



City of Moreno Valley

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

FISCAL YEAR 2024 – 2025

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

EMERGENCY SOLUTIONS GRANTS (ESG)

City of Moreno Valley
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DRAFT


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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 City of Moreno Valley (City) participates as an entitlement agency receiving direct funding from the U.S. Department of Housing and Urban Development (HUD) for the following three (3) federal entitlement programs: Community Development Block Grant (CDBG) Program, Home Investment Partnerships (HOME) Program, Emergency Solutions Grants (ESG) Program. The City also continues its participation in the Community Development Block Grant – Coronavirus (CDBG-CV) Program, Emergency Solutions Grants -Coronavirus (ESG-CV) Program.

At the end of the second year of  2023-2028 Consolidated Plan the City was successful in accomplishing the following:

Promote Fair Housing:

- Five Year Goal: Provide fair housing and landlord/tenant services to 24,0000 households on their rights and responsibilities.
- 2024-2025 Annual Goal: Assist 3,211 households.
- 2024-2025 Actual: 3,704 households were assisted.

Homeless Prevention Activities:

- Five Year Goal: To assist 800 homeless persons and persons threatened with homelessness
- 2024-2025 Annual Goal: **Assist 80 people.**
- 2024-2025 Actual: Homeless prevention activities were provided to 81 persons.

Housing and Neighborhood Improvement:

- Five Year Goal: Improve and rehabilitate 90 low-to-moderate income homeowner housing units.
- 2024-2025 Annual Goal: 28 housing units.
- 2024-2025 Actual: 21 housing units improved or rehabilitated to date.

Public Service Activities:

- Five Year Goal: Assists 300,000 people/households
- 2024-2025 Annual Goal: Provide public service benefitting 1,000 people/households
- 2024-2025 Actual: 4,692 people/households were public service beneficiaries

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)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Public Services Activities	Non-Housing Community Development	CDBG: \$226,117	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300,000	62,784	21%	1,000	4,692	469%
Fair Housing Activities	Non-Housing Community Development	CDBG: \$56,117	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	24,000	7,142	30%	3,211	3,704	115%
Homeless/Homelessness Prevention Activities	Homeless	ESG: \$317,552	Homelessness Prevention	Persons Assisted	800	169	21%	80	81	101%
Housing and Neighborhood Improvement Activities	Improve Condition of Existing Housing Stock	HOME: \$318,750	Homeowner Housing Rehabilitated	Household Housing Unit	90	47	52%	28	21	75%
Planning and Administration	Planning and Administration	CDBG: \$395,803 HOME: \$75,598 ESG: \$12,702	Other	Other	1	1	100%	1	1	100%

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

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

The City's CDBG funds addressed the highest priority for the City's low-mod persons by providing services focused on fair housing related services, public services, housing rehabilitation as well as public infrastructure improvements in low-mod communities. In FY 2024-2025 the City exceeded its public service goal by assisting 4,692 people/households; this includes fair housing services to 3,704 people provided by the Fair Housing Council of Riverside County.

For most of its programmed activities for FY 2024-2025 the City was able to meet or exceed its annual goals. The City did not meet its annual goal for *Housing and Neighborhood Improvement Activities* but was close with a 75% performance. Meeting this goal was impacted by low participation of one of the planned subrecipients. The City has worked with the subrecipient to increase the program marketing and overall outreach to increase participation for future awards.

In 2024-2025 the City funded a street improvements project, no accomplishments are being reported in this CAPER as the project is still ongoing, however it will be reported in a future CAPER once the project is complete.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	2,458	11
Black or African American	1,876	9
Asian	79	0
American Indian or American Native	14	1
Native Hawaiian or Other Pacific Islander	27	0
American Indian/Alaskan Native & White	1	0
Black/African American & White	18	0
Asian & White	3	0
Amer. Indian/Alaskan Native & Black African Amer.	6	0
Total	4,482	21
Hispanic	1,862	7
Not Hispanic	2,620	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	1
Black, African American, or African	42
Hispanic/Latina/e/o	8
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	2
White	10
Hispanic/Latina/e/o & Black, African American, or African	5
White & Black, African American, or African	1
White & Hispanic/Latina/e/o	10
Multiracial – more than 2 races/ethnicity, with one being Hispanic/Latina/e/o	1
Client doesn't know	0
Client prefers not to answer	0
Data not collected	1
Total	81

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

Narrative

The racial and ethnic breakdown identified Table 2 includes data from the City's CDBG public service activities, HOME activities, and its ESG program which include counts for the subrecipients noted below.

1. CDBG: Assistance League of Riverside assisted 109 youth.
2. CDBG: Fair Housing Council of Riverside County assisted 3,704 people.
3. CDBG: Friends of Moreno Valley Senior Center assisted 134 seniors.
4. CDBG: Family Services Association assisted 502 people.
5. CDBG: Junior League of Riverside assisted 120 people.
6. CDBG: Operation SafeHouse assisted 22 youth.
7. CDBG: Voices for Children assisted 13 youth.
8. CDBG: Riverside Area Rape Crisis Center assisted 95 people.
9. HOME: Habitat for Humanity Riverside assisted 21 homeowners.
10. ESG: Path of Life Ministries assisted 81 people.

The City did not have CDBG-CV activities to report on during FY 2024-2025.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,060,941	2,060,767.73
HOME	public - federal	1,839,051	480,555.97
ESG	public - federal	330,598	311,621.61

Table 3 - Resources Made Available

Narrative

Entitlement Funding

In FY 2024-2025, the Community Development Block Grant (CDBG) program had \$2,060,941 of available funding, including \$103,902 from prior years, for housing and community development activities that met the national objective of benefit to low and moderate-income households. The HOME Investment Partnerships Program (HOME) provided entitlement funding of \$1,839,051, included \$1,210,877 from previous years, for housing related activities such as affordable rental housing, home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. The Emergency Solutions Grants Program (ESG) provided \$173,935, including \$156,663 from prior years, to assist, protect, and improve living conditions for the homeless.

CARES Act Funding

The CARES Act Amendment to the 2019-2020 Annual Action Plan allocated the City's entitlement formula allocation of CDBG-CV and ESG-CV funding to eligible projects. The CDBG-CV funds of \$2,293,351 were allocated to prevent, prepare for, and respond to the coronavirus among the residents and businesses in the City.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG TARGET AREA(S)	7	7	See Below
City-wide	93	93	See Below

Table 4 – Identify the geographic distribution and location of investments

Narrative

Moreno Valley continued to have HUD low-and-moderate income census tracts or CDBG Target Areas represented within the City that contain at least 51% of residents who qualify as low and moderate income. Of the activities programmed in FY 2024-2025, 7% of them focused on serving specific CDBG target areas, while the other 93% of the activities were made available citywide. In general, CDBG Target Areas typically include older sections of the City where much of the building stock and infrastructure is

deteriorated or fails to meet current standards. Its structures need various levels of rehabilitation with some structures in need of extensive reconstruction. The areas tend to lack adequate drainage systems, water lines, street lighting, and infrastructure. City-Wide benefit is primarily public services programs to all eligible low and moderate persons in the City.

Historically, the City's goal has been to physically locate as many of the CDBG and HOME projects within the established CDBG Target Areas as possible. During the fiscal year, the City's projects and activities undertaken by CDBG and HOME have benefited the CDBG Target Areas in one or both of the following manners: either by being physically located within a qualified census tract(s) or providing a service to low-to-moderate income persons residing within those tracts.

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.

The City continually makes its best effort to leverage the Federal funding it receives using other local and State funding to support its projects. The City was able to leverage its homeless and housing programs with programs offered with the County of Riverside such as: Riverside County Emergency Solutions Grants (ESG); the County's Section 8 Housing Choice Voucher program; Homebuyer Assistance Housing for Persons with AIDS (HOPWA); and Mortgage Credit Certificate (MCC) Program. Leveraging opportunities are also offered through the State of California via the Low-income Housing Tax Credit (LIHTC); the Multi-Family Housing Program (MHP); the California Housing Finance Agency (CalHFA) Multi-Family Programs; and the CalHome Program. City staff pursue every opportunity to leverage funds with additional funding, volunteer labor, and other community resources. With respect to public services and projects funded with CDBG funds, the City requires all subrecipients to identify other resources to be utilized during the program year to operate and implement CDBG supported activities. The City intends to ensure adequate nonfederal and private funds are available, thus minimizing the dependence on federal funds and helping to ensure the viability and continuity of the proposed activity. To best leverage the City's available resources, the City will continue to look for opportunities to layer private and nonfederal resources with federal resources and require that CDBG subrecipients demonstrate sufficient committed non CDBG funding so that projects and services will have the best results for the low and very low-income residents they are intended to serve.

The Emergency Solutions Grants (ESG) Program leverages funds through match. The Subrecipient must make matching contributions to supplement the subrecipients ESG program in an amount that equals the amount of ESG funds provided by the Grantee. Matching contributions must be provided after the date HUD signs the grant agreement and may be provided from any source, including any Federal source other than the ESG program, as well as state, local, and private sources. Additional requirements apply to matching contributions from a federal source of funds as follows: the recipient must ensure the laws governing any funds to be used as matching contributions do not prohibit those funds from being used to match Emergency Solutions Grant funds. If ESG funds are used to satisfy the matching requirements of another federal program, then funding from that program may not be used to satisfy the matching requirements under this section.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$1,849.88
2. Match contributed during current Federal fiscal year	\$19,180.54
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$21,030.42
4. Match liability for current Federal fiscal year	\$14,547.52
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$6,482.90

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1126 Habitat for Humanity - Critical HOME Repairs Program	06/28/2025	0	0	0	0	\$4,368	0	\$4,368
Affordable Housing Compliance	6/30/2025	\$14,812.50	0	0	0	0	0	\$14,812.50

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning 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 \$
	\$431,717	\$431,717		

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	28	0	0	0	8	20
Dollar Amount	322,528.80	0	0	0	73,525.30	249,003.50
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	28	0	28			
Dollar Amount	322,528.80	0	322,528.80			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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						
	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

Table 9 – Minority Owners of Rental Property

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						
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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	25	42
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	9	21
Number of households supported through Acquisition of Existing Units	0	0
Total	34	63

Table 12 – Number of Households Supported

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

The City utilized its ESG funds to provide homeless prevention to 42 extremely low income (30% AMI) households in the City. HOME funds were used to improve 21 homeowner single family homes with necessary home repairs to provide low-mod families with decent, safe, and sanitary housing.

Discuss how these outcomes will impact future annual action plans.

For future action plans the City will continue to re-evaluate community needs, through dialog with its non-profit housing partners and the County departments focused on housing. Results of the evaluation

will be considered as the City defines its annual goals and determines the types of projects it takes on.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2,555	5
Low-income	1,271	7
Moderate-income	690	9
Total	4,516	21

Table 13 – Number of Households Served

Narrative Information

The numbers in Table 13 reflect the low-income levels of people served by CDBG public service activities. During FY 2023-2024, the following CDBG public service activities served individuals at the Extremely Low to moderate-income level:

1. CDBG: Assistance League of Riverside assisted 109 youth.
2. CDBG: Fair Housing Council of Riverside County assisted 3,704 people.
3. CDBG: Friends of Moreno Valley Senior Center assisted 134 seniors.
4. CDBG: Family Services Association assisted 502 people.
5. CDBG: Junior League of Riverside assisted 120 people.
6. CDBG: Operation SafeHouse assisted 22 youth.
7. CDBG: Voices for Children assisted 13 youth.
8. CDBG: Riverside Area Rape Crisis Center assisted 95 people.
9. HOME: Habitat for Humanity assisted 21 low-income homeowners.

The City of Moreno Valley defines “Affordable Housing” or “Low-income residential housing” or “residential affordable units” as follows:

(1) For affordable rental housing as defined in 24 CFR 92.252, the units in a rental housing project must be occupied by households that are eligible as low-income (80% of County AMI) families as determined and published annually by HUD. Income information can be found on both the City website and on the HUD website at www.huduser.org/portal/datasets/il.html. Other requirements that must be met to qualify as affordable rental housing include, but are not limited to, rent comparisons, rent limitations as a percentage of annual income, HUD FMR rent limitations, utility allowances, and period of affordability.

(2) For for-sale housing as defined in 24 CFR 92.254, the housing that is for acquisition by a family must meet affordability requirements, be single family housing and must be modest. The

housing must be acquired by a homebuyer whose family qualifies as a low-income family (80% of County AMI) as determined and published annually by HUD. Income information can be found on both the City website and on the HUD website at www.huduser.org/portal/datasets/il.html. The housing must be the principal residence of the family throughout the period of affordability.

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**

On January 22, 2025, the Riverside County Continuum of Care (CoC) conducted the 2025 "Point-in-Time Count" (PIT) of homeless persons residing in the County. Moreno Valley had 55 unsheltered homeless persons residing within its City limits, which is reduction from prior years. In line with the HUD requirements, the City has developed a comprehensive Homeless Strategy that involved reaching out to homeless persons, assessing and addressing their individual emergency/ housing needs. To reach the individuals, the City extends both CDBG and ESG funding to a variety of public service subrecipients who in turn provide the direct services including street outreach, case management, housing search assistance, emergency housing/motel vouchers, food, and counseling. These social service programs are often the primary source for referrals and assistance to homeless persons, and primary contact for unsheltered individuals. Previous and current non-profit partners of the City include:

- Lutheran Social Services of Southern California
- Path of Life Ministries
- The Salvation Army
- United Way of the Inland Valley

The County of Riverside CoC operates a Coordinated Entry System (CES) to link homeless families and individuals with the appropriate assistance they need to end homelessness. A CES Advisory Team, with the assistance of outreach workers, housing navigators, housing case managers, and others, formed to develop written standards, policies, and guidelines for the CES. The Advisory Team is made up of representatives from providers of permanent supportive housing, rapid re-housing, emergency shelter, and transitional housing. The CES covers a large geographic area, is easily accessed by individuals and families seeking housing or services, is well advertised, and includes a comprehensive and standardized assessment tool. The Riverside University Health System (formerly the County of Riverside Department of Mental Health) is the lead agency responsible for implementing the County's Coordinated Entry System. The County of Riverside CoC plans to capitalize on the CES to strengthen service coordination and delivery for its target population including single adults, families, youth and veterans experiencing homelessness.

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

Addressing the housing needs of the homeless is the primary objective of ESG funding. ESG funding is a valuable resource to address the housing needs of those experiencing homelessness in Moreno Valle. The ESG program serves to assist, protect, and improve living conditions for the homeless and makes following eligible activities accessible:

- Engagement with homeless individuals and families living on the street.
- Improving the number and quality of emergency shelters for homeless individuals and families.
- Help operate shelters and provide essential services to shelter residents.
- Rapidly re-house homeless individuals and families.
- Prevent families/individuals from becoming homeless

The City has historically engaged and provided ESG funding to non-profit subrecipients, including those previously mentioned, experienced with providing the services listed above.

In FY 2024-2025 the City worked with Path of Life Ministries to increase their capacity to serve Moreno Valley residents in need of emergency services.

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

The County of Riverside CoC collaborates with various key organizations and agencies to establish county-wide protocols and procedures intended to prevent people from being discharged from public and private institutions (programs) into homelessness. Agencies included are Housing, Homelessness Prevention and Workforce Solutions (HHPWS), County Department of Behavioral Health, Hospital Association of Southern California (coordinator of Riverside county hospitals), Riverside County Sheriff's Dept., Riverside County Veterans' Services, administrators of the Community Connect of Riverside County 2-1-1 telephone referral program. Once the City makes ESG services available it will contact Community Connect and other partners to formally register its programs and ensure that the public are referred to the City ESG services if needed.

- **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 County of Riverside, along with Continuum of Care partners, and the City of Moreno Valley continued to assist the homeless population and the chronically homeless to attain housing through collaboration and communication with its CoC partners. This collaboration features coordinated entry system, a software that stores and displays housing information including vacancies, client personal information, and tracks their individual needs. The City anticipates continuing its partnership with Path of Life Ministries to provide homeless prevention services to families and help them get back on their feet.

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

Actions taken to address the needs of public housing

The City of Moreno Valley is not a public housing agency. The Housing Authority of the County of Riverside (HACR) offers Project Based Voucher units that assist lower-income households with rental assistance to provide an opportunity to live in affordable, decent, safe, and sanitary housing. All Voucher recipients are below 50% of the area median income with most recipients below 30% of area median income. Based on the large numbers of families waiting for assistance, the City continued to support the HACR goal to: expand the supply of assisted housing by applying for additional rental vouchers via annual competitions for the U.S. Department of Housing and Urban Development (HUD) affordable housing funding available to Public Housing Authorities; improve the quality of assisted housing; leverage private or other public funds to create additional housing opportunities; and expand and promote self-sufficiency programs. The City received congressional earmark funding to support housing assistance and homeless initiatives. Additionally, the City is a recipient of HOME-ARP funding, which the City plans to use to partially fund an affordable housing development and legal services to mitigate barriers to housing. The City consistently pursues opportunities for affordable local housing projects as described within these reports as well as non-housing public service programs to contribute to the overall affordable housing needs of the community and ease the financial burden of its struggling, low-income, residents. The City reviews proposed development sites, the comprehensive plan, and any proposed demolition or disposition of public housing developments.

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

The HACR encourages public housing residents to become more involved in management and to participate in homeownership opportunities through the following programs:

The County of Riverside Family Self Sufficiency (FSS) Program was established to assist Section 8 residents and enable families to gain economic independence from all governmental assistance. Supportive services offered to participating families include:

- Financial assistance for higher education
- Credit repair/home ownership
- Self-esteem
- Resume writing
- Parenting: family communication
- Stress management

Other Benefits Includes:

- Revolving Loan Fund
- Scholarship Fund

- Referrals to various community services
- Access to various job listings
- Access to job fairs and other community activities

Actions taken to provide assistance to troubled PHAs

The City is not aware of or has taken any action to assist troubled PHAs

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)

Key components that the city will engage in to ameliorate and/or remove barriers to affordable housing as follows:

- When feasible, consider reducing, waiving, or deferring development fees to facilitate the provision of affordable housing.
- Periodically review and revise City development standards to facilitate quality housing that is affordable to lower and moderate-income households.
- Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.
- Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.
- Continue to provide favorable home purchasing options to low- and moderate-income households, when funds are available, through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.
- Continue to work with Habitat for Humanity toward the rehabilitation of existing homes correcting substandard living conditions for low-moderate income owner occupants.
- Work with GRID Alternatives to promote energy efficiency through the installation of solar panels for low-to-moderate-income single-family households.

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

The City of Moreno Valley continues its partnership with the Fair Housing Council of Riverside County to address and mediate local fair housing needs and issues. Additionally, the City will continue to make efforts to:

- Continue to establish partnerships with other agencies to better prioritize and utilize resources, conduct more detailed research and citizen participation each year to prioritize the needs of the underserved, seek out additional resources, and apply for grants where there are opportunities.
- Formally adjust the programs Objectives and Policies to reflect updated priorities and allocate accordingly, even if it means shifting away from what's been historically funded.
- Work hand in hand with subrecipients to adjust budgets, services, and restructure programs to better fit the needs of the underserved.

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

Federal regulations prohibit the use of lead-based paint in residential structures rehabilitated with Federal funds. www.epa.gov/getleadsafe

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 City of Moreno Valley incorporated a general condition to HUD funded Rehabilitation Program agreements that states:

“Lead-Based Paint - The AGENCY agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.”

Additionally, all homeowners participating in the City of Moreno Valley HOME repair programs, through its current subrecipient -- Habitat for Humanity, receives a copy of the booklet, “Protect Your Family from Lead in Your Home” as part of the original application packet provided by the Subrecipient. Applicants complete and sign a form entitled “Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards” to certify a copy of the booklet was received. It includes a section for the owner to state the year the unit was built (to be confirmed utilizing the Certificate of Title or Registration.) If the unit was constructed after January 1, 1978, it is considered “exempt”. Units built prior to January 1, 1978, require a lead inspection.

Furthermore, the City’s Housing Quality Standards and HOME Rehabilitation Standards for Lead Based Paint states that all houses constructed prior to 1978 sample four (4) floors, two (2) window sills and two (2) window troughs (all randomly selected) plus a blank sample must be submitted to an EPA accredited lead analytical laboratory and the dust samples must pass a dust wipe test for lead content as per the protocol in the HUD Guidelines. Lead safe work practices must be followed, and only certified abatement contractors may perform the work.

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

In FY 2024-2025, the City utilized the following programs to help reduce poverty among its population:

City Housing Programs: The City continued to work to implement strategies aimed at producing and preserving affordable housing partnerships with Community Housing Development Organizations (CHDOs) to develop housing for very low-income persons.

Public Service Providers: The City continued to provide grant funding to public service providers to assist low-income individuals and households, special needs population, and the homeless population with critical services. These programs provided City residents opportunities to utilize programs at little or no cost, thereby reducing the financial burden on the City.

Multi-Agency Coordination Efforts: The City continued to collaborate and develop relationships with governmental and other social service agencies to ensure the effective delivery of services to low-income individuals and to reduce their financial burdens. By utilizing multiple programs and working with the County, private and non-profit agencies, the City endeavors to reduce the number of households with incomes below the poverty line. The City regularly collaborates with the County of Riverside COC and over a dozen private and non-profit agencies.

Economic Development and Job Creation/Retention: A critical component of the anti-poverty strategy is to increase the local employment base. The City made a diligent attempt to create jobs while providing educational and training opportunities for the local workforce through business attraction/retention efforts in the retail, office, and industrial industries; working in coordination with the three local Chambers of Commerce, the Moreno Valley School District, and other business leaders; and through administration of workshops and trainings at the Moreno Valley Employment Resource Center. The Riverside County Housing, Homelessness Prevention and Workforce Solution (HHPWS) is considered the umbrella anti-poverty agency for the region. The goal is self-sufficiency accomplished by moving poor families out of poverty. HHPWS interacts with residents on many levels, and assists them through childcare, education, employment, training, health and human services, homelessness and housing with available mainstream programs such as Public Housing, County Emergency Shelter Grants (ESG), Family-Self Sufficiency Program (FSS), and CalWORKs.

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

The City continues its cooperative relationship with surrounding jurisdictions and agencies, as well as nonprofit organizations. Coordination with these agencies helps establish and maintain working relationships with other service providers, to assist the City's low- to moderate-income residents. Public Agencies and City staff continue to work together to strengthen their dialogue with Riverside County agencies such as the Departments of Mental Health and Public Social Services, specifically to address regional homeless issues, through the Continuum of Care. The City will maintain open dialogue with the Riverside County Housing Authority and focus on the use of resident initiatives in public housing. The

City also continued its partnership with the Non-Profit Coalition in efforts to increase collaboration amongst service providers and better meet the needs of the community and shall continue to support their efforts. Additionally, the City will continue to coordinate with the local Chambers of Commerce, as well as administer the Business Roundtables, and Nonprofit Roundtables which encourage communication with professionals from a variety of industries including health care, transportation, education, and other local businesses. HOME funds were made available to non-profit agencies for purposes of rehabilitating or construction affordable housing. The City continues to work with Mary Erickson Community Housing, Habitat for Humanity, and other housing developers to accomplish its housing goals.

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

As described in the Institutional Structure section, the City coordinated effectively with its consolidated planning partners. The City's Economic Development staff works with the Courtyards at Cottonwood affordable housing complex by operating a satellite office for the Moreno Valley Business & Employment Resource Center (BERC). This satellite office provides an opportunity for residents to have access to workforce and business resources services once a week.

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

The City's has an Analysis of Impediments (AI) to Fair Housing Choice that was updated in March 2023 for the 5-year 2023 -2028 ConPlan. The AI provides a review of impediments or barriers that affect the rights of fair housing choice and contribute to barriers to affordable housing. The AI lists the following public and private sector impediments.

1. Lack of balanced housing stock.
2. Utilization of bilingual housing materials.
3. Growing Homeless Population.
4. Absence of Moreno Valley Emergency Shelter.
5. Requirement to address regional housing needs fair share.
6. No local lead prevention program.
7. Rapid increase in home prices and cost burdened households.
8. Reduction in housing funds.
9. High number of cost burdened renters.

The City has identified corresponding strategic actions for consideration and implantation. These actions will be addressed over the next five years, aligning the accomplishments of the actions with the consolidated planning cycle. Although it is unlikely that all impediments will be eliminated in the span of five years, the City will strive to further fair housing and reduce these barriers to promote fair housing choice. CDBG and HOME funds will continue to be considered for eliminating the public sector

impediments.

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

Monitoring serves as an effective tool that ensures expenditure of federal funds consistent with program/project goals. Moreno Valley's Monitoring Strategy for its CDBG, ESG, and HOME programs includes (a) desk monitoring, with risk assessment, (b) on-site monitoring, (c) monitoring calendar/schedule and (d) administrative processes to be followed by staff during and after the on-site monitoring.

The following is a general description of the City's monitoring procedures:

1. CDBG / CDBG-CV Subrecipients- When an organization becomes a CDBG/CDBG-CV subrecipient, it must sign a contract in which the activity scope of work, timelines, and documentation requirements are outlined. On a monthly basis, each subrecipient must submit detailed information regarding the CDBG/CDBG-CV grant related expenditures, participants served, and income level of individuals benefiting from CDBG/CDBG-CV funds. Quarterly summary reports are required by some agencies in which further information is provided on activities accomplished. The City conducts on-site inspections as needed, preferably toward in the middle of the subrecipients program activity.

2. Construction Projects- All construction projects comply with Federal Labor and Procurement Procedures and Section 3 requirements as mandated by federal and state laws. The City oversees and reviews contract preparation at each step from bid preparation, contract document preparation, pre-construction meetings, and ongoing project inspections. City protocol has been to complete an on-site final inspection; this requirement meets the 2013 HOME Final Rule requirement.

3. Multi-Family Affordable Housing Programs (HOME) - Pre 2013 Rule, the City required property owners who received HOME funds to recertify their tenant's eligibility annually; this requirement will remain unchanged. Owners are required to report information and provide documentation related to the property, unit occupancy, tenant information and financial reporting. Forms and applicable documentation such as federal income tax returns are to be completed by tenants of reserved (affordable) units and submitted with the report. If the unit was occupied by multiple tenants, then a copy of the application, rental agreement and the dates of residency must be provided. In addition, a copy of Determining Affordable Rents is provided to the owner for the reserved units. A City building inspector is to conduct an on-site property inspection to determine if the property is following code requirements and in good condition. The frequency of the on-site inspections will be revised to match the changes to Section 92.504 as will the follow-up inspections, and the sample sizes of units inspected. The monitors conducted property inspection and tenant file audits of approximately 20% of the rent-restricted units at each development to ensure regulatory compliance.

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

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

As a prerequisite to submittal of the report to HUD, and in line with grant regulations and Moreno Valley's Citizen Participation Plan, the Consolidated Annual Performance and Evaluation Report (CAPER) is made available for public review and comment during the 15-days from September 5, 2025, through September 20, 2025. Public notices were issued in the local edition of The Press Enterprise and Spanish language La Opinion at the beginning of the review period. A copy of the public notices are provided as an attachment.

Public comments received during the comment period will be included to the final version of the CAPER.

CR-45 - CDBG 91.520(c)

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

The City's 2023-2028 Consolidated Plan continues to highlight the steadfast goals and highest priorities for the City's CDBG funded programs in serving the low-to-moderate population in the City. In FY 2024-2025 the City did not find a need to make changes to the program objectives identified in its FY 2024-2025 Annual Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-50 - HOME 24 CFR 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

For the FY 2024-2025 ESG homeless prevention activity, the City required the subrecipients to complete the *ESG Minimum Habitability Standards for Emergency Shelters and Permanent Housing: Checklists* published by HUD. This checklist was made a part of each case file for each person assisted.

Please see the attached supplemental pages, “FY 2024-2025 Affordable Housing Compliance Monitoring Report” related to the on-site compliance inspections of affordable rental housing assisted under the program and a list of projects that were inspected showing summary of issues detected.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City is committed to furthering equal opportunity housing for its residents. For over a decade Moreno Valley has contracted with an independent fair housing service provider to administer the City's fair housing program. The City has been in the practice of imposing requirements on owners of HOME funded units such as attendance of property management staff to fair housing workshops, placement of ads in a paper of local circulation whose readers are known to be minorities, use of equal opportunity logos on marketing materials, etc. The City is committed to compliance monitoring to review the information compiled by the owners/managers, regarding the various marketing and outreach methods required under 24 CFR 92.351.

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, \$431,717 HOME program income was receipted in the 2024-2025 program year. HOME activities in the 2025-2026 Action Plan will first be funded with this available program income funds before the entitlement funds are used.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

In the implementation of the 2024-2025 Action Plan, the City set aside 15% of its HOME allocation preserve and maintain affordable housing through Community Housing Development Organization (CHDO) activities. The City continues to seek developers and non-profits to construct and/or rehabilitate residential property and to identify available sites to bolster the affordable housing inventory.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG
Total Number of Activities	0	0	0
Total Labor Hours	0	0	0
Total Section 3 Worker Hours	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0
Assisted residents with finding childcare.	0	0	0
Assisted residents to apply for or attend community college or a four-year educational institution.	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0
Other.	0	0	0

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The City does not have public facilities or other activities subject to Section 3 to report on as part of this CAPER as the activities are still ongoing, but they will be reported in future CAPERs once the projects are complete.