



**2015-2019 Consolidated Plan  
(July 1, 2015 to June 30, 2020)  
and  
2015-2016 Annual Action Plan  
(July 1, 2015 to June 30, 2016)**

May 6, 2015

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# Executive Summary

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

### 1. Introduction

The City of Rancho Cucamonga is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. As an entitlement community, the City is required to prepare a five-year Consolidated Plan in order to implement any federal programs that fund housing, community development and economic development within the community. The City of Rancho Cucamonga's Consolidated Plan covers the period from 2015-2019 (July 1, 2015 through June 30, 2020).

The primary components of the Consolidated Plan are a needs assessment, strategic plan, and action plan inclusive of a description of the process of preparation, consultation, and administration. The intent of the Consolidated Plan is to meet three basic objectives: 1) decent, affordable housing 2) a suitable living environment; and 3) provide economic opportunities. The outcomes of the Consolidated Plan are the provision of 1) availability/accessibility; 2) affordability; and 3) sustainability.

In order to establish the objectives and outcomes in this Consolidated Plan, the City of Rancho Cucamonga completed a Priority Needs Assessment. This process included consultation with numerous agencies, organizations, and individuals as well as analysis of available reports and data. The needs analysis process identified a range of needs and gaps in resources and services to be addressed with Consolidated Plan resources over the five year period. The needs are described in detail in the NA-Needs Assessment and MA-Housing Market Analysis Sections of the Plan.

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

The Consolidated Plan provides a framework to address the needs of the City over the next five-year period using Community Development Block Grant (CDBG) funds. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG program are:

- Improve Availability/Accessibility

- Improve Affordability
- Improve Sustainability

All future activities funded through the Consolidated Plan/Annual Action Plan will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes is identified in the City's Priority Needs Assessment.

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

The City of Rancho Cucamonga is the process of completing its final Program Year under the 2010-2014 Consolidated Plan. The City has been successful in furthering the priorities, strategies, and objectives put forth within that Consolidated Plan for the City's CDBG Program. Specific information on the City's performance can be found within the Consolidated Annual Performance Evaluation Reports (CAPER's) for 2010, 2011, 2012, and 2013, which are available on City's website at:

<http://www.cityofrc.us/cityhall/planning/cdbg.asp>. The 2014 CAPER will be available after the conclusion of the 2014 Program Year and will be finalized for HUD in September 2015.

### **4. Summary of citizen participation process and consultation process**

HUD emphasizes public participation and consultation in the development of the City's 2015-2019 Consolidated Plan through citizen participation at significant points in the process. Cities are required to make every effort to involve the community in the Consolidated Plan's development process, particularly those individuals that the Consolidated Plan strives to assist, including low and moderate income individuals and families, the homeless, and others with special needs. Federal laws relating to CDBG funds require cities to provide citizens with specific information about the amount of monies expected for the program and the range of activities that may be undertaken with those funds. Federal regulations also require a jurisdiction to hold at least two (2) public hearings throughout the program year and in order to obtain the views of citizens on housing and community development needs, including priority non-housing community development needs. One (1) of these hearings must be held before the proposed Consolidated Plan is published for comment.

- To obtain input from the community, staff solicited input from various stakeholder organizations, public service providers, and City departments. A public meeting was held on Monday, February 23, 2015, and those in attendance provided information regarding their current program needs and projected needs over the next five years. The City also distributed a survey to various Stakeholder organizations, including public service providers and City departments, requesting information regarding projected changes in their service population and anticipated funding needs over the next five years, as well as providing a general discussion of program goals.
- Meeting participants and survey respondents projected an increase in their service population and either maintained or projected increases in their need for additional funding. In general, comments can be summarized as projected increases in their service population, changing

demographics impacting service programs, changes in funding sources, and increased competitiveness for funding. Specific needs that were identified include senior services and facilities; youth programs such as after-school programs; transitional, affordable, and supportive housing and housing services for senior veterans and very low income and homeless individuals and families; and preventing homelessness such as offering financial literacy programs, where possible.

- On Wednesday, April 1, 2015, the City Council conducted a public hearing and provide input on the Preliminary Priority Needs Assessment to be used in the preparation of the 2015-2019 Consolidated Plan and the preliminary annual funding recommendations for the 2015-2016 Annual Action Plan.
- Following the City Council public hearing on April 1, 2015, the draft 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan was published on the City website on Thursday, April 2, 2015. The draft Consolidated Plan and Annual Action Plan were available for a 30-day public review and comment period beginning on Monday, April 6, 2015, and ending on Wednesday, May 6, 2015.
- The City of Rancho Cucamonga's 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan were scheduled for City Council consideration at a public hearing on Wednesday, May 6, 2015.

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

Comments will be inserted following the Public Comment Period and noted within the final 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan.

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

Pursuant to 24 CFR Part 91.105 (b), the City will accept and record all public comments pertaining to the draft 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan that are received during the posted public comment period or submitted during the public hearings. Comments will be inserted following the Public Comment Period and noted within the final 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan.

## **7. Summary**

The City of Rancho Cucamonga Planning Department is lead agency and responsible for the development and implementation of the 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan.

# The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	RANCHO CUCAMONGA	
CDBG Administrator		

Table 1 – Responsible Agencies

### Narrative

The lead agency responsible for the development of the Consolidated Plan is the City of Rancho Cucamonga Planning Department.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

The Consolidated Plan represents both an application to HUD for entitlement funds under CDBG entitlement program as well as a housing and community development policy and planning document. As part of the 2015-2019 Consolidated Plan development process, the City undertook an extensive outreach program to consult and coordinate with various departments, housing and community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of the City's housing and non-housing community development needs. The following sections discuss the methods by which the City consulted with service providers, in addition, to how staff that developed and followed this citizen participation process emphasized the participation of persons of low- and moderate-income.

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

To outreach to various agencies and organizations, the City compiled an outreach list consisting different agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (Engineering Services Department);
- Economic development and employment organizations; and
- Community and neighborhood groups.

These agencies were mailed notices of the City's Consolidated Plan process and public meetings. Specific agencies were also contacted to obtain data in preparation of this Consolidated Plan. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities. The Housing Authority of the County of San Bernardino was also contacted to obtain information on public housing and Housing Choice Vouchers available to City residents.

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

The Continuum of Care Strategy was consulted to provide information on homelessness and resources available in Rancho Cucamonga. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless attended a Stakeholders meeting, used to establish the City's Priority Needs prior to the development of the Consolidated Plan. Stakeholders included Foothill Family Shelter, Family Services Association, House of Ruth, Inland Fair Housing and Mediation Board, Inland Valley Council of Churches, and Project Sister Family Services.

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

The City of Rancho Cucamonga does not receive ESG funds.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CAMP FIRE USA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public outreach was conducted. A Stakeholders meeting was held on February 23, 2015 and attended by the Organization, and a Priority Needs survey was completed. Organization submitted an application under the Annual Action Plan. Based on a Priority Needs Assessment, and the application submitted, the services provided by this organization are rated a High (H) need and will be a funding priority under this Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Family Services Association
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public outreach was conducted. A Stakeholders meeting was held on February 23, 2015 and attended by the Organization, and a Priority Needs survey was completed. Organization submitted an application under the Annual Action Plan. Based on a Priority Needs Assessment, and the application submitted, the services provided by this organization are rated a High (H) need and will be a funding priority under this Consolidated Plan.
3	<b>Agency/Group/Organization</b>	FOOTHILL FAMILY SHELTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public outreach was conducted. A Stakeholders meeting was held on February 23, 2015 and attended by the Organization, and a Priority Needs survey was completed. Organization submitted an application under the Annual Action Plan. Based on a Priority Needs Assessment, and the application submitted, the services provided by this organization are rated a High (H) need and will be a funding priority under this Consolidated Plan.
4	<b>Agency/Group/Organization</b>	HOUSE OF RUTH
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public outreach was conducted. A Stakeholders meeting was held on February 23, 2015 and attended by the Organization, and a Priority Needs survey was completed. Organization submitted an application under the Annual Action Plan. Based on a Priority Needs Assessment, and the application submitted, the services provided by this organization are rated a High (H) need and will be a funding priority under this Consolidated Plan.
5	<b>Agency/Group/Organization</b>	INLAND FAIR HOUSING AND MEDIATION BOARD
	<b>Agency/Group/Organization Type</b>	Services-Education Service-Fair Housing Services - Landlord Tenant Counseling
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public outreach was conducted. A Stakeholders meeting was held on February 23, 2015 and attended by the Organization, and a Priority Needs survey was completed. Organization submitted an application under the Annual Action Plan. Based on a Priority Needs Assessment, and the application submitted, the services provided by this organization are rated a High (H) need and will be a funding priority under this Consolidated Plan.
6	<b>Agency/Group/Organization</b>	INLAND VALLEY COUNCIL OF CHURCHES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public outreach was conducted. A Stakeholders meeting was held on February 23, 2015 and attended by the Organization, and a Priority Needs survey was completed. Organization submitted an application under the Annual Action Plan. Based on a Priority Needs Assessment, and the application submitted, the services provided by this organization are rated a High (H) need and will be a funding priority under this Consolidated Plan.
7	<b>Agency/Group/Organization</b>	PROJECT SISTER FAMILY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public outreach was conducted. A Stakeholders meeting was held on February 23, 2015 and attended by the Organization, and a Priority Needs survey was completed. Organization submitted an application under the Annual Action Plan. Based on a Priority Needs Assessment, and the application submitted, the services provided by this organization are rated a High (H) need and will be a funding priority under this Consolidated Plan.

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

The City attempted to invite and consult with many agency types involved in housing, homelessness, and non-housing community development activities. There was no decision to exclude any specific group. All parties were also invited to submit information and data directly to the City for inclusion in the Consolidated Plan. No organizations or individuals were deliberately omitted from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing Authority of the County of San Bernardino	HACSB administers housing opportunities and resources throughout San Bernardino County.
County HOME Consortium	San Bernardino County	The County Economic Development Agency, Community Development/Housing, administers the HOME Consortium with the purpose of undertaking HOME-eligible housing assistance activities including acquiring, rehabilitating, and constructing affordable housing.

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

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

The City initiated its Citizen Participation process with community members, public service providers, City departments, and those that may have an interest in the CDBG program, to participate in the Consolidated Plan process through the Notice of Funding Availability (NOFA) process. In an effort to broaden public participation, the City conducted a public hearing on the City’s Priority Needs Assessment to obtain citizen input on the City’s housing and community development needs as well as information on public service providers serving the community. These groups represent the needs of seniors, youth at-risk, low/moderate income households, minority households, and other community development needs.

A copy of the Executive Summary was circulated to surrounding jurisdictions to obtain input on the City’s Priority Needs during the public comment period for availability of the Consolidated Plan.

**Narrative (optional):**

## **PR-15 Citizen Participation**

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

HUD emphasizes public participation in the development of the Consolidated Plan through citizen participation at significant points in the process. Cities are required to make every effort to involve the community in the Consolidated Plan's development process, particularly those individuals that the Consolidated Plan strives to assist, including low- and moderate-income individuals and families, the homeless, and others with special needs. Federal laws relating to CDBG funds require cities to provide citizens with specific information about the amount of monies expected for the program and the range of activities that may be undertaken with those funds. Federal regulations also require a jurisdiction to hold at least two (2) public hearings throughout the program year and in order to obtain the views of citizens on housing and community development needs, including priority nonhousing community development needs, one (1) of these hearings must be held before the proposed Consolidated Plan is published for comment.

The City conducted extensive outreach and multiple public meetings during the development of the Consolidated Plan. One (1) public meeting was conducted to gather input prior to the development of the Plan. One (1) additional public hearing was held to obtain feedback on the Preliminary Needs Assessment, including housing and community needs. The full draft Consolidated Plan is currently available for a 30-day public comment period and public hearing will be held on May 6, 2015.

Outreach is conducted via the internet, newspaper legal advertisements, and public meetings. The prime method for public comments was the public hearings, but organizations and the public were able to submit oral or written comments to the City outside of the public meetings. Outreach for public meetings was conducted via letters to interested parties, posting on the City website, newspaper legal advertisements, and posting in public locations. A special effort is made to reach out to minorities with individualized outreach to minority advocacy groups, and advertising the Inland Valley Daily Bulletin, a local newspaper of general circulation serving the community.

In anticipation of preparation of the Consolidated Plan, staff solicited input from various organizations, public service providers, and City departments in order to determine their current needs and projected needs over the next five years. These groups completed surveys to demonstrate their yearly funding needs and provided a discussion of their program goals, and how their identified funding needs helped meet those goals. They also provided information on anticipated changes including, increases in their service population, changing demographics, as well as changes in funding sources. The information provided by each group was then incorporated into the Priority Needs Assessment.

The February 23, 2015, public meeting was helpful with initial issue identification and provided important context for the data analysis in the Needs Assessment and Market Analysis. The second set of public meetings in April 1, and May 6, 2015 helped to support the initial findings and priorities, and helped focus the priorities even further.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Public Service Providers & City staff	Public meeting to solicit input from interested Public Service providers and City staff to obtain information regarding their anticipated needs during the next 5-year period. Identified needs were addressed in the City's Priority Needs Assessment.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-targeted/broad community	Public notice regarding the Priority Needs Assessment public hearing, and the availability of the draft 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan for a 30-day public review period beginning April 6, 2015, and ending on May 6, 2015.			
3	Internet Outreach	Non-targeted/broad community	The draft 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan were posted to the City website on April 2, 2015, for a 30-day public review period beginning April 6, 2015, and ending on May 6, 2015.			<a href="http://www.cityofrc.us/cityhall/planning/cdbg.asp">http://www.cityofrc.us/cityhall/planning/cdbg.asp</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/road community	Public hearing for adoption of the draft 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan. The public hearing will be held on May 6, 2015.			

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The preliminary Priority Needs Assessment identifies and ranks specific community needs (i.e., housing assistance, public improvements, and public service assistance), establishes a High (H) and Low (L) priority need, and then identifies the cost to address any unmet annual need on an annual and 5-year basis. Through the Priority Needs Assessment, the City is able to establish a general ranking of the priority of specific programs that then address the needs of the City's extremely-low, low-, and moderate-income residents. Based on the results of that assessment, the City then prepared the Consolidated Plan that accurately addresses and connects identified community needs with funding available to address that need. The Priority Needs Assessment addresses the following needs:

- **Affordable Housing:** Programs related to rehabilitation of existing units were identified as a high priority. The City manages two programs that address affordable housing needs in the community. This includes the City's Rental Assistance program, which provides a monthly subsidy income eligible mobile home owners, and the City's Home Improvement Program, which provides grants and loans to income eligible single-family and mobile home owners. Both of these programs are only available to residents whose income are below 80 percent of the area median family income. The Rental Assistance program is closed and does not accept additional participate; however, the Home Improvement Program accepts requests for emergency and non-emergency homeowner assistance. Funding priorities are proposed to be focused on the continuation of these programs.
- **Homelessness:** Programs related to emergency shelter and transitional housing were rated a high priority. The Sheriff's Department currently conducts homelessness outreach efforts through the HOPE program, providing support to the regions homeless population. The Family Resource Center provides homelessness prevention efforts by connecting residents with various public service providers. Funding priorities are proposed to be focused on sub-recipients that provide emergency shelter and transitional housing opportunities for eligible City residents.
- **Non-Housing Community Development Needs:** Programs related to providing senior services, youth services, public services, and public improvements were rated as high priorities. Funding priorities are proposed to be focused on all of these areas, including programs to address street improvements in low-income target neighborhoods, public service activities targeted to specific senior needs, youth at-risk needs, and general assistance needs of the community and historic preservation activities at the Etiwanda Depot.

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

### Summary of Housing Needs

The tables and narratives below present housing need data for Rancho Cucamonga as provided by HUD as part of its eCon Consolidated Plan program. The data are originally derived from the 2007-2011 American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data base. The following tables provide an overview and breakdown of the City's population by size, income, age and housing needs. As defined by HUD, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than 1 person per room);
- Severe overcrowded conditions (housing units with more than 1.51 persons per room);
- Housing cost burden (including utilities) exceeding 30 percent of gross income; and
- Severe housing cost burden (including utilities) exceeding 50 percent of gross income.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	127,743	163,151	28%
Households	41,067	54,194	32%
Median Income	\$60,931.00	\$78,782.00	29%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,690	4,270	6,390	5,670	35,170
Small Family Households *	955	1,660	2,590	2,965	21,285
Large Family Households *	215	540	790	710	4,205
Household contains at least one person 62-74 years of age	365	715	1,440	835	4,004
Household contains at least one person age 75 or older	535	670	745	604	1,310
Households with one or more children 6 years old or younger *	555	785	1,135	1,245	5,120
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	75	165	35	335	0	0	0	35	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	59	150	25	269	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	165	325	305	875	15	70	85	55	225
Housing cost burden greater than 50% of income (and none of the above problems)	1,210	1,660	765	185	3,820	585	865	1,270	1,260	3,980

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	55	600	1,275	1,390	3,320	75	240	955	1,154	2,424
Zero/negative Income (and none of the above problems)	90	0	0	0	90	290	0	0	0	290

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,385	1,955	1,410	550	5,300	600	930	1,355	1,355	4,240
Having none of four housing problems	185	780	1,665	1,855	4,485	140	605	1,960	1,914	4,619
Household has negative income, but none of the other housing problems	90	0	0	0	90	290	0	0	0	290

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	625	990	1,130	2,745	155	440	920	1,515
Large Related	105	300	230	635	40	100	370	510
Elderly	330	500	400	1,230	385	460	615	1,460
Other	360	705	650	1,715	75	150	370	595
Total need by income	1,420	2,495	2,410	6,325	655	1,150	2,275	4,080

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	590	640	375	1,605	155	430	540	1,125
Large Related	70	140	80	290	40	75	300	415
Elderly	330	370	175	875	310	250	270	830
Other	340	665	235	1,240	75	140	190	405
Total need by income	1,330	1,815	865	4,010	580	895	1,300	2,775

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	80	214	485	330	1,109	15	35	65	4	119
Multiple, unrelated family households	35	10	0	0	45	0	30	20	59	109
Other, non-family households	0	0	0	0	0	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need by income	115	224	485	330	1,154	15	65	85	63	228

**Table 11 – Crowding Information – 1/2**

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source Comments:

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

Households with the greatest financial need of assistance are those smaller households falling into the 0-30%, 30-50%, and 50-80% HAMFI. Very closely behind them are seniors over the age of 75 who may not have the income necessary to support their cost of living.

According to 2013 ACS estimates, the City has approximately 11,975 households (21.9%) with one or more people who are 65 years and over, and approximately 11,718 households (21.4) living alone. Of those households living alone, approximately 3,464 households (6.3%) are 65 years and older.

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

**Families who are disabled and in need of assistance**

According to the 2013 ACS, 15,134 persons (9%) of the City’s population was non-institutionalized and affected by one or more disabilities. Among persons living with disabilities in Rancho Cucamonga, ambulatory disabilities were the most prevalent (55%), followed by independent living disabilities, and cognitive disabilities (36% each).

According to the 2013 Point In Time Count, approximately 248 persons (21%) had mental illness, 307 persons (26%) had physical disabilities, and 142 persons (12%) had developmental disabilities. Information from the Point In Time Count is County wide and no specific City data is available.

## **Families who are victims of domestic violence, dating violence, sexual assault and/or stalking and in need of assistance**

It is estimated that between 18 and 39 percent of all homeless families are homeless due to domestic violence. Domestic violence and emotional abuse are behaviors used by one person in a relationship to control the other, and often involve tactics such as physical assault, stalking, and sexual assault. Although both men and women can be abused, most victims of domestic violence are women.

According to the 2013 Point In Time Count, approximately 201 homeless adults (17%) had been a victim of domestic violence, including 37 percent of women and 12 percent of men.

## **What are the most common housing problems?**

Cost burden is by far the most serious housing issue facing City residents, with renters experiencing more significant burdens than owners. Substandard housing and overcrowding, as defined by the Census and HUD, are not significant issues when compared to cost burden. That said, there are a higher percentage of substandard housing and when compared to issues of overcrowding. Renters are also more likely to experience these issues than owners.

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

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses. With the recent economic recession and its slow recovery, unemployment and underemployment have been the primary reasons for families losing their homes.

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

Employment, household income, and the availability of a wide range of housing types directly relate to housing affordability. Within Rancho Cucamonga, most owners and renters can afford their housing costs by the measure of affordability recognized by the Federal government. Housing cost burden, also known as overpayment, is a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income. Housing cost burden is particularly problematic for the extremely low, very low, and low income households because a high housing cost typically leaves little resources remaining for a household to cover other living expenses.

The CHAS data in this section shows there are 90 renter households and 290 owner households with zero or negative income, which are at imminent risk of either residing in shelters or becoming unsheltered. Overall, cost burden affects owner-occupied and renter-occupied households similarly in the lowest income group (extremely low income). As market rents are generally affordable to moderate income, renters and owners in the moderate and low-income categories do not appear to be as impacted by a cost burden.

The characteristics and needs of those at risk of becoming homeless:

- Income at subsistence level where one event can lead to homelessness.
- Current “doubling up” in a housing unit where various events can lead to homelessness.
- Levels of access and length of process to receive support services.

The needs of formerly homeless receiving rapid re-housing assistance include:

- On-going case management to address identified needs.
- Sustainable income to achieve permanent housing.
- Adequate resources available from state and federal support programs.

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

Households at risk of becoming homeless include those extremely low income households with a severe housing cost burden (spending 50 percent or more of their income on housing). According to CHAS data, 1,330 extremely low income renter-households and 530 extremely low income owner-households in Rancho Cucamonga had a severe cost burden.

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

An analysis of the City's homeless population can be challenging because of the transient nature of the population. People can be classified homeless because of a variety of circumstances including: 1) those persons who are chronically homeless resulting from alcohol or drug use, and 2) those persons who are situationally homeless resulting from job loss, arguments with family or friends, incarceration, or violence (both family and domestic).

There are several housing and household characteristics linked with instability and increased risk of homelessness. These characteristics include the following:

- A high unemployment rate with a resulting loss of income available for housing.
- The lack of assets available for rental security deposits.

- The long waiting lists for both public housing units and Tenant Based Rental Assistance (TBRA) vouchers.
- The reduction of the number of affordable housing units resulting from the demolition of structures, structures with non-habitable units due to deteriorated conditions, and the lack of construction of additional affordable units.
- Mental health and substance abuse issues leading to displacement from private housing increasing the pressure on homeless facilities or resulting in people being unsheltered.

## **Discussion**

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

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

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The following tables identify the extent of housing problems by income and race. Overall housing problems include: housing units that 1) lack complete kitchen facilities, 2) lack complete plumbing facilities, 3) more than 1 person per room, and 4) cost burden greater than 30 percent.

The tables below identify a variety of indicators as related to disproportionately greater need among racial and ethnic groups.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,115	195	380
White	975	95	175
Black / African American	140	0	35
Asian	280	4	80
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	680	60	95

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,725	550	0
White	1,695	250	0
Black / African American	530	15	0
Asian	155	75	0
American Indian, Alaska Native	15	15	0
Pacific Islander	45	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,140	165	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,990	1,400	0
White	2,300	935	0
Black / African American	440	105	0
Asian	245	25	0
American Indian, Alaska Native	4	10	0
Pacific Islander	110	0	0
Hispanic	1,870	325	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,445	1,225	0
White	1,905	680	0
Black / African American	555	45	0
Asian	410	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,499	435	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

## Discussion

The disproportionate housing need analysis for housing problems demonstrates that there are no racial or ethnic groups in Rancho Cucamonga with a disproportionately greater need than the income level as a whole. Under each income category, this was determined by dividing the “jurisdiction as a whole” population with “one or more of four housing problems” population by the total number of households in the City as of 2011 (54,291 households, 2011 ACS). In all cases, the “jurisdiction as a whole percentage” was higher than the percentage for each racial or ethnic category.

The purpose of these tables is to analyze the relative need for each race and ethnic category. Although none of the tables show a disproportionate housing need, in absolute terms, these tables demonstrate that there are still a significant number of households in the City experiencing one or more housing problems that may be in need of housing assistance.

The general definition of a substandard unit is a unit that does not meet the Federal Housing Quality Standards of the Tenant Based Rental Assistance voucher program and/or the City of Rancho Cucamonga's Development Code. While it is not possible to determine the number of units that meet such criteria, the number of units may be estimated by evaluating specific factors that indicate a unit is substandard. When the potential presence of lead-based paint is subtracted, the number of substandard units is estimated to be 485 (approximately 0.89 percent) of the City's housing stock.

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

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

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The following tables identify the extent of severe housing problems by income and race. Severe housing problems include: inadequate housing; severe overcrowding (1.5 persons or more per room); and housing cost burden of 50 percent.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,985	325	380
White	890	180	175
Black / African American	120	20	35
Asian	280	4	80
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	650	90	95

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,885	1,385	0
White	1,355	590	0
Black / African American	420	125	0
Asian	125	105	0
American Indian, Alaska Native	15	15	0
Pacific Islander	0	45	0
Hispanic	835	470	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,765	3,625	0
White	1,030	2,200	0
Black / African American	240	310	0
Asian	170	100	0
American Indian, Alaska Native	0	15	0
Pacific Islander	65	45	0
Hispanic	1,240	955	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,900	3,765	0
White	810	1,775	0
Black / African American	155	445	0
Asian	150	330	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	760	1,174	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

## Discussion

The disproportionate housing need analysis for severe housing problems demonstrates that there are no racial or ethnic groups in Rancho Cucamonga with a disproportionately greater need than the income level as a whole. Under each income category, this was determined by dividing the “jurisdiction as a whole” population with “one or more of four housing problem” population by the total number of households in the City as of 2011 (54,291 households, 2011 ACS). In all cases, the “jurisdiction as a whole percentage” was higher than the percentage for each racial or ethnic category.

The purpose of these tables is to analyze the relative need for each race and ethnic category. Although none of the tables show a disproportionate housing need, in absolute terms, these tables demonstrate that there are still a significant number of households in the City experiencing one or more severe housing problems that may be in need of housing assistance.

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

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

### Introduction:

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,045	6,260	8,310	400
White	15,940	7,005	4,765	190
Black / African American	2,025	1,270	1,105	30
Asian	2,590	1,420	1,020	80
American Indian, Alaska Native	25	30	15	0
Pacific Islander	0	160	65	0
Hispanic	7,439	4,554	3,165	95

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

The disproportionate housing need analysis for housing cost burden demonstrates that there are no racial or ethnic groups in Rancho Cucamonga with a disproportionately greater need than the income level as a whole. No racial or ethnic groups had an identified housing cost burden (spent more than 30 percent of their gross household income on housing) or had an identified severe housing cost burden (spent more than 50 percent of their gross household income on housing). Under each income category, this was determined by dividing the “jurisdiction as a whole” population for each income category by the total number of households in the City as of 2011 (54,291 households, 2011 ACS) and comparing it to the racial/ethnic corresponding value. In all cases, the “jurisdiction as a whole percentage” was higher than the percentage for each racial or ethnic category.

Cost burden, housing affordability, and the need for higher household income levels affect many households throughout the City. Under the less than 30 percent category, meaning no housing cost burden, whites were disproportionately represented. This can be interpreted to mean that the identified white households are still disproportionately burdened by housing cost, even though the amount spent on housing is less than 30 percent of the household income.

Employment, household income, and the availability of a wide range of housing types directly relate to housing affordability. Within Rancho Cucamonga, most owners and renters can afford their housing costs by the measure of affordability recognized by the Federal government. Housing cost burden is particularly problematic for the extremely low, very low, and low income households because a high housing cost typically leaves little resources remaining for a household to cover other living expenses.

In renter-occupied households, 28.7 percent experience cost burden and 24.5 percent experience severe cost burden. Among owner-occupied households, 27.3 percent experience cost burden and 18.5 percent experience severe cost burden. Most notably, among all households 27.7 percent experience overpayment and 20.4 percent experience severe overpayment.

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

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

The disproportionately greater need analysis is not necessarily reflective of the number of households in need. But rather, the analysis is used to determine whether any particular racial or ethnic group has a need which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. As Sections NA-15 and NA-20 demonstrate that there are no racial or ethnic groups disproportionately represented throughout the City; however, the Black / African American, Asian, and Hispanic households consistently had relatively high numbers.

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

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals that are safe and in areas of opportunity, additional supportive services, and housing for the mentally ill.

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

To determine the location of minority groups with disproportionately greater needs, low and moderate-income areas (block groups where more than 51 percent of the households are low and moderate-income) were identified. Areas of minority concentration are block groups where populations of racial or ethnic groups are at least 10 percent greater than for the County as a whole. LMI areas with minority concentrations indicate where these disproportionately greater needs are located. A high concentration is defined as a census tract in which the population of any racial/ethnic minority group is 75 percent or more of the total population of that tract. Within the following Census Tracts, the Hispanic community has relatively high low-income representation.

- Census Tract 20.16; Block Group 1.
- Census Tract 20.23; Block Group 1.
- Census Tract 20.25; Block Group 1.
- Census Tract 20.27; Block Groups 2 & 3.
- Census Tract 21.01; Block Groups 1 & 2.
- Census Tract 21.03; Block Groups 1 & 2.
- Census Tract 21.05; Block Groups 1 & 2.
- Census Tract 21.07; Block Groups 1, 2, & 3.
- Census Tract 21.10; Block Group 1.
- Census Tract 22.07; Block Group 1.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Authority of the County of San Bernardino (HACSB) operates the public housing complexes in the City of Rancho Cucamonga and has been one of the leading providers of affordable housing in the County of San Bernardino for the past 70 years. San Bernardino County is the largest county by land area in the contiguous United States consisting of 24 cities and covering over 20,000 square miles. By population, it is the twelfth largest county in the nation, with more residents than 15 states. Between 2000 and 2011 San Bernardino County's population has grown by almost 5 percent, compared to Rancho Cucamonga's 23 percent growth over the same time period. HACSB serves in excess of 30,000 people, most of whom are seniors, disabled individuals, and children.

The County of San Bernardino has 5,277 households receiving Tenant Based Rental Assistance (TBRA) vouchers, with 4,660 being "portable" vouchers where the tenant may use them for any HUD-approved participating property. A total of 54 of the portable vouchers were special purpose vouchers for Veterans Supportive Housing; no vouchers were for the Family Unification Program or the disabled. The 1,177 public housing units includes apartment complexes, duplexes, and single-family homes owned and operated by the HACSB.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,177	5,277	517	4,660	54	0	0

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,755	14,084	14,172	13,978	14,467	0
Average length of stay	0	0	6	6	1	7	0	0
Average Household size	0	0	3	2	1	2	1	0
# Homeless at admission	0	0	0	30	1	22	7	0
# of Elderly Program Participants (>62)	0	0	239	1,122	357	754	3	0
# of Disabled Families	0	0	200	1,284	39	1,200	28	0
# of Families requesting accessibility features	0	0	1,177	5,277	517	4,660	54	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Disabled *		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
White	0	0	644	2,226	372	1,791	38	0	0
Black/African American	0	0	425	2,911	114	2,763	16	0	0
Asian	0	0	57	94	21	70	0	0	0
American Indian/Alaska Native	0	0	3	27	5	22	0	0	0
Pacific Islander	0	0	29	12	3	9	0	0	0
Other	0	0	19	7	2	5	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Disabled *		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
Hispanic	0	0	504	1,326	167	1,132	14	0	0
Not Hispanic	0	0	670	3,951	350	3,528	40	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Based on the demographics of the preceding tables, tenants receiving TBRA vouchers had average annual incomes of \$13,978, which is considered to be extremely low-income under HUD income guidelines. The family size averaged 2 persons received rental assistance under the program for an average of 7 years. Of those 4,660 tenants who received vouchers, 754 (16.18%) were elderly (age 62 and older), and 1,200 (25.75%) were disabled.

Tenants housed in public housing units had an average annual income of \$13,755, which is also considered to be extremely-low income. The family size averaged 3 persons received housing assistance under the program for an average of 6 years. Of those 1,170 tenants who resided in public housing units, 239 (20.42%) were elderly (age 62 and older), and 200 (17.09%) were disabled.

As of February 2015 the HACSB operated 9,526 TBRA units, with a total of 24,822 tenants, and 1,161 public housing units, with 3,711 tenants. Within Rancho Cucamonga, there are 295 TBRA units, with a total of 572 tenants, and 2 public housing units with 14 tenants.

With the average household income of \$13,978 for the recipient households for the TBRA voucher program, these tenants earned only 23.02 percent of the \$60,700 median household income for the County. Because these households are considered to be extremely-low income, the primary needs of the applicants on the waiting list is finding affordable housing opportunities.

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

Public housing residents and TBRA vouchers holders have extremely low incomes. According to the 2013 American Community Survey Financial Characteristics report, the average income was \$13,755 and \$14,172 respectively. As a result, public housing residents and voucher holders need help increasing their incomes through job training, financial literacy, and financial assistance to afford the region's housing costs and move toward self-sufficiency.

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

The high cost of housing poses a challenge for many of the County's residents, but the needs are generally more acute among public housing residents and TBRA voucher residents. Based on the average annual income \$13,755 and \$14,172, respectively, and the average annual housing cost of \$13,104, the average rent would require a public housing resident to spend 95.26 percent and a TBRA holder to spend 92.46 percent of their annual income in rent. Compared to the general population, public housing residents and TBRA holders have an increased housing cost burden.

## **Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The following section provides a general assessment of the City's homeless population and its needs. This data is derived from the San Bernardino County 2013 Homeless Count (i.e., the 2013 Point In Time Count).

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

In 2013, the City of Rancho Cucamonga participated in the 2013 Point In Time Count with the County of San Bernardino to count of the County's homeless population. The count in Rancho Cucamonga identified 92 homeless persons in total, 76 of which were unsheltered. The following characteristics were found in the County wide homeless population:

- 827 (70%) were male and 272 (23%) were female.
- 65 (5%) were children accompanied by adults.
- 12 (1%) were youth under the age of 18.
- 83 (7%) were adults between the age of 18 and 24.
- 544 (46%) had been living in an emergency shelter or on the street for the past year or more.
- 242 (21%) of single adults were chronically homeless, and there were 2 homeless families.
- 248 (21%) had a mental health problem.
- 248 (21%) were released from correctional institutions during the past 12 months.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

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

The 2013 Point In Time Count did not provide the number of families with children and families of veterans on a City basis. County wide 65 children were unsheltered, 16 children were sheltered or receiving motel voucher assistance. County wide there were 36 homeless families, 2 of those were chronic homeless families. County wide women represented 23% of the homeless population and there were 4 homeless persons who had been victims of domestic violence. There were 4 homeless veterans.

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

The 2013 Point In Time Count did not identify the nature and extent of homelessness on a City basis. The count identified the following racial and ethnic makeup of the overall homeless population:

- 485 (41%) White.
- 289 (16%) Black / African American.
- 12 (1%) Asian / Pacific Islander.
- 24 (2%) American Indian / Alaska Native.
- 24 (2%) Other race.
- 236 (20%) Hispanic.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2013 Point In Time Count indicated that 46 percent of homeless persons had been homeless for at least 12 months or more and 34 percent had been homeless 4 or more times in the past 3 years. Within Rancho Cucamonga there were 76 unsheltered and 15 sheltered persons.

### **Discussion:**

The 2013 Point In Time Count also identified several mental health and social service issues present in the County wide homeless population. This includes such issues as:

- 343 (29%) had a chronic health condition (such as diabetes, heart trouble, high blood pressure, seizures, hepatitis, respiratory problems, epilepsy, tuberculosis, or arthritis).
- 12 (1%) had been diagnosed with AIDs or tested positive for HIV.
- 142 (12%) had a developmental disability.
- 307 (26%) had a physical disability.
- 284 (24%) had a drug and/or alcohol problem.

The 2015 Point In Time Count was conducted in January 2015. During the Count only 14, unsheltered homeless persons were identified in the City.

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

### **Introduction:**

This section discusses the characteristics and needs of persons in various subpopulations of the City who are not homeless but may require supportive services, including the senior households, persons with disabilities, female headed households, large households, students, and farmworkers. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to: maintaining independence, communication, transportation, supervision, and medical care. The section below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal funds.

### **Describe the characteristics of special needs populations in your community:**

#### **Senior Households**

Senior households have special housing needs due to a variety of concerns, including: a limited or fixed income, health care costs, transportation, disabilities, and access to housing. A cost burden greater than 30 percent of their income is experienced by 86 percent of all elderly renters and 63 percent of all elderly homeowners. Additionally, 94 percent of all elderly renters and 77.5 percent of all elderly homeowners experienced a cost burden greater than 50 percent of their income.

#### **Persons with Disabilities**

The 2010 Census identifies four different disability categories: 1) sensory, 2) physical, 3) mental, and 4) self-care. Persons with disabilities often require public assistance, including housing needs. According to the 2009-2011 ACS, a total of 12,802 persons (7.9 percent of the population 5 years and over) in the City have a disability. This includes 4.0 percent of those aged 5 to 17, 6.5 percent of those aged 18 to 64, and 37.3 percent of those aged 65 and older.

#### **Persons with Developmental Disabilities**

A developmental disability originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The U.S. Administration of Development Disabilities estimates that 1.5 percent of a community's population may have a developmental disability. Based on the 2015 DOF population estimate of 172,229 persons, 2,583 City residents could have developmental disabilities.

#### **Female-Headed Households**

Single-parent households typically have a special need for such services as childcare and health care, and also tend to have lower incomes, which limits housing options and access to supportive services. According to the 2010 Census, 7,514 households (13.8 percent of all households) are female-headed

households and in comparison, the 2000 Census counted 13.4 percent for all single-parent households, of which 9.3 percent were female-headed.

### **Large Households**

Large households consist of 5 or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of an adequate size. In 2010, there were 54,383 households in Rancho Cucamonga; of these, 12,509 were single person households, 37,998 were 2 to 4 person households, and 6,651 were large households, and of these 2,043 households are renter-occupied.

### **Students**

Students have unique housing needs because they may have limited funds, be on a relatively tight budget, and in need of short term housing. A lack of affordable housing impacts this special needs group, which often leads to overcrowded living situations.

### **Farmworkers**

Based on the absence of agricultural production in the City, it is assumed that there are very few such jobs. Citrus and vineyard agriculture was declining at the time of incorporation and there are currently no agricultural zones in the City.

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

### **Senior Households**

The special needs of seniors can include congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. The elderly need assistance with rental housing, and local senior housing projects and Tenant Based Rental Assistance programs address the elderly rental need. Seniors who own their own homes may have difficulty when non-housing expenses increase and their income does not. Elderly homeowners often need housing rehabilitation services; local repair and rehabilitation programs address the elderly homeowner need.

### **Persons with Disabilities**

Services for the disabled include full institutional care, transitional care, and independent living. Transitional care may be provided by families or through group quarters, and may include on-site professional or paraprofessional support. Residential, Group Home, Residential Care for the Elderly, and Small Family Home Care.

### **Persons with Developmental Disabilities**

Some residents with developmental disabilities may live comfortably without special accommodations, but others require a supervised living situation such as group housing or an assisted living facility. City residents with developmental disabilities can seek assistance from the Autism Society Inland Empire in Corona or at the Inland Regional Center in San Bernardino, the largest regional developmental disability support center in California. The Inland Regional Center provides assistance to 920 residents.

### **Female-Headed Households**

In addition to housing assistance, it is reasonable to assume that all households that fall below the poverty level are in need of social service assistance, including childcare and healthcare, and that many also need assistance with education and job training. It is also reasonable to assume that high proportions of poverty level households, particularly single-parent households, are at risk of homelessness.

### **Large Households**

The City previously provided assistance for single-family homes with the Northtown Housing Development Corporation (NHDC) and previously provided Down Payment Assistance through the Redevelopment Agency (RDA) First Time Homebuyer Program. With the recent elimination of the RDA, this program is still in place for existing participants, but there are no new funds available for any new applicants.

### **Students**

Because the City benefits from an educated population, an additional consideration is the retention of recent college graduates. As young professionals begin their career they are often unable to afford most apartment rental prices and the purchase price of a home, and would seek housing opportunities in neighboring communities.

### **Farmworkers**

As a consequence of the small population and rapidly declining agricultural production, no statistical need for housing has been identified for farmworkers.

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

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local level. Knowing how many people are diagnosed with HIV infection each year, and their stage of disease at diagnosis, is important for planning and resource

allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be allocated for programs and resources to those most in need.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report, Diagnosis of HIV Infection in the United States and Dependent Areas, 2013 (Vol. 25) provides an overview of the current epidemiology of HIV disease in the U.S. This report provides data for the diagnosis of HIV infection, 2013, and persons living with diagnosed HIV infection, year-end 2012. The HIV Surveillance Report identifies that in the Riverside-San Bernardino-Ontario MSA there are 8,085 persons living with HIV.

**Discussion:**

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

### **Describe the jurisdiction’s need for Public Facilities:**

No public facility improvements were identified through the Preliminary Needs Assessment.

### **How were these needs determined?**

No public facility improvements were identified through the Preliminary Needs Assessment.

### **Describe the jurisdiction’s need for Public Improvements:**

The City of Rancho Cucamonga has a range of public facility needs. The following highlight key projects that the City may consider over the next five years. Other public facility projects may be pursued pending on funding availability and/or the urgency of needs.

- **Madrone Avenue Street Improvements:** The design and construction of the Madrone Avenue Street Improvements along the frontage of the proposed Southwest Cucamonga Park. This project will provide safe pedestrian access improvements along the proposed Southwest Cucamonga Park through the construction of curb and gutter, sidewalks, and the installation of street lights. This project meets a LMC National Objective.
- **Pecan Avenue Street Improvements:** The design and construction of the Pecan Avenue Street Improvements between Whittram Avenue and Arrow Route. This project will provide safe pedestrian access improvements to the residents of Pecan Avenue through the installation of curb and gutter, sidewalks, and the installation of street lights. This project meets a LMC National Objective.

### **How were these needs determined?**

These needs were determined through a combination of public input (primarily through the Preliminary Needs Assessment Survey) and comments received from the City Engineering Services Department at the Stakeholders meeting, and staff assessments.

### **Describe the jurisdiction’s need for Public Services:**

Public service needs in the City include, but are not limited to, the following:

- **Senior Services:** This includes supporting the Senior Nutrition, Senior Programs, and Senior Transportation needs of the community.
- **Emergency Shelter and Transitional Housing:** There are limited transitional housing units located within the City and the supply of affordable units is not sufficient to meet the need in the community.

- **Youth At-Risk:** This includes the Library literacy program, and general programs for youth at-risk.
- **General Public Services:** This includes the support of a domestic violence shelter, emergency food assistance, Fair Housing and Landlord/Tenant Counseling, graffiti removal, and violence prevention and education.

Overall, the need for a range of public and supportive services in the City is extensive, especially for persons with special needs (such as seniors, youth at-risk, homeless, and victims of domestic violence), as previously noted.

### **How were these needs determined?**

These public service needs were determined through a combination of public input (primarily through the Preliminary Needs Assessment Survey) and comments received from various Public Service providers, applications for CDBG funding, and staff assessments.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Residential growth has fundamentally defined the housing character of the City and is one of the more tangible measures of the quality of life found in each neighborhood. These seven areas include the original three communities that formed Rancho Cucamonga, i.e., Alta Loma, Cucamonga, and Etiwanda, and those areas of infill and surrounding development consisting of Etiwanda North, Terra Vista, Victoria, and Caryn.

#### ***Alta Loma***

The Alta Loma area encompasses roughly one-third of the City and is bordered by the City boundary to the north and west, Deer Creek to the east, and Base Line Road to the south. This area is characterized by stable neighborhoods, established single-family homes situated on larger one-half acre equestrian oriented lots in the northern portion and one-quarter acre lots to the south. The neighborhood contains a variety of multi-family housing complexes that are situated along the major boulevards in the southern portion.

#### ***Cucamonga***

The Cucamonga area encompasses roughly one-third of the City and is bordered by Base Line Road to the north, Deer Creek Channel to the east, and the City boundary to the west and south. This area contains a stable mix of single-family and multi-family housing. This area also contains the Red Hill area distinguished by hillside terrain, a non-traditional street layout, a wide mix of lot sizes, and is anchored by the Red Hill Country Club.

#### ***Etiwanda***

The Etiwanda area is located along the eastern portion of the City and is bordered by the City boundary to the north and east, Day Creek Channel to the west, and Foothill Boulevard to the south. The Etiwanda Specific Plan was developed to retain the rural character of the area and equestrian orientated residential development. The area is characterized by stable residential neighborhoods surrounded by Eucalyptus windrows reminiscent of the agricultural heritage of the area. Residential uses include a mix of one acre, one-half acre, and one-quarter acre residential lots, with the larger lots suitable for equestrian uses.

#### ***Etiwanda North***

This neighborhood is located to the north and west of the Etiwanda area. The neighborhood contains large single-family lots, similar to the Alta Loma area, but utilizes a non-traditional street layout.

### ***Terra Vista***

This neighborhood, generally located north of Foothill Boulevard, south of Base Line Road, between Haven Avenue and Rochester, is distinguished by curvilinear streets, small lot single-family homes, and quality multi-family housing. This neighborhood includes several parks, supportive commercial land uses, and the Rancho Cucamonga Central Park.

### ***Victoria***

This neighborhood is located to the north and east of Terra Vista. The Victoria area is distinguished by stable residential developments, curvilinear streets, and small and mid-size single-family homes. The area includes several parks, supportive commercial land uses, and is anchored by Victoria Gardens.

### ***Caryn***

This area is located north of the 210 freeway, south of Banyan Street, between Milliken Avenue and Rochester Avenue. The Caryn neighborhood is a fully developed residential development community containing a variety of parks, curvilinear streets, and small to mid-sized single-family homes.

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

### Introduction

Between 1990 and 2000, Rancho Cucamonga's housing units grew by 5,947 housing units, an increase of 16.4 percent. According to the DOF, Rancho Cucamonga has a total of 57,443 housing units as of January 1, 2012. This represents an increase of 15,309 housing units since 2000, an overall increase of 36.3 percent, which is over double that of the growth rate experienced by the County. As Rancho Cucamonga matures, the amount of vacant residentially zoned land available for new development will lessen, which will allow for modest growth during the planning period.

A diverse range of housing types helps to ensure that all households, regardless of income, age, or household size, will have the opportunity to find housing suitable to meet their housing needs. Of the City's 57,443 housing units in 2012, 68.3 percent are single-family units and 29.0 percent are multi-family units. Rancho Cucamonga also has 8 mobile home parks with 1,531 mobile home units, which in 2012 make up just 2.7 percent of the housing stock.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	35,087	62%
1-unit, attached structure	3,326	6%
2-4 units	3,137	6%
5-19 units	8,348	15%
20 or more units	5,180	9%
Mobile Home, boat, RV, van, etc	1,633	3%
<b>Total</b>	<b>56,711</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	132	0%	321	2%
1 bedroom	282	1%	5,662	31%
2 bedrooms	3,893	11%	7,274	40%
3 or more bedrooms	31,736	88%	4,894	27%
<b>Total</b>	<b>36,043</b>	<b>100%</b>	<b>18,151</b>	<b>100%</b>

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

The inventory of affordable housing projects within Rancho Cucamonga includes all multiple-family units which are assisted under a variety of Federal, State, and/or local programs, including HUD programs,

State and local bond programs, previously established RDA programs, and local programs. The inventory was compiled by the Rancho Cucamonga Planning Department through discussions with the Housing Successor Agency (previously the Rancho Cucamonga RDA), the County of San Bernardino CDH, the California Debt Limit Allocation Committee (CDLAC), the California Tax Credit Allocation Committee (CTCAC), and a review of "Listing of Notices Received Pursuant to Government Code §65863.10 and §65863.11" prepared by the California Housing Partnership Corporation.

There are 1,669 multi-family units (including both senior and family units) not at-risk of conversion to market rate after October 1, 2021 and were restricted through regulatory agreements between owners and the Rancho Cucamonga RDA, with funding by 20 percent Set-Aside funds and CTCAC financing. Affordable units assisted by the RDA were restricted for a period up to 99 years.

The level of assistance of these units is set to benefit low-income families earning 80 percent, or less, of the area median income for the San Bernardino-Riverside-Ontario MSA.

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

There are 14 apartment complexes with a total of 1,669 affordable multi-family and senior units, and 125 affordable single family units acquired with participation from the RDA. The City does not expect to lose any affordable housing units from its inventory during this Consolidated Plan period.

There are 265 multi-family affordable units identified as units at-risk of converting to market rate, whose affordability was assisted by County of San Bernardino Economic Development Agency, Community Development/Housing, with participation in the County's mortgage revenue bond program, State bond financing, and HUD; affordable units were restricted for periods of 30 to 40 years. Discussions with the County of San Bernardino EDA indicate that of those units at-risk of conversion to market rate, the subsidy agreements maintaining the affordability on all 265 units at risk have expired; however, the mortgage revenue bonds have not been paid off. Although the subsidy agreements may have expired, the mortgage revenue bonds are still valid and the County is maintaining the affordability of those units as long as the bonds are valid. To maintain the affordability of those affected units, the property owner would have to renew the mortgage revenue bonds, and pay the County administrative fee for each bond.

Regarding the affordable housing inventory for the HACSB, the County does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

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

Assessing the existing and future housing demand are more complicated than outlining the existing supply. Demand is a function of the unmet demand of the existing population, the changing needs of the existing population, and the needs of future residents. However, census data was used to assess the

ability of the City's current housing stock to meet the needs of its population. As a result it's apparent that the City's existing housing stock does not fully meet the needs of the existing population as those households earning less than 80 percent of the HAMFI, including 6,325 renters (11.67%) and 4,080 homeowners (7.52%) spend more than 30 percent of their income on monthly housing costs.

**Describe the need for specific types of housing:**

The City has the greatest need for housing affordable to households that earn less than 50 percent of HAMFI. This would include larger rental units (i.e. three or more bedrooms) available to lower-income large households.

**Discussion**

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

### Introduction

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. Similar to most southland communities, the sale prices for housing in the San Bernardino valley escalated between 2000 and 2005. Much of the appreciation in home value over the decade was due to the rapid escalation in housing demand throughout the region, the availability of lower interest loans that have stretched the purchasing power of residents, and the desirability of new housing products on the market.

The cost of homeownership in Rancho Cucamonga has increased significantly since 2000. In 2000, the median home price in the City was \$182,200. In 2005, the median home price increased to \$460,000, a 21.1 percent increase from the 2004 median price of \$380,000 and almost two and half times the price in 2000. However, starting at the end of 2005, the implosion of the mortgage lending industry led to price depreciation in most southland communities. Between 2005 and October 2007, the median home price decreased 2.2 percent. While some communities still experienced some price increases, the increases were far below those that occurred between 2004 and 2005. Between 2005 and 2011 the average median value for a home was \$407,600, representing an approximate 131 percent increase from 2000.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	176,400	407,600	131%
Median Contract Rent	787	1,317	67%

**Table 28 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	840	4.6%
\$500-999	3,411	18.8%
\$1,000-1,499	8,194	45.1%
\$1,500-1,999	4,481	24.7%
\$2,000 or more	1,225	6.8%
<b>Total</b>	<b>18,151</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	160	No Data
50% HAMFI	675	735

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
80% HAMFI	3,179	1,505
100% HAMFI	No Data	2,814
<b>Total</b>	<b>4,014</b>	<b>5,054</b>

**Table 30 – Housing Affordability**

Data Source: 2007-2011 CHAS

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	788	908	1,153	1,629	1,987
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 31 – Monthly Rent**

Data Source Comments:

### Is there sufficient housing for households at all income levels?

According to CHAS data, mismatches in terms of supply and affordability exist in the City. Approximately 2,690 households earning less than 30 percent of HAMFI reside in the City; however, there are only 160 dwelling units affordable to those at this income level. Similarly, the City has 4,270 households earning between 30 and 50 percent of HAMFI, and only 1,410 housing units affordable to those at this income level. There are approximately 6,390 housing units in the City that are affordable to households earning between 50 and 80 percent HAMFI, and only 4,684 housing units affordable to those at this income level. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

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

The real estate boom in southern California has created an unprecedented increase in housing prices throughout the region, including Rancho Cucamonga and the surrounding communities. Rancho Cucamonga considers housing affordability to be a critical issue; this is because of the inability of residents to afford and obtain decent housing can lead to overcrowded living conditions, an over extension of a households financial resources, the premature deterioration of housing due to a high number of occupants, and situations where young families and seniors cannot afford to live near other family members.

Housing affordability can be determined by comparing housing prices and rents to the income levels of residents in the same community, or within a larger region such as the Riverside-San Bernardino-Ontario MSA. The federal government has established an affordability threshold that measures whether or not a household can afford housing. Typically, a household should pay no more than 30 percent of their gross

income for housing, although a slightly higher cost burden is allowed by the mortgage industry because of the tax advantages of homeownership.

The median priced single-family home and condominium sell for \$347,700 and \$177,000, respectively. Since low and moderate income households could afford no more than \$266,000 for a single-family home, any type of single-family dwelling and most condominiums would not be affordable at current sales prices.

Home prices vary by unit type and size. Condominiums are generally more affordable, compared to single-family homes. Small condominiums and mobile homes are the most affordable homeownership option in Rancho Cucamonga. Rental rates vary by bedroom size, with market rents ranging from \$1,050 for a 1-bedroom to \$1,900 for a three-bedroom single family home. The final fair market rent for 2015 for San Bernardino County range from \$908 for a 1-bedroom to \$1,987 for a 4-bedroom unit.

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

Market rate rental units vary throughout the City by size of the unit. Market rents are generally higher than the Fair Market Rents for all units ranging in size from no bedrooms to four bedrooms.

**Discussion**

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

### **Introduction**

Generally, housing older than 30 years of age will require minor repairs and modernization improvements. Housing units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, HVAC, and electrical system repairs. After 70 years of age a unit is generally deemed to have exceeded its useful life.

Approximately 29.4 percent of the 58,165 housing units (California DOF, Table E-5, 1/1/2014) in Rancho Cucamonga were built prior to 1980, making the majority of these units at least 30 years old. The vast majority of these units were built during the 1970's, potentially requiring minor repairs. Units older than 50 years comprised about 4.2 percent of the housing stock; these units may require moderate to substantial repairs. Less than one-half of 1.0 percent of units are older than 70 years; therefore, few housing units in Rancho Cucamonga are likely to have exceeded their useful life. Historic preservation programs, Code Enforcement activity, and CDBG programs are aimed at maintaining older housing stock in residential areas.

### **Definitions**

HUD has identified four housing problems, which are 1) overcrowding, 2) lacks complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding means that there is more than one person per room living in a housing unit. The lack of complete kitchen or lack of plumbing is self-apparent.

When households spend too much of their incomes on housing, they are considered to be “cost burdened” or “severely cost burdened.” HUD has determined that households should spend no more than 30 percent of their incomes on housing. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30 percent of their incomes on housing are considered cost burdened; households that pay more than 50 percent of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (extent of housing overcrowding). The Census defines “complete plumbing facilities” to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness. Another factor to consider when discussing the condition of

housing stock is the age of the housing stock. For the purposes of this analysis, rental property located in a low income neighborhood older than 30 years is considered as “older housing stock”.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,867	44%	9,400	52%
With two selected Conditions	368	1%	884	5%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	19,808	55%	7,857	43%
<b>Total</b>	<b>36,043</b>	<b>100%</b>	<b>18,151</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,445	21%	6,288	35%
1980-1999	16,009	44%	7,662	42%
1950-1979	12,146	34%	3,728	21%
Before 1950	443	1%	473	3%
<b>Total</b>	<b>36,043</b>	<b>100%</b>	<b>18,151</b>	<b>101%</b>

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	12,589	35%	4,201	23%
Housing Units build before 1980 with children present	4,275	12%	2,750	15%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

Housing age is only useful as a general indicator of the condition of housing within the City. It does not take into account any actions by the property owner to maintain and/or upgrade their property. The City recently conducted a survey of residential lots in selected neighborhoods and found that 65.0 percent of homes were in relatively good condition, 18.0 percent required minor maintenance, 13.0 percent required moderate maintenance, 2.0 percent required substantial maintenance, and 2.0 percent were in dilapidated condition. Therefore, 35.0 percent of the City's single-family homes were reported to require at least some improvements.

The 2013 ACS data shows that 24 percent of the City's housing stock was built prior to 1980. Owner and renter households, especially those located in low income target neighborhoods, may be in need of rehabilitation assistance to maintain their homes.

During the past few years, the City has made progress in neighborhood improvements through its various residential rehabilitation programs (e.g., Home Improvement Program for income eligible single-family and mobile homeowners). In addition, infill developments have also eliminated some substandard or dilapidated housing units.

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

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. HUD regulations regarding lead-based paint apply to all federally assisted housing, as housing conditions can significantly affect public health. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially for children. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult.

Low-income households that earn between 0-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning. According to 2013 ACS data, the City has 12,589 (35%) owner-occupied housing units and 4,201 (23%) renter-occupied housing units that may be at risk for lead exposure.

### **Discussion**

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

### Introduction

The Housing Authority of the County of San Bernardino (HACSB) provides eligible residents of San Bernardino County with quality affordable housing in decent and neighborhoods. By working in partnership with the public and private sectors, the HACSB provides families with housing choice and the opportunity to achieve self-sufficiency. HACSB administers the Project Based Senior Housing program, Public/Affordable Housing Program, Tenant Based Rental Assistance Voucher Program, and Project Based Voucher Program.

### Totals Number of Units

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Disabled *	
				Project-based	Tenant-based	Special Purpose Voucher		
Total								
# of units vouchers available	0	0	1,321	552	8,126	352	1,109	834
# of accessible units								
<b>* includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>								

Data Source: PIC (PIH Information Center)

Table 36 – Total Number of Units by Program Type

### Describe the supply of public housing developments:

The Housing Authority of the County of San Bernardino manages a total of 1,321 Public Housing Assistance Units, occupied by 3,711 individuals, which are owned and managed by the HACSB. Within the City, there are 2 public housing units occupied by 14 individuals. County wide, the HACSB also has units that were either acquired or developed through a variety of partnerships with the State of California, San Bernardino County Department of Community Development and Housing, various cities throughout the county, and Housing Partners I, Inc., a non-profit public housing corporation.

The HACSB also manages 9,526 Tenant Based Rental Assistance vouchers (previously Section 8) that are occupied by 24,822 individuals. Within the City there are 295 TBRA units occupied by 572 individuals. The voucher program units are privately owned, with rent subsidies paid directly to owners by the Housing Authority and these services are managed by HACSB.

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

The HACSB units are in good condition, and there are no substandard units or rehabilitation needs. No public housing units are anticipated to be lost through demolition or conversion.

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. Making these inspection details available will enable researchers, advocacy groups and the general public to 1) better understand the physical condition of the HUD-assisted housing stock, as well as changes in the stock over time; 2) hold providers accountable for housing quality; and 3) plan for future affordable housing needs.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of San Bernardino County	90

Table 37 - Public Housing Condition

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

HASBC reported that public housing stock is in decent condition, and that public housing is equal to or better than surrounding areas. HASBC regularly inspects all of its units to insure good quality appearance. HASBC has a range of different sized units.

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

The HACSB Office of Real Estate Development is implementing a variety of initiatives to address the backlog of physical needs within their Public Housing portfolio. There are various strategies to preserve the portfolio to ensure optimal benefits to residents and to stay aligned with the HACSB mission to provide quality and sustainable affordable housing. HACSB continually considers how disposition, loss of public housing units, or delayed capital investment will impact current and future residents. Below are some specific strategies currently being implemented by the Office of Real Estate Development, which are intended to maximize the resources available to stabilize and enhance their portfolio:

- Capital Fund Financing to accelerate access to capital funds for immediate needs.
- Public-private partnerships (mixed-finance) to secure funding for redevelopment.
- Energy Performance Contracting and other grant opportunities to leverage private sector funding for power and water systems and other energy-related upgrades.
- Disposition or transfer of property if the result would either stabilize the property as affordable housing under new ownership, or provide to create or preserve better quality affordable housing.

### Discussion:

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

### Introduction

A variety of services are available to areas homeless population, both within the City of Rancho Cucamonga, and throughout the County of San Bernardino. See the discussion below.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Within San Bernardino County there are several agencies that provide mainstream services to the homeless population, available not just to the City's homeless population, but are available throughout the County. The County has a Homeless Provider Network and an Interagency Council on Homelessness (ICH) to help plan for, and meet the needs of the County's homeless population. Many programs are located and specific to cities throughout the County; however, there are county-wide resources which include the Transitional Assistance Department (TAD), which provides financial, nutritional, and medical assistance. TAD programs operate through the Department of Human Services and include programs to assist the homeless including financial assistance and welfare to work programs, food stamps, child care subsidies to encourage employment, cash assistance to elderly and disabled immigrants, a general relief program that provides loans for housing, food, and transportation, a refugee assistance program that provides medical and financial assistance to refugees, and Medi-Cal which provides health insurance to low-income residents.

The Community Action Partnership of San Bernardino County (CAPSBC) has several programs for low-income residents that are of benefit to the homeless population. CAPSBC offers a family development program that provides emergency assistance including rental, food, transportation, and motel assistance. They also offer a food bank to provide food and nutritional assistance. Residents may also be offered case management services that include educational training, vocational and employment training, and training on budgeting.

The County Department of Behavioral Health has several programs targeted at assisting homeless residents with mental health needs, such as, a mentally ill homeless program (30 days of basic needs, case management, employment, and outreach services to homeless mentally ill adults), a housing program operated in conjunction with the Housing Authority (mental health services and long term permanent housing for homeless mentally ill or mentally ill/substance abuse residents), and an employment program (employment skills evaluations, pre-employment services, job coaching, and collateral services to residents with mental health needs).

Additionally, the San Bernardino County Sheriff's Department operates the Homeless Outreach Proactive Enforcement (HOPE) program. The HOPE program developed strategies to develop and maintain a multi-agency partnership, ongoing personal contact and trust building with the homeless population, and collaborative efforts to transition the homeless into emergency and transitional housing. The HOPE program works with various stakeholders, service providers (i.e., Department of Behavioral Health, Veterans Affairs, Department of Public Health, and the 2-1-1 help line), and other resources that are key to reducing the homeless population.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The San Bernardino County Homeless Partnership (SBCHP)'s Guide to Homeless Service Providers lists approximately 150 agencies that provide emergency shelter, transitional housing, permanent housing, domestic violence shelter, case management, rental assistance, utility assistance, food banks, and supportive services to the County's homeless population. A variety of resources are provided in 37 communities including those within the City of Rancho Cucamonga. Below is a non-exhaustive listing of facilities providing services to the chronically homeless, homeless veterans, homeless families, and unaccompanied youth available to the City's homeless population:

- Affirming Community Initiatives provides a food bank and supportive services.
- Beauty for Ashes-Aftercare Program provides case management and supportive services.
- Inland Counties Legal Services provides supportive services.
- Inland Empire United Way provides referral services.
- Inland Fair Housing and Mediation Board provides supportive services.
- Pacific Clinics Rancho Cucamonga One Stop TAY Center provides case management and supportive services.
- Rancho Cucamonga Resource Center provides supportive services.

Homeless supportive and prevention services previously funded through the City's CDBG program include:

- House of Ruth provides shelter (transitional housing), programs, education, and opportunities for safe, self-sufficient, healthy living for battered women and their children who are at-risk of homelessness.
- Foothill Family Shelter provides a 90-day transitional housing shelter for homeless families with children.
- Inland Valley Council of Churches (SOVA Program) provides a 5-day food supply for all members of a household.
- Inland Fair Housing and Mediation Board addresses fair housing mediation and landlord-tenant dispute resolution services, which helps prevent homelessness.

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

### **Introduction**

A variety of services and facilities targeting persons with special needs are available in Rancho Cucamonga.

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

**Elderly and Frail Elderly:** For purposes of this document, the term elderly will be defined as any person over 62 years of age. The definition for frail elderly can be defined as any person over 75 years of age or over 62 years of age and in need of assistance to perform routine activities of daily living such as bathing and eating. A discussion of the services provided to these two groups has been combined as only one of the organizations contacted had a specific program set up to primarily assist the frail elderly. Another problem in evaluation the services was that there is no standard definition used by these agencies. The definition for elderly varied from 55 to 65 years of age and no standard definition for frail elderly was used.

**Disabled:** The California Department of Rehabilitation assists individuals with all types of disabilities, physical, mental, or development by providing intensive job training and job placement services. The California Department of Social Services documents group homes for the disabled in Rancho Cucamonga based on State Licensing. Each home on the state's list has an indicated preference for the type of disabled person (developmentally, physically, or mentally) to be served and age range.

**Persons with Alcohol or Other Drug Addictions:** The County of San Bernardino Department of Behavioral Health, Alcohol and Drug Services (ADS) administration provides a full range of alcohol and drug services for its communities and residents. Prevention, outpatient, and residential programs are offered in every significant population center in the County through contracts with community-based organizations. Individual, group, and family counseling sessions are offered on an outpatient basis. ADS provides services including alcohol detoxification, treatment for chemical dependency, homeless programs, counseling for adolescents, networking between programs, and education to employees and professionals about signs and symptoms of abuse and available services.

**Persons Diagnosed with HIV/AIDS:** There are two facilities available in the West End service area that assists persons infected with or affected by HIV/AIDS, these include the Inland AIDS Project and the Foothill AIDS Project. The Foothill AIDS Project's (FAP) mission is to improve the lives of those affected by or at risk for HIV/AIDS through comprehensive support services and to help prevent HIV infections through education and outreach.

The Inland AIDS Project's (IAP) mission is dedicated to improving and maintaining the quality for life of those affected by HIV/AIDS by providing support services and preventing new cases through education, outreach and advocacy that focus on increasing an understanding of HIV/AIDS throughout the Inland Empire. The IAP accomplishes this through the provision of a comprehensive set of services such as case management, mental health counseling, substance abuse counseling, home health care, transitional housing as well as low income housing rental and transportation to medical and social services appointments. Additionally, the agency has a strong prevention and educational focus increasing community awareness and involvement in this important health issue.

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

The California Department of Developmental Services is responsible for designing and coordinating a wide array of services for California residents with developmental disabilities. Regional centers help plan, access, coordinate and monitor these services and supports. Some of the services and supports provided by the regional centers include information and referrals, assessment and diagnosis, counseling, service coordination, family support, and training opportunities for individuals and families. The Department of Developmental Services also provides in-home support services, respite services, transportation services, day program services, educational services, and supported employment services to ensure that these persons receive appropriate supported housing.

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

Given the limited CDBG funding, the City proposes focusing CDBG public service funds during the next program year on improving supportive human services for low- and moderate- income persons in the following areas of concentration service: Homeless, Senior, Youth, Disabled, and Victims of Domestic Violence. In addition, CDBG funds will be used to make complete street improvements (curb, gutter, sidewalk, and street lights) within a low-income target area.

The City will continue to work with local nonprofit agencies and the COC to provide housing and supportive services needs for persons who are not homeless but may have other special needs. During this Consolidated Plan period, the City will continue to assess the housing and supportive needs with respect to persons who are not homeless or who may have special needs and amend the Priority Needs Assessment as necessary.

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

See prior analysis.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

**Davis-Bacon Prevailing Wages:** A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

**State Prevailing Wage Requirements:** The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

**Processing and Development Fees:** The City charges a range of development fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a fair pro-rata fair share of the cost of providing infrastructure and to compensate the City for the cost of processing the application. Application fees are established by a Fee Study, which analyzes a number of factors including processing time, number of people needed to review an application relative to the application received. This Fee Study is then used to determine the actual fees which are reviewed and adopted by City Council.

**Environmental Review:** State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act, Migratory Bird Treaty Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

**Residential Development Review:** Project development review is required for the construction of all single-family units, condominium, and apartment projects. Development/Design Review applications are typically filed concurrently with tract or parcel map applications. Applications are reviewed for consistency with applicable development standards of the base district and the City's adopted design guidelines.

**Water and Sewer:** Water and sewer services are provided by Cucamonga Valley Water District (CVWD). Based upon CVWD's Water Master Plan current water supplies and delivery systems are adequate and present no constraints to housing development. Rancho Cucamonga accounts for approximately 75 percent of CVWD's 47 square mile water service area, but about 90 percent of the customer service base. Sewer is provided by CVWD, while the Inland Empire Utilities Agency (IEUA) provides wastewater treatment facilities.

**School Facilities:** Five school districts serve the City. As a result of the rapid growth prior to incorporation several of the local school districts have faced severe overcrowding. The present concern

among the school districts continues to be the inability to finance construction of new school facilities in the post-Proposition 13 years.

**Financing Options for Required Infrastructure:** Generally, the cost to extend urban infrastructure and services continues to serve as a constraint on development, including residential development. This is especially true in Rancho Cucamonga, which incorporated post-Proposition 13 where the City's share of the property tax is very low compared to surrounding cities. Other sources of funding for capital improvements and operating and maintenance costs are extremely limited.

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

### **Introduction**

Employment plays a major role in addressing housing needs because it is highly correlated to income; those residents with higher incomes have more housing options, and conversely, those persons with lower income typically have limited housing options. Looking at the employment market in Rancho Cucamonga as well as major employers and the types of jobs Rancho Cucamonga residents have will provide important information relative to housing needs. This is because the local employment market affects demand for housing and this demand changes the housing market.

The City of Rancho Cucamonga is located in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA). Metropolitan statistical areas are geographic entities defined by the U.S. Office of Management and Budget for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. The MSA is generally characterized by three decades of rapid growth. According to the Census, the previously unincorporated area which became Rancho Cucamonga had a 1970 population of 16,043; Rancho Cucamonga incorporated in 1977. The June 1, 1978, DOF population estimate was 44,600. By 1980, the population had increased to 55,250, 101,409 in 1990, 127,743 in 2000, and 165,269 in 2010. The most recent figures provided by the California Department of Finance (DOF) identify the City's 2014 population at 172,299.

The region and the City's growth are directly correlated to residential and economic development in Orange and Los Angeles Counties. As land costs increase in the City and sub-region, homebuilders, developers, and employers continue to look at Rancho Cucamonga for less expensive land than may be available in Orange, Los Angeles, or Riverside counties.

Based upon information from the City's Economic Profile, between 2000 and 2010, employment in firms and agencies located in the City rose by 39.9 percent, increasing from 42,868 to 59,991 jobs. From 2000 to 2010, the number of firms paying payroll in Rancho Cucamonga grew from 2,414 to 3,233; a net growth of 1,092 companies (51.0 percent). Overall, manufacturing and wholesale trade accounted for 14.6 percent, retailing accounted for 12.1 percent, Finance, insurance and real estate accounted for 9.1 percent and professional, scientific and management services accounted for 8.9 percent of all jobs. Rancho Cucamonga firms average more workers (18.6 workers per firm) than the average for the entire inland empire (9.9 workers per firm).

Between 2007 and 2011, 81,770 residents, or 64.4 percent of the population 16 years and over was employed. The following tables show the industries where these residents were employed and the respective percentage of the labor force. The three largest employment sectors were education, health and social services at 22.4 percent, retail trade at 12.1 percent, and manufacturing at 10.3 percent. Correspondingly, the two

highest occupation sectors are management, professional and related occupations at 38.8 percent and sales and office occupations at 30.4 percent.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	533	165	1	0	-1
Arts, Entertainment, Accommodations	6,241	7,452	12	15	3
Construction	3,108	3,219	6	6	0
Education and Health Care Services	9,250	6,261	18	12	-6
Finance, Insurance, and Real Estate	3,424	3,483	7	7	0
Information	1,539	552	3	1	-2
Manufacturing	5,871	8,460	11	17	6
Other Services	2,863	2,331	5	5	0
Professional, Scientific, Management Services	4,345	3,444	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	7,762	9,216	15	18	3
Transportation and Warehousing	3,224	3,189	6	6	0
Wholesale Trade	3,915	3,484	8	7	-1
Total	52,075	51,256	--	--	--

**Table 39 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	89,910
Civilian Employed Population 16 years and over	81,770
Unemployment Rate	9.05
Unemployment Rate for Ages 16-24	24.00
Unemployment Rate for Ages 25-65	5.85

**Table 40 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	21,309
Farming, fisheries and forestry occupations	4,316
Service	7,022
Sales and office	24,889
Construction, extraction, maintenance and repair	5,649
Production, transportation and material moving	3,564

**Table 41 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	44,245	58%
30-59 Minutes	20,284	27%
60 or More Minutes	11,854	16%
<b>Total</b>	<b>76,383</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,785	651	2,862
High school graduate (includes equivalency)	12,858	1,427	4,500
Some college or Associate's degree	28,458	1,971	6,467
Bachelor's degree or higher	23,544	1,298	3,572

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	204	352	722	1,491	1,281
9th to 12th grade, no diploma	1,720	1,496	1,382	1,855	1,452
High school graduate, GED, or alternative	5,116	4,855	5,062	8,885	3,592
Some college, no degree	7,688	7,560	7,349	12,342	2,614
Associate's degree	937	2,041	2,661	4,957	855
Bachelor's degree	1,755	4,891	5,420	8,348	1,266
Graduate or professional degree	39	1,992	3,218	4,569	985

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,734
High school graduate (includes equivalency)	35,629
Some college or Associate's degree	45,347
Bachelor's degree	62,975
Graduate or professional degree	76,581

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

The largest sector of the workforce in Rancho Cucamonga is Education and Health Care Services, making 16 percent of the work force. The second largest is Retail Trade at 14 percent of the workforce. Followed by Arts, Entertainment and Accommodations at 11 percent. A detailed account of the workforce is included in the Business Activity table above.

### Describe the workforce and infrastructure needs of the business community:

The local economy will depend on a strong pool of labor skilled in the education, health care, and social services sector; the transportation and warehousing sector; and the wholesale trade, retail trade and utilities sector. Affordable land, abundant labor supply, and low cost of living contributes to the City's attractiveness to expanding industries. The City is committed to securing new industries by providing a complete infrastructure area dedicated to attracting businesses that will advocate the development of secure jobs that provide a living wage.

### Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

**job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Over the past 35 years, the City of Rancho Cucamonga has grown into one of the Inland Empire’s premier cities, featuring a skilled workforce, strong manufacturing sector, high quality housing stock and growing office-based sectors. Although the City and the Inland Empire in general were hard hit by the Great Recession, Rancho Cucamonga has been able to leverage its significant assets to make great strides towards recovery. The City’s success is in large part due to its adherence to high standards regarding the quality of new development, as well as the roll-out of initiatives like Healthy RC that emphasize community health and prosperity.

To continue thriving into the next decade, the City of Rancho Cucamonga must address a number of challenges, including:

- Diversifying the types of jobs available - The City would like to expand the economic base to include a greater number of highly skilled office-based jobs, thereby reducing the overall commute and increasing quality of life for residents.
- Creating an environment that is attractive to Millennials - While the City has historically been known as a family-friendly community, it has had less success attracting younger professionals. In order to attract office-based businesses that cater to the “Millennial” workforce, it will be critical for Rancho Cucamonga to facilitate the development of walkable and bike-friendly mixed-use places that are appealing to this demographic group.
- Shifting towards infill development - As the City continues to mature and the number of opportunity sites for development becomes limited, it will also be important to encourage new types of development and investment on infill sites to accommodate business growth.
- Implementation without redevelopment - With the demise of redevelopment, the City has fewer tools and staff capacity for economic development activities.

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

Rancho Cucamonga residents have relatively high levels of educational attainment compared to those in the surrounding region. In 2012, nearly 27 percent of Rancho Cucamonga residents had a Bachelor’s degree or higher, compared to 17 percent for the Inland Empire as a whole. The share of Rancho Cucamonga residents with a Bachelor’s degree or higher more closely resembles Los Angeles County than the Inland Empire. This indicates that there may be potential for the City to attract firms that value proximity to a highly educated workforce.

There is an apparent mismatch between the educational attainment associated with Rancho Cucamonga jobs and that of its residents. The most common jobs in Rancho Cucamonga are those that typically require a high school degree or less, while most residents have at least a couple of years of college education or an Associate’s degree.

The largest and fastest growing job opportunities in Rancho Cucamonga are generally in lower wage and lower skills industries. Administrative, Support, and Waste Management, Retail, and Accommodation and Food Services added nearly 15,000 new jobs from 1998 to 2011. These jobs typically offer lower salaries and lower levels of on the job training. Transportation and Warehousing jobs, often noted as a growing sector in the region with strong market demand, also offer relatively lower wages and require lower levels of educational attainment. While some higher wage and higher skills industries – such as Healthcare and Social Assistance and Professional, Scientific and Technical Services – are also growing quickly, these industries account for a smaller share of total employment in the City.

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

The City of Rancho Cucamonga works closely with the County of San Bernardino Workforce Investment Board (WIB) and Chaffey Community College to provide and support workforce training services. The County of San Bernardino WIB and Chaffey College have developed several innovative programs to meet the needs of the local and regional labor markets. The County of San Bernardino WIB has implemented business services such as, customized recruitment services, customized training programs, on-the-job training funds, job fairs, and workshops for ongoing retention of jobs.

The San Bernardino County Workforce Investment Board operates three regional American Job Centers of California located in the East Valley (San Bernardino), West Valley (Rancho Cucamonga), and High Desert (Victorville). The American Job Centers of California (AJCC) offer employment resources, support services, and training for our local businesses and county residents. The AJCCs are uniquely positioned to support local customers during times of economic growth or decline in San Bernardino County by providing the assistance required to meet changing workforce needs.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City has developed a local Economic Development Strategic Plan specific to the City of Rancho Cucamonga.

**Discussion**

The City's Economic Development Strategic Plan outlines various initiatives to help improve economic growth and sustainability. Economic development activities have always required robust partnerships, and the Economic Development Strategic Plan emphasizes the need for deepening existing collaborations with local businesses, property owners, brokers, developers, educational institutions, workforce development agencies, regional agencies, and other stakeholders to achieve effective implementation.

The Strategy defines seven priority areas for economic development activities in the City.

**Priority Area 1:** Attracting new office development would allow the City to provide more highly skilled jobs that better match the profile of local residents and help to minimize residents' commutes and diversify the local economic base. The City must also continue to work on its outreach and recruitment to target industries in order to increase employment in office-based firms.

**Priority Area 2:** A thriving retail market is important to the City's fiscal health as retail sales taxes are a major contributor to the General Fund. The goal under this Priority Area is to enhance retail centers, especially on the West Foothill corridor, and to encourage mixed-use development at key locations like the Haven office corridor.

**Priority Area 3:** The City has had success in attracting a wide range of industries throughout its history. The goals in this Priority Area are to ensure that Rancho Cucamonga is seen as a welcoming place for business, and to continue to improve its services to existing companies and potential start-ups.

**Priority Area 4:** The City has historically been a sought-after location for industrial businesses in the Inland Empire. The goal for this Priority Area is to ensure that the City maintains and grows its industrial businesses, focusing on light industrial, manufacturing, and warehousing.

**Priority Area 5:** As with retail sales taxes, transient occupancy taxes generated by hotels are a significant source of revenues to the City's General Fund. The strategies to promote the hospitality sector include attracting new hotel properties to Rancho Cucamonga, and continuing efforts to increase visitation to the region and to the City in partnership with Greater Ontario Tourism Marketing District.

**Priority Area 6:** The City has had success in attracting highly skilled professionals due to its strategic location, as well as excellent residential neighborhoods, schools, parks, community facilities, and other amenities. The goal for this Priority Area is to ensure that Rancho Cucamonga remains competitive and continues to attract qualified employees by encouraging the development of a wider variety of workforce housing options, and to work closely with workforce partners to cultivate local talent.

**Priority 7:** The City's existing marketing and communications efforts are primarily geared toward providing information to residents as a means of building stronger neighborhoods and communities, which are important to maintaining and strengthening quality of life. Strategies include auditing marketing materials to hone the Rancho Cucamonga brand, enhancing the individualized sales approach

for recruitment, and establishing an online and social media presence that is dedicated to economic development.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD identifies four types of housing problems: (1) Cost burden over 30 percent – household is spending more than 30 percent of their income on housing costs; (2) Overcrowding – more than one person per room; (3) Lacking complete kitchen facilities; and (4) Lacking complete plumbing facilities. Areas with the highest concentration of housing needs (above 80% of households) include Census Tracts 20.23, 20.27, 21.01, 21.03, 21.05, 21.07, and 21.10.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City used a methodology developed by HUD that combines demographic and economic indicators to identify racially or ethnically concentrated areas of poverty (RCAP/ECAPs). These areas are defined as census tracts that have an individual poverty rate of 40 percent or more (or an individual poverty rate at least 3 times that of the tract average for the metropolitan area, whichever is lower) and a non-White population of 50 percent or more. According to the 2007-2011 American Community Survey, there are 8 tracts in the City that are areas of concentrated poverty and majority non- White population. These tracts are home to 40,593 residents, or 23.5 percent of the City's total population. More than any other minority groups, persons of Hispanic ethnicity tend to reside in these areas. Notably, every Census Tract with a poverty rate above 40 percent had a majority minority population (i.e., there existed no majority White tracts with a concentration of poverty). The Census Tracts with the highest concentration of low-income ethnic minorities include Census Tracts 20.23, 20.27, 21.01, 21.03, 21.05, 21.07, and 21.10. These Census Tracts have a percentage of households living in poverty ranging from 61.77 percent to 100.00 percent.

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

In Rancho Cucamonga, the areas of low- and moderate-income concentrations and minority concentrations generally overlap. While most of the City's affordable housing is not necessarily located within these low- and moderate-income or minority concentration areas, many are located near these neighborhoods.

### **Are there any community assets in these areas/neighborhoods?**

The target area Census Tracts contain several community assets such as schools, parks and community facilities, retail and other commercial areas. Specific assets are identified below by Census Tract.

Census Tract 21.01, 21.03, 21.05, 21.07, and 21.10

- Los Amigos Elementary
- Bear Gulch Elementary
- Cucamonga Elementary
- Rancho Cucamonga Middle School
- Bear Gulch Park
- Southwest Cucamonga Park (Proposed)
- Rancho Cucamonga Resource Center

Census Tract 20.16

- Red Hill Community Park
- Lions Community Center and Lions Park

Census Tract 20.27

- Cucamonga Middle School
- Central Elementary School

**Are there other strategic opportunities in any of these areas?**

The City will continue to collaborate with the agencies and surrounding communities in the western area of San Bernardino County and eastern area of Los Angeles County to ensure that services and programs are delivered in a cost-effective manner and to provide assistance to those who are most in need.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

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

### Geographic Area

Table 46 - Geographic Priority Areas

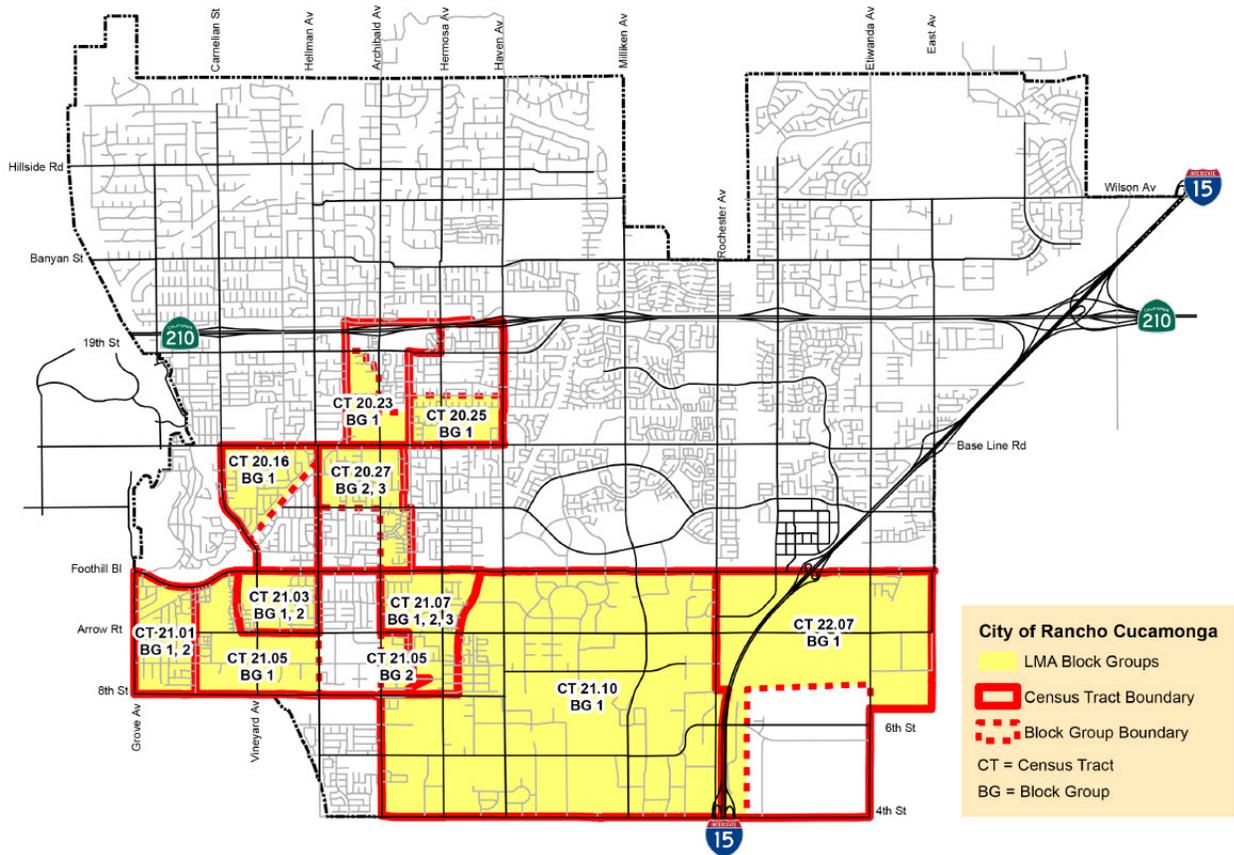
<b>1</b>	<b>Area Name:</b>	Target Area 1
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Low/Mod Census Tract
	<b>Identify the neighborhood boundaries for this target area.</b>	Target Area 1, commonly known as the Southwest Cucamonga area, and is generally located south of Foothill Boulevard, west of Haven Avenue, and north and east of the City's southwestern boundary, but excluding the area south of Foothill Boulevard between Hellman Avenue and Archibald Avenue, and the area south of 8th Street and west of Archibald Avenue. The Census Tract and Block Groups within this Target Area include Census Tract 21.01, Block Group 1 & 2; CT 21.03, BG 1 & 2; CT 21.05, BG 1 & 2; CT 21.07, BG 1, 2, & 3; and CT 21.10, BG 1. This Target Area contains 10 of the City's 16 eligible Census Tract Block Groups.
	<b>Include specific housing and commercial characteristics of this target area.</b>	According to the 2010 Census, the population character of this Target Area includes a total population of 21,490 persons, of which 45.73 percent are low- and moderate-income, and 62.01 percent are of Hispanic ethnicity. The housing character of the Target Area includes approximately 7,652 housing units, many of which are older single-family residential structures. Based on a prior survey, many of these residential structures require routine minor rehabilitation work; while some structures will require major rehabilitation work. An estimated 40 percent of the Target Area is industrially zoned, which would prevent the construction of new residential units, but would not prevent the repair of older non-conforming structures.

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This Target Area was identified by establishing Low/Mod eligible Census Tracts under the quartile method.
	<b>Identify the needs in this target area.</b>	The housing character of the Target Area includes approximately 7,652 housing units, many of which are older single-family residential structures. Based on a prior survey, many of these residential structures require routine minor rehabilitation work; while some structures will require major rehabilitation work.
	<b>What are the opportunities for improvement in this target area?</b>	Housing rehabilitation and infrastructure improvements.
	<b>Are there barriers to improvement in this target area?</b>	The availability of CDBG funding.
2	<b>Area Name:</b>	Target Area 2
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Low/Mod Census Tract
	<b>Identify the neighborhood boundaries for this target area.</b>	Target Area 2, which is west-centrally located within the Cucamonga area of the City, is generally bordered by the 210 Freeway to the north, Foothill Boulevard to the south, Haven Avenue to the east, and Carnelian Avenue to the west. Within each of the 4 identified Census Tracts, each Census Tract includes eligible and non-eligible Low/Mod income Block Group areas including Census Tract 20.16, Block Group 1; CT 20.23, BG 1; CT 20.25, BG 1, and CT 20.27, BG 2 & 3. This target area includes 5 of the 16 eligible Block Group areas.

<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>According to the 2010 Census, the population character of this Target Area includes a total population of 11,295 persons, of which 40.06 percent are low- and moderate-income, and 43.02 percent are of Hispanic ethnicity. The housing character of the Target Area includes approximately 3,725 housing units, many of which are older single-family residential structures; however, the area also includes a substantial number of more recent structures. Based on a prior survey, many of these residential structures require routine minor rehabilitation work; while some structures will require major rehabilitation work. This Target Area is predominately residentially zoned and built out. The area contains a mix of older and relatively newer single-family homes, and several mobile home parks.</p>														
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This Target Area was identified by establishing Low/Mod eligible Census Tracts under the quartile method.</p>														
<p><b>Identify the needs in this target area.</b></p>	<p>Housing rehabilitation and infrastructure improvements.</p>														
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The housing character of the Target Area includes approximately 3,725 housing units, many of which are older single-family residential structures; however, the area also includes a substantial number of more recent structures. Based on a prior survey, many of these residential structures require routine minor rehabilitation work; while some structures will require major rehabilitation work.</p>														
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The availability of CDBG funding.</p>														
<p><b>3</b></p>	<table border="1"> <tr> <td data-bbox="235 1493 722 1549"><b>Area Name:</b></td> <td data-bbox="722 1493 1430 1549">Target Area 3</td> </tr> <tr> <td data-bbox="235 1549 722 1606"><b>Area Type:</b></td> <td data-bbox="722 1549 1430 1606">Local Target area</td> </tr> <tr> <td data-bbox="235 1606 722 1663"><b>Other Target Area Description:</b></td> <td data-bbox="722 1606 1430 1663"></td> </tr> <tr> <td data-bbox="235 1663 722 1719"><b>HUD Approval Date:</b></td> <td data-bbox="722 1663 1430 1719"></td> </tr> <tr> <td data-bbox="235 1719 722 1776"><b>% of Low/ Mod:</b></td> <td data-bbox="722 1719 1430 1776"></td> </tr> <tr> <td data-bbox="235 1776 722 1833"><b>Revital Type:</b></td> <td data-bbox="722 1776 1430 1833">Other</td> </tr> <tr> <td data-bbox="235 1833 722 1881"><b>Other Revital Description:</b></td> <td data-bbox="722 1833 1430 1881">Low/Mod Census Tract</td> </tr> </table>	<b>Area Name:</b>	Target Area 3	<b>Area Type:</b>	Local Target area	<b>Other Target Area Description:</b>		<b>HUD Approval Date:</b>		<b>% of Low/ Mod:</b>		<b>Revital Type:</b>	Other	<b>Other Revital Description:</b>	Low/Mod Census Tract
<b>Area Name:</b>	Target Area 3														
<b>Area Type:</b>	Local Target area														
<b>Other Target Area Description:</b>															
<b>HUD Approval Date:</b>															
<b>% of Low/ Mod:</b>															
<b>Revital Type:</b>	Other														
<b>Other Revital Description:</b>	Low/Mod Census Tract														

<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>Target Area 3, which is located in the extreme southeasterly portion of the City, is south of Foothill Boulevard and east of Rochester Avenue, extending to the City boundary to the east and south, but excluding the Etiwanda Generating Station and the West Valley Detention Center. This Target Area includes Census Tract 22.07, Block Group 1, and contains 1 of the eligible 16 Low/Moderate income areas.</p>
<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>According to the 2010 Census, the population character of this Target Area includes a total population of 1,595 persons, of which 43.75 percent are low- and moderate-income, and 46.59 percent are of Hispanic ethnicity. The housing character of the Target Area includes approximately 451 single family detached housing units, many of which are older single-family residential structures, and an older apartment complex. This area also contains 1 affordable apartment complex and a new residential subdivision. Based on a prior survey, many of the existing residential structures require routine minor rehabilitation work; while some structures will require major rehabilitation work. This Target Area is predominantly within an industrial zone; however, that area south of Foothill Boulevard and east of Etiwanda Avenue is residentially zoned and has permitted the development of new single-family and multi-family units.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This Target Area was identified by establishing Low/Mod eligible Census Tracts under the quartile method.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>The housing character of the Target Area includes approximately 451 single family detached housing units, many of which are older single-family residential structures, and an older apartment complex. This area also contains 1 affordable apartment complex and a new residential subdivision. Based on a prior survey, many of the existing residential structures require routine minor rehabilitation work; while some structures will require major rehabilitation work.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Home rehabilitation and infrastructure improvements.</p>

<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The availability of CDBG funding.</p>
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**General Allocation Priorities**

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

In order to achieve the overall goals of this plan, the development of a viable urban community, decent housing, suitable living environment, and expanding economic opportunities it is necessary to address non-housing needs. This assessment includes all parts of the community such as public improvements, public facilities, public services, and economic development.

The CDBG program requires that each CDBG-funded activity must either principally benefit low and moderate income persons, aid in the prevention or elimination of slums or blight, or meet a community development need having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet that need. With respect to activities that principally benefit low- and moderate-income persons, at least 51 percent of the activity's beneficiaries must be low and moderate income.

Based on 2010 Census data there are 16 Low and Moderate-Income Census Tract Block Groups, which can be grouped into 3 distinct Target Areas.

Some CDBG assisted activities, such as parks, neighborhoods, facilities, community centers, and street improvement projects serve an identified geographic area. These activities generally meet the low- and moderate-income principal benefit requirement if 51 percent of the residents in the activity's service area are low and moderate income. However, in some communities, they have no or very few areas in which 51 percent of the residents are low and moderate income; Rancho Cucamonga has 5 Census Tract Block Groups that meet this requirement. To address this issue, CDBG law authorizes an exception criterion in order for grantees to be able to undertake area benefit activities. Specifically, section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

Section 105(c)(2)(A)(ii) is implemented in the CDBG regulations at 24 CFR 570.208(a)(1)(ii) identifies the following methodology to calculate a grantee's "exception" threshold: all block groups within the grantee's jurisdiction in which people are residing are rank ordered from the highest percentage of low- and moderate-income persons to lowest. The total number of block groups is divided by 4. If the percentage of low- and moderate-income persons in the last block group in the top quartile is less than 51 percent, that percentage becomes the grantee's low- and moderate-income threshold for area benefit activities.

Under these criteria Rancho Cucamonga is considered an "exception grantee" with an exception threshold of 33.97 percent, representing the minimum percentage of low- and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds. There are currently 64 Census Tract Block Groups within the City; dividing that number by 4 results in 16 Block Group areas eligible as the City's low- and moderate-income service areas.

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

### Priority Needs

Table 47 – Priority Needs Summary

1	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration
	<b>Description</b>	The City will implement the goals and objectives of the Consolidated Plan by delivering a variety of housing and community development programs and activities. The City will continue to comply with the planning and reporting requirements of the Consolidated Plan regulations and CDBG regulations. Annually, the City will monitor its use of CDBG funds to ensure effective and appropriate use of funds.
	<b>Basis for Relative Priority</b>	Compliance with all HUD Consolidated Plan and CDBG program regulations is a requirement for participation in the CDBG program.
2	<b>Priority Need Name</b>	Promote Fair Housing
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>Affirmatively Further Fair Housing Choice</p>
<p><b>Description</b></p>	<p>The City provides fair housing services are provided to all residents who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination. The City will actively promote services provided by the fair housing service provider at public counter. The City will also continue to comply with fair housing planning requirements (Analysis of Impediments to Fair Housing Choice) and incorporate actions into the Annual Action Plan.</p>
<p><b>Basis for Relative Priority</b></p>	<p>Equal housing opportunity is protected by both State and federal laws and a requirement for participation in the CDBG program.</p>

3	<b>Priority Need Name</b>	Support the Rehabilitation of Existing Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Rehabilitation of Existing Housing
	<b>Description</b>	The City will operate a moderate rehabilitation Home Improvement Program available to income eligible owner-occupied households, those earning less than 80 percent of the HAMFI. The program will offer a zero interest, deferred payment loan up to \$30,000 and grants (including emergency repair grants) up to \$7,500.
	<b>Basis for Relative Priority</b>	Approximately 24 percent of housing in the City, regardless of tenure, is over 30 years old (built before 1980) and potentially in need of rehabilitation. Many low- and moderate-income households in the City, particularly seniors and the disabled who reside in owner-occupied housing, are unable to afford the needed repairs for their homes.
4	<b>Priority Need Name</b>	Improve and Expand Facilities and Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Improve Public Facilities and Infrastructure
	<b>Description</b>	Through various capital improvement projects, the City will improve and expand infrastructure and public facilities that benefit low- and moderate-income households. These may include activities such as ADA improvements, street improvements, and modifications to government and other community facilities.
	<b>Basis for Relative Priority</b>	A number of the City's public facilities, sidewalk and street improvements, renovations, and ADA accessibility related modifications are needed for public facilities and infrastructure located in identified low income target areas. These projects are necessary in order to ensure that critical services and facilities within the City remain safe and accessible to all residents of the community.
<b>5</b>	<b>Priority Need Name</b>	Provide Support for Public Services
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>Homelessness and At-Risk of Homelessness  Public Services</p>
<p><b>Description</b></p>	<p>Improve supportive public services for low- and moderate-income persons in the following areas of concentration including, but not limited to: graffiti removal, senior, youth, literacy, emergency food assistance, emergency and transitional housing, landlord/tenant counseling, and Victims of Domestic Violence.</p>

	<b>Basis for Relative Priority</b>	While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line and those with special needs. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services. The need for public and supportive services in the City is extensive, especially for persons with special needs (such as seniors, youth, disabled, homeless, and victims of domestic violence).
<b>6</b>	<b>Priority Need Name</b>	Support Local Homeless Facilities and Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homelessness and At-Risk of Homelessness

	<b>Description</b>	The City currently provides assistance to a variety of organizations that provide immediate assistance, advocacy, and short-term shelter. The City will continue to address priority needs, and will continue to evaluate the provision of transitional shelter assistance. The City will support any local organization's efforts to obtain additional federal grant funds to better achieve a continuum of care.
	<b>Basis for Relative Priority</b>	These programs provide assistance for homeless individuals, families, persons with special needs, and those at-risk of homelessness.
<b>7</b>	<b>Priority Need Name</b>	Public Facility - Historic Preservation
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Historic Preservation
	<b>Description</b>	The restoration and preservation of properties of social value for historic, architectural, and aesthetic reasons. Preservation of the City's heritage is an important aspect of creating a sense of place to a community. It instills a pride of place and a celebration of the achievements of those who came before us. Residential historic preservation is already possible through the residential preservation programs the City has in place. Historic preservation of non-residential structures must fall under the categories of public facilities and improvements or special economic development activities and are subject to the restrictions within each of those categories. Historic preservation activities are generally limited to correcting public health and safety or code violations.
	<b>Basis for Relative Priority</b>	The City has engaged in Historic Preservation activities for residential structures over the last several years utilizing CDBG funding. This includes activities at the Chaffey-Isle House, Norton-Fisher House, and the Etiwanda Railway Station. Should funding be available, the City will determine the relative priority of conducting improvements at that time.
<b>8</b>	<b>Priority Need Name</b>	Improve, Maintain, and Expand Affordable Housing
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Conservation of Existing Units Rehabilitation of Existing Housing Improve Living Conditions Increase Housing Opportunities Homelessness and At-Risk of Homelessness
	<b>Description</b>	The City will increase, improve and maintain its supply of affordable housing for low- and moderate-income residents. This includes activities such as affordable housing construction and code enforcement activities.
	<b>Basis for Relative Priority</b>	There is a substantial need for affordable housing in Rancho Cucamonga. Housing problems impacted renter-households more significantly, with 52% of renter-households experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent). The age of the City’s housing stock also presents potential housing issues for low- and moderate-income households. Approximately 24% of housing in the City, regardless of tenure, is over 30 years old (built before 1980) and potentially in need of rehabilitation.
<b>9</b>	<b>Priority Need Name</b>	Support Public Housing Programs
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>Conservation of Existing Units  Rehabilitation of Existing Housing  Renter Assistance  Improve Living Conditions  Increase Housing Opportunities</p>
<p><b>Description</b></p>	<p>The City will continue to support the Housing Authority of San Bernardino County (HACSB) programs for public housing assistance. As of February 2015, the HACSB operated 9,526 Tenant Based Rental Assistance (TBRA) voucher units, with a total of 24,822 tenants, and 1,161 public housing units, with 3,711 tenants. Within Rancho Cucamonga, there are 295 TBRA units, with a total of 572 tenants, and 2 public housing units with 14 tenants.</p>

	<b>Basis for Relative Priority</b>	The high cost of housing poses a challenge for many of the County’s residents, but the needs are generally more acute among public housing residents and TBRA voucher residents. Compared to the general population, public housing residents and TBRA holders would have an increased housing cost burden in market rate housing.
<b>10</b>	<b>Priority Need Name</b>	Support the County HOME Consortium
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children veterans Victims of Domestic Violence Elderly Frail Elderly Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Rehabilitation of Existing Housing Renter Assistance Increase Housing Opportunities
	<b>Description</b>	The City participates in the HOME Consortium with the County of San Bernardino, as lead entity, in order to assist in the provision of housing opportunities for families of all income levels.
	<b>Basis for Relative Priority</b>	Participation in the HOME Consortium provides access to the Homeownership Assistance Program (HAP) and the Affordable Housing Development Loan (ADHL) program. The HAP program assists households earning less than 80 percent of the MFI in the purchase of a home. The ADHL program provides gap financing for the purpose of new construction, acquisition, and/or rehabilitation of affordable housing.
	<b>11</b>	<b>Priority Need Name</b>

	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Support the economic development of the City in order to improve employment opportunities for low- and moderate-income residents.
	<b>Basis for Relative Priority</b>	Improved employment opportunities are important in reducing the number of people living in poverty. The City of Rancho Cucamonga is focused on creating a quality jobs/housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and residents are met.
<b>12</b>	<b>Priority Need Name</b>	Prevent and Eliminate Blighting Influences
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Rehabilitation of Existing Housing Improve Living Conditions Public Services
	<b>Description</b>	Support the Home Improvement Program and Graffiti Removal program to remove blight and blighting influences on the supply of housing.
	<b>Basis for Relative Priority</b>	These activities revitalize and upgrade housing conditions, prevent and eliminate blight and blighting influences, and eliminate conditions detrimental to the public health, safety, and welfare.

**Narrative (Optional)**

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>Within the City of Rancho Cucamonga, the HACSB operates the Tenant Based Rental Assistance (TBRA) voucher program, which manages 9,021 Housing Choice Vouchers used throughout the County.</p> <p>Fair Market Rents (FMRs) for the Riverside-San Bernardino-Ontario MSA for 2015 are \$788 for studio units, \$908 for 1-bedroom units, \$1,153 for 2-bedroom units, and \$1,629 for 3-bedroom units. FMRs remain unaffordable for persons in minimum/low wage jobs, or those receiving only Social Security retirement or disability income.</p> <p>The CHAS data provided by HUD based on the 2011 ACS shows that in Rancho Cucamonga, 6,325 renters (11.67%) and 4,080 homeowners (7.52%), those with income below 80 percent of the HAMFI, spend more than 30 percent of their income on monthly housing costs. A household is cost burdened if it spends more than 30% of income on housing costs.</p>
TBRA for Non-Homeless Special Needs	<p>Rental housing costs (as described above) are also the primary factor affecting the need for TBRA to special needs populations. The locations of affordable housing, particularly as related to access to services and community facilities, will also influence the need for TBRA. While the City does not provide funds for TBRA to special needs households, Housing Choice Vouchers administered by the HASBC are intended to serve low income residents who may or may not have special needs.</p>
New Unit Production	<p>The City does not plan or intend to use CDBG funds to produce any single-family or multi-family units over the next five years.</p>
Rehabilitation	<p>Funding for rehabilitation of affordable housing will be influenced by many of the same factors as the production of new units: age and condition of existing affordable units, construction requirements, and construction costs.</p>
Acquisition, including preservation	<p>The City does not plan or intend to use CDBG funds to acquire any single-family owner-occupied properties over the next five years.</p>

**Table 48 – Influence of Market Conditions**

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

### Introduction

Entitlement grant resources totaling \$783,677 are planned during the next fiscal year (July 1, 2015 – June 30, 2016) to address obstacles, to meet underserved needs, foster decent housing, develop institutional structures, and to enhance coordination between public and private housing, and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report (CAPER) to be published in September 2016.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	783,677	0	285,669	1,069,346	The estimated amount of CDBG funds available over the planning period is based on a 5% annual reduction, excluding funds carried over from prior years.
						2,761,976	

Table 49 - Anticipated Resources

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

The City and HUD share an interest in leveraging HUD resources to the maximum extent feasible in order to deliver high-quality, creative, and efficient housing, neighborhood improvement programs, supportive services, and economic development. HUD regulations require cities to describe other federal, state, city or private sources, which are expected to be available during the program year. The City will continue to pursue opportunities to obtain additional funding which can help leverage internal resources with federal, state, and local funding sources.

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

No publically owned land within the City will be used to address the needs of the Consolidated Plan.

**Discussion**

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF RANCHO CUCAMONGA	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
CAMP FIRE USA	Subrecipient	Non-homeless special needs public services	Jurisdiction
Family Services Association	Subrecipient	Non-homeless special needs public services	Jurisdiction
FOOTHILL FAMILY SHELTER	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
Housing Authority of the County of San Bernardino	PHA	Ownership Public Housing Rental	Region
HOUSE OF RUTH	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
INLAND FAIR HOUSING AND MEDIATION BOARD	Subrecipient	Non-homeless special needs public services	Jurisdiction
INLAND VALLEY COUNCIL OF CHURCHES-WEST END HUNGER PROGRAM (SOVA)	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PROJECT SISTER FAMILY SERVICES	Subrecipient	Non-homeless special needs public services	Jurisdiction

**Table 50 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Rancho Cucamonga works with a variety of public service and community social service agencies to meet and address the various needs of the community, including the needs of homeless persons. During the Consolidated Plan period, City staff will continue to function in a coordinating role between local non-profit advocacy groups and other County, State, and Federal organizations. The City will collaborate with regional agencies such as the Housing Authority of San Bernardino County (HACSB), and the County HOME Consortium.

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

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

<b>Other</b>			

**Table 51 - Homeless Prevention Services Summary**

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

The City is an active participant in the San Bernardino County HOME Consortium, which assists in implementing the City's overall housing strategy. The County operates two programs through the HOME Consortium that include the Homeownership Assistance Program (HAP) and the Affordable Housing Development Loan (AHDL) program. These programs are all available to City residents on a first-come first-serve basis through the City's participation in the County HOME Consortium.

The Housing Authority of San Bernardino County (HACSB) also provides affordable housing in the community. The Housing Authority was created and formally organized in 1941 as a political entity operating independently from other governmental agencies. Programs offered to Rancho Cucamonga residents include the Tenant Based Rental Assistance (TBRA) Voucher program and scattered site public housing.

The City has also participated with the San Bernardino County Office of Homeless Services (OHS), part of the Department of Behavioral Health, which serves as the administrative support unit to the San Bernardino County Homeless Partnership and the Interagency Council on Homelessness (ICH).

The City also operates the Family Resource Center, in partnership with a variety of community service providers, to provide services to assist individuals and families, families with children, veterans and their families, etc., both homeless and at-risk of homelessness. Additionally, the San Bernardino County Sheriff's Department operates the Homeless Outreach Proactive Enforcement (HOPE) program as a collaborative effort to address homeless issues.

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

The City is an active participant in the San Bernardino County HOME Consortium, which assists in implementing the City's overall housing strategy. The County operates four programs through the HOME Consortium that include the HOME Homeownership Assistance Program (HAP) and the Affordable Housing Development Loan (AHDL) program. These programs are all available to City residents on a first-come first-serve basis through the City's participation in the County HOME Consortium.

The Housing Authority of San Bernardino County (HACSB) also provides affordable housing in the community. The Housing Authority was created and formally organized in 1941 as a political entity operating independently from other governmental agencies. Programs offered to Rancho Cucamonga

residents include the Tenant Based Rental Assistance (TBRA) voucher program and scattered site public housing.

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

The public agency programs discussed generally function independently of one another. The reasons for this are varied, differing eligibility requirements and objectives, limited resources, specialized staff and specific reporting requirements. While those involved in implementation of the programs are able to do so in an efficient and effective manner, efforts to combine objectives and pool resources might improve their effectiveness. Assistance by the HACSB will generally continue to function independently from local agencies and the City will work with the agency to combine efforts and to continue to provide support for their activities.

In evaluation of various social service agencies, whether non-profit or public, lack of comprehensive coordination among these agencies is likely the biggest problem. While those agencies receiving funding from the City may provide assistance and report results in a consistent manner, others may not and may not be interested in doing so if funding is not available. The establishment of organizations such as the San Bernardino County Homeless Coalition is a means to help this problem by providing coordinating and networking opportunities for these agencies as well as proving a consistent reporting effort through an annual homeless census. Continued coordinating efforts and information dispersal by the Homeless Coalition will improve the service delivery system for the area.

The most consistent issue in providing affordable housing assistance is in the coordinating efforts. With an increasing focus on affordable housing and the increasing expertise of those involved in service delivery, progress has been and should continue to be made toward this end. As public agency programs evolve, coordination of efforts will become easier and more beneficial. Continued support of local coordinating agencies is encouraged to increase the efficiency in service delivery.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Conservation of Existing Units	2015	2020	Affordable Housing		Improve, Maintain, and Expand Affordable Housing Support Public Housing Programs		
2	Rehabilitation of Existing Housing	2015	2020	Affordable Housing Non-Homeless Special Needs		Improve, Maintain, and Expand Affordable Housing Support Public Housing Programs Support the Rehabilitation of Existing Housing Support the County HOME Consortium Prevent and Eliminate Blighting Influences	CDBG: \$2,300,000	Homeowner Housing Rehabilitated: 220 Household Housing Unit
3	Renter Assistance	2015	2020	Affordable Housing Public Housing		Support Public Housing Programs Support the County HOME Consortium		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Living Conditions	2015	2020	Affordable Housing Public Housing		Improve, Maintain, and Expand Affordable Housing Support Public Housing Programs Prevent and Eliminate Blighting Influences		
5	Increase Housing Opportunities	2015	2020	Affordable Housing		Improve, Maintain, and Expand Affordable Housing Support Public Housing Programs Support the County HOME Consortium		
6	Homelessness and At-Risk of Homelessness	2015	2020	Homeless Non-Housing Community Development		Provide Support for Public Services Improve, Maintain, and Expand Affordable Housing Support Local Homeless Facilities and Services	CDBG: \$111,000	Public service activities other than Low/Moderate Income Housing Benefit: 19800 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds
7	Affirmatively Further Fair Housing Choice	2015	2020	Fair Housing		Promote Fair Housing	CDBG: \$44,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Improve Public Facilities and Infrastructure	2015	2020	Non-Homeless Special Needs	Target Area 2 Target Area 1 Target Area 3	Improve and Expand Facilities and Infrastructure	CDBG: \$1,295,500	Other: 3 Other
9	Historic Preservation	2015	2020	Non-Housing Community Development		Public Facility - Historic Preservation	CDBG: \$1,000,000	Other: 1 Other
10	Public Services	2015	2020	Non-Housing Community Development		Provide Support for Public Services Prevent and Eliminate Blighting Influences	CDBG: \$306,750	Public service activities other than Low/Moderate Income Housing Benefit: 20753 Persons Assisted
11	Administration	2015	2020	CDBG Administration		Planning and Administration	CDBG: \$800,000	
12	Economic Development	2015	2020	Non-Housing Community Development	Target Area 2 Target Area 1 Target Area 3	Support Economic Development Opportunities		

Table 52 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Conservation of Existing Units
	<b>Goal Description</b>	Support the conservation of existing single-family and multiple-family affordable housing stock.
2	<b>Goal Name</b>	Rehabilitation of Existing Housing
	<b>Goal Description</b>	Support the rehabilitation of the existing housing stock, with emphasis on owner-occupied housing. Support necessary rehabilitation services to special needs populations with emphasis on assisting the elderly and frail elderly. Participate in the HOME Consortium Affordable Housing Development Loan program.
3	<b>Goal Name</b>	Renter Assistance
	<b>Goal Description</b>	Provide direct renter assistance to low-and moderate-income households in order to obtain or retain permanent housing. Support the Housing Authority of San Bernardino County Tenant Based Rental Assistance Voucher and public housing assistance programs.
4	<b>Goal Name</b>	Improve Living Conditions
	<b>Goal Description</b>	Support programs of the Housing Authority of San Bernardino County to improve living conditions for public housing residents.
5	<b>Goal Name</b>	Increase Housing Opportunities
	<b>Goal Description</b>	Increase housing opportunities for low- and moderate-income home ownership, particularly through homebuyer assistance. Participate in the HOME Consortium Homeownership Assistance Program.
6	<b>Goal Name</b>	Homelessness and At-Risk of Homelessness
	<b>Goal Description</b>	Provide support for emergency housing and supportive services for the homeless. Assist homeless individuals, families, persons with special needs, and those at-risk of homelessness. Support local homeless facilities and services.
7	<b>Goal Name</b>	Affirmatively Further Fair Housing Choice
	<b>Goal Description</b>	Accessibility improvements, fair housing education, and education.

8	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	Provide improvements to public areas and public facilities to enhance living environments, improve the quality of life in low- and moderate-income neighborhoods, and for lower income individuals, seniors, and the handicapped. Ensure accessibility to all public facilities and structures.
9	<b>Goal Name</b>	Historic Preservation
	<b>Goal Description</b>	Residential and non-residential historic preservation needs. Revitalize and upgrade housing conditions, prevent and eliminate blight and blighting influences, and eliminate conditions detrimental to the public health, safety, and welfare. Support the rehabilitation of significant historic structures, with primary emphasis on residential assistance.
10	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Assist local public service agencies that assist groups in the highest priority categories including: graffiti removal, landlord tenant counseling, homeless and emergency food assistance, domestic violence shelter, violence prevention and education, senior, youth at-risk, and literacy programs.
11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Provide the necessary planning and administrative capacity to implement the CDBG program and the Consolidated Plan.
12	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Alleviate physical and related economic distress through the stimulation of private investment and community revitalization in identified target neighborhoods. Support housing and Community Development activities that stimulate economic development.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

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

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

The Housing Authority of the County of San Bernardino (HACSB) is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

### **Activities to Increase Resident Involvements**

HACSB undertakes a variety of initiatives to increase resident involvement, including a comprehensive, updated website that provides information on all facets of the housing authority operations, policies, and procedures. Establishing programs that represent all residents living in HACSB developments. The Resident Advisory Board was established to represent housing residents and voucher participants. Housing Authority staff work closely with RAB members to discuss potential policy changes, get feedback on messaging and communication to residents, and recruit participants for hearings and special events.

The HACSB coordinates programs, activities, and services offered to residents, including:

- The Family Self Sufficiency Program assists residents to achieve self-sufficiency. This is accomplished through goal setting, intervention, advocacy and community collaboration. Residents can get assistance with seeking employment, job training, and educational opportunities.
- The Homeownership Program helps interested participants find an appropriate mortgage lender and work with the participant through the process of buying a home.
- A variety of programs and services for children are made available to residents at various HACSB sites. These include but are not limited to: scholarships, after- school tutoring, health, safety, gang prevention programs, nature projects, etc.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the ‘troubled’ designation**

Not applicable.

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

### **Barriers to Affordable Housing**

**Davis-Bacon Prevailing Wages:** A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

**State Prevailing Wage Requirements:** The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

**Processing and Development Fees:** The City charges a range of development fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a fair pro-rata fair share of the cost of providing infrastructure and to compensate the City for the cost of processing the application. Application fees are established by a Fee Study, which analyzes a number of factors including processing time, number of people needed to review an application relative to the application received. This Fee Study is then used to determine the actual fees which are reviewed and adopted by City Council.

**Environmental Review:** State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act, Migratory Bird Treaty Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

**Residential Development Review:** Project development review is required for the construction of all single-family units, condominium, and apartment projects. Development/Design Review applications are typically filed concurrently with tract or parcel map applications. Applications are reviewed for consistency with applicable development standards of the base district and the City's adopted design guidelines.

**Water and Sewer:** Water and sewer services are provided by Cucamonga Valley Water District (CVWD). Based upon CVWD's Water Master Plan current water supplies and delivery systems are adequate and present no constraints to housing development. Rancho Cucamonga accounts for approximately 75 percent of CVWD's 47 square mile water service area, but about 90 percent of the customer service base. Sewer is provided by CVWD, while the Inland Empire Utilities Agency (IEUA) provides wastewater treatment facilities.

**School Facilities:** Five school districts serve the City. As a result of the rapid growth prior to incorporation several of the local school districts have faced severe overcrowding. The present concern

among the school districts continues to be the inability to finance construction of new school facilities in the post-Proposition 13 years.

**Financing Options for Required Infrastructure:** Generally, the cost to extend urban infrastructure and services continues to serve as a constraint on development, including residential development. This is especially true in Rancho Cucamonga, which incorporated post-Proposition 13 where the City's share of the property tax is very low compared to surrounding cities. Other sources of funding for capital improvements and operating and maintenance costs are extremely limited.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The following actions will take place during the next year to remove barriers to affordable housing:

- The City's Home Improvement Program assists in removing barriers to affordable housing by providing minor rehabilitation services to owner-occupied housing units. The City's Home Improvement Program, a CDBG funded activity, provides repairs to owner-occupied, income-eligible, single-family and mobile home properties, thus improving and preserving the affordable housing stock.
- Manufactured homes represent a large percentage of the City's affordable housing stock. The following Ordinances and Policies will continue to be in effect in FY 2015-2019 to foster and maintain this critical resource for affordable housing:
  - Mobile Home Accord – This Accord protects residents in the City's 8 mobile home parks from unreasonable rent increases and provides an appeal process.
  - Rental Assistance Program – Provides a monthly subsidy to income eligible mobile home owners.
  - The City continues to follow the Programs of the Housing Element, which generally provides for the following opportunities for affordable housing:
    - Opportunities to develop affordable housing.
    - Maintenance of affordable housing.
    - Meeting the City's need for affordable housing.
    - Providing equal housing opportunities for all residents.

In addition, the City will begin the process of updating its Analysis of Impediments to Fair Housing Choice (AI) report. This report will identify any potential impediments to fair housing in Rancho Cucamonga and establish a Fair Housing Action Plan that outlines steps the City will take to overcome these impediments.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of Rancho Cucamonga engages in street outreach and engagement activities in order to reach homeless populations. One of these activities is the annual Point-In-Time Count which seeks to identify the homeless and assess their needs. The other is the Sheriff' Department's Homeless Outreach Proactive Enforcement program seeks to implement a collaborative multi-disciplinary outreach, recognizing that a multi-agency partnership will build personal contact and trust and improve efforts to transition the homeless population into housing and beyond.

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

The City uses a portion of its CDBG public service funding to support two subrecipients that provide either emergency shelter or transitional housing, either for the homeless or those at-risk of homelessness. This includes a domestic violence shelter that advocates for and assists women victimized by domestic violence, and children exposed to violence, providing case management, housing, opportunities and education. The other program provides compressive housing support services including housing, case management, weekly counseling, employment and job training.

### **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.**

The Community Action Partnership of San Bernardino County (CAPSBC) has several programs for low-income residents that can serve as an aid to homeless prevention activities. CAPSBC offers a family development program that offers emergency assistance including rental food, transportation, and motel assistance. The organization also offers a food bank to provide food and nutritional assistance. Residents may also be offered case management services that include educational training, vocational and employment training, and training on budgeting.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The County's Department of Behavioral Health provides several programs targeted at assisting low income and homeless residents with mental health needs, such as, the mentally ill homeless program (30 days of basic needs, case management, employment, and outreach services to homeless mentally ill adults), the housing program operated in conjunction with the HACSB (providing mental health services and long term permanent housing for homeless mentally ill or mentally ill/substance abuse residents), and the employment program (provides employment skills evaluations, pre-employment services, job coaching, and collateral services to residents with mental health needs).

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

In the first section of this document a summary estimate of the number of units with a potential lead-based paint hazard were identified. Over the next five years, actions will be undertaken in conjunction with the CDBG Home Improvement Program to address Lead Based Paint Hazard issues, consistent with current federal requirements. HUD requires that for any program utilizing CDBG funds, all owners, and/or tenants be notified in writing about the dangers of lead-based paint through notification, lead hazard evaluation, lead hazard reduction, and on-going maintenance. If a child residing in the home has an Environmental Intervention Blood Lead Level (EIBLL) then proscribed activities will be followed. To the extent possible, given availability of funding, lead-based paint, when identified, will be treated, and/or abated from those units when children with an EIBLL have not been identified.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

An estimated 12,589 (35%) owner-occupied housing units and 4,201 (23%) renter-occupied housing units that may be at risk for lead exposure. Furthermore, approximately 24 percent of the owner-occupied households and 56 percent of the renter-occupied households are low- and moderate-income. These figures translate to 3,147 owner-occupied units and 2,352 renter-occupied units with potential LBP may be occupied by low- and moderate-income households. Based on ACS data on household type, tenure, and age of housing, about 7 percent of owner-occupied and 8 percent of renter-occupied housing units are at risk of containing lead based paint hazards and have children present. Rancho Cucamonga's lead-based paint strategy targets both the owner-occupied and renter-occupied housing units in the City that are most likely to contain lead-based paint.

### **How are the actions listed above integrated into housing policies and procedures?**

The City considers improving and maintaining its affordable housing stock a priority. The City's Community Improvement Officers provide code enforcement activities throughout the City, and plan a key role in the City's lead based paint strategy.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City has no control over the many factors that affect the determination of an individual's income level. The primary activity that may be utilized by the City toward this end would be the support of public service agencies that incorporate job training and life skills development into their programs, which includes most of those groups currently receiving funding. The City will continue to allocate up to 15 percent of its annual CDBG allocation to public service agencies that fight against poverty.

All of the objectives and policies outlined in the Consolidated Plan's five-year are ultimately intended to provide a viable stock of affordable housing, much of which will be available to low-income households and those below poverty level. Through the combination of support services and available housing, and the efforts of the City, other local jurisdictions, and other public and private agencies assisting in this area a reduction may be made in the number of individuals below poverty level. In order to provide a truly comprehensive program committed toward reducing the number of households below poverty level, efforts will be required from both the state and federal government.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City will allocate up to 15 percent of its CDBG funds annually to public service agencies that offer supportive services in the fight against poverty. Many of these agencies also provide assistance with securing affordable housing.

## **SP-80 Monitoring – 91.230**

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

CDBG staff participates in an internal planning process to ensure that activities carried out by the City comply with HUD regulations and are consistent with the Consolidated Plan and the Annual Action Plan. All City staff working on CDBG-funded projects and programs will receive on-going training and supervision by staff experienced in CDBG regulations and program administration.

For CDBG-funded projects/activities, internal auditing, annual program monitoring, and project reviews are conducted by City staff to ensure consistency with the City's housing policies, General Plan, Zoning Code, and other policy and regulatory documents.

The City places strong emphasis on establishing frequent contact with the various Subrecipients that provide CDBG-funded services to City residents. Each Subrecipient enters into a Subrecipient Agreement, which clearly defines City and HUD requirements. Reports are required from each Subrecipient monthly or quarterly, and invoices are not paid without a thorough staff review of submitted reports.

All CDBG subrecipients are also subject to either a desk review or on-site monitoring visits, as determined by program staff, and based on past performance. All new programs will automatically be subject to an on-site monitoring visit. On-site monitoring visits include examination of source files and back-up documents to ensure thoroughness, accuracy, and compliance with HUD regulations. Should any significant problems be discovered, further technical assistance is offered, and additional monitoring visits are scheduled. This more intensive monitoring is continued until all problems are resolved to the City's satisfaction. Additional information regarding on-site monitoring visits will be reported in each subsequent CAPER. When staff determined that on-site monitoring visits are not necessary, a desk monitoring for that program/activity will be conducted outlining performance and reporting standards. Desk monitoring documentation will be sent to the Subrecipient and a copy will be kept in the project file.

Finally, the City fully complies with the U.S. Office of Management and Budget (OMB) regulations through the submittal of all required audits, including the Single Audit. This audit requires the incorporation of the Federal Financial Assistance Schedule, which identifies amounts and sources of all Federal funds. This report is reviewed for completeness, accuracy, and compliance with applicable policies and regulations. Any necessary reconciliation of municipal financial records is undertaken by the City's Finance Division and auditors, to ensure that the financial information transmitted to HUD is correct and complete. Any errors or deficiencies in the financial management system are corrected and resolved by the City's CDBG Program staff and Finance Department.

## Expected Resources

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

#### Introduction

Entitlement grant resources totaling \$783,677 are planned during the next fiscal year (July 1, 2015 – June 30, 2016) to address obstacles, to meet underserved needs, foster decent housing, develop institutional structures, and to enhance coordination between public and private housing, and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report (CAPER) to be published in September 2016.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		Total: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	783,677	0	285,669	1,069,346	The estimated amount of CDBG funds available over the planning period is based on a 5% annual reduction, excluding funds carried over from prior years.
						2,761,976	

Table 53 - Expected Resources – Priority Table

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

The City and HUD share an interest in leveraging HUD resources to the maximum extent feasible in order to deliver high-quality, creative, and efficient housing, neighborhood improvement programs, supportive services, and economic development. HUD regulations require cities to describe other federal, state, city or private sources, which are expected to be available during the program year. The City will continue to pursue opportunities to obtain additional funding which can help leverage internal resources with federal, state, and local funding sources.

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

No publically owned land within the City will be used to address the needs of the Consolidated Plan.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Existing Housing	2015	2020	Affordable Housing Non-Homeless Special Needs		Support the Rehabilitation of Existing Housing	CDBG: \$463,742	Homeowner Housing Rehabilitated: 44 Household Housing Unit
2	Affirmatively Further Fair Housing Choice	2015	2020	Fair Housing		Promote Fair Housing	CDBG: \$8,800	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
3	Homelessness and At-Risk of Homelessness	2015	2020	Homeless Non-Housing Community Development		Support Local Homeless Facilities and Services	CDBG: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
4	Improve Public Facilities and Infrastructure	2015	2020	Non-Homeless Special Needs	Target Area 1		CDBG: \$132,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 27000 Persons Assisted
5	Historic Preservation	2015	2020	Non-Housing Community Development		Public Facility - Historic Preservation	CDBG: \$153,699	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2015	2020	Non-Housing Community Development		Provide Support for Public Services	CDBG: \$117,500	Public service activities other than Low/Moderate Income Housing Benefit: 4150 Persons Assisted
7	Administration	2015	2020	CDBG Administration		Planning and Administration	CDBG: \$147,935	

Table 54 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Rehabilitation of Existing Housing
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Affirmatively Further Fair Housing Choice
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Homelessness and At-Risk of Homelessness
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Historic Preservation
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This plan outlines the actions steps that the City of Rancho Cucamonga will use to address the housing and community development needs of the City. The plan includes a listing of activities that the City will undertake during the 2015-2016 program year (July 1, 2015 to June 30, 2016) that utilize CDBG funds. For the 2015-2016 program year, the City will utilized an allocation of \$783,677, along with \$285,669.25 in reprogrammed funds from prior years, for a total of \$1,069,346.25.

#### Projects

#	Project Name
1	CDBG ADMINISTRATION
2	RANCHO CUCAMONGA PWSD - WHEELCHAIR RAMPS
3	RANCHO CUCAMONGA PWSD - SIDEWALK GRINDING
4	RANCHO CUCAMONGA HOME IMPROVEMENT PROGRAM
5	RANCHO CUCAMONGA PWSD - GRAFFITI REMOVAL
6	IFHMB - LANDLORD/TENANT COUNSELING
7	HOUSE OF RUTH
8	INLAND VALLEY HOPE PARTNERS - SOVA
9	RANCHO CUCAMONGA CSD - SENIOR SERVICES
10	FAMILY SERVICES ASSOCIATION - SENIOR NUTRITION
11	RANCHO CUCAMONGA PUBLIC LIBRARY - BACK TO BASICS
12	IFHMB - FAIR HOUSING
13	PROJECT SISTER FAMILY SERVICES
14	CAMP FIRE INLAND SOUTHERN CALIFORNIA
15	RANCHO CUCAMONGA CSD - NORTH TOWN COLLABORATIVE
16	RANCHO CUCAMONGA CSD - SENIOR TRANSPORTATION
17	RANCHO CUCAMONGA CMO - NORTH TOWN/CASA
18	FOOTHILL FAMILY SHELTER
19	ETIWANDA PACIFIC ELECTRIC DEPOT
20	MADRONE AVENUE STREET IMPROVEMENTS

**Table 55 – Project Information**

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$147,935.00
	<b>Description</b>	Includes administration of the CDBG program, the completion of program applications and performance reports, research and analysis, target area studies, historic preservation evaluations, and housing documents.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Community wide
	<b>Planned Activities</b>	
2	<b>Project Name</b>	RANCHO CUCAMONGA PWSD - WHEELCHAIR RAMPS
	<b>Target Area</b>	Target Area 2 Target Area 1 Target Area 3
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Improve and Expand Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$22,850.00
	<b>Description</b>	This program involves the retrofitting of existing curbs to accommodate disabled individuals.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	Activities occur in eligible Target Areas.
	<b>Planned Activities</b>	This program involves the retrofitting of existing curbs to accommodate disabled persons.
<b>3</b>	<b>Project Name</b>	RANCHO CUCAMONGA PWSD - SIDEWALK GRINDING
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Improve and Expand Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$22,850.00
	<b>Description</b>	Involves the grinding, repair, or replacement of sidewalks that are displaced and/or inaccessible in qualified target areas.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	Involves the grinding, repair, or replacement of sidewalks that are displaced and/or inaccessible in qualified target areas.
<b>4</b>	<b>Project Name</b>	RANCHO CUCAMONGA HOME IMPROVEMENT PROGRAM
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rehabilitation of Existing Housing
	<b>Needs Addressed</b>	Support the Rehabilitation of Existing Housing
	<b>Funding</b>	CDBG: \$463,742.00
	<b>Description</b>	The City has an existing moderate rehabilitation Home Improvement Program available to eligible owner-occupied households, those earning less than 80 percent of the MFI. The program offers deferred payment loans of up to \$30,000 and grants of up to \$7,500, including emergency repair grants.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program assists approximately 44 households per year.
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	The moderate rehabilitation income eligible owner-occupied households, those earning less than 80 percent of the HAMFI. The program offers deferred payment loans of up to \$30,000 and grants of up to \$7,500, including emergency repair grants.
<b>5</b>	<b>Project Name</b>	RANCHO CUCAMONGA PWSD - GRAFFITI REMOVAL
	<b>Target Area</b>	Target Area 2 Target Area 1 Target Area 3
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Improve and Expand Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$16,400.00
	<b>Description</b>	The removal of incidents of graffiti from public properties in qualified target areas.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	This activity occurs in income eligible Target Areas.
<b>Planned Activities</b>	The removal of incidents of graffiti from public properties in qualified target areas.	
<b>6</b>	<b>Project Name</b>	IFHMB - LANDLORD/TENANT COUNSELING
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$7,400.00
	<b>Description</b>	Landlord/Tenant dispute mediation services are provided by Inland Fair Housing and Mediation Board.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	450 households that are low- and moderate-income.
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	Landlord/Tenant dispute mediation services.
<b>7</b>	<b>Project Name</b>	HOUSE OF RUTH
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$6,000.00
	<b>Description</b>	House of Ruth provides shelter, programs, education, and opportunities for safe, self-sufficient, healthy living for battered women and their children who are at-risk of homelessness. Services provided include 24-hour emergency safe shelter (up to 30 days), 24-hour crisis intervention hotline, 24-hour emergency transportation, outreach offices, and children programs.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 households that are low-and moderte-income.
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	Shelter, programs, education, and opportunities for safe, self-sufficient, healthy living for battered women and their children who are at-risk of homelessness. Services provided include 24-hour emergency safe shelter (up to 30 days), 24-hour crisis intervention hotline, 24-hour emergency transportation, outreach offices, and children programs.
<b>8</b>	<b>Project Name</b>	INLAND VALLEY HOPE PARTNERS - SOVA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services

	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	SOVA offers a 5-day food supply (15 meals) for all members of a household. SOVA helps families maintain their health and avoid homelessness by providing emergency food assistance and support services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	800 households of low- and moderate-income.
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	A 5-day food supply (15 meals) for all members of a household.
9	<b>Project Name</b>	RANCHO CUCAMONGA CSD - SENIOR SERVICES
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$12,000.00
	<b>Description</b>	Develop and enhance senior citizen classes and activities in the focus areas of physical fitness, recreational and educational development, mental health, and emotional well-being. This service is provided through the City of Rancho Cucamonga Community Services Department.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	890 seniors who are low- and moderate-income.
	<b>Location Description</b>	Community wide program held at the James L. Brulte Senior Center, 11200 Base Line Road, Rancho Cucamonga, CA 91730.
<b>Planned Activities</b>	Develop and enhance senior citizen classes and activities in the focus areas of physical fitness, recreational and educational development, mental health, and emotional well-being.	

<b>10</b>	<b>Project Name</b>	FAMILY SERVICES ASSOCIATION - SENIOR NUTRITION
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	The nutrition program is run from the Senior Center and provides meals prepared at the RC Senior Center and also provides meals prepared for home delivery. Family Service Association is located at 21250 Box Spring Road, Suite 212, Moreno Valley, CA 92557.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	807 persons who are low- moderate-income.
	<b>Location Description</b>	Community wide program held at the James L. Brulte Senior Center, 11200 Base Line Road, Rancho Cucamonga, CA 91730.
	<b>Planned Activities</b>	The nutrition program is run from the Senior Center and provides meals prepared at the RC Senior Center and also provides meals prepared for home delivery.
<b>11</b>	<b>Project Name</b>	RANCHO CUCAMONGA PUBLIC LIBRARY - BACK TO BASICS
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$8,000.00
	<b>Description</b>	The Back to Basic program trains volunteer tutors to work with 7 to 12-year old children identified by school personnel as at-risk (challenged economically and educationally) and who are reading and writing below their grade levels.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125 households who are low- and moderate-income.

	<b>Location Description</b>	Rancho Cucamonga Public Library Archibald Branch 7368 Archibald Avenue Rancho Cucamonga, CA 91730 and Rancho Cucamonga Public Library Biane Library 11505 Cultural Center Drive Rancho Cucamonga, CA 91739
	<b>Planned Activities</b>	The Back to Basic program trains volunteer tutors to work with 7 to 12-year old children identified by school personnel as at-risk (challenged economically and educationally) and who are reading and writing below their grade levels.
<b>12</b>	<b>Project Name</b>	IFHMB - FAIR HOUSING
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affirmatively Further Fair Housing Choice
	<b>Needs Addressed</b>	Promote Fair Housing
	<b>Funding</b>	CDBG: \$8,800.00
	<b>Description</b>	Fair Housing services include education, counseling, mediation, and legal referral.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 households who are low- and moderate-income.
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	Fair Housing services including: education, counseling, mediation, and legal referral.
<b>13</b>	<b>Project Name</b>	PROJECT SISTER FAMILY SERVICES
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$5,000.00

	<b>Description</b>	Project Sister provides sexual assault and violence prevention by working with teens addressing date rape, sexual harassment, and personal safety awareness, and working with seniors, who are vulnerable sexual assault, robbery, burglary, and financial exploitation.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	690 households who are low- and moderate-income.
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	Sexual assault and violence prevention by working with teens addressing date rape, sexual harassment, and personal safety awareness, and working with seniors, who are vulnerable sexual assault, robbery, burglary, and financial exploitation.
<b>14</b>	<b>Project Name</b>	CAMP FIRE INLAND SOUTHERN CALIFORNIA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$5,000.00
	<b>Description</b>	The program provides a 5-day resident camp session to learn responsibility, develop skills, and gain confidence while building independence and self-reliance.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	44 persons of low- and moderate-income.
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	A 5-day resident camp session to learn responsibility, develop skills, and gain confidence while building independence and self-reliance.
<b>15</b>	<b>Project Name</b>	RANCHO CUCAMONGA CSD - NORTH TOWN COLLABORATIVE
	<b>Target Area</b>	Target Area 1
	<b>Goals Supported</b>	Public Services

	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$8,800.00
	<b>Description</b>	The Northtown Collaborative is a community (youth and adult) prevention recreation/human services program provides essential human service programs as well as traditional recreational classes and activities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,500 persons who are low and moderate-income.
	<b>Location Description</b>	Northtown Area, south of Foothill, east of Grove, and west of Haven.
	<b>Planned Activities</b>	A community (youth and adult) prevention recreation/human services program provides essential human service programs as well as traditional recreational classes and activities.
<b>16</b>	<b>Project Name</b>	RANCHO CUCAMONGA CSD - SENIOR TRANSPORTATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$15,400.00
	<b>Description</b>	The Silver Fox Express program offers door-to-door para-transit service for senior citizens living in Rancho Cucamonga.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	140 households who are low- and moderate-income.
	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	A door-to-door para-transit service for senior citizens living in Rancho Cucamonga.
<b>17</b>	<b>Project Name</b>	RANCHO CUCAMONGA CMO - NORTHTOWN/CASA
	<b>Target Area</b>	Target Area 1

	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services
	<b>Funding</b>	CDBG: \$8,500.00
	<b>Description</b>	The NORTHTOWN/CASA program provides a bi-lingual healthy eating/cooking program to educate and support Latino families in the Northtown neighborhood of the City.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8,500 persons of low- and moderate-income.
	<b>Location Description</b>	The Rancho Cucamonga City Manager's Office currently coordinates the CASA program at the Northtown Community Center, located at 10071 Feron Boulevard, Rancho Cucamonga, CA 91730.
	<b>Planned Activities</b>	The Cocinando Amigos Saludables y Alegres (CASA) program provides a bi-lingual healthy eating/cooking program to educate and support Latino families in the Northtown neighborhood of the City, to prepare traditional food that is healthier and more nutritious, as a strategy to prevent diabetes and obesity.
<b>18</b>	<b>Project Name</b>	FOOTHILL FAMILY SHELTER
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness and At-Risk of Homelessness Public Services
	<b>Needs Addressed</b>	Provide Support for Public Services Support Local Homeless Facilities and Services
	<b>Funding</b>	CDBG: \$5,000.00
	<b>Description</b>	Foothill Family Shelter operates a 90-day transitional shelter for homeless families with children. Support services are provided to enable families to obtain independence and permanent housing.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	265 persons of low- and moderate-income.

	<b>Location Description</b>	Community wide.
	<b>Planned Activities</b>	A 90-day transitional shelter for homeless families with children. Support services are provided to enable families to obtain independence and permanent housing.
<b>19</b>	<b>Project Name</b>	ETIWANDA PACIFIC ELECTRIC DEPOT
	<b>Target Area</b>	
	<b>Goals Supported</b>	Historic Preservation
	<b>Needs Addressed</b>	Public Facility - Historic Preservation
	<b>Funding</b>	CDBG: \$153,669.25
	<b>Description</b>	The preservation and historic restoration of the Etiwanda Pacific Electric Depot. The mission of this activity is to preserve the station through renovation for adaptive reuse as a museum and trailhead for the Pacific Electric Inland Trail, a 21-mile long regional trail.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	The Etiwanda Pacific Electric Depot is located at 7089 Etiwanda Avenue, Rancho Cucamonga, CA 91739.
	<b>Planned Activities</b>	Available funding will be banked to assist with the future preservation and historic restoration of this National Register structure.
<b>20</b>	<b>Project Name</b>	MADRONE AVENUE STREET IMPROVEMENTS
	<b>Target Area</b>	Target Area 1
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Improve and Expand Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$132,000.00
	<b>Description</b>	The installation of street improvements including curb and gutter, sidewalks, and street lights to provide safe pedestrian access improvements along the street frontage of the proposed Southwest Cucamonga Park.
	<b>Target Date</b>	6/30/2016

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
	<p><b>Location Description</b></p>	<p>Madrone Avenue is located south of Arrow Route and west of Vineyard Avenue.</p>
	<p><b>Planned Activities</b></p>	<p>The design and construction of street improvements including curb and gutter, sidewalks, and street lights to provide safe pedestrian access improvements along the street frontage of the proposed Southwest Cucamonga Park.</p>

## **AP-50 Geographic Distribution – 91.220(f)**

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

During the next year, the City of Rancho Cucamonga will allocate CDBG funds for use in the City's 3 Target Areas, as identified below. These funding percentages were determined by the City based on the Priority Needs Assessment and the availability of CDBG funding.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Target Area 2	1
Target Area 1	15
Target Area 3	1

**Table 56 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City developed the geographic priorities outlined above with the goal of providing housing and community development improvements for as many low- and moderate-income residents as possible utilizing the City's CDBG allocation. CDBG funds will be focused on public facility or infrastructure projects that can serve a significant number of residents and a greater population density to allow for cost-effective delivery of services.

### **Discussion**

## Affordable Housing

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

#### Introduction

The City plans to utilize CDBG funds to support a number of authorized housing activities, including the City's Home Improvement Program. These activities are expected to provide rehabilitation assistance to 44 low- and moderate-income households.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	265
Special-Needs	0
Total	265

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	44
Acquisition of Existing Units	0
Total	44

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

See above.

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

### **Introduction**

The Housing Authority of the County of San Bernardino (HACSB) provides eligible residents of San Bernardino County with quality affordable housing in decent and neighborhoods. By working in partnership with the public and private sectors, the HACSB provides families with housing choice and the opportunity to achieve self-sufficiency. HACSB administers the Project Based Senior Housing program, Public/Affordable Housing Program, Tenant Based Rental Assistance Voucher Program, and Project Based Voucher Program.

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

The City will continue to support the Housing Authority of the County of San Bernardino (HACSB) Tenant Based Rental Assistance (TBRA) voucher program and public housing assistance.

The HACSB manages a total of 1,321 Public Housing Assistance Units, occupied by 3,711 individuals, which are owned and managed by the HACSB. Within the City, there are **2 public housing units occupied by 14 individuals**. County wide, the HACSB also has units that were either acquired or developed through a variety of partnerships with the State of California, San Bernardino County Department of Community Development and Housing, various cities throughout the county, and Housing Partners I, Inc., a non-profit public housing corporation.

The HACSB also manages 9,526 Tenant Based Rental Assistance vouchers (previously Section 8) that are occupied by 24,822 individuals. Within the City there are **295 TBRA units occupied by 572 individuals**. The voucher program units are privately owned, with rent subsidies paid directly to owners by the Housing Authority and these services are managed by HACSB.

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

HACSB undertakes a variety of initiatives to increase resident involvement, including a comprehensive, updated website that provides information on all facets of the housing authority operations, policies, and procedures. Establishing programs that represent all residents living in HACSB developments. The Resident Advisory Board was established to represent housing residents and voucher participants. Housing Authority staff work closely with RAB members to discuss potential policy changes, get feedback on messaging and communication to residents, and recruit participants for hearings and special events.

The HACSB coordinates programs, activities, and services offered to residents, including:

- The Family Self Sufficiency Program assists residents to achieve self-sufficiency. This is accomplished through goal setting, intervention, advocacy and community collaboration.

Residents can get assistance with seeking employment, job training, and educational opportunities.

- The Homeownership Program helps interested participants find an appropriate mortgage lender and work with the participant through the process of buying a home.
- A variety of programs and services for children are made available to residents at various HACSB sites. These include but are not limited to: scholarships, after- school tutoring, health, safety, gang prevention programs, nature projects, etc.

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

The Housing Authority of the County of San Bernardino is not designated as troubled and is considered a high performer with an assessment score of 90.

**Discussion**

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

### **Introduction**

The City's goal is to develop a comprehensive homeless assistance plan that provides a continuum of care with the purpose of ultimately assisting individuals in obtaining and retaining permanent housing. As the first priority in the plan, the City intends to continue funding those agencies that are able to provide the first line of defense in providing outreach and advocacy in assisting individuals and families who are homeless or at-risk of homelessness. These activities include the support of emergency shelter, shelter vouchers, food distribution, advocacy, and referral services. The City will continue to fund landlord/tenant activities as a means of assisting those who are at-risk of homelessness in keeping their homes. Additional assistance will be encouraged for those agencies that provide longer-term transitional shelter and assist in the transition to permanent housing opportunities.

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

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

The City supports a variety of organizations that provide immediate assistance, advocacy, and short-term shelter to homeless individuals and families. The City will continue to address priority needs, and will continue to evaluate the provision of transitional shelter assistance. These agencies include:

- Foothill Family Shelter: Foothill Family Shelter operates a 90-day transitional shelter for homeless families with children. Support services are provided to enable families to obtain independence and permanent housing. They are located at 1501 West Ninth Street, Suite D, and at 230, 238, and 294 North San Antonio Avenue, Upland, CA 91786.
- House of Ruth: House of Ruth provides shelter, programs, education, and opportunities for safe, self-sufficient, healthy living for battered women and their children who are at-risk of homelessness. Services provided include 24-hour emergency safe shelter for up to 30 days, 24-hour crisis intervention hotline, 24-hour emergency transportation, outreach offices, and children programs. House of Ruth is located in Claremont, at P.O. Box 457, Claremont, CA 91711.
- Inland Valley Hope Partners – Food Security Program (SOVA): SOVA offers a 5-day food supply (15 meals) for all members of a household. SOVA helps families maintain their health and avoid homelessness by providing emergency food assistance and support services. The IVHP offers the SOVA Program from offices located at 635 South Taylor Avenue, Ontario, CA 91761.

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

See discussion above regarding the support services provided by Foothill Family Shelter, House of Ruth,

and Inland Valley Hope Partners.

**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**

See discussion above regarding the support services provided by Foothill Family Shelter, House of Ruth, and Inland Valley Hope Partners.

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

See discussion above regarding the support services provided by Foothill Family Shelter, House of Ruth, and Inland Valley Hope Partners.

## **Discussion**

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

### **Introduction:**

**Davis-Bacon Prevailing Wages:** A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

**State Prevailing Wage Requirements:** The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

**Processing and Development Fees:** The City charges a range of development fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a fair pro-rata fair share of the cost of providing infrastructure and to compensate the City for the cost of processing the application. Application fees are established by a Fee Study, which analyzes a number of factors including processing time, number of people needed to review an application relative to the application received. This Fee Study is then used to determine the actual fees which are reviewed and adopted by City Council.

**Environmental Review:** State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act, Migratory Bird Treaty Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

**Residential Development Review:** Project development review is required for the construction of all single-family units, condominium, and apartment projects. Development/Design Review applications are typically filed concurrently with tract or parcel map applications. Applications are reviewed for consistency with applicable development standards of the base district and the City's adopted design guidelines.

**Water and Sewer:** Water and sewer services are provided by Cucamonga Valley Water District (CVWD). Based upon CVWD's Water Master Plan current water supplies and delivery systems are adequate and present no constraints to housing development. Rancho Cucamonga accounts for approximately 75 percent of CVWD's 47 square mile water service area, but about 90 percent of the customer service base. Sewer is provided by CVWD, while the Inland Empire Utilities Agency (IEUA) provides wastewater treatment facilities.

**School Facilities:** Five school districts serve the City. As a result of the rapid growth prior to incorporation several of the local school districts have faced severe overcrowding. The present concern

among the school districts continues to be the inability to finance construction of new school facilities in the post-Proposition 13 years.

**Financing Options for Required Infrastructure:** Generally, the cost to extend urban infrastructure and services continues to serve as a constraint on development, including residential development. This is especially true in Rancho Cucamonga, which incorporated post-Proposition 13 where the City's share of the property tax is very low compared to surrounding cities. Other sources of funding for capital improvements and operating and maintenance costs are extremely limited.

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

The City of Rancho Cucamonga will continue to work with government, public, private, and non-profit community agencies to remove or ameliorate the negative effects of public policies that serve as current barriers to affordable housing. Action steps as recommended and accepted by the City are summarized below:

- The City will work to encourage a variety of housing types including single and multi-family homes, apartments, townhomes, duplexes, and live-work units in order to increase variability and affordability.
- The City will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes and to low- and moderate-income residents, in order to ensure that to the maximum extent possible, residents have access to means of improving their ability to obtain and maintain decent, affordable housing.
- The City will support education and outreach efforts by community partners regarding needs assessments for affordable housing and subsidized housing.

**Discussion:**

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

### **Introduction:**

The Consolidated Plan provides a framework to address the needs of the City over the next five-year period using Community Development Block Grant (CDBG) funds. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG program are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded through the Consolidated Plan/Annual Action Plan will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes is identified in the City's Priority Needs Assessment.

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

The primary obstacle identified toward meeting under-served needs is a lack of available resources. This obstacle is and will continue to be an issue. The best way to address this matter is to combine efforts and resources and tap new funding sources. The City is striving to form public/private partnerships as well as seeking out new sources of funding, such as HOME funds to better leverage available funding.

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

A majority of the objectives and actions identified as part of this Annual Action Plan are specifically aimed at increasing and maintaining the City's existing affordable housing stock. Activities such as new construction, conservation of at-risk units, and preservation of existing units are all striving to increase the affordable housing stock.

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

In conjunction with the Home Improvement Program, the City will continue to implement Federal requirements concerning lead-based paint reductions. HUD requires that for any program utilizing CDBG funds, all owners, and/or tenants be notified in writing about the dangers of lead-based paint. Units

constructed prior to 1978, which are occupied by children under the age of seven, are inspected for defective paint surfaces. If a child residing in the home has an elevated blood lead level, then defective chewable surfaces will be treated and lead abated.

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

The City has relatively little control over the many factors that may affect the determination of an individual's income level. The primary activity that may be utilized by the City is the support of public service agencies that incorporate job training and life development skills into their programs, which includes most of the agencies currently receiving CDBG funding. The activities funded by the City, particularly those related to non-housing community development, act indirectly to increase economic development in the City. The City, through its CDBG contract activities, complies with Section 3 requirements encouraging the employment of local low-income individuals.

From a housing perspective, all of the priorities, objectives, and programs aimed at increasing affordable housing also increase the stock of housing available to those in the lowest income categories.

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

The Consolidated Plan evaluated gaps in the institutional structure and actions that might be taken to strengthen the system. It was determined that one main action that can be taken toward this is increasing expertise of staff and City Council, which in turn will increase the CDBG program efficiency and effectiveness. Increased contact and coordination among City departments will also contribute to the CDBG program's effectiveness.

The City will continue to encourage direct contact between itself and the Public Housing Agency and other service providers operating in the region. Most of the coordination efforts in the west end are tied to funding resources and the type of service provided.

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

Each year the City reviews the Annual Comprehensive Grant application submitted by the Housing Authority whereby the City must certify consistency of the activities with the goals and objectives of the Consolidated Plan.

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

The following describes other program-specific requirements.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### Discussion:

The City does not anticipate generating significant amounts of program income during the Consolidated Plan period. Only one activity, the City's Home Improvement Program, provides program income. Outstanding loans are not repaid on a specific schedule, but rather, upon sale or refinance of the home loan. Of the City's FY 2015-2016 CDBG allocation, the City plans to allocate 20 percent for eligible planning and administrative activities. These activities are not subject to the low- and moderate-income benefit requirements. The remaining 80 percent of the CDBG allocation will be used to benefit low- and moderate-income persons.

## Appendix - Alternate/Local Data Sources