



**2025-2026 CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT
JULY 1, 2025 THROUGH JUNE 30, 2026**

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CR-05 - Goals and Outcomes

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

The 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Fontana's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds. The CAPER reports on the first program year of the 2025-2029 Consolidated Plan period, covering July 1, 2025 to June 30, 2026.

The City receives CDBG, HOME and ESG funds from HUD on a formula basis each year, and in turn, implements projects and awards grants and loans to individual households and nonprofit, for-profit or public organizations for projects in furtherance of the adopted Consolidated Plan. The activities reported in this CAPER were determined and planned in the City's 2025-2026 Annual Action Plan. The Annual Action Plan was approved at a Public Hearing on March 25, 2025.

For the 2025-2026 program year, the City received \$1,942,933 of CDBG funds; \$588,015.66 of HOME funds; and \$172,779 in ESG funds. In FY2021 the City received \$2,633,568 of HOME ARP funds and in FY2025 the City continued to identify next steps for implementation.

The investment of these funds was a catalyst for positive change in the community. Together with other federal, state, and local investments, HUD resources allowed the City and its partners to provide low- and moderate-income households with the services which follow:

- Fair Housing services to 78 individuals
- Public Safety services to 12,845 LMI persons, 20,735 total persons
- Recreational scholarships to 169 individuals
- Acquisition and rehab of 3 housing units
- Rehab of 20 homeowner housing units
- Assistance to 15 people experiencing homelessness

Tables 1 – 3 provide a summary of the five-year and one-year accomplishments for the period ending June 30, 2026, arranged by each of the Strategic Plan Goals included in the 2025-2029 Strategic Plan of the Consolidated Plan.

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

Table 1 - 5-Year 2025-2029 Forecasted Budget

Goal	Description	Category	2025-2029 Source/ Amount
Affordable Housing	Owner occupied rehabilitation, acquisition and rehabilitation, support of new development	Affordable Housing	HOME: \$6,673,986.47 CDBG: \$5,314,535
CDBG and HOME Program Administration	Program administration	Administration	CDBG: \$1,792,930 HOME: \$294,007.83
Public Facilities Improvements	Improve public facilities and infrastructure of LMI residents	Non-Housing Community Development	CDBG: \$1,000,000
Fair Housing Services	Fair housing and tenant and landlord mediation services	Other	CDBG: \$150,000
Homeless Assistance	Homelessness prevention and rapid rehousing	Non-Housing Community Development	ESG: \$863,895
Public Services for low-income families	Senior and youth scholarships and public safety services	Non-Housing Community Development	CDBG: \$1,457,200

Table 2- 1-Year 2025 Budget

Goal	Description	Category	2025 Source/ Amount
Affordable Housing	Owner occupied rehabilitation, acquisition and rehabilitation, support of new development	Affordable Housing	HOME: 4,557,130.09 CDBG: 262,907
CDBG and HOME Program Administration	Program administration	Administration	HOME: 58,801.57 CDBG: 358,586
Fair Housing Services	Fair housing and tenant and landlord mediation services	Affordable Housing	CDBG: 30,000
Homeless Assistance	Homelessness prevention and rapid rehousing	Non-Housing Community Development	ESG: 172,799
Public Services for low-income families	Senior and youth scholarships and public safety services	Non-Housing Community Development	CDBG: 291,440
Public Facilities Improvements	Improve public facilities and infrastructure of LMI residents	Non-Housing Community Development	CDBG: \$1,000,000

Table 3 - Cumulative and 1-Year Accomplishments

Goal	Indicator	Unit of Measure	Strategic Plan: 2025-2029			Annual Outcomes: 2025		
			Expected (2025-2029)	Actual (2025-2029)	Percent Complete	Expected	Actual	Percent Complete
Affordable Housing	Homeowner Housing Rehabbed	Household Housing Unit	50	20	40%	10	20	200%
	Rental units constructed	Household Housing Unit	11	0	0	2	0	0%-
	Rental units rehabbed	Household Housing Unit	12	3	25%	1	3	300%
	TBRA / RRH	Household Housing Unit	11	0	0%	0	0	0%
CDBG and HOME Program Admin	Other	Other	5	1	20%	1	1	100%
Fair Housing Services	Other	Other	5	1	20%	1	1	100%
Homeless Assistance	TBRA / Rapid Rehousing	Households Assisted	20	0	0%	4	0	0%

Goal	Indicator	Unit of Measure	Strategic Plan: 2025-2029			Annual Outcomes: 2025		
			Expected (2025-2029)	Actual (2025-2029)	Percent Complete	Expected	Actual	Percent Complete
	Homelessness Prevention	Persons Assisted	500	0	0%	100	0	0%
	Emergency Shelter	Persons Assisted	100	15	15%	20	15	75%
Public Services for low-income families	Public service activities other than LMI Housing Benefit	Persons Assisted	64,225	13,014	20%	12,845	13,014	101%
Public Facilities Improvements	Public facility or infrastructure activities for Low-/Moderate Income Housing	Households Assisted	10	0	0%	2	0	0%

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

The 2025-2029 Consolidated Plan identified seven high priority goals of the city. During the 2025-2026 program year the city made progress toward meeting these goals. The pandemic drove down performance early in the Consolidated Planning cycle, since then annual performance has rebounded.

Preservation of the supply of affordable housing, specifically existing affordable housing stock occupied by low- and moderate-income households, was achieved through the city's housing rehabilitation programs. In program year 2025-2026, the housing rehabilitation program rehabilitated 20 housing units.

The city worked to **expand the supply of affordable housing**. In partnership with housing developers. CDBG and HOME funds may be leveraged in support of the development of new rental housing units affordable to households earning less than 30, 60, or 80 percent of Area Median Income (AMI), including units reserved for residents with special needs. In addition, the City may use CDBG and HOME funds to acquire and rehabilitate existing single family and multi-family housing units to increase the supply of affordable rental housing for its lower-income households. In program year 2025-2026 the Affordable rental housing development program acquired 3 properties, which have benefitted 7 low-moderate income household. The Courtplace Apartment Project continues to make progress. It is anticipated this project will bring 11 new units of affordable housing to market 2026-2027.

Ensuring equal access to housing opportunities by affirmatively furthering fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services is a high priority goal for the city. In program year 2025-2026 Inland Fair Housing & Mediation Board served 78 residents of Fontana.

Prevention and elimination of homelessness is a high priority goal for the city. Fontana supports a continuum of services to prevent and eliminate homelessness. In program year 2025-2026 emergency shelter was provided to 15 people.

Providing public services to low-income residents to prevent homelessness and ameliorate the effects of poverty is a high priority of the city. Through the 2025 public safety program CDBG funds supported the City's Multiple Enforcement Team (MET), which provided a balanced approach in traditional law enforcement services, along with conducting outreach, education and providing resources to the homeless population. The MET worked directly with the homeless to reduce crime relating to homelessness, calls for service, resources to medical professionals and city staff. There were seven 7 sworn officers assigned to the MET Unit (1 sergeant, 1 corporal and 5 officers). This area-wide program served 12,845 LMI persons and 20,735 total persons. The City also provided funding for the recreational scholarship program which benefitted 169 low-income individuals.

Improving city public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults is a high priority goal. The Acquisition / Improvement of Public Facilities project was added to the Action Plan, through a Substantial Amendment, in May 2026. This project is still in development.

CR-10 - Racial and Ethnic composition of families assisted

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

Table 4 – Table of assistance to racial and ethnic populations by source of funds

Race	CDBG	HOME
White	87	0
Black or African American	29	0
Asian	11	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	1	0
Total	128	0
Hispanic	120	0
Not Hispanic	13	0
Total	133	0

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	2
Hispanic/Latina/e/o	7
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	4
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	13

Narrative

Table 4 provides an aggregate of race and ethnicity data for the number of people reported as complete during the program year based on the CDBG and ESG accomplishments of, as reported in HUD's Integrated Disbursement and Information System (IDIS).

It should be noted that CDBG participants identified racially in ways not included in Table 4. Those ways were as follows: 50 as Other multi-racial, 4 as Black/ African American and White, 1 as American Indian/ Alaskan Native and Black / African American, 1 as Asian and White, 1 as Black and White, and 3 as other totaling 59 people.

It should be noted that 2 ESG participants identified as 'White & Hispanic/Latina/o which is not included in the table above.

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available****Table 5 - Resources Made Available**

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$1,942,933	\$743,514
HOME	\$4,557,130.09	\$2,452,565
ESG	\$173,930	\$12,600

Narrative

The federal, state, local and private resources available for the implementation of projects during the 2025-2026 program year are identified in -Table 5. The CDBG resources included \$1,942,933 in formula grant funds. The HOME resources included \$588,015.66 formula funds, \$3,922,280 in prior year resources, and \$105,636 in program income. The ESG resources included \$172,779 in formula funds. The remaining CDBG-CV funds are for administration to close out the grant.

The City is prioritizing the investment of HOME funds in support of the Courtplace Apartment project that it is anticipated will expand the supply of affordable housing by 11 units available to 30%, 60%, and 80% AMI households. Significant HOME funds are available to finance this project, which is anticipated to be completed in fiscal year 2026-2027. In FY2025 ESG funds were allocated to emergency shelter and administration. The 60 percent threshold for street outreach and emergency shelter was not crossed.

Identify the geographic distribution and location of investments**Table 6 - Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	84%	84%	Public services mostly serve low- and moderate-income areas.
Low- and Moderate-Income Areas	16%	16%	There were no capital projects in the program year. Only the public safety program was restricted to low- and moderate-income areas.

Narrative

The actual percentages of allocation in the table above reflect the City's CDBG formula allocation excluding the City's planned administrative costs.

Leveraging

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

In planning and implementing all HUD funded activities, the City regularly works to identify and leverage other funding streams to maximize the impact of the CDBG, HOME, and ESG activities. Cities receiving HOME Program funds are generally required to provide a HOME match of 25% of their annual allocation. During FY2023 Fontana met the criteria of a financial distressed jurisdiction and received a 50 percent reduction in match to 12.5 percent. This is the most current calculation of the reduced HOME match requirement. The ESG program requires a dollar-for-dollar match requirement. The City of Fontana requires its ESG subrecipients to meet the match requirement and the City provides match for administrative funds it expends. This is done through a mix of cash and in-kind match as allowed under 24 CFR Part 576. In accordance with State law and local priority, the City consistently looks to leverage state and locally owned property to achieve its annual goals.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$19,426,074
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$19,426,074
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$19,426,074

Table 7 - Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date Contributed	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Prep, Construction Materials, Donated Labor	Bond Financing	Total
None	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Table 8 - Program Income

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$22,555.15	\$0.00	\$0.00	\$0.00	\$22,555.15

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

Table 9 - Minority Business and Women Business Enterprises

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	N/A	\$0	\$0	\$0
	Total	Women Business Enterprises		Male		
Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		
Sub-Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Table 10 -Minority Owners of Rental Property

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Table 11 – Relocation and Real Property Acquisition

Parcels Acquired	0	\$0
Businesses Displaced	0	\$0
Nonprofit Organizations Displaced	0	\$0
Households Temporarily Relocated, not Displaced	0	\$0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

CR-20 - Affordable Housing 91.520(b)

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

Table 12- Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	13	27
Number of special-needs households to be provided affordable housing units	0	0
Total	13	27

Table 13 Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	2	0
Number of households supported through the rehab of existing units	10	20
Number of households supported through the acquisition of existing units	1	7
Total	13	27

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

Labor and material costs continue to rise. According to the one-year goals in the 2025 Action Plan the City forecasted providing affordable housing to 13 low- and moderate-income households. The city exceeded this goal, assisting a total of 27 low- and moderate-income households.

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Discuss how these outcomes will impact future annual action plans.

The City will continue to work to make affordable housing and programming resources available to low- and moderate-income households and those at-risk of and experiencing homelessness. Progress will continue to be made on the Courtplace project which will bring on 11 new units of affordable housing.

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

Table 14 - Number of Families or Households Served

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	0
Low-income	4	0
Moderate-income	2	0
Total	7	0

Narrative Information

Table 14 includes the CDBG funded owner-occupied rehab, acquisition rehab and scholarship programs. To address what HUD defines as “worst case housing need” – low-income residents who pay more than 50 percent of their income for housing costs – the city added 7 units of affordable housing. Further, the City continues to pursue the development of additional low- and moderate-income housing opportunities through the CDBG, HOME and other federal and state programs.

Through all programs, the City ensures that assistance is targeted and made available to individuals experiencing disabilities to ensure they have equal access to affordable housing programs. Where possible, homeless service providers leverage County programs for supportive housing activities and refers clients to such programs.

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

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

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

To address incidences of homelessness in Fontana and to prevent extremely low-income Fontana families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly connect homeless individuals with housing and supportive services. To address this need, the City has supported a continuum of services in Fontana and through the San Bernardino County Continuum of Care (CoC) utilizing its ESG funds, to prevent and eliminate homelessness; including, but not limited to, Homelessness Prevention, Rapid Rehousing, and Street Outreach.

The 2025 Point-In-Time count found in San Bernardino County found 1,201 people experiencing homelessness were sheltered and 2,636 were unsheltered. Approximately nine percent of the total homeless population in the County resides in Fontana. The 2025 PIT count found 36 sheltered, 57 transitionally housed, and 271 unsheltered people experiencing homelessness in Fontana.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

The City of Fontana, through its ESG allocation, funded the Water of Life Homelessness Prevention and Rapid Rehousing Programs. In addition, the City supported the efforts of the San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness.

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

During Program Year 2025-2026 the City connected chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth with available resources through the San Bernardino County CoC, which is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal,

state and local resources to provide services for homeless people. The goal was to help unsheltered homeless persons make the transition to permanent housing and independent living, including shortening the period that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units.

The City provided ESG funds to Water of Life to rapidly rehouse families experiencing homelessness and to prevent individuals and families who are at risk of homelessness from experiencing it. This assistance helped extremely low-income individuals and families who were currently housed but faced circumstances beyond their control that made it infeasible to stay current on their rent.

To augment ESG-funded homelessness services, the city secured competitively awarded State Homekey grants and spends State Permanent Local Housing Allocation (PLHA) funds. These sources fund rehab, operation, and services, including case management for emergency shelter, transitional, and permanent housing. Additionally, the City has formed the Community Outreach and Support Team (COAST) in partnership with the San Bernardino County's Department of Behavioral Health and the San Bernardino Fire Department. This unit provides mental health services to the homeless population out in the field through crisis intervention, community activities, and providing resources to those in need. This partnership expedites the process and services in providing much-needed mental health to the homeless population.

The City of Fontana funds the Inland Fair Housing and Mediation Board to provide fair housing, tenant/landlord mediation and legal services for residents through attorney consultations and preparation of legal documents for the residents to represent themselves in family law and landlord/tenant actions. Some of these services are provided to prevent undue evictions that could lead to homelessness.

The Housing Authority of the County of San Bernardino provides Section 8 rental assistance to extremely low- and very low-income households located within the City limits. The Section 8 program gives priority to households that are at risk of becoming homeless or currently residing in inadequate housing.

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 San Bernardino County CoC Ten-Year Plan to End Homelessness included a goal to more rapidly identify and assess people experiencing homelessness. The CoC is working with 2-1-1 to create a Coordinated Entry System (CES) for persons at risk or experiencing homelessness within the CoC. The activities include street outreach, a universal assessment, intake, referrals and transportation to resources. The CES will include a database, housed in the Homeless Management Information System (HMIS), using real-time data entry to match clients to

appropriate service providers. Collectively these strategies minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

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

Actions taken to address the needs of public housing

The City of Fontana Housing Authority was formed in 1994 under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The Fontana Housing Authority does not administer a Section 8 Program and does not own HUD Public Housing; however, the City is within the service area of the Housing Authority of the County of San Bernardino (HACSB) for the purposes of Section 8 and Public Housing.

HACSB primarily operates as a voucher-based housing authority, owning only one unit of public housing. As of December 2025, HACSB offered the following types and quantities of housing vouchers:

- 7,508 Tenant-Based Housing Choice Vouchers (HCV)
- 1,129 Project-Based HCVs
- 1,113 Rental Assistance Demonstration (RAD) HCVs
- 118 Family Unification Special Purpose Voucher (SPV)
- 309 Mainstream SPVs
- 420 Veteran Assistance Supportive Housing (VASH) SPVs
- 68 Housing Opportunities for Persons with AIDS vouchers
- 460 Emergency Housing Vouchers
- 246 Continuum of Care vouchers
- 8 master leasing projects

As of December 2025, a total of 745 housing vouchers of all types were in use throughout Fontana.

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

HACSB has continued to encourage residents to be actively involved in the community and in the management of public housing developments through resident councils and numerous opportunities for feedback such as community meetings and surveys. HACSB and the City of Fontana also continue to actively encourage and promote public housing residents to explore homeownership opportunities and programs through HACSB's Homeownership Assistance Program targeted at current Public Housing Authority (PHA) residents. HACSB also encourages and supports residents in participating in homebuyer counseling programs and recommends residents use the family self-sufficiency escrow account to save money towards homeownership.

Actions taken to provide assistance to troubled PHAs

Not applicable. HACSB is considered a High Performing PHA.

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

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

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

The primary barriers to affordable housing in Fontana continue to be housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

To address housing affordability and the lack of monetary resources for affordable housing, the Strategic Plan of the 2025-2029 Consolidated Plan called for the investment of a significant portion of CDBG and HOME funds for the construction of 11 new affordable rental housing units, 12 rental units acquired and rehabbed and the preservation of 50 existing affordable housing units. During the first program year of this Consolidated Plan cycle 2025-2026, 3 units have been acquired and rehabilitated and 20 affordable housing units have been preserved.

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

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing, and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City invested CDBG and ESG funds in Program Year 2025-2026 in projects that provided loans to low- and moderate-income homeowners for home repair projects and projects that prevent and shorten periods of homelessness.

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

The Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the rehabilitation of housing units built prior to January 1, 1978 included a lead-based paint testing and risk assessment process. When lead-based paint was identified, the City ensured that developers and contractors incorporate safe-work practices and depending on the level of assistance, abate the lead-based paint as part of the scope of work to effectively reduce lead-based paint hazards to children in accordance with 24 CFR Part 35.

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

The City's CDBG and ESG funds were used to maintain safe and adequate housing for many residents in program year 2025. In addition to these resources, mainstream state and federal resources also contributed to reducing the number of individuals and families in poverty. Federal programs, such as the Earned Income Tax Credit and Head Start, provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally, in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provided individuals and families with employment assistance, subsidy for food, medical care, child-care and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

In fiscal year 2023 the City was awarded a grant from HUD's Office of Lead Hazard Control and Healthy Homes. The resulting Lead Hazard Reduction Program helps to prevent childhood lead poisoning and unsafe lead conditions by eliminating lead and other hazards (e.g., cracking paint, contaminated soil) in rental and owner-occupied properties where households with low-income reside.

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

The institutional delivery system in Fontana is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable nonprofit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City.

To support and enhance the existing institutional structure, the City of Fontana continued to collaborate with affordable housing developers and nonprofit agencies receiving CDBG and ESG funds through the 2025-2026 Action Plan to ensure that the needs of low- and moderate-income residents were met as envisioned within the 2025-2029 Consolidated Plan - Strategic Plan.

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

To enhance coordination between public and private housing and social service agencies, the City continued consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Fontana—particularly in the low-and moderate-income areas.

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

During Program Year 2025-2026, the City of Fontana Housing Department and the Inland Fair Housing and Mediation Board affirmatively furthered fair housing choice through education and direct assistance.

CR-40 - Monitoring 91.220 and 91.230

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

To ensure CDBG, HOME, and ESG funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance and monitors the progress of subrecipients throughout the program year.

The City provides technical assistance to its departments, agencies, and subrecipients receiving CDBG, HOME and ESG funding. Following approval of the Annual Action Plan, City staff conduct detailed reviews of program regulations with subrecipients and City departments. This process provides useful forms and resources for documenting compliance, as well as reviewing the City's compliance procedures and requirements. Additionally, individualized technical assistance is provided on an as-needed basis throughout the program year.

All activities undergo monitoring, beginning with a detailed review upon receipt of an application to assess eligibility, conformance with a National Objective, and alignment with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries, and likelihood of compliance with other federal requirements.

Subrecipients are required to submit an audit and other documentation to establish their capacity. Any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service and ESG activities, on-site monitoring is conducted at least once every two years to ensure compliance. These are fiscal and programmatic reviews of the subrecipient's activities to determine compliance with the program regulations and City contract.

Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance, and required corrective action. Subrecipients and City departments typically have 30 days to provide the City with corrective actions taken addressing any noted findings. Individualized technical assistance is provided, as noted above, when compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements.

For HOME funded activities, annual monitoring ensures that renter occupied units comply with household income, rent restrictions, and utility allowance requirements, pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period. For the HOME-funded activities, annual monitoring is undertaken to ensure that for renter-occupied units, household income, rents and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

The following is a list of the 6 rental units that were monitored in program year 2025-2026 and found to be in compliance.

Property Name	Report Date
Minerva Manor	4/11/2026
Piazza	4/11/2026
Date Street	6/11/2026
Hillcrest	6/11/2026
Valencia Woods	6/29/2026
Gardens at Sierra	6/30/2026

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

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

In accordance with the City adopted Citizen Participation Plan, a public notice was published in the San Bernardino Sun, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notices is included in Appendix A. The draft CAPER was made available on the City website and posted publicly.

A public hearing before the City Council was held on September 8, 2026, to solicit comments from residents and interested parties. No public comments were received. The CAPER was approved.

CR-45 - CDBG 91.520(c)

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

In the 2025-2026 program year, the City provided CDBG-funded public services. The City's CDBG Fair Housing program served 78 unduplicated individuals. The City's Public Safety Program served 12,845 LMI persons and the scholarship program served 169 LMI individuals. The housing programs supported 27 low- and moderate-income households to secure affordable housing. The city's ESG program provided 15 individuals with emergency shelter.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Maintaining HOME-assisted affordable housing is a high priority. During the 2025-2026 Program Year, the City inspected the HOME-assisted properties listed below to determine compliance with the housing codes and other applicable regulations. Where any deficiencies existed, the property owner and property management were notified to make repairs and City staff followed up to ensure completion.

The following is a list of the 6 rental units that were monitored in program year 2025-2026 and found to be in compliance.

Property Name	Report Date
Minerva Manor	4/11/2026
Piazza	4/11/2026
Date Street	6/11/2026
Hillcrest	6/11/2026
Valencia Woods	6/29/2026
Gardens at Sierra	6/30/2026

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City certified it made effort to affirmatively further fair housing as a participating jurisdiction that received HOME Program funds. The City used CDBG funds to promote fair housing by contracting with the Inland Fair Housing and Mediation Board to provide a variety of fair housing services.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

According to the PR-09 report for the HOME program, \$22,555.15 of HOME program income was receipted during Program Year 2025-2026 and will be committed for the next City HOME project in the next Program Year.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

The City of Fontana funds the Inland Fair Housing and Mediation Board to provide fair housing, tenant/landlord mediation and legal services for residents through attorney consultations and preparation of legal documents for the residents to represent themselves in family law and landlord/tenant actions. Some of these services are provided to prevent undue evictions that could lead to homelessness.

The Housing Authority of the County of San Bernardino provides Section 8 rental assistance to extremely low- and very low-income households located within the City limits. The Section 8 program gives priority to households that are at risk of becoming homeless or currently residing in inadequate housing.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	FONTANA
Organizational DUNS Number	058728630
EIN/TIN Number	956004770
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	San Bernardino City & County CoC

ESG Contact Name

Prefix	Mrs.
First Name	Valerie
Middle Name	
Last Name	Gonzales
Suffix	N/A
Title	Housing Manager

ESG Contact Address

Street Address 1	8353 Sierra Ave.
Street Address 2	N/A
City	Fontana
State	CA
ZIP Code	92335
Phone Number	(909) 350-6625
Extension	N/A
Fax Number	
Email Address	vgonzales@fontanaca.gov

ESG Secondary Contact

Prefix	N/A
First Name	N/A
Last Name	N/A
Suffix	N/A
Title	N/A
Phone Number	N/A
Extension	N/A
Email Address	N/A

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
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Program Year End Date

06/30/2026

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 15 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	13
Children	2
Don't Know/Refused/Other	0
Missing Information	0
Total	15

Table 17 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	13
Children	2
Don't Know/Refused/Other	0
Missing Information	0
Total	15

Table 19 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	6
Female	9
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	15

Table 20 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	2
18-24	1
25 and over	12
Don't Know/Refused/Other	0
Missing Information	0
Total	15

Table 21 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households ESG				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	2	0	0	2
Elderly				
HIV/AIDS	0	0	0	0
Chronically Homeless	6	0	0	6
Persons with Disabilities:				
Severely Mentally Ill	5	0	0	5
Chronic Substance Abuse	3	0	0	3
Other Disability	0	0	0	0
Total (Unduplicated if possible)	16	0	0	16

Table 22 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**8. Shelter Utilization**

Number of New Units – Rehabbed	N/A
Number of New Units – Conversion	N/A
Total Number of bed - nights available	N/A
Total Number of bed - nights provided	N/A
Capacity Utilization	N/A

Table 23 – Shelter Capacity**9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

In FY2021, the City acquired a property to serve as an emergency shelter. It began operating in FY2023.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention*

	Dollar Amount of Expenditures in Program Year		
	2023	2024	2025
Expenditures for Rental Assistance	110,192	68,883	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	1,841	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	34,195	32,002	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	146,228	100,885	0

Table 24 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing*

	Dollar Amount of Expenditures in Program Year		
	2023	2024	2025
Expenditures for Rental Assistance	7,104	6,450	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	2,600	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	6,277	3,550	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	15,981	10,000	0

Table 25 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2023	2024	2025
Essential Services	0	0	12,600
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	\$0	\$0	\$12,600

Table 26 – ESG Expenditures for Emergency Shelter**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2023	2024	2025
Street Outreach	0	50,000	0
HMIS	0	0	0
Administration	13,671	13,044	0

Table 27 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2023	2024	2025
	\$175,880	\$173,930	\$12,600

Table 28 - Total ESG Funds Expended**11f. Match Source**

	2023	2024	2025
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	13,690	13,044	12,300
Local Government	0	0	0
Private Funds	162,189	160,886	0
Other: Employee Salaries/Volunteer Hours	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	\$175,879	\$173,930	\$12,300

Table 29 - Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2023	2024	2025
Total	\$351,759	\$347,859	\$24,600

Table 30 - Total Amount of Funds Expended on ESG Activities

City of Fontana
2025-2026
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2025, THROUGH JUNE 30, 2026

City of Fontana

2025-2026

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2025, THROUGH JUNE 30, 2026**

**APPENDIX A
IDIS Reports**

CDBG Financial Summary – PR26

City of Fontana

2025-2026

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2025, THROUGH JUNE 30, 2026**

**APPENDIX B
IDIS Reports**

CDBG Financial Summary – PR26 CV

City of Fontana

2025-2026

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2025, THROUGH JUNE 30, 2026**

**APPENDIX C
ESG SAGE Report**

City of Fontana

2025-2026

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2025, THROUGH JUNE 30, 2026**

APPENDIX D

Public Notices

Public Comments

SUMMARY OF CITIZEN PARTICIPATION COMMENTS

In compliance with the City's approved Citizen Participation Plan and implementing regulation 24 CFR 91.105, a public notice was published (see attached proof of publication) to solicit public comments from interested citizens regarding the draft 2025-2026 CAPER. The draft CAPER was made available to the general public for a period of 15 days in order to provide an opportunity for the public to review the document.

The following is a summary of Citizen Participation comments: No public comments were received.