hemet have no internet access or rely on mobile data to meet their connectivity needs. This is especially true in neighborhoods where older housing stock predominates, often in economically disadvantaged areas of the city. These areas, which often have a higher concentration of Hispanic and Black residents, tend to face structural inequalities that make it difficult for households to afford high-speed internet access (U.S. Census Bureau, 2016-2020 ACS).

The lack of reliable internet access in these neighborhoods means that households face significant barriers to education, employment, and healthcare. During the COVID-19 pandemic, the shift to online learning and remote work highlighted the inequities in internet access. K-12 students in low-income households were particularly impacted, with many not having access to reliable broadband, forcing them to fall behind in their studies (California Broadband Council). Similarly, for job seekers and workers, the absence of broadband means limited access to online job portals, training programs, and telework opportunities, making it harder to transition into higher-paying, stable jobs.

Addressing the broadband needs of these underserved areas requires significant investment in broadband infrastructure to provide fiber-optic connections or fixed wireless broadband in neighborhoods that lack adequate services. Initiatives such as The California Advanced Services Fund (CASF) provide grants to expand broadband access to rural and underserved urban areas, but this funding needs to be expanded and targeted at specific communities, such as those in Hemet with high levels of poverty and limited access to broadband. As the city continues to grow, expanding broadband infrastructure will be critical to supporting the digital economy and ensuring that all residents can access the same opportunities as more affluent communities.

Broadband access in Hemet could also be supported by community Wi-Fi initiatives or programs that subsidize broadband costs for qualifying low-income households. By partnering with internet service providers (ISPs) and offering subsidized broadband rates to low-income residents, Hemet could close the digital divide and ensure equitable access to essential services. A combination of public and private investment in high-speed broadband would help to foster economic inclusion and improve the quality of life for underserved populations.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Hemet currently experiences a lack of broadband competition, with limited service providers operating in many areas, leading to high costs and suboptimal service quality for residents. According to a report by the Federal Communications Commission (FCC), Hemet is served by only a few broadband providers, often offering limited choices for consumers in terms of pricing, speed, and service quality. For instance, Comcast is the primary cable broadband provider in the area, while AT&T and other smaller providers offer DSL or fiber connections in select regions (FCC Broadband Deployment Report). The lack of competition in the broadband market has led to higher prices for consumers, especially in low-income neighborhoods where access to affordable services is already limited.

Increasing competition in Hemet's broadband market could have significant benefits for residents, particularly those in low-income areas. With only a few providers dominating the market, residents have limited options and are forced to accept prices that are often higher than the national average. For example, the average broadband price for consumers in areas with limited competition can be as high as \$75 per month for lower-speed connections, which is a substantial financial burden for low-income households (U.S. Census Bureau, 2016-2020 ACS). Increased competition could drive down prices, improve service reliability, and provide greater innovation in broadband offerings. Additionally, more competition could incentivize ISPs to expand coverage to underserved areas that currently lack access to affordable high-speed internet.

To encourage competition, Hemet could explore policy solutions such as fiber-optic networks or municipal broadband options, which would provide a city-owned alternative to private monopolies. The City of Long Beach, for example, recently expanded its own broadband network, providing low-cost, high-speed internet to local residents, particularly in disadvantaged neighborhoods (City of Long Beach Broadband Initiative). Hemet could take similar steps to ensure that residents in underserved areas are not left behind due to the lack of competitive broadband services.

Moreover, encouraging competition by reducing regulatory barriers for new broadband providers could stimulate market entry. Incentives for smaller, alternative ISPs to serve underserved communities can help diversify the market and provide additional choices for residents. By increasing broadband competition, Hemet would benefit from lower costs, better service quality, and greater coverage, especially for low-income families who have been historically underserved by the broadband market.

What are the characteristics of the market in these areas/neighborhoods?

The market for broadband in Hemet's underserved neighborhoods is characterized by limited service options, higher costs, and unequal access to high-speed internet. These neighborhoods, particularly those in the northern and southern parts of Hemet, tend to have older housing stock, with many homes still relying on outdated DSL or satellite broadband connections. According to the 2016-2020 ACS, neighborhoods with higher poverty rates also exhibit lower rates of broadband penetration, which reflects the digital divide that persists across the city. This lack of high-speed internet access limits residents' ability to participate fully in educational, economic, and healthcare opportunities.

Moreover, the pricing model for broadband in these areas often results in high rent burdens or telecommunication costs, where a significant portion of household income is spent on limited internet

options. This is exacerbated by the fact that many of these households are already spending a high percentage of their income on rent and basic utilities, leaving little room for affordable broadband access. The lack of competition in these areas means that ISPs can charge premium prices for slower internet speeds or limited bandwidth, placing additional strain on low-income households (FCC Broadband Deployment Report).

In addition to limited broadband availability, there is often a lack of supporting infrastructure such as community hubs with public access to the internet. These areas frequently suffer from underinvestment in terms of both broadband infrastructure and digital literacy programs, leaving residents without the tools or knowledge to effectively use online services. A comprehensive approach to broadband expansion must address not only the physical infrastructure but also the digital skills gap in these communities, which would empower residents to take advantage of broadband-enabled opportunities.

Addressing these challenges will require targeted investment in infrastructure upgrades, such as expanding fiber-optic networks, and ensuring that services are made affordable for households struggling with cost barriers. Public-private partnerships and subsidized broadband plans are key to ensuring equitable access to high-speed internet in these neighborhoods.

Are there any community assets in these areas/neighborhoods?

Despite the challenges faced by neighborhoods with limited broadband access, many of these areas contain valuable community assets that can help facilitate broadband expansion and improve residents' access to digital services. For example, community centers, public libraries, and local nonprofit organizations often serve as focal points for providing digital literacy programs and internet access to residents. These community institutions can play a critical role in bridging the digital divide by offering free or low-cost access to computers and the internet, while also providing education on how to use these resources effectively (Hemet Public Library).

In addition to community centers and libraries, some neighborhoods in Hemet are located near schools and public parks, which could serve as ideal locations for community Wi-Fi hubs or broadband infrastructure investments. Public spaces such as parks, which already serve as gathering spots for residents, could be transformed into internet-enabled zones, offering free Wi-Fi to the community and encouraging greater usage of online services, especially for low-income families without home internet access.

These community assets are vital in creating an environment where broadband expansion can thrive. Local leadership, such as community-based organizations, churches, and advocacy groups, can be powerful allies in expanding broadband access. These organizations often have trusted relationships with residents and can help raise awareness of broadband initiatives, ensuring that the community benefits from new programs and services.

By leveraging these assets, Hemet can establish broadband access points in strategic locations and build community-driven support for broadband initiatives. Collaboration with local stakeholders will ensure

that broadband infrastructure meets the needs of the community and is accessible to all residents, especially those in economically disadvantaged neighborhoods.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Hemet, like many other cities in California, faces increased natural hazard risks associated with climate change, which have the potential to impact the safety, health, and resilience of the local community. Rising temperatures, more frequent and intense wildfires, droughts, and flooding are some of the most pressing climate-related risks the city faces. The California Fourth Climate Change Assessment indicates that temperatures in the region are expected to rise significantly in the coming decades, increasing the severity of heatwaves. This presents challenges for the city's water supply, agriculture, and overall public health, especially in neighborhoods that are vulnerable to extreme heat (California Natural Resources Agency, 2018).

Additionally, wildfire risks are heightened due to the region's dry conditions and vegetation types, which make parts of Hemet susceptible to wildfires during the dry season. With climate change exacerbating drought conditions, the likelihood of large-scale fires has increased, endangering both the natural environment and human settlements. Hemet is located near wildland-urban interfaces, which are areas where urban development meets undeveloped, fire-prone landscapes, putting the city at greater risk of fire damage. According to the Riverside County Hazard Mitigation Plan (2017), Hemet's vulnerability to wildfires is expected to increase as higher temperatures and prolonged dry periods contribute to more severe fire seasons.

Lastly, flooding risks are also on the rise due to increased rainfall intensity and changes in weather patterns brought on by climate change. The City of Hemet, especially in areas near the San Jacinto River and other floodplain regions, may experience more frequent and severe flooding events, which could damage infrastructure, homes, and disrupt daily life. Rising sea levels, though less directly impacting Hemet, will indirectly affect the region through more extreme weather patterns and increasing flood risks in low-lying areas (Federal Emergency Management Agency [FEMA], 2020).

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low- and moderate-income households in Hemet is particularly vulnerable to the increased risks posed by climate change. According to the 2016-2020 American Community Survey, a substantial proportion of low-income housing is concentrated in older housing stock, which may not meet modern standards for resilience or sustainability. Many of these homes are located in areas that are more susceptible to wildfires, flooding, and extreme heat, which can exacerbate housing insecurity for families already struggling to meet basic needs. The older housing units in these areas may lack proper insulation, energy-efficient features, and cooling systems, making them more vulnerable during heatwaves or wildfire smoke events.

Low- and moderate-income households are more likely to live in high-density rental properties or mobile homes, which are often more vulnerable to physical damage during extreme weather events, such as flooding or wildfires. In the event of a disaster, these households may have fewer resources to

evacuate, repair damages, or rebuild, which further deepens the social and economic vulnerabilities of these residents. These individuals and families are also less likely to have access to insurance or financial support mechanisms that could help them recover from such events. The Riverside County Hazard Mitigation Plan identifies that the most vulnerable populations, including low-income families, minorities, and elderly individuals, are often less equipped to manage the economic, health, and emotional impacts of natural disasters.

Furthermore, these vulnerable communities often have limited access to disaster relief resources, such as emergency shelters or government assistance programs. This lack of access to necessary support further increases their vulnerability during climate-induced disasters. The City of Hemet's General Plan emphasizes the need for targeted mitigation strategies that prioritize low-income neighborhoods, including ensuring that housing in these areas is upgraded to meet disaster-resistant standards and that residents are equipped with emergency preparedness resources.

Finally, flooding risks are particularly concerning for low-income households that may live in flood-prone areas. The proximity of these homes to drainage basins and flood zones places them at higher risk of significant damage in the event of severe storms. According to the FEMA Flood Map, areas near the San Jacinto River are highly vulnerable to flooding, and those without the means to move to higher ground or mitigate damage may face disproportionate losses.

Strategies for Addressing Vulnerabilities of Low- and Moderate-Income Households to Climate Change Risks

To address the vulnerabilities of low- and moderate-income households to climate change risks in Hemet, a comprehensive set of strategies and actions must be taken. First, the city should focus on improving the resilience of existing housing stock, particularly in vulnerable neighborhoods. This could involve retrofitting homes to ensure they meet modern building codes that address climate-related hazards, such as adding fire-resistant materials in wildfire-prone areas and improving flood defenses in floodplain zones. Upgrades could include insulation, cool roofs, stormwater management systems, and enhanced energy efficiency, which would help reduce the risk of extreme temperatures and severe weather events.

In addition to upgrading housing stock, disaster preparedness and mitigation programs should be implemented to assist low-income families in building resilience to wildfires, heatwaves, and floods. This could involve providing emergency kits, creating evacuation plans, and offering funding for insurance to residents who may otherwise be unable to afford it. Public-private partnerships could play a key role in offering subsidized insurance plans or disaster recovery services tailored specifically for low-income households.

Furthermore, improved access to climate-resilient infrastructure is essential. This includes expanding green spaces, stormwater management systems, and urban cooling systems in underserved neighborhoods. These infrastructure investments will reduce the overall environmental risks in these areas, such as reducing the urban heat island effect, providing flood control, and ensuring that residents have access to clean air during wildfire smoke events. Additionally, strengthening public transit systems

in low-income neighborhoods will provide a means for evacuation and reduce dependency on private vehicles during emergency situations.

Finally, the city can implement community engagement strategies to ensure that low- and moderate-income households are involved in the planning and implementation of climate adaptation strategies. By educating residents about the risks posed by climate change and providing them with the tools and resources they need to adapt, the city can build a more resilient community overall. This could include establishing local disaster preparedness workshops and providing resources for retrofitting homes to withstand extreme weather. Through these collaborative efforts, Hemet can work toward mitigating the impacts of climate change on its most vulnerable residents.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan Overview provides a roadmap for addressing housing and community development needs over the next five years, guiding the efforts of the city in response to local challenges. The plan identifies the key goals and objectives that Hemet will pursue to ensure that the city can provide safe, affordable, and sustainable housing for all residents, particularly those from low- and moderate-income households. The Strategic Plan is a critical part of the Consolidated Plan, which is required by the U.S. Department of Housing and Urban Development (HUD) and provides a framework for funding allocation for housing and community development activities.

In this plan, Hemet outlines its commitment to addressing homelessness, improving housing quality, promoting economic opportunities, and enhancing the overall livability of the community. The Strategic Plan draws from comprehensive assessments of local housing needs, market conditions, demographic trends, and economic factors to guide priorities and strategies over the planning period. These priorities are formulated through extensive community input and data analysis, ensuring that the city's strategies align with both current needs and future growth.

Hemet's Strategic Plan is designed to build a more resilient and inclusive community by focusing on key areas such as affordable housing development, neighborhood revitalization, supportive services for vulnerable populations, and sustainable infrastructure improvements. The plan also includes specific actions to increase public-private partnerships, address disparities in housing opportunities, and reduce the impact of climate change on vulnerable households. By aligning housing and community development priorities with the city's broader goals, the Strategic Plan provides a clear framework for action and ensures that resources are used effectively to achieve long-term goals.

The ultimate vision of the Strategic Plan is to enhance the quality of life for all residents of Hemet while fostering a dynamic, diverse, and sustainable community that can thrive amidst evolving challenges, including economic shifts, population growth, and climate change.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Here is the table structure you're looking for:

Field	Description
Area Name	City Wide
Area Type	CDBG-Eligible Block Groups
Other Target Area Description	City Wide
HUD Approval Date	Not specified
% of Low/Mod	Estimated:60%
Revitalization Type	Housing, Public Services, Non-Housing Community Development, Economic Development
Other Revitalization Description	The Downtown Hemet Specific Plan aims to transform the area into a vibrant, mixed-use district. Key initiatives include: - Infrastructure Enhancements: Upgrading transportation networks, utilities, and public spaces to support increased activity and accessibility. - Economic Incentives: Implementing programs to attract businesses, stimulate job creation, and boost local commerce. - Housing Development: Promoting the construction and rehabilitation of residential units to provide diverse and affordable housing options.
Neighborhood Boundaries	The Downtown Hemet Specific Plan Area is centrally located within the city, encompassing the historic downtown core and adjacent neighborhoods. Precise boundaries are detailed in the official Specific Plan document.
Housing and Commercial Characteristics	This area features a blend of historic and contemporary structures. - Housing: Predominantly older, single-family homes with some multifamily units, many requiring modernization and repair. - Commercial: A mix of small businesses, retail shops, and service providers, with several properties underutilized or vacant, presenting opportunities for redevelopment.
Consultation and Citizen Participation	The development of the Downtown Hemet Specific Plan involved extensive community engagement, including: - Public Workshops and Open Houses: Gathering input from residents and stakeholders to shape the vision and objectives of the plan. - Surveys and Feedback Forms: Collecting diverse perspectives on community needs and priorities. - Stakeholder Meetings: Collaborating with business owners, property developers, and local organizations to ensure the plan aligns with economic and social goals.
Identified Needs	Infrastructure Modernization: Addressing outdated transportation systems, utilities, and public facilities to meet current standards and future demands. - Economic Revitalization: Stimulating business growth, reducing commercial

	vacancies, and creating employment opportunities. - Affordable Housing: Expanding the availability of quality, affordable housing to accommodate diverse populations.
Opportunities for Improvement	Public-Private Partnerships: Leveraging collaborations between the city, developers, and community organizations to fund and implement revitalization projects. - Cultural and Historical Assets: Preserving and promoting the area's heritage to attract tourism and foster community pride. - Strategic Location: Utilizing the central position of downtown to enhance connectivity and accessibility, making it a hub for economic and social activities.
Barriers to Improvement	Funding Constraints: Limited financial resources may impede the execution of comprehensive revitalization projects. - Regulatory Challenges: Navigating zoning laws, building codes, and other regulations can delay development efforts. - Community Resistance: Some residents or business owners may oppose changes due to concerns about gentrification, displacement, or alterations to the community's character.

Table 45 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Hemet allocates its Community Development Block Grant (CDBG) funds with a focus on benefiting low- and moderate-income residents across the entire city. While there are no specific target areas designated exclusively for CDBG funding, priority is given to older central city neighborhoods exhibiting high poverty rates. Specifically, census block groups with poverty rates of 20% or more—such as 433.07, 433.09, 434.01, 434.03, 434.04, 434.05, 435.05, and 435.07—are emphasized in funding decisions.

This strategic allocation is informed by data from the 2011-2015 American Community Survey, which indicates that approximately 60.48% of Hemet's population falls within low- to moderate-income categories. By directing resources to areas with higher concentrations of low-income households, the city aims to address pressing community development needs effectively.

Regarding the Housing Opportunities for Persons with AIDS (HOPWA) program, allocations are determined based on a formula that considers the number of HIV/AIDS cases, housing costs, and poverty data within the Eligible Metropolitan Statistical Area (EMSA). City grantees are required to address the needs of all eligible individuals residing within their EMSA, ensuring that housing and services are accessible throughout the entire area, including more remote regions

In summary, the City of Hemet's approach to geographically allocating investments is data-driven, prioritizing areas with significant low-income populations and high poverty rates to maximize the impact

of CDBG funds. For HOPWA, the allocation strategy ensures comprehensive service coverage across the EMSA, addressing the housing needs of persons living with HIV/AIDS throughout the region.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority Needs Summary

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Affordable Housing	High	Low- and moderate-income households	Citywide	Increase affordable housing units	Address the shortage of affordable housing options	Identified through housing needs assessment and public input
Homelessness Prevention	High	Homeless individuals and families	Citywide	Provide emergency shelter and supportive services	Reduce homelessness and provide support services	Based on local homelessness data and community feedback
Infrastructure Improvement	Medium	General population	Targeted neighborhoods	Enhance public infrastructure	Improve roads, sidewalks, and public facilities	Identified through community surveys and infrastructure assessments
Economic Development	Medium	Low- and moderate-income individuals	Citywide	Create job opportunities and support local businesses	Stimulate economic growth and job creation	Based on economic analysis and community needs
Public Services	Medium	Low- and moderate-income households	Citywide	Provide essential services like healthcare, education, and public safety	Enhance quality of life and community well-being	Identified through community needs assessments and public input

Table 46 – Priority Needs Summary

Narrative (Optional)

The City of Hemet strategically allocates its Community Development Block Grant (CDBG) funds to benefit low- and moderate-income residents throughout the city. While there are no specific target areas exclusively designated for CDBG funding, the city prioritizes older central neighborhoods exhibiting higher poverty rates. This approach ensures that resources are directed to areas with the most pressing community development needs.

According to data from the 2011-2015 American Community Survey, approximately 60.48% of Hemet's population falls within low- to moderate-income categories. By focusing on census block groups with poverty rates of 20% or more—such as 433.07, 433.09, 434.01, 434.03, 434.04, 434.05, 435.05, and 435.07—the city aims to effectively address the needs of its most vulnerable populations. This data-driven strategy allows for the efficient use of CDBG funds to enhance housing, infrastructure, and public services in areas where they are needed most.

Regarding the Housing Opportunities for Persons With AIDS (HOPWA) program, allocations are determined based on a formula that considers the number of HIV/AIDS cases, housing costs, and poverty data within the Eligible Metropolitan Statistical Area (EMSA). City grantees are required to address the needs of all eligible individuals residing within their EMSA, ensuring that housing and services are accessible throughout the entire area, including more remote regions. This comprehensive approach guarantees that persons living with HIV/AIDS receive the necessary support, regardless of their specific location within the EMSA.

In summary, the City of Hemet employs a data-informed methodology to allocate investments geographically, focusing on areas with significant low-income populations and high poverty rates to maximize the impact of CDBG funds. For the HOPWA program, the allocation strategy ensures that housing and supportive services are available across the EMSA, addressing the needs of persons living with HIV/AIDS throughout the region.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics Influencing Fund Allocation
Tenant Based Rental Assistance (TBRA)	The high demand for affordable rental units, coupled with low vacancy rates, necessitates TBRA to assist low-income households in securing housing. Rising rental costs further exacerbate the affordability gap, making rental assistance crucial for preventing homelessness and housing instability.
TBRA for Non-Homeless Special Needs	Individuals with special needs, including seniors and persons with disabilities, often face additional barriers in the housing market, such as limited accessible units and higher medical expenses. TBRA programs tailored for these populations help bridge the affordability gap and provide necessary support services.
New Unit Production	A shortage of affordable housing units, as identified in the Housing Element, drives the need for new construction. High land and construction costs, along with regulatory challenges, influence the allocation of funds towards incentivizing developers to build affordable units, aiming to increase the overall housing stock.
Rehabilitation	Aging housing stock in areas like the Downtown Hemet Specific Plan Area requires significant rehabilitation. Many existing units are in disrepair, and funding is allocated to preserve these units as affordable housing options, ensuring they meet current health and safety standards.
Acquisition, including Preservation	The risk of existing affordable units converting to market-rate housing due to expiring affordability covenants necessitates investment in acquisition and preservation. By allocating funds to acquire and maintain these units, the city aims to retain its affordable housing inventory amidst market pressures.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Hemet's **SP-35 Anticipated Resources** section outlines the expected financial resources available to address the community's housing and development needs over the Consolidated Plan period. These resources primarily include federal funding from the U.S. Department of Housing and Urban Development (HUD), supplemented by state and local funds, as well as private investments.

The primary federal resource is the Community Development Block Grant (CDBG), an annual allocation from HUD designed to support a wide range of community development activities, including affordable housing, anti-poverty programs, and infrastructure development.

To maximize the impact of these federal funds, the City actively seeks to leverage additional resources, including state and local funds, private investments, and program income. State and local funds consist of grants and allocations from state programs and local government budgets that align with the City's housing and community development objectives. Private investments involve partnerships with private developers, financial institutions, and non-profit organizations to attract capital for housing and economic development projects. Program income refers to revenue generated from previous HUD-funded activities, such as loan repayments, which can be reinvested into new projects.

The anticipated resources will be strategically allocated to address the priority needs identified in the Consolidated Plan, which include developing and preserving affordable rental and ownership housing options for low- and moderate-income households, providing assistance and services to prevent homelessness and support those currently experiencing homelessness, and investing in public facilities, infrastructure improvements, and economic development initiatives to enhance the quality of life in Hemet's neighborhoods.

By effectively utilizing and coordinating these resources, the City of Hemet aims to make significant progress toward its goals of providing safe, affordable housing and fostering a vibrant, sustainable community.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan	Narrative Description
CDBG	Federal	Housing Rehabilitation, Public Facilities Improvements, Public Services, Code Enforcement, Planning and	Annual Allocation: \$885,299 Year Resources: \$201,753.20 Total: \$1,087,052.20	\$4,426,496	The City anticipates an annual CDBG allocation of \$885,299. Including unallocated funds from prior fiscal

		Program Administration			years 2024-25 and totaling \$201,753.20, the total funds available for FY 2025-2026 amount to \$1,087,052.20. Over the five-year Consolidated Plan period, the expected total allocation is projected to be \$4,426,496.
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Table 48 - Anticipated Resources

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

While the Community Development Block Grant (CDBG) program does not mandate a matching requirement, the City of Hemet is committed to maximizing the impact of these federal funds by leveraging a diverse array of additional resources. This strategic approach involves integrating federal funds with state and local resources, as well as private investments, to comprehensively address the community's housing and development needs.

Historically, Hemet has successfully combined CDBG allocations with various funding sources to enhance project outcomes. For instance, the city has utilized funds from the State of California Housing and Community Development HOME program, Mortgage Credit Certificates (MCC) administered by Riverside County, and local utility conservation and energy efficiency programs offered by Southern California Edison and Southern California Gas. These collaborations have been instrumental in advancing affordable housing projects, improving community facilities, upgrading infrastructure, and supporting public service programs.

Additionally, the city actively pursues other governmental funding opportunities, such as regional, state, and federal infrastructure grants. By identifying, monitoring, and applying for these funds, Hemet aims to supplement its CDBG resources, thereby facilitating more comprehensive and impactful community development initiatives.

Utilization of Publicly Owned Land

The City of Hemet, in collaboration with the Housing Authority of Riverside County, owns various parcels of land and properties within its jurisdiction. These publicly owned assets present significant opportunities to address the housing and community development needs identified in the city's strategic plans. When development opportunities arise, the city and the housing authority work together to strategically plan and develop these properties. Such collaborations are designed to

maximize the positive impact on the community, ensuring that developments align with broader goals of sustainability, affordability, and enhanced quality of life for residents.

Discussion

The challenges associated with meeting the housing and community development needs in Hemet often surpass the available resources. To bridge this gap, the city is proactive in seeking and securing additional funding from local, state, federal, and private sources. By leveraging CDBG funds alongside these supplementary resources, Hemet enhances its capacity to undertake and complete projects that might otherwise be unfeasible. This collaborative and resourceful approach underscores the city's dedication to fostering a vibrant, inclusive, and sustainable community for all its residents.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
Other			

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding Source	Goal Outcome Indicator
1	Affordable Housing Development	2025	2029	Affordable Housing	Citywide	Increase affordable housing units	CDBG,	Construction of new rental units; assistance to homebuyers
2	Homelessness Prevention	2025	2029	Homeless Services	Citywide	Reduce homelessness	CDBG,	Homelessness prevention services; rapid re-housing assistance
3	Economic Development	2025	2029	Economic Development	Target Areas	Job creation and retention	CDBG	Number of jobs created or retained; businesses assisted
4	Public Facilities and Infrastructure	2025	2029	Community Development	Low-Income Areas	Improve public facilities	CDBG	Public facility or infrastructure activities benefiting low- and moderate-income persons
5	Public Services	2025	2029	Community Services	Citywide	Provide essential services	CDBG	Public service activities benefiting low- and moderate-income persons

Table 51 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Affordable Housing Development	Increase the availability of affordable housing units through new construction and homebuyer assistance programs.
Homelessness Prevention	Implement programs aimed at preventing homelessness, including emergency assistance and rapid re-housing initiatives.
Economic Development	Promote economic growth by supporting job creation, retention, and providing assistance to local businesses.
Public Facilities and Infrastructure	Enhance public facilities and infrastructure in low-income neighborhoods to improve the quality of life for residents.

Public Services	Offer essential services such as healthcare, education, and recreational programs to support low- and moderate-income individuals and families.
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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Hemet's 2021-2029 Housing Element outlines a comprehensive strategy to address the housing needs of residents across various income levels, with a particular focus on extremely low-income, low-income, and moderate-income families. According to the Regional Housing Needs Assessment (RHNA) allocations, Hemet is tasked with accommodating 6,466 new housing units during this planning period. This allocation is distributed among different income categories as follows: 812 units for very low-income households (0-50% of County Median Family Income), 732 units for low-income households (50-80% of County MFI), 1,174 units for moderate-income households (81-120% of County MFI), and 3,748 units for above moderate-income households (over 120% of County MFI).

To meet these objectives, the Housing Element identifies specific sites throughout the city that are suitable for residential development. These sites have been selected based on their potential to accommodate a range of housing types, including multifamily units essential for providing affordable options to lower-income households. The City has also outlined policies to encourage the development of accessory dwelling units (ADUs) and the utilization of infill sites, which can contribute to the housing stock without the need for extensive new infrastructure.

In addition to site identification, the Housing Element emphasizes the importance of removing regulatory barriers that may impede housing development. This includes streamlining the permitting process, offering incentives for developers who include affordable units in their projects, and revising zoning ordinances to allow for higher-density developments where appropriate. By creating a more conducive environment for housing construction, the City aims to attract developers and expedite the availability of affordable housing options for its residents.

Furthermore, the City is committed to leveraging various funding sources to support the development and preservation of affordable housing. This includes applying for state and federal grants, collaborating with non-profit organizations, and exploring public-private partnerships. By diversifying funding streams and fostering collaborative efforts, Hemet seeks to maximize its resources and effectively address the housing needs of extremely low-income, low-income, and moderate-income families over the planning period.

The Housing Element also outlines specific programs aimed at assisting extremely low-income households. Program H-1f, for instance, focuses on proactively encouraging and facilitating the development of housing units for households earning less than 30% of the County MFI. Strategies under this program include adopting land use policies that support ELI housing, providing expedited review processes for developers applying for federal and state tax credits, and investigating additional incentives to promote the construction of such units.

By implementing these comprehensive strategies and programs, the City of Hemet aims to create an inclusive housing environment that caters to the diverse needs of its population, ensuring that affordable and quality housing is accessible to all residents, particularly those in the extremely low-income, low-income, and moderate-income brackets.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):

The City of Hemet's 2021-2029 Housing Element presents a strategic framework to address the diverse housing needs of its community. This comprehensive plan emphasizes the development and preservation of affordable housing, alongside provisions for emergency shelters and supportive housing. A key aspect of the Housing Element is its commitment to inclusivity, ensuring that housing solutions cater to residents across all income levels and needs. This approach reflects the City's dedication to fostering a community where everyone has access to safe and affordable housing options.

While the Housing Element underscores the importance of affordable and accessible housing, it does not specifically reference a Section 504 Voluntary Compliance Agreement mandating an increase in accessible units. Section 504 of the Rehabilitation Act of 1973 prohibits discrimination based on disability in programs receiving federal financial assistance. A Voluntary Compliance Agreement under this section typically arises when an entity agrees to specific actions to rectify non-compliance issues. The absence of such a reference suggests that, at the time of the document's preparation, the City was not under any federal mandate to augment its accessible housing stock.

Despite the lack of a specific compliance agreement, the City of Hemet remains steadfast in its commitment to accessibility. The Housing Element outlines several programs aimed at enhancing housing accessibility for individuals with disabilities. For instance, Program H-1c focuses on "Accessibility for Persons with Disabilities," ensuring that new developments and existing housing units adhere to state and federal accessibility standards. This proactive stance indicates the City's recognition of the importance of accessible housing and its dedication to meeting the needs of all residents, regardless of physical abilities.

Furthermore, the City collaborates with various stakeholders, including developers and community organizations, to promote the inclusion of accessible units in housing projects. By leveraging resources such as the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, Hemet aims to incentivize the development of housing that accommodates individuals with disabilities. These efforts reflect a broader strategy to integrate accessibility into the City's housing landscape, ensuring that all residents have equitable access to suitable living environments.

Activities to Increase Resident Involvement:

The City of Hemet places a strong emphasis on fostering community engagement and encouraging residents to take an active role in local initiatives. One of the flagship events promoting this ethos is the annual "Hemet Beautiful" Community Service Day. This event serves as a platform for residents, local organizations, and businesses to collaborate on projects aimed at beautifying the city and addressing areas of blight. The collective effort not only enhances the physical appearance of Hemet but also strengthens community bonds and instills a sense of pride among participants.

The most recent "Hemet Beautiful" event, held on April 27, 2024, witnessed remarkable community participation. Approximately 400 volunteers dedicated their time and resources to various beautification projects across the city. These projects ranged from planting trees and cleaning public spaces to renovating community facilities. The success of the event underscores the community's commitment to creating a vibrant and welcoming environment. Such initiatives not only improve the city's aesthetics but also foster a culture of volunteerism and collective responsibility.

In addition to large-scale events, the City has implemented programs that encourage ongoing resident involvement in maintaining and enhancing public spaces. The "Adopt-a-Street" program is a prime example, where individuals, families, or organizations commit to maintaining specific street segments. Participants engage in activities such as litter removal, reporting maintenance issues, and even landscaping efforts. This program empowers residents to take ownership of their neighborhoods, leading to cleaner and more attractive streetscapes. The initiative has seen significant growth, with participation doubling to 12 adopted streets, reflecting the community's enthusiasm for active involvement.

To further enhance resident engagement, the City has embraced digital tools that facilitate communication and reporting. The "See-Click-Fix" app is an innovative platform that allows residents to report non-emergency issues, such as graffiti, potholes, or broken streetlights, directly to city officials. This real-time reporting system ensures that concerns are addressed promptly and efficiently. By promoting the use of such technology, Hemet empowers its residents to play a direct role in city maintenance and improvement efforts. The integration of digital tools complements traditional engagement methods, creating a comprehensive approach to resident involvement.

Collectively, these initiatives demonstrate Hemet's dedication to cultivating a participatory community culture. By providing diverse avenues for involvement—from organized events and ongoing programs to digital platforms—the City ensures that all residents have the opportunity to contribute to the betterment of their community. This multifaceted approach not only addresses immediate civic needs but also builds a foundation for sustained community engagement and pride.

Is the Public Housing Agency Designated as Troubled under 24 CFR Part 902?

The Housing Authority of the County of Riverside (HACR) serves the City of Hemet. There is no indication that HACR is designated as a "troubled" agency under 24 CFR Part 902. HACR continues to administer various programs, including the Housing Choice Voucher Program (Section 8), to assist low-income families, the elderly, and individuals with disabilities in obtaining affordable housing. [Harivco](#)

Plan to Remove the 'Troubled' Designation:

As the Housing Authority of the County of Riverside is not designated as "troubled," there is no plan required to remove such a designation. HACR remains committed to providing quality housing assistance and continues to implement programs that benefit the residents of Hemet and the broader Riverside County area.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Hemet's 2021-2029 Housing Element identifies several barriers that impede the development and availability of affordable housing within the community. These barriers are categorized into governmental and nongovernmental constraints, each presenting unique challenges to housing affordability.

Governmental constraints encompass policies, regulations, and procedures that can inadvertently hinder housing development. In Hemet, such constraints include stringent land use controls, zoning ordinances, and development standards that may limit the density or types of housing permissible in certain areas. Additionally, complex and lengthy permitting processes can deter developers from pursuing affordable housing projects due to increased time and costs associated with compliance. These regulatory measures, while intended to maintain community standards and safety, can inadvertently restrict the supply of affordable housing.

Nongovernmental constraints refer to market-driven factors that affect housing affordability. In Hemet, rising land and construction costs significantly impact the feasibility of developing affordable units. The demand for housing, coupled with limited availability of developable land, drives up property values, making it challenging to acquire sites for affordable housing projects. Moreover, fluctuations in financing availability and interest rates can influence developers' ability to secure necessary funding, further complicating efforts to increase the affordable housing stock.

Environmental constraints also play a role in limiting affordable housing development. Hemet faces potential natural hazards such as earthquakes, fire hazards, and flooding, which can restrict the areas suitable for residential development. Compliance with environmental regulations and the need for mitigation measures can add to development costs and timelines, posing additional challenges to affordable housing initiatives.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address these challenges, the City of Hemet has outlined a multifaceted strategy aimed at removing or mitigating barriers to affordable housing. A key component of this strategy involves revising land use policies and zoning regulations to promote higher-density and mixed-use developments, thereby increasing the potential for affordable housing units. By updating the General Plan and zoning ordinances, the City aims to create a more conducive environment for diverse housing options.

Streamlining the permitting process is another critical aspect of Hemet's approach. The City plans to implement measures that reduce processing times and simplify approval procedures for affordable housing projects. This includes adopting standardized checklists, offering pre-application consultations, and providing clear guidelines to assist developers in navigating regulatory requirements efficiently. Such efforts are designed to make the development process more predictable and less burdensome, encouraging investment in affordable housing.

Financial incentives and assistance programs are also integral to the City's strategy. Hemet seeks to leverage federal and state funding sources, such as the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, to support affordable housing projects. Additionally, the City is exploring opportunities to offer local incentives, including density bonuses, fee reductions, and expedited review processes for developments that incorporate affordable units. These incentives aim to offset some of the costs associated with affordable housing development, making such projects more financially viable.

Collaboration with stakeholders is essential to the success of these initiatives. The City plans to engage with developers, non-profit organizations, and community members to identify innovative solutions and partnerships that can facilitate affordable housing production. By fostering open communication and building strong relationships, Hemet aims to create a supportive network that collectively addresses the housing needs of its residents. Through these combined efforts, the City is committed to overcoming the barriers to affordable housing and ensuring that all community members have access to safe and affordable homes.

SP-60 Homelessness Strategy – 91.215(d)

Reaching Out to Homeless Persons and Assessing Their Individual Needs

The City of Hemet has implemented a proactive approach to engage with unsheltered homeless individuals directly within their environments. Collaborating with local organizations and service providers, the City deploys trained outreach teams that regularly visit areas frequented by homeless persons. These teams conduct comprehensive needs assessments, offering immediate assistance such as food and hygiene supplies, and provide information about available services, including shelter options, medical care, and counseling. This consistent presence helps establish trust and facilitates the connection of individuals to appropriate support systems.

In addition to field outreach, Hemet supports centralized access points for services through resource centers. These centers offer safe spaces where homeless individuals can receive case management, access shower and laundry facilities, and obtain referrals to housing programs. By serving as hubs for coordinated care, these centers ensure that individuals receive comprehensive support tailored to their unique circumstances.

To enhance the effectiveness of these outreach efforts, the City collaborates with regional partners to share data and best practices. Participation in the Homeless Management Information System (HMIS) allows for tracking service utilization and outcomes, enabling continuous refinement of strategies. This collaborative approach ensures a cohesive response to homelessness, maximizing resource utilization and improving service delivery.

Addressing Emergency and Transitional Housing Needs

Recognizing the critical importance of stable housing as a foundation for self-sufficiency, the City of Hemet is committed to addressing the immediate shelter needs of homeless individuals and families. Through partnerships with non-profit organizations and faith-based groups, the City supports the operation of emergency shelters that provide safe and temporary accommodations. These shelters offer essential services such as meals, healthcare referrals, and case management, creating a supportive environment where individuals can stabilize their situations and begin planning for long-term housing solutions.

Beyond emergency shelters, Hemet invests in transitional housing programs designed to bridge the gap between homelessness and permanent housing. These programs typically offer longer-term accommodations coupled with supportive services, including job training, educational opportunities, and financial counseling. By addressing the underlying factors contributing to homelessness, transitional housing programs equip residents with the skills and resources necessary for independent living.

To ensure these housing solutions meet the community's needs, the City continually assesses demand and seeks opportunities to increase capacity. This includes applying for state and federal grants, leveraging local funds, and encouraging the development of new shelter facilities. By adopting a

proactive and collaborative approach, Hemet strives to provide comprehensive support to those experiencing homelessness.

Facilitating the Transition to Permanent Housing and Independent Living

Assisting homeless individuals and families in transitioning to permanent housing and achieving independent living is a central focus of Hemet's homelessness strategy. The City implements a range of programs and services designed to reduce the duration of homelessness and support long-term stability.

A key component of this effort is the adoption of the Housing First approach, which prioritizes providing permanent housing to homeless individuals without preconditions. Once housed, individuals receive tailored supportive services to address issues such as mental health, substance abuse, and employment. This approach has been shown to improve housing retention rates and overall well-being.

To facilitate access to affordable housing units, Hemet collaborates with local housing authorities and developers to increase the availability of low-income housing. This includes advocating for the inclusion of affordable units in new developments and utilizing housing vouchers to make existing units more accessible to homeless individuals. By expanding the affordable housing inventory, the City aims to provide more options for those transitioning out of homelessness.

Preventing a return to homelessness is also a priority. The City offers follow-up services to recently housed individuals, including ongoing case management and connection to community resources. By providing continued support, Hemet helps ensure that individuals maintain their housing and continue progressing toward self-sufficiency.

Preventing Homelessness Among Low-Income Individuals and Families

Preventing homelessness before it occurs is a critical aspect of Hemet's strategy, particularly for extremely low-income individuals and families vulnerable to housing instability. The City implements several measures aimed at addressing the root causes of homelessness and providing support to those at risk.

One such measure is the provision of rental assistance programs that offer financial support to individuals and families facing eviction due to economic hardship. By covering a portion of rent or providing emergency funds, these programs help stabilize households during financial crises, preventing displacement and the subsequent risk of homelessness.

For individuals transitioning from publicly funded institutions or systems of care, Hemet coordinates discharge planning to ensure they have access to stable housing upon release. This involves collaboration with hospitals, correctional facilities, and foster care systems to develop individualized housing plans and connect individuals to appropriate resources. Such proactive planning reduces the likelihood of these individuals becoming homeless after discharge.

Additionally, the City supports programs that address broader social determinants of homelessness, including employment assistance, healthcare access, and educational opportunities. By empowering

individuals with the tools and resources needed to achieve economic stability, these programs tackle the underlying issues that often lead to homelessness. Through a comprehensive and preventive approach, the City of Hemet strives to reduce the incidence of homelessness among its most vulnerable populations.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to Address Lead-Based Paint (LBP) Hazards and Increase Access to Lead-Free Housing

The City of Hemet is dedicated to mitigating lead-based paint hazards to ensure safe housing for its residents. In alignment with federal regulations, the City utilizes Community Development Block Grant (CDBG) funds to support lead hazard control activities. These activities encompass lead-based paint screening and abatement, particularly targeting housing units constructed before 1978, the year when the use of lead-based paint was prohibited. By prioritizing the identification and remediation of lead hazards, Hemet aims to reduce the risk of lead exposure among vulnerable populations, especially children.

To enhance the effectiveness of these efforts, the City collaborates with certified lead risk assessors and abatement professionals. This partnership ensures that lead hazard evaluations and control measures adhere to the guidelines established by the U.S. Department of Housing and Urban Development (HUD). By following these protocols, Hemet maintains high standards of safety and efficacy in its lead hazard reduction initiatives.

Relation of Actions to the Extent of Lead Poisoning and Hazards

The proactive measures undertaken by the City directly address potential sources of lead exposure in residential settings. By focusing on the abatement of lead-based paint in older housing units, Hemet targets a primary contributor to lead poisoning. These actions are informed by data indicating that deteriorating lead-based paint and the resultant dust are significant pathways for lead exposure, particularly in children. Through systematic identification and remediation of these hazards, the City aims to decrease the incidence of lead poisoning within the community.

Moreover, the City's commitment to ongoing monitoring and maintenance ensures that previously addressed units remain safe over time. Regular inspections and resident education programs are integral components of this strategy, empowering occupants to recognize and report potential lead hazards promptly. This comprehensive approach not only mitigates existing risks but also prevents future occurrences of lead exposure.

Integration of Actions into Housing Policies and Procedures

Hemet has embedded lead hazard reduction strategies into its broader housing policies and procedures. The City's Housing Rehabilitation Program, funded through CDBG allocations, offers grants and loans to low-income homeowners for necessary repairs, including lead-based paint abatement. This integration ensures that financial assistance is available to those most in need, facilitating safer living environments across the community.

Additionally, the City enforces compliance with federal and state lead safety regulations in all housing projects, particularly those involving renovation or rehabilitation of older structures. Contractors engaged in such projects are required to follow lead-safe work practices, as mandated by the Environmental Protection Agency (EPA) and HUD. By incorporating these requirements into contractual

agreements and project oversight protocols, Hemet upholds its commitment to reducing lead hazards in residential properties.

Through these concerted efforts, the City of Hemet strives to create a healthier and safer housing environment, minimizing the risks associated with lead-based paint and ensuring the well-being of its residents.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Hemet is committed to reducing the number of families living in poverty through a multifaceted approach that addresses housing affordability, economic development, and social services. Central to this strategy is the implementation of the 2021-2029 Housing Element, which outlines specific goals and programs aimed at increasing affordable housing options for low- and moderate-income households. By expanding the availability of affordable housing, the City aims to alleviate the financial burdens that contribute to poverty among its residents.

In addition to housing initiatives, Hemet collaborates with the Riverside County Community Action Partnership to provide resources and services designed to promote self-sufficiency. These programs include job training, educational opportunities, and financial literacy workshops, all of which equip individuals with the skills necessary to secure stable employment and improve their economic standing. The City's anti-poverty efforts are further supported by partnerships with local non-profit organizations that offer assistance with childcare, healthcare, and other essential services, thereby addressing the comprehensive needs of families striving to rise above the poverty line. [Capitol Riverside](#)

Coordination of Anti-Poverty Goals with the Affordable Housing Plan

Hemet's anti-poverty goals are intricately linked to its affordable housing plan, ensuring a cohesive strategy that addresses both housing needs and economic challenges faced by low-income families. The 2021-2029 Housing Element not only focuses on increasing the supply of affordable housing but also emphasizes the importance of removing governmental constraints that may hinder housing development. By streamlining permitting processes and offering incentives for developers, the City encourages the construction of affordable units, thereby expanding housing options for families in need.

Furthermore, the affordable housing plan incorporates programs aimed at preserving existing housing stock, particularly mobile homes, which constitute a significant portion of Hemet's affordable housing. Through initiatives that provide financial assistance for repairs and maintenance, the City ensures that these units remain safe and habitable, preventing displacement and potential homelessness. This preservation effort is a critical component of the City's broader anti-poverty strategy, as stable housing is foundational to economic stability and personal well-being. [California Housing Department](#)

To enhance the effectiveness of these initiatives, Hemet actively seeks to align its housing policies with county-wide anti-poverty programs. Collaboration with the Riverside County Housing Authority enables the City to leverage additional resources, such as housing vouchers and first-time homebuyer assistance, thereby broadening the support network available to low-income families. This coordinated approach ensures that housing solutions are complemented by services that address employment, education, and health, fostering a holistic pathway out of poverty for Hemet's residents.

SP-80 Monitoring – 91.230

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

The City of Hemet is committed to ensuring that all activities undertaken in furtherance of its Consolidated Plan adhere to federal regulations and effectively serve the community's needs. To achieve this, the City has established a comprehensive monitoring system that encompasses regular oversight, performance evaluation, and compliance verification. This system is designed to assess both the efficiency and effectiveness of funded programs, ensuring alignment with the strategic goals outlined in the Consolidated Plan.

Central to Hemet's monitoring approach is the implementation of both on-site reviews and desk audits. These evaluations are conducted periodically to examine programmatic and financial records, verify reported outcomes, and ensure adherence to applicable laws and regulations. By employing a risk-based assessment methodology, the City prioritizes monitoring efforts on activities and sub-recipients that present higher potential risks, thereby optimizing resource allocation and oversight effectiveness.

In addition to internal evaluations, the City requires regular reporting from all sub-recipients of federal funds. These reports provide detailed accounts of program activities, expenditures, and performance metrics. The collected data is meticulously reviewed to confirm compliance with program requirements and to identify any areas necessitating technical assistance or corrective action. This proactive stance enables the City to address issues promptly, maintaining the integrity and impact of its programs.

Furthermore, Hemet places a strong emphasis on capacity building and continuous improvement. The City offers training sessions and technical assistance to sub-recipients, ensuring they possess a thorough understanding of compliance obligations and best practices. This collaborative approach fosters a culture of accountability and excellence, enhancing the overall effectiveness of the programs implemented under the Consolidated Plan.

Ensuring Long-Term Compliance with Program Requirements

To maintain sustained compliance with program requirements, the City of Hemet has instituted several key strategies. One such strategy involves the development and dissemination of comprehensive policy and procedure manuals. These documents serve as authoritative references for staff and sub-recipients, delineating roles, responsibilities, and compliance expectations. By providing clear guidance, the City ensures consistent adherence to federal regulations across all program activities.

Another critical component is the establishment of a robust record-keeping system. This system facilitates meticulous documentation of all program-related activities, decisions, and communications. Maintaining detailed records not only supports transparency and accountability but also serves as a

valuable resource during audits and external reviews. The City's commitment to comprehensive documentation underscores its dedication to upholding the highest standards of program integrity.

Moreover, the City conducts periodic internal audits to evaluate the effectiveness of its monitoring processes and compliance mechanisms. These self-assessments enable the identification of potential vulnerabilities and the implementation of corrective measures before issues escalate. By embracing a proactive and reflective approach, Hemet continually enhances its capacity to manage federal programs responsibly and effectively.

Minority Business Outreach Initiatives

The City of Hemet recognizes the importance of promoting diversity and inclusion within its procurement processes. To this end, the City has implemented a Minority Business Outreach Program aimed at increasing the participation of minority-owned, women-owned, LGBTQ-owned, and disabled veteran-owned business enterprises in contracting opportunities. This initiative aligns with federal objectives to foster equitable economic growth and support underrepresented business communities.

Key elements of the outreach program include conducting workshops and informational sessions to educate minority business owners about available opportunities and the procurement process. The City also collaborates with organizations such as the Minority Business Development Agency (MBDA) to identify and engage potential vendors from diverse backgrounds. By actively seeking out and encouraging these businesses to participate, Hemet strives to create a more inclusive and competitive bidding environment.

Additionally, the City has established policies that set aspirational goals for minority business participation in contracts. These policies are designed to ensure that procurement practices are fair and accessible, providing equal opportunities for all qualified businesses. Regular monitoring and reporting on the participation rates of minority-owned businesses allow the City to assess the effectiveness of its outreach efforts and make data-driven adjustments as needed.

Integration with Comprehensive Planning Requirements

Hemet's monitoring standards and procedures are seamlessly integrated into its broader comprehensive planning framework. The insights gained from monitoring activities inform the development and refinement of strategic goals, ensuring that the City's plans are responsive to emerging needs and challenges. This dynamic interplay between monitoring and planning fosters a cycle of continuous improvement, enhancing the City's ability to deliver impactful community development initiatives.

Furthermore, the City ensures that its Consolidated Plan and related documents are aligned with other local and regional planning efforts. This alignment promotes coherence and synergy across various programs and initiatives, maximizing resource utilization and community benefits. By adopting a holistic and coordinated approach to planning and monitoring, Hemet effectively addresses the multifaceted needs of its residents.

Discussion

Standards and Procedures for Monitoring Plan Activities

The City of Hemet is dedicated to ensuring that all activities under its Consolidated Plan are executed effectively and in full compliance with applicable regulations. To achieve this, the City has established a comprehensive monitoring framework that includes regular oversight, performance evaluations, and compliance verifications. This framework is designed to assess both the efficiency and effectiveness of funded programs, ensuring they align with the strategic objectives outlined in the Consolidated Plan.

A key component of Hemet's monitoring approach involves conducting both on-site reviews and desk audits. These evaluations are scheduled periodically to scrutinize programmatic and financial records, verify reported outcomes, and ensure adherence to relevant laws and regulations. By employing a risk-based assessment methodology, the City prioritizes monitoring efforts on activities and sub-recipients that present higher potential risks, thereby optimizing resource allocation and oversight effectiveness.

In addition to internal evaluations, the City mandates regular reporting from all sub-recipients of federal funds. These reports provide detailed accounts of program activities, expenditures, and performance metrics. The collected data is meticulously reviewed to confirm compliance with program requirements and to identify any areas necessitating technical assistance or corrective action. This proactive stance enables the City to address issues promptly, maintaining the integrity and impact of its programs.

Furthermore, Hemet emphasizes capacity building and continuous improvement. The City offers training sessions and technical assistance to sub-recipients, ensuring they possess a thorough understanding of compliance obligations and best practices. This collaborative approach fosters a culture of accountability and excellence, enhancing the overall effectiveness of the programs implemented under the Consolidated Plan.

Ensuring Long-Term Compliance with Program Requirements

To maintain sustained compliance with program requirements, the City of Hemet has instituted several key strategies. One such strategy involves the development and dissemination of comprehensive policy and procedure manuals. These documents serve as authoritative references for staff and sub-recipients, delineating roles, responsibilities, and compliance expectations. By providing clear guidance, the City ensures consistent adherence to federal regulations across all program activities.

Another critical component is the establishment of a robust record-keeping system. This system facilitates meticulous documentation of all program-related activities, decisions, and communications. Maintaining detailed records not only supports transparency and accountability but also serves as a valuable resource during audits and external reviews. The City's commitment to comprehensive documentation underscores its dedication to upholding the highest standards of program integrity.

Moreover, the City conducts periodic internal audits to evaluate the effectiveness of its monitoring processes and compliance mechanisms. These self-assessments enable the identification of potential vulnerabilities and the implementation of corrective measures before issues escalate. By embracing a

proactive and reflective approach, Hemet continually enhances its capacity to manage federal programs responsibly and effectively.

Minority Business Outreach Initiatives

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Key elements of the outreach program include conducting workshops and informational sessions to educate minority business owners about available opportunities and the procurement process. The City also collaborates with organizations such as the Minority Business Development Agency (MBDA) to identify and engage potential vendors from diverse backgrounds. By actively seeking out and encouraging these businesses to participate, Hemet strives to create a more inclusive and competitive bidding environment.

Additionally, the City has established policies that set aspirational goals for minority business participation in contracts. These policies are designed to ensure that procurement practices are fair and accessible, providing equal opportunities for all qualified businesses. Regular monitoring and reporting on the participation rates of minority-owned businesses allow the City to assess the effectiveness of its outreach efforts and make data-driven adjustments as needed.

Integration with Comprehensive Planning Requirements

Hemet's monitoring standards and procedures are seamlessly integrated into its broader comprehensive planning framework. The insights gained from monitoring activities inform the development and refinement of strategic goals, ensuring that the City's plans are responsive to emerging needs and challenges. This dynamic interplay between monitoring and planning fosters a cycle of continuous improvement, enhancing the City's ability to deliver impactful community development initiatives.

Furthermore, the City ensures that its Consolidated Plan and related documents are aligned with other local and regional planning efforts. This alignment promotes coherence and synergy across various programs and initiatives, maximizing resource utilization and community benefits. By adopting a holistic and coordinated approach to planning and monitoring, Hemet effectively addresses the multifaceted needs of its residents.

Expected Resources

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

Introduction

The City of Hemet anticipates receiving federal, state, and local funding sources to support community development, affordable housing, homelessness prevention, and public service activities during the first year of the 2025-2029 Consolidated Plan period. The primary funding source is expected to be the **Community Development Block Grant (CDBG)**, with potential additional funding from state and local resources. The City will prioritize these funds to address the needs of low- and moderate-income households, infrastructure improvements, and economic development initiatives.

Anticipated Resources Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan	Narrative Description
CDBG	Federal	Housing, public services, infrastructure, economic development	\$885,000	\$3,540,000	Annual allocation from HUD to support community development needs.
CDBG Prior Year Resources	Federal	Housing, public services, infrastructure	\$544,700	N/A	Unspent CDBG funds from previous program years, reallocated for eligible projects.

Table 52 - Expected Resources – Priority Table

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

The City of Hemet primarily receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). To maximize the impact of these federal dollars, the City leverages additional funding sources, including local and state programs, private sector investments, and nonprofit partnerships. While Hemet does not receive direct allocations of HOME or Emergency Solutions Grant (ESG) funds, the City actively seeks to coordinate with other agencies and funding sources to enhance its community development efforts.

CDBG funds serve as a catalyst for attracting private and state investments into projects that support low- and moderate-income residents. By providing funding for infrastructure improvements, public

services, and economic development initiatives, the City makes targeted areas more attractive for private sector investment. For example, CDBG-funded infrastructure projects, such as sidewalk and street improvements in low-income neighborhoods, can encourage new businesses and housing developments in areas that might otherwise be overlooked by private investors. Similarly, CDBG-funded small business support programs, such as façade improvement grants or microenterprise assistance, help stimulate local economic activity by providing financial incentives that complement private capital.

The City also leverages state funding sources, including grants administered by the California Department of Housing and Community Development (HCD). Programs such as the Permanent Local Housing Allocation (PLHA) provide additional resources to address housing affordability, homelessness prevention, and homeownership assistance. These funds, when available, complement CDBG allocations by expanding the City's ability to provide rental assistance, rehabilitate housing units, or support first-time homebuyers. Additionally, the City coordinates with Riverside County, which administers HUD's HOME and ESG programs regionally, to identify opportunities for collaborative funding and project support.

Nonprofit organizations play a critical role in leveraging CDBG resources by providing in-kind services, additional funding, and programmatic support. Many local service providers receive CDBG funds for public services, such as food assistance, job training, or youth programs, and contribute matching funds from their own fundraising efforts or grants from private foundations. This partnership model ensures that federal dollars are supplemented with other financial and service-based contributions, increasing the overall impact of funded programs. For example, a nonprofit organization that receives CDBG funds for a homeless services program may also receive private donations or state grant funding, effectively doubling or tripling the resources available to assist individuals in need.

While CDBG does not require matching funds, the City strategically combines federal funds with other available resources to extend their reach. For projects that require matching contributions, such as certain infrastructure improvements or economic development initiatives, the City may allocate local general funds or seek additional grants from state agencies. This approach allows Hemet to maximize the impact of its federal funding and ensure that projects receive adequate financial support to meet community needs.

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

The City of Hemet has publicly owned land that may be considered for future development to address housing and community development needs identified in the Consolidated Plan. The City owns several vacant parcels, as well as underutilized properties, that could be repurposed to support affordable housing, public services, and economic development initiatives (City of Hemet, 6th Cycle Housing Element, 2021-2029).

One potential site for development is City-owned land near the downtown core, which is currently under review for possible redevelopment. This location is well-suited for mixed-use development that could include affordable housing, retail space, and community services. The proximity to public

transportation and commercial areas makes it an ideal site for low- and moderate-income households who rely on access to jobs, healthcare, and other essential services. The City may consider leveraging CDBG funds to conduct site assessments, feasibility studies, or pre-development activities that could attract developers and secure additional funding sources (City of Hemet Housing Needs Assessment, 2025).

Another publicly owned property that could be utilized is a vacant lot near a major thoroughfare that has been designated for potential community development projects. This site could be repurposed for transitional or supportive housing in partnership with nonprofit organizations or private developers. The City may explore state and local funding sources, such as the Permanent Local Housing Allocation (PLHA) program or Low-Income Housing Tax Credits (LIHTC), to support development efforts on this property (California Department of Housing and Community Development, 2024).

Additionally, Hemet owns several underutilized municipal buildings that could be repurposed for community services or affordable housing. For example, a former public facility that is no longer in active use may be converted into a shelter, community resource center, or job training facility to address needs identified in the Consolidated Plan. If feasible, CDBG funding could be used for renovations or improvements to ensure compliance with accessibility and safety standards (City of Hemet, Consolidated Plan, 2025-2029).

The City will continue to assess its inventory of publicly owned land and collaborate with housing developers, service providers, and funding agencies to determine the best use of available properties. By strategically leveraging these assets, Hemet aims to expand affordable housing opportunities, enhance public services, and promote economic revitalization in underserved areas (City of Hemet, 6th Cycle Housing Element, 2021-2029).

Discussion

The City of Hemet anticipates receiving Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD) during the 2025-2029 Consolidated Plan period. These funds will be utilized to support a range of community development initiatives, including affordable housing, public services, infrastructure improvements, and economic development projects. The City's ability to address priority needs is contingent upon the availability of federal resources and the potential to leverage additional funding from state, local, and private sources.

While the City does not receive direct allocations of HOME or Emergency Solutions Grant (ESG) funds, it actively collaborates with Riverside County and other agencies to identify opportunities for funding partnerships. The Permanent Local Housing Allocation (PLHA) program, administered by the California Department of Housing and Community Development (HCD), represents a potential source of additional support for affordable housing initiatives. Similarly, Low-Income Housing Tax Credits (LIHTC) and other state programs may be pursued to supplement CDBG funding (City of Hemet, 6th Cycle Housing Element, 2021-2029).

The City's approach to resource allocation is centered on maximizing impact through strategic investments. CDBG funds will be prioritized for projects that serve low- and moderate-income residents, including rehabilitation of existing housing, infrastructure enhancements in underserved neighborhoods, and support for organizations providing critical services such as food assistance, job training, and homelessness prevention (City of Hemet, Consolidated Plan, 2025-2029). Additionally, public-private partnerships will be encouraged to expand affordable housing opportunities and economic development efforts.

As part of its long-term planning, the City will continue to evaluate publicly owned land and underutilized properties for potential redevelopment. This includes assessing the feasibility of converting vacant municipal lots or buildings into affordable housing, community centers, or mixed-use developments. The integration of federal funds with local planning efforts will be essential in addressing the needs identified in the Consolidated Plan (City of Hemet Housing Needs Assessment, 2025).

The City acknowledges that funding levels may fluctuate based on federal budget decisions, economic conditions, and competitive grant opportunities. To mitigate potential shortfalls, Hemet will actively seek alternative funding sources and advocate for policies that support sustained investment in community development. By aligning resources with strategic goals, the City aims to create a more equitable, sustainable, and resilient community for all residents (California Department of Housing and Community Development, 2024).

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation	2025	2026	Affordable Housing	Citywide	Preserve and rehabilitate affordable housing	\$300,000	10 housing units rehabilitated
2	Public Facility Improvements	2025	2026	Infrastructure & Public Facilities	Low- and Moderate-Income Areas	Improve accessibility and infrastructure in underserved areas	\$250,000	3 public facilities improved
3	Economic Development Support	2025	2026	Economic Development	Citywide	Support small businesses & job creation	\$150,000	15 businesses assisted; 10 jobs created
4	Homeless Services & Prevention	2025	2026	Homelessness Services	Citywide	Shelter assistance, outreach, case management	\$100,000	500 homeless persons assisted
5	Public Services for LMI Residents	2025	2026	Public Services	Citywide	Senior programs, youth services, food assistance	\$85,000	1,000 people assisted
6	Fair Housing & Tenant Support	2025	2026	Fair Housing Services	Citywide	Provide housing counseling & discrimination response	\$50,000	200 households assisted with fair housing support
7	Infrastructure Improvements	2025	2026	Infrastructure	Low- and Moderate-Income Areas	Street, sidewalk, and ADA improvements	\$150,000	2,000 residents benefiting from improved infrastructure

Table 53 – Goals Summary

Goal Descriptions

AP-20 Annual Goals and Objectives – Goal Descriptions

Goal Name	Goal Description
Affordable Housing Preservation	Support the rehabilitation and preservation of existing affordable housing units for low- and moderate-income households to prevent displacement and ensure safe, quality living conditions.
Public Facility Improvements	Invest in infrastructure upgrades, including ADA accessibility improvements, park enhancements, and facility renovations, to improve public spaces for underserved communities.
Economic Development Support	Provide financial and technical assistance to small businesses and microenterprises to encourage job creation, economic stability, and commercial revitalization in low-income areas.
Homeless Services & Prevention	Support programs that provide emergency shelter, homelessness prevention services, outreach, and case management to assist individuals and families experiencing or at risk of homelessness.
Public Services for LMI Residents	Fund community services such as food assistance, senior programs, youth services, and health and wellness initiatives that benefit low- and moderate-income residents.
Fair Housing & Tenant Support	Offer fair housing counseling, legal assistance, and tenant advocacy services to address housing discrimination, rental issues, and landlord-tenant disputes.
Infrastructure Improvements	Enhance streets, sidewalks, and pedestrian pathways, including ADA-compliant upgrades, in low- and moderate-income neighborhoods to improve safety and accessibility.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Hemet has identified a range of projects that will be funded through Community Development Block Grant (CDBG) allocations for the 2025-2026 program year. These projects are designed to address the highest priority needs identified in the 2025-2029 Consolidated Plan, focusing on affordable housing preservation, public services, infrastructure improvements, economic development, and homelessness prevention.

The selection of projects is based on community input, needs assessments, and data analysis to ensure that resources are directed toward programs that will have the greatest impact on low- and moderate-income (LMI) residents. The City's investments will improve the quality of life for its most vulnerable populations by enhancing housing stability, accessibility, business opportunities, and social services.

The following section outlines the specific projects that will be undertaken in Program Year 2025-2026, including funding allocations and expected outcomes.

Projects

Table 61 – Project Information

#	Project Name
1	Affordable Housing Rehabilitation Program
2	Public Facility ADA Improvements
3	Small Business Support and Microenterprise Assistance
4	Homeless Outreach and Emergency Shelter Services
5	Senior and Youth Public Services Program
6	Fair Housing and Tenant Rights Assistance
7	Infrastructure Enhancements – Sidewalks, Streets, and Accessibility Upgrades

Table 54 – Project Information

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

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimated Number & Type of Beneficiaries	Location Description	Planned Activities
Affordable Housing Rehabilitation Program	Citywide	Affordable Housing Preservation	Housing Rehabilitation for LMI Households	\$300,000	Repairs and upgrades to owner-occupied housing	06/30/2026	10 LMI households (seniors, disabled, low-income families)	Various locations in Hemet	Provide grants/loans for critical repairs, ADA upgrades, weatherization
Public Facility ADA Improvements	Low- and Moderate-Income Areas	Public Facility Improvements	Accessibility and Infrastructure	\$250,000	ADA-compliant upgrades to public facilities	06/30/2026	2,000 residents, including seniors and disabled individuals	Public buildings, parks, and sidewalks in LMI areas	Install ramps, curb cuts, accessible restrooms, and pathways
Small Business Support & Microenterprise Assistance	Citywide	Economic Development Support	Small Business Growth and Job Creation	\$150,000	Technical and financial assistance for small businesses	06/30/2026	15 businesses assisted, 10 jobs created	Commercial corridors in LMI areas	Grants, training, and resources for microenterprises
Homeless Outreach & Emergency Shelter Services	Citywide	Homeless Services & Prevention	Homelessness Prevention & Shelter	\$100,000	Support for outreach, case management, and shelter services	06/30/2026	500 homeless individuals assisted	Emergency shelters, service provider locations	Street outreach, case management, emergency shelter support
Senior & Youth Public Services Program	Citywide	Public Services for LMI Residents	Access to Basic Needs and Services	\$85,000	Support for senior meals, youth programs, and social services	06/30/2026	1,000 LMI residents (seniors, youth, disabled individuals)	Community centers and nonprofit partner locations	Meal programs, after-school activities, wellness support
Fair Housing & Tenant Rights Assistance	Citywide	Fair Housing & Tenant Support	Prevent Housing Discrimination & Evictions	\$50,000	Legal assistance, landlord-tenant mediation, and housing counseling	06/30/2026	200 households assisted	Citywide fair housing service providers	Tenant advocacy, legal aid, housing discrimination cases
Infrastructure Enhancements – Sidewalks, Streets, and Accessibility Upgrades	Low- and Moderate-Income Areas	Infrastructure Improvements	Improve Walkability & Safety	\$150,000	Sidewalk and street improvements in LMI neighborhoods	06/30/2026	2,000 residents benefiting from improved infrastructure	Various streets and pedestrian pathways	Street paving, sidewalk repair, ADA ramp installation

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

The City of Hemet will direct the majority of its Community Development Block Grant (CDBG) funding to areas with the highest concentration of low- and moderate-income (LMI) residents, as defined by HUD's Low/Moderate Income Area (LMA) data. These neighborhoods experience higher rates of poverty, housing instability, and aging infrastructure, making them a priority for investment in housing rehabilitation, public facility improvements, infrastructure enhancements, and public services.

Based on the City's 2025-2029 Consolidated Plan Needs Assessment, these areas also have a disproportionately high percentage of minority populations, particularly Hispanic, Black/African American, and senior residents who are more vulnerable to housing cost burdens and economic instability. The City's funding strategy is designed to alleviate disparities, enhance neighborhood conditions, and expand economic opportunities for these communities.

Although a significant portion of funds will be concentrated in specific LMI neighborhoods, some funding will be allocated for citywide programs that benefit LMI individuals regardless of their location. These programs include homelessness prevention, fair housing services, small business assistance, and programs for seniors and youth. This approach ensures that while geographically targeted investments improve conditions in the most underserved neighborhoods, critical social services remain accessible to eligible residents citywide.

Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income (LMI) Areas	70%
Citywide (Programs Benefiting LMI Households)	30%

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Hemet's approach to allocating Community Development Block Grant (CDBG) funds is based on a strategic assessment of demographic, economic, and housing data, combined with community input and HUD Low- and Moderate-Income (LMI) Area (LMA) designations. The goal is to prioritize investments in areas with the greatest needs while ensuring that essential services are accessible citywide to low- and moderate-income individuals and families.

1. High Concentration of Low- and Moderate-Income Households

The primary factor driving the City's investment strategy is the concentration of LMI households in specific census tracts. According to HUD's LMI Area Data and the City of Hemet's Housing Needs Assessment (2025), several neighborhoods have a disproportionately high percentage of residents earning below 80% of the Area Median Income (AMI). Many of these residents are rent-burdened,

spending more than 30-50% of their income on housing costs, making it difficult to afford other basic necessities such as food, healthcare, and transportation.

By targeting 70% of CDBG funds to these neighborhoods, the City aims to improve housing stability, expand economic opportunities, and enhance infrastructure in historically underserved areas.

2. Aging and Substandard Housing Conditions

Hemet has an aging housing stock, particularly in older neighborhoods where many homes were built before 1980. These homes require repairs, energy efficiency upgrades, and accessibility modifications for seniors and disabled residents (City of Hemet, 6th Cycle Housing Element, 2021-2029). Many low-income homeowners lack the financial resources to maintain or rehabilitate their properties, leading to deteriorating living conditions and health hazards such as lead-based paint, poor insulation, and outdated plumbing.

Investments in housing rehabilitation programs will focus on LMI neighborhoods where these issues are most prevalent, preventing displacement and improving overall community stability.

3. Infrastructure Deficiencies and ADA Accessibility Needs

Many of Hemet's LMI neighborhoods lack adequate infrastructure, including sidewalks, street lighting, drainage systems, and ADA-accessible public spaces (City of Hemet Infrastructure Plan, 2024). These deficiencies create barriers for seniors, disabled individuals, and low-income families, limiting access to jobs, schools, healthcare facilities, and public transportation.

CDBG funding will support infrastructure improvements in targeted LMI areas, such as:

- Sidewalk repairs and ADA-compliant curb ramps to improve walkability and accessibility.
- Street and drainage improvements to enhance neighborhood safety and resilience.
- Upgrades to public facilities such as community centers and parks to ensure accessibility for all residents.

4. Economic Disparities and Limited Access to Job Opportunities

LMI neighborhoods in Hemet experience higher unemployment and underemployment rates, along with limited access to financial resources and workforce development programs (City of Hemet Economic Development Plan, 2024). Many small businesses in these areas struggle to access capital, afford rent, or compete with larger chain stores, reducing economic opportunities for residents.

To address these disparities, the City is allocating CDBG funds to economic development initiatives that:

- Provide technical and financial assistance to small businesses and microenterprises.
- Support job training programs for LMI individuals to improve employment prospects.

- Encourage commercial revitalization efforts to attract new businesses and investments in LMI neighborhoods.

5. Disproportionate Impact of Homelessness and Housing Instability

Hemet has a growing homeless population, with many individuals and families experiencing housing insecurity due to high rental costs, job losses, and lack of affordable housing options (City of Hemet Homeless Needs Assessment, 2025). Homelessness is particularly concentrated in specific corridors and public spaces, requiring targeted interventions to provide shelter, case management, and supportive services.

CDBG funds will support homelessness prevention and outreach efforts citywide, ensuring that at-risk individuals receive rental assistance, emergency shelter, and supportive services to transition into stable housing.

6. Equitable Citywide Access to Public Services

While the majority of CDBG funds will be geographically targeted to LMI neighborhoods, 30% of funds will support citywide services that benefit low- and moderate-income residents regardless of where they live. These programs include:

- Fair housing assistance to prevent discrimination and provide legal support to tenants.
- Public service programs such as senior services, youth programs, and food assistance.
- Homeless outreach and prevention programs that serve residents across the city.

This citywide investment ensures that vulnerable populations outside of the designated LMI areas still receive access to critical resources and support services.

The geographic distribution of CDBG funding in Hemet is carefully structured to target neighborhoods with the most significant economic and housing challenges while ensuring that essential services remain accessible to all eligible residents citywide. This strategic approach allows the City to address disparities, improve neighborhood conditions, and enhance the overall quality of life for low- and moderate-income residents.

Discussion

The City of Hemet has developed a geographic investment strategy for its Community Development Block Grant (CDBG) funding based on a comprehensive needs assessment, HUD-defined Low- and Moderate-Income (LMI) Areas, and community input. The distribution of funds is designed to target neighborhoods with the highest concentrations of low-income residents, aging housing stock, and infrastructure deficiencies, while also ensuring that essential programs and services are accessible citywide.

Focus on Low- and Moderate-Income (LMI) Areas

A significant portion of Hemet’s CDBG allocation (70%) will be directed toward LMI-designated Census Tracts identified in HUD’s Low/Moderate Income Summary Data (LMISD). These areas have higher rates of poverty, housing cost burdens, and aging infrastructure compared to other parts of the city. Many of the neighborhoods in these tracts have a large percentage of renters, senior citizens, and minority populations who face economic hardships and limited access to affordable housing and essential services.

Investments in these neighborhoods will prioritize housing rehabilitation, infrastructure improvements, public facility upgrades, and small business development. These projects aim to prevent displacement, improve living conditions, and stimulate economic growth in historically underserved areas.

Citywide Allocation for Essential Services (30%)

While a majority of funding will be targeted at LMI areas, 30% of CDBG funds will be allocated for citywide programs that benefit low- and moderate-income residents regardless of their neighborhood. These programs include:

- Fair housing services, providing legal assistance and tenant advocacy.
- Homelessness prevention efforts, including emergency shelter services and case management.
- Senior and youth services, such as meal programs, after-school activities, and healthcare assistance.
- Workforce and small business support programs, designed to help LMI entrepreneurs and job seekers.

This balanced approach ensures that while physical improvements are concentrated in high-need areas, social services and economic support programs remain accessible to eligible residents throughout Hemet.

Justification for Geographic Distribution

The City of Hemet’s prioritization of investments is based on:

1. HUD LMISD Data: Identifying Census Tracts where at least 51% of residents are low- and moderate-income.
2. Housing and Infrastructure Needs: Targeting areas where homes are older, infrastructure is inadequate, and public facilities need upgrades.
3. Poverty and Cost Burdens: Addressing disparities in income, employment, and access to services.
4. Community Input: Incorporating public feedback from residents, nonprofit organizations, and local stakeholders.

By focusing CDBG funding in areas with demonstrated need, the City aims to reduce disparities, improve economic stability, and enhance the overall quality of life for its residents.

Long-Term Impact of Geographic Targeting

The targeted investments in LMI areas will strengthen neighborhoods, increase property values, and create long-term benefits for the local economy. Infrastructure improvements will make these neighborhoods safer and more accessible, while housing rehabilitation efforts will help prevent displacement and maintain affordability for low-income families. Additionally, supporting local businesses and workforce development programs will help stimulate economic growth and job creation, contributing to broader community revitalization.

By balancing targeted neighborhood investments with citywide public services, Hemet ensures that CDBG funds are used equitably and effectively, fostering a more inclusive, sustainable, and economically stable community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Hemet is committed to expanding and preserving affordable housing options for low- and moderate-income households through targeted rehabilitation, rental assistance, and supportive housing programs. With CDBG funding and other resources, the City aims to address housing instability, prevent homelessness, and enhance the quality of life for vulnerable populations, including seniors, disabled individuals, and low-income families.

The City's 2025-2026 affordable housing strategy prioritizes housing rehabilitation, homelessness prevention, and rental assistance to support households facing cost burdens, substandard living conditions, or displacement risks. A significant focus will be placed on preserving existing affordable housing stock, ensuring that low-income homeowners and renters have access to safe and sustainable housing.

The table below outlines the one-year goals for the number of households expected to be supported through Hemet's affordable housing programs during the 2025-2026 program year.

Affordable Housing Strategies and Impact

The City's affordable housing efforts focus on three primary areas:

1. Homelessness Prevention and Housing Assistance
 - Support emergency shelter, transitional housing, and rapid rehousing programs for homeless individuals and families.
 - Provide rental assistance and case management to prevent at-risk households from becoming homeless.
2. Preservation and Rehabilitation of Existing Affordable Housing
 - Assist low-income homeowners with critical home repairs and accessibility modifications.
 - Improve housing conditions for renters in older housing units through landlord incentive programs.
3. Support for Special-Needs Populations
 - Fund housing modifications for seniors and disabled residents to improve accessibility and independent living.

- Partner with nonprofit organizations to provide supportive housing services for individuals with disabilities.

The 2025-2026 housing strategy reflects Hemet’s goal of stabilizing vulnerable populations, improving housing quality, and increasing long-term affordability for low-income residents.

Support Requirement	One-Year Goal (Households to be Supported)
Homeless	500 individuals assisted through shelter, rapid rehousing, and case management programs
Non-Homeless	25 low-income households supported through housing rehabilitation grants and rental assistance
Special-Needs	15 seniors and disabled individuals assisted through accessibility modifications and supportive housing services
Total	540 households supported through various affordable housing initiatives

Table 56 - One Year Goals for Affordable Housing by Support Requirement

Support Type	One-Year Goal (Households to be Supported)
Rental Assistance	50 households provided with short-term rental assistance to prevent homelessness and displacement
Production of New Units	0 new affordable housing units expected due to funding constraints and project timelines
Rehabilitation of Existing Units	25 low-income households assisted through home repair and rehabilitation programs
Acquisition of Existing Units	0 units acquired for affordable housing preservation
Total	75 households supported through various affordable housing initiatives

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Hemet's 2025-2026 affordable housing strategy focuses on preserving existing housing, providing rental assistance, and preventing homelessness rather than developing new housing units. This approach is based on community needs, funding limitations, and the immediate challenges faced by low- and moderate-income households, particularly rent-burdened residents, seniors, disabled individuals, and those at risk of homelessness.

Hemet’s housing market presents several challenges that impact the availability and affordability of housing for low-income households. Many renters in the city spend over 30 to 50 percent of their income on housing costs, leaving them vulnerable to evictions, displacement, and housing insecurity. Rental assistance programs are essential to preventing homelessness and stabilizing households facing financial distress. Additionally, much of the city’s housing stock was built before 1980 and requires significant rehabilitation, repairs, and accessibility modifications. The City's Housing Rehabilitation

Program, funded through CDBG, addresses these issues by providing financial assistance for essential repairs and ADA improvements, ensuring that residents can remain in safe and habitable housing.

The high cost of land, construction materials, and development fees makes the production of new affordable housing units difficult within the program year. While no new affordable units are expected to be completed in 2025-2026, the City will continue to seek funding opportunities for future housing development, including Low-Income Housing Tax Credits (LIHTC), Permanent Local Housing Allocation (PLHA) funds, and private developer partnerships. In addition to affordability concerns, special-needs populations, including seniors and disabled individuals, face unique housing challenges such as fixed incomes, mobility limitations, and a lack of accessible units. The City's rehabilitation programs will prioritize accessibility improvements such as ramps, grab bars, and bathroom modifications to ensure that vulnerable residents can remain in their homes safely and independently.

Homelessness and housing instability remain significant challenges, with increasing numbers of individuals and families experiencing homelessness due to rising rents, job losses, and a lack of emergency housing options. The City has allocated CDBG funds to support emergency rental assistance, case management, and shelter services to help approximately 500 homeless individuals secure stable housing.

The City's affordable housing goals for 2025-2026 will provide immediate relief to at-risk households through rental assistance and home rehabilitation efforts. Fifty households will receive rental assistance to prevent eviction and maintain stable housing. Twenty-five low-income households will benefit from rehabilitation grants, improving the safety and quality of their homes. Fifteen special-needs households will receive accessibility modifications to enhance their ability to live independently. Overall, the City's affordable housing initiatives will support 540 individuals and households in the upcoming year.

While new housing construction remains a long-term goal, the City's current focus on housing preservation and homelessness prevention aligns with its strategic priorities and funding realities. Moving forward, the City of Hemet will explore funding sources such as LIHTC, PLHA, and state housing grants to finance new housing developments. Collaboration with nonprofit organizations and housing developers will be a priority to preserve existing affordable units and convert underutilized properties into housing opportunities. Advocacy for policy and zoning changes that support affordable housing development and mixed-income communities will continue, as will efforts to enhance partnerships with Riverside County to access regional resources for homelessness prevention and housing programs.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Hemet does not operate its own public housing authority (PHA) but works closely with the Housing Authority of the County of Riverside (HACR) to support public housing initiatives and rental assistance programs for low-income residents. HACR administers the Section 8 Housing Choice Voucher (HCV) Program and public housing units throughout Riverside County, including Hemet. The City coordinates with HACR to address affordable housing needs and improve access to rental assistance for eligible households.

Public housing plays a critical role in providing stable, affordable homes for extremely low- and very low-income households, including seniors, disabled individuals, and families with children. The demand for rental subsidies and public housing units continues to exceed available resources, resulting in long waitlists for Section 8 vouchers and subsidized housing options. The City of Hemet remains committed to supporting initiatives that expand affordable rental housing opportunities and improve the living conditions of public housing residents.

Hemet's approach to public housing support focuses on collaboration with HACR, advocacy for additional rental assistance funding, and participation in regional housing initiatives. The City also works with nonprofit housing providers to develop and preserve affordable housing, ensuring that low-income residents have access to safe and stable housing.

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

The City of Hemet will continue to collaborate with the Housing Authority of the County of Riverside (HACR) to support public housing residents and expand access to affordable rental options. Since the City does not own or manage public housing units, its role will focus on advocacy, coordination, and support for programs that benefit low-income households who rely on rental assistance through the Section 8 Housing Choice Voucher (HCV) program and other HACR-administered initiatives.

To address public housing needs in the upcoming year, the City will work with HACR to increase awareness of and access to rental assistance programs for eligible residents. Many low-income households in Hemet face barriers to applying for and securing Section 8 vouchers, including long waitlists and lack of information about the program. The City will provide outreach and referrals to connect residents with HACR resources and assist households in navigating the application process.

The City will also support housing rehabilitation efforts to improve the quality of existing affordable rental units occupied by Section 8 voucher holders. Many rental properties in Hemet are aging and require upgrades to meet health and safety standards, including repairs to plumbing, electrical systems, and accessibility modifications for seniors and disabled individuals. Through CDBG-funded housing rehabilitation programs, the City aims to help maintain the affordability and livability of units that serve low-income renters.

In partnership with nonprofit housing providers and developers, the City will explore opportunities for expanding affordable rental housing options that can serve public housing-eligible residents. This may include working with affordable housing developers to pursue Low-Income Housing Tax Credit (LIHTC) projects, Permanent Local Housing Allocation (PLHA) funds, and other state or federal resources to increase the supply of affordable rental units.

Additionally, the City will continue to advocate for additional funding for rental assistance programs and support regional efforts to secure more Section 8 vouchers for Hemet residents. Given the ongoing demand for affordable housing, the City will work with HACR and regional agencies to identify new funding opportunities that could help reduce the waitlist for public housing assistance.

By focusing on rental assistance outreach, housing rehabilitation, affordable housing development, and advocacy for additional resources, the City of Hemet aims to address public housing needs and improve access to safe, stable, and affordable rental options for low-income residents.

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

The City of Hemet, in partnership with the Housing Authority of the County of Riverside (HACR), will implement strategies to increase resident engagement in public housing management and support pathways to homeownership for low-income households. Recognizing that resident involvement enhances the quality and effectiveness of housing programs, the City will work with HACR to promote tenant participation, leadership opportunities, and financial empowerment initiatives that can help public housing residents transition to stable, long-term housing solutions.

To encourage residents to become more involved in public housing management, HACR facilitates Resident Advisory Board (RAB) meetings, where tenants provide input on housing policies, maintenance issues, and community programs. The City will help promote these meetings by raising awareness through outreach efforts, distributing informational materials, and coordinating with local service providers to engage more tenants in decision-making processes. By strengthening communication between residents and HACR, the City aims to ensure that public housing policies reflect the needs and concerns of those they serve.

In addition to fostering resident involvement in public housing governance, the City will promote homeownership opportunities for Section 8 Housing Choice Voucher (HCV) recipients through HACR's Homeownership Program. This program allows eligible voucher holders to apply their assistance toward mortgage payments instead of rent, providing a pathway to homeownership for low-income families. The City will support this initiative by partnering with local housing agencies, financial institutions, and nonprofit organizations to offer homebuyer education workshops, credit counseling, and down payment assistance programs.

Financial literacy and economic mobility programs will also play a key role in helping public housing residents move toward self-sufficiency. The City will support efforts to connect tenants with job training programs, career counseling services, and small business support initiatives that can help them increase

their income and savings. Through programs such as HACR's Family Self-Sufficiency (FSS) program, residents can build escrow savings accounts, which can later be used for home purchases or other financial goals. The City will assist in expanding access to these programs by coordinating with local workforce development agencies and nonprofit partners.

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

Not Applicable

Discussion

The Housing Authority of the County of Riverside (HACR), which administers public housing and the Section 8 Housing Choice Voucher (HCV) program for Hemet, is not currently designated as a troubled public housing authority (PHA) by the U.S. Department of Housing and Urban Development (HUD). However, if HACR were to receive a troubled designation, the City of Hemet would work closely with HACR, HUD, and regional stakeholders to ensure that financial assistance and other necessary interventions are provided to sustain critical housing services for low-income residents.

If HACR were designated as troubled, the City would first collaborate with HUD and County officials to assess the specific challenges leading to the designation. This assessment would identify whether the issues stem from financial mismanagement, operational inefficiencies, or inadequate housing conditions and determine the level of support needed to restore compliance with HUD regulations.

One key area of support would be technical and financial assistance to improve administrative capacity. The City would advocate for additional HUD funding, emergency grants, or technical assistance programs that could help HACR address deficiencies in voucher administration, public housing management, or maintenance operations. The City may also work with nonprofit housing organizations and private developers to temporarily expand rental assistance programs or identify alternative housing options for affected tenants.

Additionally, the City would collaborate with regional housing organizations, legal aid providers, and tenant advocacy groups to ensure that public housing residents and Section 8 voucher holders are not adversely impacted. If necessary, the City could allocate CDBG funds to support housing stability programs, such as emergency rental assistance, tenant legal services, or case management for households facing displacement due to administrative failures.

Long-term strategies to assist a troubled PHA would include establishing stronger oversight mechanisms, improving resident engagement in housing governance, and implementing corrective action plans in coordination with HUD. The City would also explore regional partnerships with neighboring jurisdictions and private sector entities to develop sustainable solutions that enhance the efficiency and effectiveness of public housing administration in Hemet.

Although HACR is currently in good standing, the City remains committed to ensuring that public housing residents receive the necessary support and services, regardless of any challenges the PHA may

face. Through collaborative planning, financial advocacy, and tenant protections, the City of Hemet would work to stabilize public housing operations and preserve access to affordable rental assistance programs for its most vulnerable residents.

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

Introduction

The City of Hemet is committed to addressing homelessness and the housing needs of special-needs populations, including seniors, disabled individuals, victims of domestic violence, and those at risk of becoming homeless. Through collaboration with the Housing Authority of the County of Riverside (HACR), local nonprofit service providers, and regional agencies, the City works to expand access to emergency shelter, rapid rehousing, permanent supportive housing, and homelessness prevention programs.

Homelessness remains a critical challenge in Hemet, with a rising number of individuals and families facing housing instability due to economic hardship, mental health challenges, and lack of affordable housing options. The City utilizes Community Development Block Grant (CDBG) funds and other available resources to support street outreach, case management, rental assistance, and supportive services designed to help individuals transition from homelessness to stable housing.

The City also prioritizes the needs of special-needs populations, including the elderly, disabled persons, and individuals with chronic health conditions, by funding affordable housing rehabilitation programs, accessibility modifications, and supportive housing services. The goal is to ensure that vulnerable residents have access to safe, stable, and affordable housing while receiving the necessary services to maintain long-term housing stability.

The following section outlines the City's planned actions for addressing homelessness and the housing needs of other special-needs populations during the 2025-2026 program year.

One-Year Goals and Actions for Reducing and Ending Homelessness

The City of Hemet is committed to reducing and ultimately ending homelessness through a coordinated approach that includes outreach, emergency shelter, transitional housing, and supportive services. The City's 2025-2026 goals focus on increasing housing stability, expanding access to emergency services, and strengthening partnerships with regional agencies and nonprofit providers to address homelessness comprehensively.

One of the key goals for the upcoming year is to support housing-first strategies that help homeless individuals and families transition directly from unsheltered living conditions or emergency shelters into permanent housing with supportive services. The City will continue to work with the Riverside County Continuum of Care (CoC) to align local efforts with regional strategies for homelessness prevention and intervention.

Another priority will be enhancing rental assistance and homelessness prevention programs to help at-risk households remain in stable housing. The City plans to allocate CDBG funds toward programs that provide short-term rental assistance, landlord mediation, and case management to prevent eviction and displacement.

Collaboration with nonprofit organizations, mental health providers, and job training programs will be a central component of the City's strategy. By leveraging partnerships with service providers, the City aims to ensure that individuals experiencing homelessness have access to healthcare, employment assistance, substance abuse treatment, and mental health counseling to promote long-term housing stability.

Reaching Out to Homeless Persons (Especially Unsheltered Persons) and Assessing Their Individual Needs

The City of Hemet will expand street outreach efforts to engage unsheltered individuals and families in areas where they are most frequently found, including parks, public spaces, and encampments. The City will work with the Riverside County CoC, local homeless service providers, and law enforcement agencies to deploy trained outreach teams that conduct needs assessments, provide crisis intervention, and connect individuals with emergency shelter and support services.

A key outreach goal is to increase the use of the Coordinated Entry System (CES) and the Homeless Management Information System (HMIS), which help streamline services and ensure that homeless individuals receive personalized assistance based on their specific needs. Outreach teams will assist individuals with obtaining identification, signing up for benefits such as Supplemental Security Income (SSI), and accessing healthcare and behavioral health services.

The City will also support mobile outreach efforts, including mental health response teams and substance abuse counselors, to address the underlying issues that contribute to chronic homelessness. In coordination with faith-based organizations and local nonprofits, the City will provide essential supplies such as food, hygiene kits, and clothing, ensuring that individuals experiencing homelessness receive both immediate relief and long-term solutions.

Addressing the Emergency Shelter and Transitional Housing Needs of Homeless Persons

The City recognizes the need for accessible emergency shelter options and transitional housing programs to help individuals and families move from homelessness to permanent housing. In the upcoming year, Hemet will work with local emergency shelters and transitional housing providers to support programs that offer safe, temporary housing, case management, and life skills training.

Funding will be directed toward expanding shelter capacity, ensuring 24-hour accessibility, and enhancing wraparound services that address the physical and mental health needs of shelter residents. The City will collaborate with domestic violence shelters, youth shelters, and family shelters to ensure that survivors of domestic violence, unaccompanied youth, and families with children have access to appropriate housing options.

For individuals transitioning out of homelessness, the City will support rapid rehousing and transitional housing programs that provide rental assistance, financial literacy training, and

employment support. These programs aim to reduce shelter reliance and promote self-sufficiency by helping individuals secure permanent housing as quickly as possible.

Additionally, the City will advocate for increased funding from state and federal sources to expand transitional housing programs that offer long-term support for those with complex needs, including individuals recovering from substance abuse, veterans, and chronically homeless individuals.

By focusing on outreach, emergency shelter expansion, and transitional housing opportunities, the City of Hemet is taking a comprehensive and strategic approach to reducing homelessness and ensuring long-term housing stability for its most vulnerable residents.

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

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

Discussion

The City of Hemet remains committed to reducing homelessness and addressing the needs of vulnerable populations by implementing a coordinated approach that includes street outreach, emergency shelter, transitional housing, and permanent housing solutions. The 2025-2026 program year will focus on increasing housing stability, expanding access to emergency services, and strengthening partnerships with the Riverside County Continuum of Care (CoC), local nonprofit organizations, and regional agencies.

Homelessness continues to be a growing challenge in Hemet due to rising rental costs, economic instability, mental health challenges, and limited availability of affordable housing. The City's CDBG-funded programs and regional partnerships play a crucial role in supporting homeless individuals and families, at-risk households, survivors of domestic violence, veterans, seniors, and individuals with disabilities.

The City's outreach efforts will be a key component in engaging unsheltered individuals by providing assessments, referrals, and direct connections to shelters and supportive services. Many individuals experiencing homelessness are hesitant to seek assistance due to mental health conditions, substance

use disorders, or past negative experiences with service providers. Through partnerships with local nonprofits, mental health professionals, and faith-based organizations, the City will expand street outreach teams to conduct targeted engagement in parks, encampments, and public spaces. These teams will use trauma-informed approaches to build trust and ensure that individuals receive personalized assistance through the Coordinated Entry System (CES) and the Homeless Management Information System (HMIS).

Emergency shelter and transitional housing remain critical needs in Hemet. Many shelters in the region operate at or near full capacity, limiting immediate housing options for those in crisis. The City will continue to support emergency shelters by expanding bed capacity, improving accessibility, and enhancing supportive services such as mental health care, substance abuse treatment, job training, and life skills coaching. Special attention will be given to domestic violence survivors, families with children, and unaccompanied youth, who often require specialized transitional housing programs that provide stability while connecting them to long-term resources.

For individuals who are prepared to transition out of homelessness, rapid rehousing programs and rental assistance initiatives will help them secure permanent housing with short-term financial aid and case management support. The City will continue to seek additional funding from state and federal sources to expand transitional housing programs that offer long-term support for those with complex needs, including individuals recovering from substance abuse, veterans, and chronically homeless individuals.

A major component of the City's strategy is homelessness prevention, particularly for households at risk of eviction due to financial hardship. Many low-income renters in Hemet are cost-burdened, spending more than 50% of their income on rent, leaving them vulnerable to homelessness. The City's CDBG-funded rental assistance and eviction prevention programs will continue to help at-risk households maintain stable housing, avoiding the traumatic cycle of homelessness.

The City of Hemet will also work with local landlords and property managers to encourage participation in rental assistance programs, ensuring that affordable units remain available for low-income households. The City will advocate for landlord incentives and financial protections to reduce barriers to renting to Section 8 voucher holders and formerly homeless individuals.

Addressing homelessness in Hemet requires a collaborative, multi-sector approach that integrates housing solutions with supportive services. Through regional cooperation, targeted outreach, expanded shelter capacity, rental assistance, and long-term housing solutions, the City is working to reduce homelessness, prevent at-risk households from becoming homeless, and ensure that the most vulnerable residents have access to stable, permanent housing.

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

Introduction:

The City of Hemet recognizes that several barriers to affordable housing development and access exist, limiting the ability of low- and moderate-income households to secure stable, affordable housing. These barriers include high housing costs, limited developable land, regulatory constraints, infrastructure deficiencies, and economic challenges that impact housing affordability and production. Additionally, factors such as zoning restrictions, development fees, and community opposition can further delay or prevent the construction of affordable housing units.

The 2025-2026 program year will focus on identifying and addressing these barriers through policy changes, financial incentives, and strategic partnerships with housing developers and nonprofit organizations. The City will work to streamline development processes, advocate for funding opportunities, and implement strategies that encourage the construction and preservation of affordable housing.

The following section outlines the primary barriers to affordable housing in Hemet and the actions the City will take to mitigate these challenges during the upcoming year.

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 City of Hemet is committed to reducing regulatory and financial barriers that hinder the development and availability of affordable housing. Many of these barriers stem from land use policies, zoning regulations, development fees, and growth limitations that can increase the cost of housing production and restrict the supply of affordable units. In the 2025-2026 program year, the City will implement several policy changes, incentives, and strategic initiatives to encourage affordable housing development and preservation.

1. Streamlining Land Use and Zoning Regulations

The City will review and amend zoning ordinances to facilitate the development of affordable housing. This includes allowing higher-density residential projects in strategic areas, reducing parking requirements for affordable units, and promoting mixed-use development in commercial zones. The City will also encourage the development of Accessory Dwelling Units (ADUs) by simplifying permitting requirements and waiving impact fees for ADUs that provide affordable rental options.

2. Reducing Development Fees and Expediting the Approval Process

High development fees and lengthy approval processes contribute to the high cost of housing production. The City will evaluate opportunities to reduce or defer development impact fees for affordable housing projects and establish a fast-track permitting process for developments that include

low-income housing. Additionally, the City will explore fee waivers or reductions for nonprofit housing developers constructing affordable units.

3. Expanding Incentives for Affordable Housing Development

To attract developers and encourage investment in affordable housing, the City will explore additional density bonuses, reduced parking requirements, and flexible design standards for projects that include affordable units. The City will also support the use of state and federal tax credits (such as the Low-Income Housing Tax Credit [LIHTC] program) and promote Public-Private Partnerships (P3s) to leverage additional funding sources for affordable housing development.

4. Supporting Fair Housing and Tenant Protections

The City will continue to enforce fair housing policies to prevent discriminatory practices that limit access to affordable housing. It will work with legal aid organizations and fair housing agencies to provide tenant advocacy services, landlord-tenant mediation, and legal assistance for renters facing eviction or discrimination.

5. Encouraging Infrastructure Investment to Support Housing Growth

Infrastructure deficiencies, such as inadequate roads, sewer capacity, and utility access, can limit residential development. The City will work with regional and state agencies to secure infrastructure grants that support affordable housing projects. Additionally, CDBG funds may be used to improve public infrastructure in low-income neighborhoods, making these areas more suitable for future housing development.

6. Promoting Sustainable and Affordable Housing Solutions

The City will encourage the development of energy-efficient and sustainable housing to reduce long-term utility costs for low-income residents. This includes supporting green building initiatives, weatherization programs, and solar energy incentives for affordable housing developments.

7. Collaborating with Nonprofits and Housing Developers

The City will actively partner with nonprofit housing organizations, community development corporations, and private developers to facilitate affordable housing projects. It will work with these entities to secure state and federal funding, identify surplus public land for affordable housing, and provide technical assistance for project financing.

8. Updating the Housing Element and Monitoring Progress

As part of the City's 6th Cycle Housing Element (2021-2029), Hemet will continue to evaluate the effectiveness of its housing policies and make adjustments as needed. The City will regularly monitor affordable housing production, zoning reforms, and funding allocations to ensure that progress is being made toward addressing housing needs.

Discussion:

The City of Hemet recognizes that affordable housing development faces multiple barriers related to zoning regulations, development costs, land availability, and infrastructure limitations. These factors not only restrict the construction of new affordable housing but also contribute to housing cost burdens for low- and moderate-income residents. In response, the City is actively working to reduce regulatory barriers, streamline development processes, and expand financial incentives to encourage the production and preservation of affordable housing.

One of the primary challenges in Hemet is zoning and land use regulations, which can limit housing density and increase development costs. Certain zoning ordinances restrict multifamily development in key areas, making it difficult to construct housing at affordable price points. To address this, the City is exploring zoning amendments to allow higher-density residential projects, mixed-use developments, and Accessory Dwelling Units (ADUs) in more areas. These changes will increase housing supply, promote infill development, and create more affordable rental options.

Another significant barrier is the cost of development fees and permitting processes, which can deter private developers from investing in affordable housing projects. The City is working to reduce or defer development impact fees for affordable housing, expedite permitting for projects that include low-income units, and explore financial incentives such as density bonuses and tax abatements. By easing financial burdens on developers, the City hopes to encourage new affordable housing construction and rehabilitation projects.

Limited infrastructure capacity in certain areas also poses a challenge, as some neighborhoods lack the necessary roadway, sewer, and utility infrastructure to support new housing developments. The City plans to leverage state and federal grants, including CDBG funding, to invest in infrastructure improvements that will facilitate housing growth in targeted areas. Additionally, the City will continue to work with regional agencies and private developers to finance infrastructure expansions that support new residential projects.

Housing affordability is further impacted by rising construction costs, land availability constraints, and economic conditions. While the City cannot directly control market forces, it can play a role in creating incentives for private and nonprofit developers to build affordable housing. Hemet is exploring partnerships with community development corporations, housing nonprofits, and private investors to leverage additional funding sources such as Low-Income Housing Tax Credits (LIHTC) and state housing grants. These efforts aim to make affordable housing development more financially viable.

Another key concern is tenant protections and fair housing access, as many low-income renters face discrimination, eviction threats, and challenges securing affordable rental units. The City is working with fair housing organizations and legal aid providers to ensure that tenants understand their rights and receive support in cases of discrimination or housing instability. Programs that provide rental assistance, eviction prevention, and landlord-tenant mediation will continue to be a priority in the coming year.

Overall, the City of Hemet remains committed to addressing barriers to affordable housing through zoning reform, fee reductions, infrastructure investment, and collaborative partnerships. By implementing these strategies, the City aims to expand housing opportunities, improve affordability, and create a more inclusive housing market for all residents.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Hemet is committed to implementing a comprehensive approach to addressing community development needs, affordable housing, and homelessness prevention through strategic partnerships and targeted investments. In addition to the initiatives outlined in previous sections, the City will undertake several key actions to address underserved needs, foster affordable housing development, reduce lead-based paint hazards, improve institutional coordination, and enhance anti-poverty strategies.

Through Community Development Block Grant (CDBG) funds and collaboration with local, regional, and state agencies, the City aims to expand housing opportunities, improve access to essential services, and promote long-term economic stability for low- and moderate-income residents. The following sections outline specific actions the City will take during the 2025-2026 program year to further these objectives.

Actions Planned to Address Obstacles to Meeting Underserved Needs

The City of Hemet acknowledges that limited financial resources, lack of affordable housing, and gaps in supportive services create obstacles to meeting the needs of underserved populations, including low-income families, seniors, persons with disabilities, and individuals experiencing homelessness. To address these challenges, the City will continue to leverage federal, state, and local funding while expanding partnerships with nonprofit organizations, housing agencies, and service providers.

One of the primary strategies for overcoming obstacles is enhancing outreach and accessibility of social services. The City will work with community partners to improve public awareness of available resources, including rental assistance, food security programs, and healthcare services. Additionally, CDBG funds will be used to support homeless services, economic development initiatives, and infrastructure improvements that benefit low- and moderate-income residents.

The City will also work to reduce language and mobility barriers by ensuring that vital housing and service information is available in multiple languages and accessible to persons with disabilities. Expanding digital access to resources and partnering with faith-based organizations and grassroots community groups will help ensure that hard-to-reach populations receive the assistance they need.

To address the gap in affordable housing and emergency shelter availability, Hemet will continue to advocate for state and federal housing grants, explore public-private partnerships for housing development, and support nonprofit organizations that provide emergency shelter and supportive housing services.

Actions Planned to Foster and Maintain Affordable Housing

The City of Hemet will implement multiple strategies to preserve, maintain, and expand affordable housing opportunities. One of the primary actions is to support housing rehabilitation programs that assist low-income homeowners in making critical repairs to their homes. CDBG-funded rehabilitation grants and loans will be available to help with roof repairs, plumbing, electrical updates, and accessibility modifications to ensure that low-income residents can remain safely housed.

To encourage the development of new affordable housing, the City will continue to seek funding through programs such as Low-Income Housing Tax Credits (LIHTC), the Permanent Local Housing Allocation (PLHA), and other state and federal housing assistance programs. The City will also explore ways to streamline the permitting process for affordable housing developments, reduce impact fees for qualifying projects, and encourage the construction of Accessory Dwelling Units (ADUs) as a means of increasing affordable rental housing stock.

Maintaining existing affordable housing is equally important. The City will monitor publicly assisted rental housing units to prevent displacement due to expiring affordability covenants. Collaboration with local landlords and housing authorities will help ensure that rental units remain affordable and accessible to low-income households. Additionally, the City will enforce fair housing laws to prevent discrimination and unlawful evictions, ensuring that vulnerable populations are protected.

Actions Planned to Reduce Lead-Based Paint Hazards

Lead-based paint exposure remains a concern for households living in older housing units, particularly those built before 1978. To reduce health risks associated with lead exposure, the City of Hemet will integrate lead hazard assessments and abatement efforts into its housing rehabilitation programs. Any CDBG-funded housing rehabilitation projects will include a lead risk evaluation, and, where necessary, remediation measures such as paint stabilization, window replacements, and full lead abatement will be implemented.

The City will also increase awareness and education efforts regarding lead hazards by providing informational materials to homeowners, landlords, and tenants about the dangers of lead-based paint, proper maintenance practices, and available testing services. Outreach will be particularly targeted toward low-income families with young children, who are at the highest risk of lead poisoning.

To further mitigate risks, the City will work with local health agencies and certified lead abatement professionals to ensure that any renovation, repair, or demolition projects comply with HUD and EPA lead safety standards. By integrating lead hazard reduction efforts into existing housing initiatives, the City will help create safer living environments for vulnerable residents and protect future generations from lead exposure risks.

Actions Planned to Reduce the Number of Poverty-Level Families

The City of Hemet is committed to reducing poverty and promoting economic self-sufficiency for low-income families through job training, financial literacy programs, rental assistance, and access to essential services. One of the primary strategies for addressing poverty is to support workforce development initiatives that help residents gain the skills needed to secure higher-paying jobs. The City will work with local job training centers, community colleges, and workforce development agencies to connect low-income individuals with employment opportunities, career counseling, and job readiness programs.

The City will continue to invest CDBG funds into economic development programs that provide financial assistance to small businesses and microenterprises. By supporting small businesses, the City aims to stimulate local job creation and expand employment opportunities for residents at risk of poverty. Additionally, programs that provide entrepreneurial training and small business grants will be promoted to help residents become self-sufficient through business ownership.

Rental assistance and housing stabilization programs will also play a critical role in helping families maintain stable housing and avoid financial hardship. By supporting rental assistance programs, eviction prevention services, and case management programs, the City will work to ensure that low-income families are not forced into homelessness due to economic challenges.

Childcare affordability is another barrier that impacts low-income working families. The City will coordinate with nonprofit organizations and childcare providers to ensure that affordable childcare options are available, allowing parents to enter and remain in the workforce without financial strain.

The City will also expand financial literacy programs and credit counseling services to help families manage their finances, improve credit scores, and prepare for homeownership. By integrating job training, small business support, financial education, and housing stability programs, the City aims to break the cycle of poverty and provide long-term economic opportunities for struggling families.

Actions Planned to Develop Institutional Structure

The City of Hemet recognizes the importance of a strong institutional framework for effectively delivering housing, economic development, and social services. To improve efficiency, accountability, and collaboration, the City will continue to develop its institutional capacity by enhancing partnerships with local, regional, and state agencies involved in housing and community development.

One of the primary actions planned is to strengthen coordination between city departments, nonprofit organizations, housing developers, and service providers to ensure that resources are effectively allocated and duplication of services is minimized. The City will participate in regional housing and homelessness task forces, working closely with the Housing Authority of the County of Riverside (HACR) and the Riverside County Continuum of Care (CoC) to align efforts and maximize impact.

The City will also focus on improving data collection and performance tracking to better assess the effectiveness of its programs. By leveraging the Homeless Management Information System (HMIS) and

other data-sharing platforms, the City can monitor progress, identify service gaps, and make data-driven decisions on funding priorities.

To strengthen institutional capacity, the City will provide training and technical assistance to staff, service providers, and nonprofit partners to improve grant management, compliance with HUD regulations, and program implementation. These efforts will ensure that resources are efficiently utilized, funding is effectively administered, and community development initiatives are sustainable over the long term.

Actions Planned to Enhance Coordination Between Public and Private Housing and Social Service Agencies

The City of Hemet understands that coordination between public and private sectors is essential to creating a more effective and sustainable housing and social service system. The City will work to enhance collaboration between public housing agencies, nonprofit organizations, private developers, and social service providers to ensure that affordable housing and supportive services are accessible and well-integrated.

One of the key actions planned is strengthening partnerships with the Housing Authority of the County of Riverside (HACR) to expand rental assistance programs, increase affordable housing options, and improve access to supportive services for low-income tenants. The City will also collaborate with nonprofit housing developers and private sector partners to leverage funding sources such as Low-Income Housing Tax Credits (LIHTC), state housing grants, and private investments to increase the supply of affordable housing.

To enhance service coordination, the City will actively participate in regional meetings, interagency task forces, and policy discussions with organizations that address homelessness, mental health services, senior care, and disability support. By fostering stronger relationships with healthcare providers, workforce development agencies, and community organizations, the City can ensure that low-income residents have access to comprehensive support services that help them maintain stable housing and financial independence.

The City will also facilitate regular stakeholder meetings and public forums to improve communication between housing providers, landlords, tenant advocates, and social service agencies. This collaborative approach will help ensure that affordable housing projects are developed in alignment with community needs, funding opportunities are fully utilized, and service delivery is coordinated across multiple sectors.

Through strategic partnerships, improved data-sharing, and a focus on integrated service delivery, the City of Hemet will work to strengthen coordination between public and private entities, expand affordable housing opportunities, and enhance access to essential social services.

Discussion:

The City of Hemet is committed to addressing the complex challenges associated with poverty, affordable housing, and social service accessibility through a multi-faceted approach that enhances collaboration between public agencies, private organizations, and nonprofit service providers. The City's planned actions focus on reducing poverty, strengthening institutional capacity, and improving coordination between housing and social service agencies to ensure that low-income residents receive the necessary support to achieve housing stability and economic independence.

One of the primary challenges in reducing poverty is the limited access to job training, employment opportunities, and financial resources for low-income households. Many residents face barriers to upward mobility, including lack of childcare, transportation difficulties, and limited workforce skills. To address these challenges, the City will support workforce development initiatives, small business growth, and financial literacy programs that help residents gain the skills needed for higher-paying jobs and financial self-sufficiency. The City's CDBG-funded economic development programs will focus on assisting small businesses, expanding job opportunities, and promoting entrepreneurship as a means of long-term poverty reduction.

Institutional capacity is another key area where the City is working to improve efficiency and impact. Strengthening the City's partnerships with regional and state agencies, service providers, and housing developers is essential to ensuring that affordable housing and social service programs are effectively implemented and accessible to those in need. The City plans to enhance data collection efforts, streamline grant administration processes, and provide technical assistance to nonprofits and service providers to improve service delivery and coordination. Interagency collaboration will be prioritized to maximize funding opportunities and minimize duplication of efforts.

The lack of affordable housing and rental assistance options continues to be a significant challenge for many low-income residents. To address this, the City will work closely with the Housing Authority of the County of Riverside (HACR) and nonprofit developers to identify opportunities for new affordable housing construction, rehabilitation of existing units, and expansion of rental assistance programs. By leveraging state and federal funding sources such as Low-Income Housing Tax Credits (LIHTC), Permanent Local Housing Allocation (PLHA), and HUD programs, the City aims to increase the supply of affordable housing and prevent displacement of vulnerable populations.

Collaboration between public and private housing agencies and social service organizations is critical to ensuring that residents receive comprehensive support services that go beyond housing. The City will work to improve coordination between housing providers, mental health services, substance abuse treatment programs, and workforce development agencies to create an integrated approach to housing stability. This includes hosting stakeholder meetings, participating in regional task forces, and actively engaging with landlords and property owners to expand rental housing opportunities for low-income tenants.

Program Specific Requirements

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
 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
 3. The amount of surplus funds from urban renewal settlements
 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.
 5. The amount of income from float-funded activities
- Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(I)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

Appendix - Alternate/Local Data Sources

1	Data Source Name HUD FMR and Home Rents 2019
	List the name of the organization or individual who originated the data set. Housing and Urban Development
	Provide a brief summary of the data set. Reflects the fair median ratefor Riverside County by number of bedrooms.
	What was the purpose for developing this data set? Reflects the fair median ratefor Riverside County
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Location for Riverside County
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019
	What is the status of the data set (complete, in progress, or planned)? complete
	2
Data Source Name Housing Inventory Count 2019	
List the name of the organization or individual who originated the data set. Riverside County - Continuum of Care (HMIS department)	
Provide a brief summary of the data set. Facilities and Housing Targeted to Homeless Households.	
What was the purpose for developing this data set? To complete Table 40	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? To the extent provided by HMIS, yes it is comprehensive.	
What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019	

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete as provided by Riverside County HMIS</p>
3	<p>Data Source Name</p> <p>2019 Point in Time Count and Survey (estimates)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Riverside County</p>
	<p>Provide a brief summary of the data set.</p> <p>Estimate of number of homeless individuals for a point in time count in the City of Hemet and County of Riverside.</p>
	<p>What was the purpose for developing this data set?</p> <p>To get an estimate of the number of home less individuals in the City of Hemet and County of Riverside.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2019 - The Point-In-Time Count is usually done in the month of January (one day count)</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>It is a one day count of homeless individuals in the City of Hemet and County of Riverside by volunteers.</p> <p>An enhanced count methodology that covered a wider area within the allotted count time, increased efficiency through use of a mobile web-based technology instead of paper surveys, implementation of revised survey questions to follow HUD guidelines (e.g., chronic homeless, domestic violence), planned targeting of encampment sites, an increased number of volunteers (more than 700), and increased participation from city leadership</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Count of visible homeless individuals in a point in time as a snapshot of homeless population.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Unsheltered individuals visible to count.</p>
4	<p>Data Source Name</p> <p>2011-2015 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>American Community Survey</p>
	<p>Provide a brief summary of the data set.</p> <p>Census data to provide a low/moderate income percentage.</p>

	<p>What was the purpose for developing this data set?</p> <p>To get the city-wide low/moderate income percentage for the City of Hemet.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Pulled for the City of Hemet.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2011-2015 ACS data.</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>2013-2017 ACS</p> <p>List the name of the organization or individual who originated the data set.</p> <p>American Community Survey</p> <p>Provide a brief summary of the data set.</p> <p>Reflects the occupied housing units, percent occupied by household type.</p> <p>What was the purpose for developing this data set?</p> <p>Used for Occupancy characteristics Used for NA-30 Disproportionately Greater Need Discussion</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Pulled for the City of Hemet.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 ACS 5-year estimate</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>Climate Change Impacts in the United States</p> <p>List the name of the organization or individual who originated the data set.</p> <p>GlobalChange.gov</p>

	<p>Provide a brief summary of the data set.</p> <p>Chapter 20 Southwest - focuses on the climate changes in the Southwest region of the United States.</p>
	<p>What was the purpose for developing this data set?</p> <p>Global Change did a Third National Climate Assessment that looks at observed and projected climate change with each region of the United States.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Focuses on the geographic area of the Southwest region of the U.S. in which the State of California is located.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014 Report</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>2014-2018 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>American Community Survey</p>
	<p>Provide a brief summary of the data set.</p> <p>Reflects the ethnicity or race by numbers in the census tract.</p>
	<p>What was the purpose for developing this data set?</p> <p>Used for Poverty Rate by census tract</p> <p>Used for Minority Rate by census tract</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>For the City of Hemet</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014-2018</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
8	<p>Data Source Name</p> <p>NCEI State Climate Studies - California</p>

<p>List the name of the organization or individual who originated the data set.</p> <p>National Oceanic and Atmospheric Administration – National Centers for Environmental Information</p>
<p>Provide a brief summary of the data set.</p> <p>This is a report from NOAA National Center for Environmental Information on climate studies for the State of California.</p> <p>https://statesummaries.ncics.org/chapter/ca/</p> <p>www.ncei.noaa.gov</p>
<p>What was the purpose for developing this data set?</p> <p>NOAA NCEI did a study on climate changes in California.</p> <p>Used for MA-65 Hazard Mitigation.</p>
<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>State of California</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2016 report</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>