



City of Rialto

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Program Year 2024-2025

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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 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Rialto's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG) funds during the fifth, and final, program year of the 2020-2024 Consolidated Plan period, covering July 1, 2024, to June 30, 2025.

The City receives CDBG funds from HUD on a formula basis each year and, in turn, implements projects and awards grants to nonprofit or public organizations for projects in furtherance of the adopted Consolidated Plan. The CDBG program generally provides for a wide range of eligible activities to benefit low- and moderate-income Rialto residents.

For the 2024-2025 program year, the City received \$1,151,844 of CDBG funds from HUD, which were combined in the Action Plan with \$386,990.02 of prior years' CDBG funds for a total investment of \$1,538,834.02. This investment of CDBG funds was a catalyst for positive change in the community. Together with other federal, state, and local investments, HUD resources allowed the City and its partners to:

- Provide fair housing services to 302 residents.
- Provide Public Services to 1,152 Low-income residents in the City of Rialto.
- Completing the work on Building 400 of the Community Center, which included updating the facilities Building Code and Americans with Disability Act (ADA) requirements.
- Completing two Curb, Gutter, Sidewalk projects which included installation of new, removal, repair, and/or replacement of curbs, gutters, and sidewalks to comply with ADA ramps.
- Ensure payments were made to the City's Section 108 loan repayment totaling \$281,816.91. This amount includes a FY 2023-2024 draw of \$142,439.34 made during the 2025-2026 program year.

COVID-19 Allocations

In response to the COVID-19 pandemic, Congress passed the Coronavirus Aid, Relief, and Economic Security (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 Rialto. In total, the City received \$1,339,584 of CDBG-CV funds to prevent, prepare for, and respond to the

COVID-19 Pandemic.

The City of Rialto has made progress toward their goals for CDBG-CV. The City has expended \$899,136.60 thus far of CDBG-CV funds. Substantial Amendment No. 7 was presented to Council on July 22, 2025, to approve the reprogramming of the remaining \$440,447.40.

Table 1 provides a summary of the five Plan Goals included in the 2020-2024 Strategic Plan of the Consolidated Plan.

DRAFT

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	2024-2025 Amount Allocated	Indicator	Unit of Measure	5-Year Strategic Plan			2024-2025 Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Planning	Planning and Administration	CDBG: \$196,773.35	Other	Other	N/A	N/A	N/A	N/A	N/A	N/A
		HOME: \$37,446.93								
Community Facilities & Infrastructure Improvement	Non-Housing Community Development	CDBG: \$863,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30,000 People	6840	22.80%	16,000	0	0.00%
Fair Housing Services	Affordable Housing	CDBG: \$33,595.45	Other	Other	2,500 Persons	1698	67.95%	120	302	251.67%
Housing Preservation	Affordable Housing	CDBG: \$129,777.78	Homeowner Housing Rehabilitated	Household Housing Unit	24 Households	19	79.17%	6	5	83.33%
		HOME: \$280,851.94			4 Households	0	0.00%	4	0	0.00%
		HOME- CHDO Set Aside: \$56,170.39			0	0	0%	0	0	0.00%
Public Services for low-income residents	Non-Housing Community Development	CDBG: \$172,776.60	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,500 Persons	2017	57.62%	451	1,152	255.43%
COVID-19 Response	Affordable Housing	CDBG-CV: \$1,339,584	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2684 Persons	570	21.24%	2,114	0	0.00%
	Non-Homeless Special Needs									

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

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.

During the program year, the City and its housing and community development partners made progress on several 2024-2025 activities as well as some multi-year activities that continued during the program year. All CDBG funded activities addressed specific high priority objectives identified in the 2020-2024 Consolidated Plan.

During the FY 2024-2025 program year, the CDBG-funded Fair Housing Services serviced a total of 302 Rialto residents, surpassing their goal of 120. The amount of people served, continues to confirm that a high need exists for these services in the community. In addition, the City provided public service assistance to 1,152 low- and moderate-income residents.

The majority of CDBG funds were allocated to public facilities and infrastructure improvement activities to benefit low- and moderate-income neighborhoods, provide disabled access, and the preservation of community facilities. A key accomplishment included completion of Building 400 of the Community Center ADA Improvements project. In addition, the Curb, Gutter, Sidewalk projects for FY 2023-2024 and FY 2024-2025 were completed.

Each of the activities that were underway during the 2024-2025 program year are listed in **Figure 1**, including the amount of CDBG funds allocated to the activity and the amount spent as of June 30, 2025. **Figure 2** provides the numeric accomplishment goal and the amount accomplished as of June 30, 2025.

Figure 1 – Use of CDBG Funds

Strategic Plan Goal/Activity	Source	Allocation	Program Funds Expended to Date	Funds Reimbursed by HUD
1. Program Administration				
CDBG Program Administration	CDBG	\$196,773.35	\$196,773.35	\$196,773.35
Inland Fair Housing & Mediation Board	CDBG	\$33,595.45	\$33,595.45	\$33,595.45
2. Community Facilities & Infrastructure Improvement				
2021,2022,2023 Community Center Building/Tenant Improvements Building 400	CDBG	\$1,592,742.00	\$1,498,907.99	\$1,498,907.99
2023 Curb, Gutter, Sidewalk	CDBG	\$200,000.00	\$198,986.40	\$198,986.40
2024 Curb, Gutter, Sidewalk	CDBG	\$150,000.00	\$129,063.44	\$129,063.44
2024 Community Garden	CDBG	\$4,799.35	\$2,499.63	\$2,499.63
3. Housing Preservation				
2023 Mobile Home Program	CDBG	\$179,130.00	\$89,312.00	\$89,312.00
2024 Mobile Home Program	CDBG	\$129,777.78	\$0.00	\$0.00
4. Public Services for low-income residents				
Legal Aid Society of San Bernardino	CDBG	\$29,540.96	\$29,540.96	\$29,540.96
National Council of Negro Women/Bethune Center	CDBG	\$40,314.54	\$40,313.88	\$40,313.88
Rialto Family Health Services	CDBG	\$38,394.80	\$38,385.74	\$38,385.74
Stronger Together Now IE	CDBG	\$10,174.62	\$10,174.62	\$10,174.62
Sunrise Church of California	CDBG	\$32,274.67	\$32,274.67	\$32,274.67
City of Rialto Teen Center	CDBG	\$17,277.66	\$14,423.31	\$14,423.31
5. Section 108 Loan Payment				
2023-2024 Section 108 Loan Payment	CDBG	\$143,500.00	\$142,439.34	\$142,439.34
2024-2025 Section 108 Loan Payment	CDBG	\$142,910.84	\$139,377.57	\$139,377.57
Total		\$2,941,206.02	\$2,596,068.35	\$2,596,068.35

Figure 2 – Program Year Accomplishments by Strategic Plan Goal

Strategic Plan Goal/Activity	Unit of Measure	Expected	Actual
1. Program Administration Activities			
CDBG Program Administration	N/A	N/A	N/A
2024 Inland Fair Housing & Mediation Board	People	120	302
2. Community Facilities & Infrastructure Improvement			
2021,2022,2023,2024 Community Center Building/Tenant Improvements Building 400	Public Facilities	1	1
2023 Sidewalk, Curb, Gutter	Public Facilities	1	1
2024 Sidewalk, Curb, Gutter	Public Facilities	1	1
2024 Community Garden	Public Facilities	1	1
3. Housing Preservation			
2023 Mobile Home Repair Program	Household	7	5
2024 Mobile Home Repair Program	Household	6	0
4. Public Services for low-income residents			
Legal Aid Society of San Bernardino	Household	100	272
National Council of Negro Women/Bethune Center	People	26	43
Rialto Family Health Services	People	45	44
Stronger Together Now IE	People	30	17
Sunrise Church of California	People	150	517
City of Rialto Teen Center	People	50	72
5. Section 108 Loan Payment			
2023-2024 Section 108 Loan Repayment	Other	1	1
2023-2024 Section 108 Loan Repayment	Other	1	1

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)

	CDBG
White	652
Black or African American	304
Asian	7
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	4
American Indian/Alaskan Native White	4
Asian & White	4
Black/African American & White	4
American Indian/Alaskan Native & Black	6
Other	473
Total	1459
Hispanic	957
Not Hispanic	502

Table 2 – Table of assistance to racial and ethnic populations by source of funds

**Note: The data in this table is supplied by HUD's database and reports from the Fair Housing Foundation. The figures in this table represent the sum of the reported number of people, families, households or housing units reported during the fiscal 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 persons and households served during the program year based on accomplishment data from all CDBG activities reported in HUD's Integrated Disbursement and Information System (IDIS).

Based on the information in **Table 2**, a diverse array of persons and households benefitted from CDBG funded housing, public facilities or public service projects during the program year.

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available**

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$1,538,834.02	\$2,596,068.35

Table 3 – Resources Made Available**Narrative**

The federal, state, local, and private resources available for the implementation of projects during the 2024-2025 program year are identified in **Table 3**. **Figure 1** includes funds spent thus far through the FY. Actual funds expended during the program year was \$2,596,068.35, representing 169% of actual resources made available during the 2024-2025 program year. **Table 3** includes carryover funds from previous years which were allocated to Community Facilities and Infrastructure Improvements which continue to be carried out during the reporting period.

Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Rialto. In total, the City received \$1,339,584 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 Pandemic as follows:

CDBG-CV	\$1,339,584
Total:	\$1,339,584

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Low- and Moderate-Income Census Tract/Block Group	75%	75%	All public facility improvements targeted L/M income Census Tract/Block Groups
Citywide	25%	25%	All public service and housing activities targeted all L/M residents of the City

Table 4 – Identify the geographic distribution and location of investments**Narrative**

During 2024-2025, the City expended CDBG funds in a manner consistent with the National Objectives of the program. One-hundred percent of the CDBG funds expended were for activities that benefit low to moderate income persons. In addition to public services, the percentage includes Administration and Planning activities (CDBG Program Administration, Fair Housing Activities, and Section 108 Loan Repayment).

Leveraging

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 Rialto, the City leverages its CDBG entitlement grant with a variety of funding resources in order to maximize the effectiveness of available funds such as appropriate state, local and private resources.

The City also utilized existing City buildings (Rialto Community Center, and Grace Vargas Senior Center) to house several subrecipients, host and allocate space for CDBG subrecipients space to run CDBG funded activities and provide meeting space for the various public services agencies that were funded with CDBG dollars during the program year to assist Rialto residents.

Other examples of funds that were leveraged but difficult to account include but not limited to those listed below:

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youth build
- Federal Low-Income Housing Tax Credit Program
- Department of Transportation Grants
- Department of Energy Grants
- Federal Highway Administration

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Prop 47 – Board of State & Community Corrections
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)

Local Resources

- San Bernardino County Homeless Partnership (SBCHP)
- Housing Authority of San Bernardino County (HACSB)
- Southern California Home Financing Authority (SCHFA)
- General Fund

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

Matching Requirements

The CDBG regulations do not require a match contribution; the City encourages its awarded departments and agencies to leverage the CDBG funding to further aid in the assistance provided to its residents. The City of Rialto received HOME funds for the first time in FY 2024-2025. Entitlement cities receiving HOME funds are required to contribute a 25% match of non-HOME funds for every dollar of HOME funds spent. The HOME statute also provides a reduction of the matching contribution under three conditions: 1. Fiscal distress, 2. Severe fiscal distress, and 3. Presidential disaster declarations. At this time, unencumbered funds are to be allocated for residential rehabilitation grants at a later date to be identified.

The City does not receive ESG funds as part of its allocation.

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.

	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	4	6
Number of special-needs households to be provided affordable housing units	0	0
Total	4	6

Table 5- Number of Households

	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 the rehab of existing units	4	6
Number of households supported through the acquisition of existing units	0	0
Total	0	6

Table 6 - Number of Households Supported

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

The City updated its guidelines for the Mobile Home Repair Program to include homes built before 1978. Throughout the 2024-2025 program year, the city achieved significant progress with the Mobile Home Repair program, completing five (5) home rehabilitation projects. However, the program encountered challenges due to escalating labor and supply costs, leading the city to reassess the grant budget for each rehab project. To address these challenges, the city re-bid projects and adjusted the scope of work to ensure projects stayed within budget. The program continues to attract attention, especially after completed projects are observed. There is still a waitlist for the program, and residents are encouraged to submit applications continuously.

Discuss how these outcomes will impact future annual action plans.

In future annual action plans, the City anticipates continuing to invest CDBG funds to address housing affordability for homeowners through the rehabilitation of existing substandard units to the City's most vulnerable residents – low-to-moderate residents. The City will continue to focus its CDBG funds towards the Mobile Home Repair Program in future action plans.

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.

Number of Households Served	CDBG Actual
Extremely Low-income	861
Low-income	253
Moderate-income	345
Non-Low Mod	0
Total	1459

Table 7 – Number of Households Served

Narrative Information

The 2020-2024 Consolidated Plan - Strategic Plan identified affordable housing needs as a high priority including preserving the supply of affordable housing. By providing Mobile Home Repair Program to low-to-moderate income residents, the City attempted to address the priority need as part of the 2024-2025 Action Plan. The City is planning on programming CDBG funds to continue to pursue preserving the supply of affordable housing in upcoming program years.

Worst-case housing needs refer to low-income renter households who pay over half of their income for rent, reside in seriously inadequate housing, or have been involuntarily displaced. Unfortunately, the City of Rialto exhausted its allocation of CDBG-CV funds for rental/mortgage assistance and utility support in FY 2023-2024. This initiative provided relief for residents on fixed incomes or those spending more than half of their income on rent. These residents included senior citizens, individuals with disabilities, and households at risk of homelessness. Households that required assistance for these services in FY 2024-2025 were referred to various partner agencies such as Catholic Charities, Lutheran Social Services, 211, and Salvation Army, which offer social services aimed at alleviating financial hardships.

The City is prioritizing the needs addressed in the Plan by funding capital improvement projects that identify barriers to those with disabilities. The projects include making ADA improvements to the Community Center to remove architectural barriers for disabled individuals, addressing mobility issues and allowing for accessibility to services. Additionally, the city senior center offers a variety of free or discounted educational and recreational programs. These programs allow senior citizens, with or without disabilities, to socialize, receive cognitive stimulation, and

promote healthy living through exercise and health resources.

According to the City of Rialto's Housing Element, physical and developmental disabilities can hinder access to traditional housing units and may limit the ability to earn adequate income. Physical and/or developmental disabilities may deprive a person from earning income, restrict one's mobility, or make self-care difficult. Persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents may also have disabilities that require living in a supportive or assisted-living setting.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing [1] accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration may also be given to the affordability of housing as people with disabilities may be living on a fixed income. The County of San Bernardino's Aging and Disability Resource Connection (ADRC) program serves persons with disabilities with information and access to available long-term services and support at the local level. The ADRC works in partnership with Rolling Start Inc. which is a cross-disability Center for Independent Living in San Bernardino that provides community-based programs and services to people of any age with disabilities. Additional ADRC partners that serve persons with disabilities in San Bernardino County include California State Council on Developmental Disabilities, Housing Authority of the County of San Bernardino, Inland Regional Center, Services for Independent Life, and more.

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

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Rialto supports the efforts of San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness throughout San Bernardino County and HUD's collaboration with other federal, state and local agencies implementation of the "Opening Doors: Federal Strategic Plan to Prevent and End Homelessness". In alignment with these strategies, the City programmed CDBG funds to support local service providers with programs to prevent homelessness and to preserve the supply of affordable housing in Rialto for low- and moderate-income residents.

The City of Rialto's efforts to reach out to homeless individuals, especially those without shelter, and assess their specific needs depend on the data obtained from the city's involvement in the annual countywide homeless survey. The City takes part in the annual County-wide homeless survey, known as the Homeless Point-In-Time Count. The 2025 count occurred on January 23, 2025. During the count, Rialto recorded 52 unsheltered individuals in the city, which is a 33.6% decrease from the previous year.

During the previous program year, the City utilized its HEAP grant programs to facilitate outreach, provide client intake, and provide actual services to homeless persons, especially those unsheltered, and assessing their individual needs through outreach services to obtain housing vouchers, transportation costs, assistance of obtaining and maintaining vital documents (phone, state issued IDs, P.O. Boxes) and most importantly mental health services.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the 2024-2025 program year the City funded two subrecipients with CDBG funds that assisted homeless individuals in the City: Rialto Family Health Services and Legal Aid. Together these subrecipients assisted a total 492 persons with access to homeless services, such as transitional housing or shelters and assisted with homeless prevention.

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of San Bernardino County's homeless population.

The CoC is improving the efficacy of emergency shelters and the access system including their seasonal emergency shelters and the County's three (3) Cold Weather Shelter facilities, the closest being located in the City of Redlands.

The CoC continues to support transitional housing in special circumstances, the CoC is currently examining ways to shorten stays in emergency shelters and transitional housing so that resources may be more directed towards programs providing assistance with the emphasis of the "Housing First" model and low barrier approach for chronically homeless individuals and families and rapid rehousing and low barrier approach for non-chronic homeless individuals and families to help obtain and maintain permanent affordable housing. The County further stresses the importance of increasing the number of permanent supportive housing units in order to meet the needs of those homeless persons with disabling conditions.

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

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

The most effective and cost-efficient means to address homelessness is to prevent episodes of homelessness from occurring in the first place. San Bernardino County's current CoC system encourages services aimed at reducing incidences of homelessness, including being discharged from publicly funded institutions and systems of care and receiving assistance from public or

private agencies through:

- Emergency Rental (Rapid Rehousing Assistance) and Utility Assistance: Short-term financial assistance to prevent eviction and utility shut-off.
- Credit Counseling: Financial counseling and advocacy to assist households to repair credit history.
- Legal/Mediation Services: Tenant-landlord legal/mediation services to prevent eviction.
- Food Banks and Pantries: Direct provision of food, toiletries and other necessities.
- Transportation Assistance: Direct provision of bus vouchers and other forms of transportation assistance.
- Clothing Assistance: Direct provision of clothing for needy families and individuals.
- Prescription/Medical/Dental Services: Direct provision of prescription, medical and dental services.
- Workforce Development: Direct provision of job training services designed to develop and enhance employment skills, as well as to help clients secure and retain living wage jobs.
- Information & Referral Services: Direct provision of 24-hour/7-days-a-week call center services to provide health and human service information to at-risk populations.
- Recuperative care for homeless individuals who become ill or injured.

The City of Rialto funded the Inland Fair Housing and Mediation Board with CDBG funds to provide fair housing, tenant/landlord mediation, education materials on homeowner and renter's legal rights and legal services for residents through consultations, and one-on-one meetings where Fair Housing and landlord/tenant issues arise. These services are provided to prevent undue evictions that could lead to homelessness. The Inland Fair Housing and Mediation Board assisted 302 Rialto residents with fair housing services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In support of CoC efforts, the City's Consolidated Plan - Strategic Plan and Annual Action Plans call for the use of CDBG and leveraged funds to support activities implemented by local nonprofit organizations that provide services to help get job training; assist in legal matters for Rialto residents that can play an impact on losing a home; and provide fair housing services and mediation between

landlords and tenants that can prevent and eliminate homelessness. The City has also leveraged CDBG funds to preserve the supply of affordable housing in Rialto through Rialto Successor Agency funds and the Mobile Home Repair Program.

In addition, efforts are underway at the regional level to shorten the period of time that individuals and families are experience homelessness and to prevent individuals and families who have recently become homeless are at-risk of becoming homeless again. The 2-1-1 is working with public service agencies to analyze resources and funding being used to operate transitional housing programs and to consider how these resources could be used in alignment with the best practices (i.e. rapid re-housing and permanent housing) to end homelessness with the emphasis of the “Housing First” model. Many transitional housing providers are working to end homelessness by evaluating strategies to lower program threshold requirements and improve outcomes including shorter shelter stays and more rapid transitions to permanent housing. The County also stresses the importance of increasing the number of permanent supportive housing units within its jurisdiction and increase in rapid rehousing assistance which helps individuals and families quickly exit homelessness to permanent housing without any preconditions for obtaining assistance (such as employment, income, absence of criminal record, or sobriety).

In the 2024-2025 program year, the City's CDBG funds supported various programs. For instance, the funds were used for Rialto Family Health Services, which helped 44 Rialto veterans with housing, transitional housing, and benefit establishment. Additionally, the CDBG funding for the NCNW Bethune Center aided 57 residents by providing pre-employment job skills training, resume building, interview skills, and job search assistance. These efforts aimed to support unemployed individuals and those seeking additional employment to maintain household income and prevent housing loss.

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

Actions taken to address the needs of public housing

The City of Rialto Housing Authority was formed under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The Rialto Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Housing Authority of the County of San Bernardino (HACSB) for the purposes of Section 8 and Public Housing.

To enhance the quality of HUD Public Housing units, HACSB continued to work towards converting existing HUD Public Housing units under HACSB's management and control to Section 8 units as part of HUD's Rental Assistance Demonstration (RAD) program.

HACSB continues to maintain and expand the supply of affordable housing units in the City and throughout the County through its partnerships with the State of California and San Bernardino County Department of Community Development and Housing.

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

HACSB encourages residents to be actively involved in the community and in the management of public housing developments through resident councils and numerous opportunities for feedback such as community meetings and surveys. HACSB and the City also actively encourage and promote public housing residents to explore homeownership opportunities and programs through HACSB's Homeownership Assistance Program (HAP) targeted at current residents.

HACSB also encourages and supports residents in participating in homebuyer counseling programs and recommends residents use the family self-sufficiency escrow account to save money towards homeownership. Under the Family Self-Sufficiency (FSS) Program, participants develop a five-year training and service plan that outlines the steps to become employed, increase their earnings, and become independent of government assistance. Upon graduation of the FSS Program, graduates are allowed to use the escrow account funds towards homeownership (*HACSB 2019 Annual Report*).

Under the Housing Authority's HAP program, families are provided mortgage assistance for up to 15 years for working families and up to 30 years for disabled families. A total of 100 households have become homeowners through the program since 2000 (*HACSB 2022 Annual Report*).

In addition, the City also provides a number of resources on services for foreclosure prevention

and counseling.

Actions taken to provide assistance to troubled PHAs

Not applicable. HACSB is considered a High Performing PHA.

Discussion

HACSB is well-positioned to maintain and expand the supply of affordable housing units in the City and throughout the County through its partnerships with the State of California, San Bernardino County Department of Community Development and Housing, the City of Rialto, and other cities throughout the county.

DRAFT

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)

Based on information gathered during the Consolidated Plan community meetings, the Consolidated Plan Needs Assessment Survey, the 2021-2029 Housing Element and market analysis, the primary barriers to affordable housing in Rialto and throughout California were housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two (2) 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 and Strategic Plan calls for the investment of a significant portion of CDBG funds for the rehabilitation and preservation of 24 existing affordable housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City continued to leverage its CDBG funds to attract private and other available public resources, including land conveyed to the City for the purpose of affordable housing, to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

In the development of the recently adopted 2021-2029 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

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 has invested CDBG funds through the 2024-2025 program year in projects that provide grants to low- and moderate-income homeowners for home improvements and projects that provide public and neighborhood services to low- and moderate-income people. To address underserved needs, the City has allocated 100 percent of its non-administrative CDBG investments (excluding section 108 repayments, and program administration funds) in program year 2024-2025 to projects and activities that benefit low- and moderate-income people.

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. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

Overall, the City has a relatively older housing stock, with 12,020 of the City's total housing units (46.2 percent) built before 1980 according to 2017 ACS data. The remaining 13,993 units primarily constructed after to January 1, 1979, have the least potential risk to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

To reduce lead-based paint hazards, the City of Rialto takes the following actions:

- Include lead testing and abatement procedures, if necessary, in all residential rehabilitation activities for units built prior to January 1, 1978.
- Monitor the lead-poisoning data maintained by the San Bernardino County Department of Public Health (SBCDH).
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such Inland Fair Housing and Mediation Board (IFHMB) and the City's housing rehabilitation programs.

At the time of this performance evaluations writing, the City of Rialto provided lead and asbestos testing to 2 homes with their CDBG funded Mobile Home Repair program. All required information is provided to homeowners should there be any potential hazards and the proper testing procedures would be conducted to test and address the hazards. The City of Rialto's subrecipient Inland Fair Housing Mediation Board (IFHMB) held workshops throughout the program year which are open to the public inclusive of the residents of Rialto. The workshops address topics such as, but not limited to, first time home buyer programs, resources for the

purchase and rehab of a home, housing rights and responsibilities.

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

The implementation of CDBG activities meeting the goals established in the 2020-2024 Consolidated Plan - Strategic Plan and the 2024-2025 Annual Action Plan helped reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting housing preservation programs that assure low-income households have a safe, decent and appropriate place to live;
- Supporting public services for low- and moderate-income residents, by nonprofit organizations receiving CDBG Public Service Grants;
- Supporting activities that fulfill the HUD mandate to further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation.

During the 2024-2025 program year, public service activities such as the Sunrise Church of California, Rialto Family Health Services Veteran's Assistance program, Legal Aid Society of San Bernardino County Legal Aid Rialto program, and the NCNW Bethune Centers Academic and Job Training programs all contributed to reduce the number of poverty-level families within the City of Rialto. Sunrise Church of California successfully launched their mobile food distribution services, providing assistance to 517 low-to-moderate-income residents of Rialto. They actively promoted their services to Rialto residents and focused on areas in need. The City of Rialto's Mobile Recreation program, "Rec N'Roll," initiated a variety of program activities including sports and arts and crafts. The program began in January 2024 and partnered with Willow Village to serve low-to-moderate-income Rialto residents. Legal Aid successfully assisted 302 Rialto residents with critical needs such as homeless prevention, domestic abuse, guardianship for minors, and other legal support.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start providing 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, Cal Fresh and Medi-Cal. Together; these programs provide 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 Rialto is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing and community activities that are implemented in the City. These are supported and enhanced through the City’s collaboration with nonprofit agencies receiving CDBG funds by ensuring that the needs of low- and moderate-income residents are met. The institutional delivery system is successfully being implemented as envisioned within the 2020-2024 Consolidated Plan and Strategic Plan.

During the program year, Subrecipient program trainings were held to ensure that all subrecipients were made aware of City’s program policies and procedures and to ensure that they were made aware that there is always technical assistance through the City staff and the City’s CDBG program consultant to ensure compliance. Regular meetings with City staff (Administrative Services Department, Finance Department, and Public Works) and program consultants were held to ensure that expenditure goals, program accomplishments, and progress on capital improvement projects were being made. If there were, any deficiencies additional meetings and technical assistance would be provided to subrecipients and City staff on how to ensure progress with program compliance.

The City of Rialto also collaborated with the City’s Housing Division to ensure affordable housing is maintained and addressed via its CDBG funded Mobile Home Repair Program. The City assisted 8 residents with Mobile Home repairs, including lead paint and asbestos testing, if needed, during this program year.

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 continued to consult 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 Rialto—particularly the CDBG Target Areas.

CDBG available funding notices are published in the local newspaper, posted at various locations in the City, and posted on the City website. Staff participates in local and regional meetings, which include service providers, neighboring agencies and elected officials to keep abreast of issues impacting the quality of life for Rialto's low-income residents. When funds are available the City maintains a web presence and it actively provides technical assistance throughout the year to assist interested agencies applying for CDBG funds. The City will continue to strengthen its coordination and consultation efforts with other agencies, including State and local public agencies, to ensure that needed services and funding for homeless and other services are addressed. The City will also continue to work with agencies and organizations to strengthen coordination, assess gaps in the delivery of services, and develop strategies to overcome the gaps and carry out the goals and objectives of the Action Plan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The 2020 Analysis of Impediments to Fair Housing Choice (AI) adopted by the Rialto City Council included one (1) impediment to fair housing choice in the 2020-2024 Fair Housing Plan. During the 2024-2025 program year, the Inland Fair Housing and Mediation Board assisted 302 Rialto Residents with fair housing services.

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 were 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 Rialto Parks, Recreation & Community Services Department made technical assistance available to prospective applicants for any CDBG Notice of Funding Availability (NOFA) upon request to review the Strategic Plan goals, program requirements and available resources with potential applicants. Additionally, technical assistance (2024-2025 subrecipient workshop) was provided during the implementation of CDBG funded projects to ensure that appropriate resources are provided in furtherance of compliance with the program regulations. In addition, a second subrecipient workshop was provided during the second quarter of the program year.

Activity Monitoring

All activities were monitored, beginning with a detailed review upon receipt of the application to determine eligibility, conformance with a National Objective and conformance with a Strategic 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 submit their most recent Financial/Single Audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed. In such instances where Audit findings arise, the agency is required to provide the City documentation resolving the finding. Subsequent to entering into a written agreement, staff and consultants perform periodic desk monitoring including ongoing review of required performance reports and documentation to substantiate CDBG expenditures. The reviews also included both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the activities are in compliance with the program regulations and City contract and/or MOU. Areas of review included overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward

achieving contractual goals. Staff worked closely with organizations to address concerns and provide additional guidance on rectifying.

The City carried over its current CDBG monitoring procedures, outlined above, to their CDBG-CV funded activities to ensure compliance.

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 San Bernardino County Sun Newspaper in English and in Spanish on August 27, 2025 notifying the public of the availability of the draft Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notices is included in Appendix A.

The CAPER was also made available at the following locations:

City Hall: Office of the City Clerk

290 W. Rialto Avenue
Rialto, California 92376

Rialto Parks, Recreation and Community Service Department

214 N. Palm Avenue
Rialto, California 92376

Rialto Public Library

251 W. 1st Street
Rialto, California 92376

A public hearing will be conducted before the City Council on Tuesday, September 23, 2025, to solicit comments from residents and interested parties. A summary of any written or oral comments received during the public hearing will be included as Appendix B of this document when submitted to the U.S. Department of Housing and Urban Development.

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.

CDBG funds are making a significant impact on strategies to address the high priority needs identified in the 2020-2024 Consolidated Plan – Strategic Plan. As shown in **Figure 1** in section CR-05 of this document, CDBG funds are contributing to all of the Strategic Plan goals including Fair Housing Services, Housing Preservation, Public Services for Low-income residents, Public Facilities and Infrastructure Improvements and Planning and Administration.

Fair Housing Services

For the implementation of the City's Fair Housing Services, the City funded Inland Fair Housing and Mediation Board in the amount of \$33,595.45. The funds were to be used for the provision of fair housing outreach, education and enforcement activities, including landlord-tenant matters. During the program year, this activity had a goal of servicing 96 households, a total of 302 people were served people.

Housing Preservation

To support the City's vision of housing preservation, CDBG funds that were awarded to the City's Development Services Department (Housing Division) for the implementation of a Mobile Home Repair Program in program year 2023-2024. The department completed five home repairs in FY 2024-2025. Additionally, the City allocated 2024-2025 funding to continue the Mobile Home Repair Program to rehab six homes.

Public Services for Low-income Residents

To support the City's initiative for Public Services for Low-income residents, CDBG funds were awarded to 7 public service activities (6 non-profits and 1 City department) that provided different public services for the residents of Rialto. Activities ranged from youth services, food distribution, senior services, health services, legal services, to housing for veterans and pre-employment and job training skills. In total, the agencies provided public service assistance to 1,152 primarily low- and moderate-income residents.

Public Facilities and Infrastructure

To improve City of Rialto public facilities and infrastructure to benefit primarily low- and moderate- income people, the City invested the vast majority of its CDBG resources to address this Strategic Plan goal. The Building 400 project received funding to complete the Community Center ADA improvements. The Curb, Gutter, Sidewalk project was

awarded a construction contract. This CDBG-funded project will consist of the installation of new, removal, repair, and/or replacement of curbs, gutters, and sidewalks to comply with ADA ramps. The Community Gardens also received funding to complete a shade structure where nutrition and gardening classes are hosted for low- and moderate- income residents.

Planning & Administration - Section 108 Loan Repayment Activities

The City's Section 108 loan repayment activities utilized CDBG funds to repay the loans that were used to complete the Rialto Bud Bender Park Renovation Project. The Rialto Bud Bender Park Renovation Project was completed in June of 2016 which included the grading, irrigation improvements, concrete walkways, installation of lighting, bleacher & bench upgrades and signage. The City will continue to report its loan repayments in each program year that are accomplished until the loan has been fully repaid.

There is no program income to report under the repayments of the City's Section 108 loan activities at this current time. City continues to pay back on one Section 108 Loan.

The City's residents continue to face challenges from the COVID-19 pandemic including job loss, food insecurity, housing insecurity, and continued disruption of normal in-person public services. Nonprofit subrecipients and City Departments altered their program delivery models to promote social distancing while continuing to provide essential services to low- and moderate-income residents. There were some activities that were impacted during the early months of the program year.

The addition of \$1,339,584 of supplemental CDBG funds, known as CDBG-CV, fueled a significant increase in the City's capacity to address the challenges residents faced as a result of the COVID-19 pandemic. The City exhausted its allocation of CDBG-CV funds for Rental, Mortgage, and Utility assistance in FY 2023-2024, but continued to work towards its goals of assisting business owners with the Small Business Assistance program.

CR-58 – Section 3**Identify the number of individuals assisted and the types of assistance provided**

Total Labor Hours	CDBG
Total Number of Activities	1
Total Labor Hours	4917.8
Total Section 3 Worker Hours	2871.5
Total Targeted Section 3 Worker Hours	0

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1
Direct, on-the job training (including apprenticeships).	1
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	1
Outreach efforts to identify and secure bids from Section 3 business concerns.	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0
Held one or more job fairs.	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0
Assisted residents with finding child care.	0

Assisted residents to apply for, or attend community college or a four year educational institution.	0
Assisted residents to apply for, or attend vocational/technical training.	0
Assisted residents to obtain financial literacy training and/or coaching.	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0
Provided or connected residents with training on computer use or online technologies.	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0
Other.	1

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The contractors completed Curb, Gutter, Sidewalk project for FY 2023-2024 and FY 2024-2025, which do not require Section 3. Building 400 was completed during FY 2024-2025 and required Section 3 reporting. The City has conducted technical assistance during all pre-bid meetings to ensure contractor understands benchmark requirements and what must be submitted.