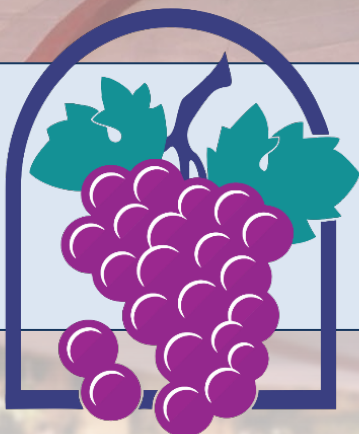




Draft Consolidated  
Annual Performance  
& Evaluation Report

FY2020-2021



Public Review & Comment  
September 15, 2021

**RANCHO  
CUCAMONGA**



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# Version History

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No.	Summary of Changes			
1	Published Draft for Public Comment:	8/27/21	Sent to HUD for Approval:	
	Conducted Public Hearing:	9/15/21	Approved by HUD:	
	Original 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER).			

# Evaluation of Performance

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Rancho Cucamonga's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG) funds. The CDBG program provides a wide range of eligible activities that provide decent housing, suitable living environments and expanded economic opportunities for low- and moderate-income persons.

The five-year Consolidated Plan establishes priorities and goals used to guide decisions about the specific projects and activities that receive CDBG funding every year in the Annual Action Plan. The City of Rancho Cucamonga implements some projects and activities directly and awards grants or loans to non-profit or public organizations that implement programs in furtherance of the Consolidated Plan goals.

This CAPER provides the City's progress report for the first Program Year of the 2020-2024 Consolidated Plan, covering the period from July 1, 2020, to June 30, 2021. For the 2020-2021 Program Year, the City received \$1,027,974 of CDBG funds from HUD. When combined with program income and available prior year resources, the 2020-2021 Action Plan allocated \$1,346,469 of CDBG funds to local projects. Together with other federal, state and local investments, HUD resources allowed the City and its partners to address the high priority needs identified in the 2020-2024 Consolidated Plan.

Table 1 provides a summary of the five-year goals, one-year goals, and one-year accomplishments for the period ending June 30, 2021, arranged by each of the Strategic Plan Goals included in the 2020-2024 Strategic Plan of the Consolidated Plan.

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

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

Goal	Category	20-21 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2020-2021 Program Year 1		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Fair Housing Services	Affordable Housing	\$20,000	Public service activities other than low-mod income housing benefit	Other	2,000	562	28.1%	400	562	140.5%
Public Services	Non-Housing Community Development	\$148,000	Public service activities other than low-mod income housing benefit	Persons assisted	5,000	1,745	34.9%	1,000	1,745	174.5%
Affordable Housing Preservation	Affordable Housing	\$399,876	Homeowner housing rehabilitated	Household housing unit	100	4	4%	25	4	16%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	\$593,000	Public facility or infrastructure activities other than low-mod income housing benefit	Persons assisted	25,000	16,330	65.3%	5,000	16,330	326%

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

Each of the housing, public service, and capital improvement activities receiving CDBG funds in the City's Action Plan address specific high priority needs identified in the 2020-2024 Consolidated Plan. Table 1 on the previous page provides a summary of the City's accomplishments and the one- and five-year goals of the 2020-2021 Action Plan and the 2020-2024 Consolidated Plan, respectively, as of June 30, 2021. Based on the information in Table 1, the City and its housing and community development partners made progress towards each of the goals included in the 2020-2021 Action Plan.

The 2020-2021 Action Plan addresses each of the high priority needs identified in the 2020-2024 Consolidated Plan. The program accomplishments for each category are discussed below:

- **Fair Housing Services:** Inland Fair Housing and Mediation Board provided 562 Rancho Cucamonga residents with fair housing and landlord-tenant mediation services.
- **Public Services:** Four non-profit organizations and two City Departments provided a range of services to Rancho Cucamonga seniors, survivors of domestic violence, and low- and moderate-income families including but not limited to providing meals to 474 elderly individuals, homeless prevention services to 239 people, domestic violence shelter and counseling services for 111 Rancho Cucamonga residents, access to food bank services for 690 residents, nutritional health services to 131 people, and skilled care for 100 Rancho Cucamonga homebound seniors.
- **Affordable Housing Preservation:** The City of Rancho Cucamonga Home Improvement Program completed 4 housing rehabilitations for low- and moderate-income homeowners to address deficient housing conditions.
- **Public Facilities and Infrastructure Improvements:** Each of the six public facilities and infrastructure improvement projects approved in the 2020-2021 Action plan were delayed because of COVID-19 public health orders. The projects have resumed and will be completed during the 2021-2022 Program Year. More specifically the School Crosswalk Improvements and Westerly Sidewalk Improvements projects are anticipated to be completed during the first quarter of this year, with initial payments to the contractor occurring on September 1, 2021. The City will hold the retention payment until the final inspection is completed. As such, both of these activities will be marked complete in the subsequent CAPER.

Each of the activities that were underway during the 2020-2021 Program Year are listed in Figure 1 on the following page, including the amount of CDBG funds allocated to the activity and the amount spent as of June 30, 2021. Figure 2 provides the numeric accomplishment goal for each activity and the level of accomplishment as of June 30, 2021.

Figure 1 - Use of CDBG Funds

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/20	Percent Spent
<b>1. Fair Housing Services</b>				
IFHMB - Fair Housing Services	CDBG	\$20,000	\$20,000	100.0%
	<b>Subtotal</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>100.0%</b>
<b>2. Public Services</b>				
RC CMO: Bringing Health Home	CDBG	\$17,628	\$17,574.31	99.5%
RC CMO: CASA	CDBG	\$11,372	\$11,372	100.0%
RC CSD: Food Bank	CDBG	\$15,000	\$10,142.11	67.6%
RC CSD: Senior Activities	CDBG	\$14,000	\$13,622.99	97.3%
RC PW: Graffiti Removal	CDBG	\$15,000	\$10,492.34	69.9%
House of Ruth: Domestic Violence Services and Protection	CDBG	\$10,000	\$10,000	100.0%
FSA: Senior Nutrition	CDBG	\$15,000	\$15,000	100.0%
FFS: Help Desk	CDBG	\$7,500	\$7,500	100.0%
FFS: 120-day Stepping Stones	CDBG	\$7,500	\$7,500	100.0%
Inland Valley Hope Partners: Food Security / Family Stabilization	CDBG	\$15,000	\$15,000	100.0%
YMCA: Senior Transportation	CDBG	\$20,000	\$0.00	0.0%
	<b>Subtotal</b>	<b>\$148,000</b>	<b>\$118,203.75</b>	<b>79.9%</b>
<b>3. Affordable Housing Preservation</b>				
RC PD: Home Improvement Program	CDBG	\$399,876	\$145,902.65	36.5%
	<b>Subtotal</b>	<b>\$399,876</b>	<b>\$145,902.65</b>	<b>36.5%</b>
<b>4. Public Facilities and Infrastructure Improvements</b>				
RC PW: Sidewalk Grinding	CDBG	\$45,700	\$25,974.74	56.8%
RC ES: School Crosswalk Improvements	CDBG	\$247,300	\$0.00	0.0%
RC ES: Westerly Sidewalk Improvements	CDBG	\$240,000	\$0.00	0.0%
RC ES: Foothill Sidewalk Improvements	CDBG	\$10,000	\$0.00	0.0%
RC ES: Pecan Ave Street Improvements	CDBG	\$25,000	\$9,865.00	39.5%
RC ES: Whittram Street Improvements	CDBG	\$25,000	\$12,815.00	51.3%
	<b>Subtotal</b>	<b>\$593,000</b>	<b>\$48,654.74</b>	<b>8.2%</b>
<b>5. Planning and Administration</b>				
CDBG Program Administration	CDBG	\$185,593	\$123,257.61	66.4%
	<b>Subtotal</b>	<b>\$185,593</b>	<b>\$123,257.61</b>	<b>66.4%</b>
	<b>Total</b>	<b>\$1,346,469</b>	<b>\$456,018.75</b>	<b>33.9%</b>

*NOTE: Some CDBG expenditures are subject to change during the first week of September as the City accrues expenses for 2020-2021. This table will be updated prior to submission to HUD.*



Figure 2 - Program Year Accomplishments by Strategic Plan Goal

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual
<b>1. Fair Housing Services</b>			
IFHMB - Fair Housing Services	People	400	562
<b>2. Public Services</b>			
RC CMO: Bringing Health Home	People	60	63
RC CMO: CASA	People	150	68
RC CSD: Food Bank	People	400	526
RC CSD: Senior Activities	People	150	100
RC PW: Graffiti Removal	People		
House of Ruth: Domestic Violence Services and Protection	People	100	111
FSA: Senior Nutrition	People	525	474
FFS: Help Desk	People	75	182
FFS: 120-day Stepping Stones	People	18	57
Inland Valley Hope Partners: Food Security / Family Stabilization	People	275	164
YMCA: Senior Transportation	People	120	0
<b>3. Affordable Housing Preservation</b>			
RC PD: Home Improvement Program	Household Unit	25	4
<b>4. Public Facilities and Infrastructure Improvements</b>			
RC PW: Sidewalk Grinding	People	16,330	16,330
RC ES: School Crosswalk Improvements	People	16,330	0
RC ES: Westerly Sidewalk Improvements	People	16,330	0
RC ES: Foothill Sidewalk Improvements	People	16,330	0
RC ES: Pecan Ave Street Improvements	People	16,330	16,330
RC ES: Whittram Street Improvements	People	16,330	16,330
<b>5. Planning and Administration</b>			
CDBG Program Administration	N/A	N/A	N/A

*NOTE: The actual goals figure represents the number of unduplicated persons assisted. Some received multiple or ongoing services throughout the year, such as the clientele for the help desk and food bank programs. Construction of the School Crosswalk Improvements and Westerly Sidewalk Improvements projects are anticipated to be completed during the first quarter of the 2021-2022 Program Year. Therefore, those projects will be reported as "complete" in the 2021-2022 CAPER.*

## COVID-19 Allocations

In response to the COVID-19 pandemic, Congress passed the Coronavirus Aid, Relief, and Economic Securities (CARES) Act and it was signed into law on March 27, 2020 authorizing \$2.2 trillion for a variety of measures to prevent, prepare for, and respond to the COVID-19 pandemic. Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Rancho Cucamonga. In total, the City received \$1,591,323 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 pandemic.

CDBG-CV funds were used by the City of Rancho Cucamonga to address housing and economic development needs of Rancho Cucamonga residents. The housing component of these activities included short-term rental and utility assistance to income eligible households. The economic development components included financial assistance in the form of grants to small businesses and microenterprises.

Pursuant to the CARES Act, HUD awarded formula grant allocations of CDBG-CV funds to CDBG entitlement jurisdictions in two funding rounds. Several months elapsed between funding announcements. Accordingly, it was necessary for the City to amend its 2019-2020 Action Plan three times over a one-year period to receive CARES Act funds as follows:

- On August 5, 2020, the City Council approved Amendment No.1 to the 2019-2020 Action Plan to authorize the use of the first allocation of CDBG-CV funds in the amount of \$604,816 for programs to address housing insecurity;
- On November 18, 2020, the City Council approved Amendment No. 2 to the 2019-2020 Action Plan to authorize the use of the second allocation of CDBG-CV funds in the amount of \$986,507 for programs to address economic insecurity; and
- On July 16, 2021, the City completed a minor amendment to the 2019-2020 Action Plan to recalibrate the budgets of the small business and microenterprise assistance activities based on the level of demand for each of the respective programs.

CDBG-CV funds must be fully spent by June 24, 2026. The City of Rancho Cucamonga made significant progress toward the expenditure goal during the 2020-2021 Program Year. Each of the CDBG-CV activities approved by the City Council are summarized in Figures 3 and 4 on the following pages.

Figure 3 - Use of CDBG-CV Funds

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/20	Percent Spent
<b>1. COVID-19 Response</b>				
Emergency Housing Assistance	CDBG-CV	\$932,823	\$849,763.92	91.1%
Small Business Assistance	CDBG-CV	\$858,500	\$0	0%
Microenterprise Assistance	CDBG	\$128,007	\$0	0%
<b>Total</b>		<b>\$1,919,330</b>	<b>\$849,763.92</b>	<b>44.3%</b>

*NOTE: All activities are from the 2019-2020 CDBG-CV Action Plan amendments. The Small Business and Microenterprise activities were launched in April of 2021 and will not report accomplishments until October 10, 2021.*

Figure 4 - Program Year Accomplishments for COVID-19 Funds

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual
<b>1. COVID-19 Response</b>			
Emergency Housing Assistance	Households	139	175
Small Business Assistance	Jobs	38	0
Microenterprise Assistance	Businesses	11	0

*NOTE: All activities are from the 2019-2020 CDBG-CV Action Plan amendments. The Small Business and Microenterprise activities were launched in April of 2021 and will not report accomplishments until October 10, 2021.*

## CR-10 - Racial and Ethnic composition of families assisted

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

**Table 2 - Assistance to Racial and Ethnic Population by Source of Funds**

	CDBG
White	820
Black or African American	208
Asian	128
American Indian or Alaskan Native	19
Native Hawaiian or Other Pacific Islander	11
American Indian/Alaskan Native & White	7
Asian & White	1
Black or African American & White	2
Other Multi-Racial	148
<b>Total</b>	<b>1,344</b>
Hispanic	429
Non-Hispanic	915

*\*Note: The data in this table is supplied by HUD's database and reports from the Inland Fair Housing and Mediation Board. The figures in this table represent the sum of the reported number of people, families, households, or housing units reported during the Program Year, without regard to the number of people in each family, household or housing unit.*

### Narrative

Table 2 provides an aggregate of race and ethnicity data for the combined number of people, families, households, or housing units served during the Program Year based on accomplishment data from all CDBG activities reported in HUD's Integrated Disbursement and Information System (IDIS).

## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

**Table 3 - Resources Made Available**

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$1,346,469	\$456,018.75

*NOTE: This table generated by HUD's database provides the resources made available in the 2020-2021 Action Plan and the total CDBG expenditures during the 2020-2021 Program Year. The amount expended includes prior year activities that were completed during the 2020-2021 Program Year.*

### Narrative

The 2020-2021 HUD formula grant resources allocated in the Action Plan for the implementation of projects are identified in Table 3. The total CDBG resources allocated in the 2020-2021 Action Plan includes \$1,346,469 of CDBG funds. Together with other federal, state, and local investments, these resources allowed the City and its partners to address the high priority needs identified in the 2020-2024 Consolidated Plan.

Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Rancho Cucamonga. In total, the City received \$1,591,323 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 pandemic.

Identify the geographic distribution and location of investments

**Table 4 - Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100%	100%	All projects are citywide

### Narrative

During the 2020-2021 Program Year, the City allocated 100 percent of its non-administrative CDBG funds to projects and activities that benefit low- and moderate-income persons throughout the City of Rancho Cucamonga. It is important to note that due to the nature of certain public service activities such as Graffiti Removal and the Farmer's Market, those are generally limited to the eligible low- and moderate-income areas, while most other public services are available citywide.

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

To address housing and community development needs in Rancho Cucamonga, CDBG entitlement grants are used to leverage a variety of funding resources to maximize the effectiveness of available funds. The CDBG public service activities leveraged private, state, and other federal funds to deliver services for low- and moderate-income people.

During the program year, the City did not identify and did not use any publicly owned land or property located within the jurisdiction to address the needs identified in the Consolidated Plan. The City does not currently own land or property that is suitable for use in addressing the needs identified in the Consolidated Plan. Additional leveraging opportunities include, but are not limited to, those listed below.

#### **Federal Resources**

- Continuum of Care (CoC) Program
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Housing Opportunities for Persons with AIDS (HOPWA)

#### **State Resources**

- Building Equity and Growth in Neighborhoods Program (BEGIN)
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program

#### **Local Resources**

- Housing Authority of the County of San Bernardino (HACSB)
- Southern California Home Financing Authority (SCHFA) Funding

#### **Private Resources**

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Private Contributions

#### **Matching Requirements**

The CDBG program does not require matching funds.

## CR-20 - Affordable Housing 91.520(b)

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

**Table 5 - Number of Households**

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	25	4
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>25</b>	<b>4</b>

**Table 6 - Number of Households Supported**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	25	4
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>25</b>	<b>4</b>

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

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes. As such, preservation of affordable housing was identified as a high priority need in the 2020-2024 Consolidated Plan and Strategic Plan goals were established to provide the framework necessary to invest CDBG funds to address affordable housing needs including the rehabilitation of existing homes.

Tables 5 and 6 indicate the number of households supported with affordable housing assistance through the CDBG program during the 2020-2021 Program Year.

Affordable housing renovations are typically multi-year projects and are subject to the ability to secure funding from various sources. Often, the ability to meet the anticipated goals is dictated by various factors that can create disparities between goals and actual outcomes such as: funding availability, rising costs of raw materials, timing, and project schedules. Unexpected challenges are commonly encountered during the repair phase of the project which causes delays that impact project delivery.

In addition, the City continues to address affordable housing needs via its participation in the HOME Consortium and through fair housing services to ensure equal access to housing opportunities for low- and moderate-income people.

### **Discuss how these outcomes will impact future annual action plans.**

The 2020-2024 Consolidated Plan identified a high priority need to preserve the supply to affordable housing. During the 2020-2021 Program Year, the City of Rancho Cucamonga invested CDBG funds in the rehabilitation of 4 owner-occupied housing units.

In future Action Plans, the City anticipates continuing to invest CDBG funds to address the rehabilitation of existing substandard housing. As community needs change the City may need to undertake additional activities to best achieve the City's ability to meet its affordable housing goals. All future Annual Action Plans will provide additional information on any on-going affordable housing activities and the City will continue to assess and determine affordable housing needs that best utilize available funding sources.



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

**Table 7 - Number of Households Served**

Number of Households Served	CDBG Actual
Extremely Low-income	0
Low-income	2
Moderate-income	2
<b>Total</b>	<b>4</b>

### Narrative Information

The 2020-2024 Consolidated Plan identified a high priority need to preserve the supply of affordable owner-occupied housing. To preserve housing that is already affordable to low- and moderate-income homeowners, the City’s Home Improvement Program provided grants and loans to 4 households during the Program Year. The 4 households served included 2 low-income households and 2 moderate-income households.

To address what HUD defines as “worst case housing need” the City provided funds in the 2020-2021 Action Plan for the preservation of the physical and functional integrity of existing housing units occupied by low- and extremely low-income residents who would otherwise continue to live in substandard housing because they were not in the financial position to properly maintain their home. This includes attempts to meet the needs of persons with disabilities by making necessary improvements which aid the mobility of the elderly and physically disabled such as shower units with seats, handrails, ramping and reconstructing doorways.

Addressing substandard housing conditions through housing preservation activities is a cost-effective way to invest limited resources to retain housing units that are already affordable to low- and moderate-income residents and ensure all economic segments of the community have the opportunity to live in decent housing.

In addition, the City amended its 2019-2020 Action Plan to utilize CDBG-CV funds to address worst-case housing needs that resulted from the coronavirus pandemic. This investment included funds for a rental assistance program that helped 175 households, including 50 extremely low-income households, 53 low-income households and 72 moderate-income households.

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

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

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

The most recent San Bernardino County Point-In-Time Homeless Count (PIT Count) conducted in 2020 revealed that on any given night in San Bernardino County, approximately 3,125 people are homeless, up from 2,607 counted in a prior effort undertaken in 2019. This includes 735 people in shelters and 2,390 people without shelter. In Rancho Cucamonga 48 people were counted who did not have shelter and 6 people counted who were sheltered, for a total of 54 homeless residents, comprising approximately 1.7 percent of San Bernardino County's homeless population.

To reach out to unsheltered homeless persons and assess their individual needs for the purpose of connecting them with available emergency shelter and transitional housing resources, the City of Rancho Cucamonga, through its Housing Services Department provided information and referrals – primarily to the San Bernardino County Continuum of Care (CoC), United Way 2-1-1, and the organizations receiving CDBG funds for homelessness prevention activities. The City had a total of 13 contacts, 10 of which were referred to the CoC. Of those, 8 were provided assistance and 2 were housed.

During the 2020-2021 Program Year, the City awarded three contracts to non-profit organizations using CDBG funds totaling \$25,000 to meet its specific objectives to provide public services that prevent and eliminate homelessness.

- Foothill Family Shelter: Help Desk (182 residents served)
- Foothill Family Shelter: 120-Day Stepping Stones (57 residents served)
- House of Ruth: Domestic Violence Prevention and Protection (111 residents served)

Additionally, the City's partnership with the San Bernardino County CoC and Sheriff's Homeless Outreach and Proactive Enforcement (HOPE) team provides intensive, field-based engagement services and support that meets clients and their families where they live. As a result, the City has been able to leverage its partnerships with the County agencies to bolster its homeless outreach. During Program Year 2019-2020, the CoC provided 1,316 assessments via its Coordinated Entry System (CES). Moreover, the HOPE team made 2,146 contacts with homeless individuals resulting in 1,124 people being assisted via its Innovative Remote Onsite Assistance Delivery (InnROADS) program.

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

To address the emergency shelter and transitional housing needs of homeless persons, the City continues to support the Foothill Family Shelter programs that provide transitional housing, counseling, and case management to individuals experiencing homelessness as well as families at risk of homelessness. During the Program Year, Foothill Family Shelter served 57 unduplicated persons via its 120-Day Stepping Stones program.

Additionally, the City supports the House of Ruth's Walk-In Centers which provide emergency shelter and supportive services for survivors of domestic violence and their children who have become homeless after fleeing violent homes. During the Program Year, House of Ruth assisted 111 unduplicated persons.

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

The COVID-19 pandemic resulted in significant business closures and other disruptions that put Rancho Cucamonga residents at risk of losing their housing. To address this situation that emerged more than halfway through the previous Program Year, the Rancho Cucamonga City Council approved a resolution on March 18, 2020 to address evictions and rent increases within the City. The resolution strongly discouraged landlords from evicting tenants or increasing rents during the pandemic when non-payment is a result of COVID-19 and the related mitigation efforts.

To help low-income individuals and families avoid becoming homeless, the City provided \$932,823 of CDBG-CV funds for short-term rental and utility assistance to prevent eviction for residents experiencing housing insecurity. As a result of these efforts, the City was able to assist 175 households, 50 of which were extremely low-income who represent the highest risk of becoming homeless.

Additionally, the City supported Inland Valley Hope Partners' Food Security and Family Stabilization program which provided 164 families with a five day food supply for all members of their household. More specifically, these services assisted 143 extremely low-income families by minimizing their food costs thereby enabling them to utilize their limited resources on other key necessities such as housing, childcare, and transportation.

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option available upon discharge from an institutional setting. Public institutions such as jails, hospitals, treatment facilities, mental health facilities, youth facilities, and foster care homes are central to limiting the creation of newly homeless persons upon discharge.

In California, discharge coordination and planning is largely unregulated unless county or municipal ordinances provide rules preventing public institutions from discharging people into homelessness. One of the goals included in the San Bernardino Ten Year Strategy to End Homelessness is to formalize protocols and improve the coordination of discharge planning among key institutional systems of care and supervision. The goal calls for the CoC to close the “front door” to homelessness so that new persons do not find themselves living in the community without the social and economic support necessary to access and maintain themselves in a safe environment.

The City coordinated with the CoC and other subrecipients receiving CDBG funds to ensure that its HUD-funded programs are targeted, to the greatest extent feasible, to address the discharge of persons from publicly funded institutions or systems of care so that these individuals and families have access to public services and affordable housing opportunities necessary to prevent homelessness. The City will continue to explore additional ways to prevent and address homelessness caused by discharge from public institutions.

**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**

To address the needs of homeless families, families with children, veterans and their families, the City provided \$25,000 of CDBG funds for public service programs through three contracts with two non-profit organizations. These programs help individuals and families achieve stability through a housing first approach.

Each of these programs provide tailored counseling and case management services to people at risk of homelessness. Each year, Foothill Family Shelter serves approximately 50 unduplicated people through its 120-Day Stepping Stones project and 100 unduplicated persons through its Help Desk program. Similarly, House of Ruth assists approximately 100 unduplicated people through its domestic violence prevention services program. When paired with financial counseling, career coaching, and other available case management services, Rancho Cucamonga’s non-profit partners make certain that individuals and families have the tools necessary to succeed.

Additionally, the City’s partnership with the San Bernardino County CoC and Sheriff’s Homeless Outreach and Proactive Enforcement (HOPE) team provides intensive, field-based engagement services and support that meets clients and their families where they live. As a result, the City has been able to leverage its partnerships with the County agencies to bolster its homeless outreach. During Program Year 2019-2020, the CoC provided 1,316 assessments via its Coordinated Entry System (CES). Moreover, the HOPE team made 2,146 contacts with homeless individuals resulting in 1,124 people being assisted via its Innovative Remote Onsite Assistance Delivery (InnROADS) program. In Rancho Cucamonga, there was a total of 13 contacts, 10 referrals, 8 individuals assisted, and 2 housed.

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

### **Actions taken to address the needs of public housing**

There are no public housing developments in Rancho Cucamonga. All public housing programs consist of Housing Choice and Project-Based Housing Choice Vouchers administered by the Housing Authority of the County of San Bernardino (HACSB). The data presented below is for HACSB and the narrative questions address the needs for the entire County, with specific references to the City of Rancho Cucamonga.

According to the 2020 Annual Report, the HACSB administered a total of 10,508 Housing Choice Vouchers combined to serve approximately 24,488 people throughout San Bernardino County. Of those, approximately 440 or 4.2 percent of all vouchers in San Bernardino County were utilized by low-income Rancho Cucamonga residents. HACSB monitors all units to ensure they are in adequate condition, meeting the Section 8 Housing Quality Standards.

Additionally, private development with funding assistance from the Rancho Cucamonga Housing Successor Agency and tax credit financing through the California Tax Allocation Committee provided for Villa Pacifica II expansion of 60 senior apartments in May of 2019 and the Day Creek Villas of 140 senior apartments which were completed in October of 2020.

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

The HACSB supports resident councils and actively seeks input from Public Housing Authority (PHA) residents concerning the management and implementation of HACSB policies and procedures. The City of Rancho Cucamonga and the HACSB continue to actively promote programs such as the Family Self-Sufficiency and Homeownership Assistance Programs and actively encourage public housing residents to explore homeownership opportunities.

As of December 2017, HACSB's Homeownership program is the second largest in the state by the number of families participating in the program and is 31<sup>st</sup> nationwide among nearly 700 agencies with homeownership programs.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable. The HACSB is designated as a High Performing Public Housing Agency.

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

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

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on the City's 2013-2021 Housing Element, the primary barriers to affordable housing in Rancho Cucamonga continue to be housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

To address housing affordability and the lack of monetary resources for affordable housing, the 2020-2024 Consolidated Plan includes strategies that will invest a significant portion of CDBG funds for the rehabilitation of 100 affordable owner-occupied housing units during the five-year planning period. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG funds to attract private and other available public resources.

Additionally, the City of Rancho Cucamonga adopted an updated Accessory Dwelling Unit (ADU) ordinance in 2020 that permits the development of ADU's in any zone where residential development is allowed with the goal of increasing ADU production. Per the City's Development Code, an ADU is defined as "an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as a single-family or multi-family dwelling is situated." To date, this has resulted in 10 permits being issued, with an additional three (3) permits pending final approval, for the development of affordable housing options. Moreover, the City is in the process of updating its General Plan, which will consider the various obstacles and barriers to entry resulting from public policies as well as strategies to ameliorate those negative effects thereby increasing the supply of affordable housing and preserving existing affordable housing in the City.

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

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

To address these obstacles, the City continued to invest CDBG funds through the 2020-2021 Action Plan in projects that provide assistance to low- and moderate-income homeowners for home improvements, projects that provide public and neighborhood services to low- and moderate-income people and projects that prevent homelessness.

To address underserved needs, the City allocated 100 percent of its non-administrative CDBG investments for Program Year 2020-2021 to projects and activities that benefit low- and moderate-income people.

The City used its CDBG funds to leverage appropriate state, local, and private resources secured by each non-profit organization providing public services. In addition, the City will seek to leverage other sources of federal, state, and local resources to compliment CDBG funds in order to meet the underserved needs in the community.

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

The Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the rehabilitation of housing units built prior to January 1, 1978 included a lead-based paint testing and risk assessment process. When lead-based paint was identified, the City ensured that developers and contractors incorporated safe work practices and depending on the level of assistance, abate the lead-based paint as part of the scope of work to effectively reduce lead-based paint hazards to children in accordance with federal regulations. There were no instances of lead-based paint identified during the rehabilitation of housing units under the Home Improvement Program during program year 2020-2021.

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

During the Program Year, the City supported the following strategies and actions to reduce the number of poverty-level families:

- Supported housing preservation programs that ensure low- and moderate-income households have a safe, decent, and appropriate place to live;
- Supported public services through various non-profits funded by CDBG that serve the community's youth, seniors, families, and residents with special needs
- Supported a continuum of housing and public service program to prevent and eliminate homelessness

In addition to these local efforts, mainstream state and federal resources also contributed to reducing the number of individuals and families in poverty. Federal programs, such as the Earned Income Tax Credit and Head Start, provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally, in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provided individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

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

The institutional delivery system in Rancho Cucamonga is best represented through the collaboration between local government and an outstanding set of non-profit organizations that carry out a diverse array of public service programs to enrich the lives of residents. These relationships are collaborative—each organization partnering with the next to ensure that all Rancho Cucamonga residents have the support necessary to lead fulfilling lives.

Affordable housing preservation activities are carried out by the Planning Department in partnership with the City's Critical Case Task Force and housing contractors. Guided by the Strategic Plan, public service activities are carried out by non-profit organizations and City Departments to serve low- and moderate-income residents. The Planning Department works with the Public Works and Engineering Services Departments on city-owned public facilities and infrastructure improvements to ensure their projects are delivered on time, within budget, and in compliance with all federal, state, and local regulations.

Through technical assistance and the annual Notice of Funding Availability process last winter, the City continued to develop and expand local institutional structure by strengthening existing partnerships and leveraging the experience of organizations that previously have not participated in locally-administered federal programs to expand the number of program offerings available to residents. As a result of these efforts, the City contracted with a new non-profit partner (Northtown Housing) to address the underserved needs in Rancho Cucamonga.

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

To enhance coordination between public and private housing and social service agencies, the City invested CDBG funds and will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Rancho Cucamonga.

Representatives of the City participate in the San Bernardino HOME Consortium. Additionally, City staff regularly participated in neighborhood meetings during the program year to coordinate the efforts of local organizations that are working in neighborhoods to address poverty through direct community engagement.

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

Activities implemented during the 2020-2021 Program Year followed the recommendations of the Analysis of Impediments to Fair Housing Choice that was adopted by the City Council on April 15, 2020. For the 2020-2024 planning period, there is one (1) impediment to fair housing choice summarized below.

Discrimination Against Persons with Disabilities: According to data from the City's contracted fair housing service provider, the number of fair housing discrimination complaints on the basis of disability accounted for



62 percent of all complaints. The next two closest discrimination complaint types include age and sex, each accounting for 10 percent of all complaints. Throughout the region, the state, and nationally, disability-related complaints are the leading basis of discrimination cited by residents, accounting for approximately two-thirds of all complaints in some jurisdictions, demonstrating a lack of understanding and sensitivity of the fair housing rights of persons with disabilities who experience difficulties when requesting reasonable accommodations or modifications. In particular, persons with cognitive disabilities experience significantly more problems with these accommodations.

The Analysis of Impediments to Fair Housing Choice included the following recommendation specific to the City of Rancho Cucamonga:

- **Work with the City's fair housing services provider, continue to invest in landlord and tenant counseling and mediation services, facilitate educational opportunities for landlords and tenants to provide information concerning the law as it pertains to reasonable accommodations and modifications.**
  - For the 2020-2021 Program Year, the City contracted with the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing education and general housing services to Rancho Cucamonga residents to prevent incidences of housing discrimination. Implementation of the 2020-2024 Fair Housing Plan recommendations during the Program Year was principally undertaken by IFHMB, with the participation of the City of Rancho Cucamonga Planning Department. During the program year, IFHMB assisted 156 Rancho Cucamonga residents with general housing education services throughout Rancho Cucamonga. Outreach included two (2) Fair Housing presentations to community-based organizations, resident associations, and government agencies; and one (1) workshop tailored to specific audiences in collaboration with Inland Counties Legal Services. As part of the two (2) Fair Housing Workshop held at the Rancho Cucamonga City Hall, IFHMB staff discussed the policy, practices and procedures for reasonable modifications and accommodations.

## **CR-40 - Monitoring 91.220 and 91.230**

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

To ensure that CDBG funds are used efficiently and in compliance with applicable regulations, the City provided technical assistance to all subrecipients at the beginning of the program year and monitored subrecipients throughout the program year.

### **Technical Assistance**

To enhance compliance with federal program regulations, the City made technical assistance available to prospective applicants to review the Consolidated Plan goals, program requirements, and available resources with potential applicants. Subsequent to the approval of the Annual Action Plan, a mandatory subrecipient workshop was held in June 2020 to review program regulations in detail, to provide useful forms and resources for documenting compliance, and to review the City's compliance procedures and requirements. Additionally, individualized technical assistance was provided on an as-needed basis during the Program Year.

### **Activity Monitoring**

All activities were monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with an Action Plan goal. This review also examined the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3, and federal acquisition and relocation regulations, as applicable.

Subrecipients were required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applicants were then considered for funding. The City reviewed quarterly performance reports and invoices throughout the year as part of its desk monitoring.

For CDBG public service activities, an on-site monitoring will be conducted during the 2021-2022 Program Year as soon as it is safe to meet in person following the COVID-19 pandemic, or via teleconference, to ensure compliance. These reviews will include both a fiscal and programmatic review of the subrecipient's activities. The reviews will determine if each subrecipient complied with the program regulations and City contract. Areas of review will include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report will be provided delineating the result of the review and any findings of non-compliance and the required corrective action. Subrecipients will be given 30 days to provide the City with corrective actions taken to address any

noted findings. For CDBG capital projects, monitoring will also include compliance with regulatory agreement requirements.

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

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

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in the *Inland Valley Daily Bulletin* on August 27, 2021, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notice is included in Appendix A.

The draft CAPER was available from August 27, 2021, to September 15, 2021 on the City's website. Physical copies were also available at City Hall in the Planning Department, first floor lobby. Residents were encouraged to review the CAPER and provide any written comments by mail to Flavio Nunez, Management Analyst, or via email to [Flavio.Nunez@cityofrc.us](mailto:Flavio.Nunez@cityofrc.us). A summary of any written comments received during the public review and comment period are included in the CAPER submission to HUD as Appendix B.

## **CR-45 - CDBG 91.520(c)**

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

The 2020-2021 Program Year was the first year of the 2020-2024 Consolidated Plan. The City made progress toward its five-year and one-year goals for this reporting period and did not change its program objectives or the projects and activities that utilized CDBG funds. The 2020-2021 projects were successful and therefore, no changes will be made for the City's future objectives.

CDBG and CDBG-CV funded activities contributed significantly to the City's progress toward meeting the high priority needs identified in the Consolidated Plan. As shown in Table 1 on page 2 of this document, CDBG funds are contributing to all four Strategic Plan goals including Fair Housing Services, Public Services, Affordable Housing Preservation and Public Facilities and Infrastructure Improvements.

The City's residents faced new challenges during the COVID-19 pandemic including job loss, food insecurity, housing insecurity, and disruption to normal in-person public services. City staff adapted to a nearly 100% remote work environment and continued delivering high quality services to residents throughout the duration of the stay-at-home orders. Non-profit subrecipients and City Department altered their program delivery models to promote social distancing while continuing to provide essential services to low- and moderate-income residents. There were a few activities that were not able to convert to a socially distanced delivery model, such as the Senior Transportation activity, Home Improvement Program, and various capital improvement projects that would require construction workers in close proximity to one another. The City has plans in place with each implementing agency to ensure these projects are completed during the 2021-2022 Program Year.

The addition of \$1,591,323 of CDBG-CV funds fueled a significant increase in the City's capacity to address the challenges our residents faced. HUD's decision to more than double the size of Rancho Cucamonga's HUD entitlement grant programs this year allowed the Planning Department to develop additional systems and integrate new partners into the service delivery model to better address the needs of low- and moderate-income residents.



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# APPENDIX A

Citizen Participation



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# APPENDIX B

Grantee Unique Appendices