



City of
JURUPA VALLEY
California

March 16 2026

**2026-2027
ANNUAL
ACTION
PLAN**

**City of Jurupa
Valley**

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Executive Summary

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

1. Introduction

The 2026 - 2027 Annual Action Plan for the City of Jurupa Valley ("City") satisfies federal requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for low- and moderate-income individuals.

Each activity to be undertaken with CDBG funds must meet one of the three national objectives:

- Benefit low- and moderate-income persons,
- Aid in the prevention or elimination of slums and blight, or
- Meet a community need having a particular urgency.

In order to receive CDBG funds, the City must prepare a Consolidated Plan. The Consolidated Plan is a multi-year strategic plan that identifies priority housing and community needs. It also identifies the activities the City will implement over a five-year period to address needs. The Action Plan, a component of the Consolidated Plan, is the City's annual expenditure plan for the use of CDBG funds to address the needs identified in the Consolidated Plan.

On May 15, 2026, the City is estimated to receive from HUD a CDBG allocation for FY 2026 - 2027 of \$1,000,000, which is \$26,523 less than the City's 2025 grant.

The 2026 - 2027 Action Plan details the specific activities the City will undertake with CDBG funds to address housing and community needs identified in the Consolidated Plan. Planned activities include housing rehabilitation, public infrastructure improvements, public social services grants, and program administration (including fair housing services).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's overall objective for the CDBG program, as specified in the Consolidated Plan section, mirrors HUD's overall objective for the program: to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish these objectives, the following Consolidated Plan goals have been identified based on the input of residents and other community stakeholders:

- Conserve the existing supply of affordable housing by supporting federal rental assistance vouchers and certificates administered by the Housing Authority of Riverside County.
- Assist with the preservation of the City's owner-occupied single-family housing stock.
- Support housing and services for the homeless and those at risk of becoming homeless.
- Support community social services benefitting low- and moderate- income persons and those with special needs.
- Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.
- Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

FY 2026 - 2027 is the fourth year of the City's 2023-2028 Consolidated Plan cycle and as a CDBG-entitlement community. Evaluation of past performance is shown in **Attachment 1**. Most activities funded in the 2026 - 2027 Annual Action Plan will be completed by June 30, 2027.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The participation of residents and community stakeholders in prioritizing the use of CDBG funds is an important component of the Consolidated Plan (and Action Plan) planning process. For the 2026 - 2027 Action Plan, the City obtained public input in a variety of ways:

- The City established the Community Development Advisory Committee (CDAC), a five-member committee of City residents charged with evaluating and recommending public service grants

for the City Council's consideration. On January 13, 2026, a mid-year check-in, including a presentation on CDBG ("CDBG 101") was held by program staff to advise committee members, potential public service grant applicants, and interested members of the City of the upcoming grant application process.

- On January 5, 2026, a funding availability notice was posted on the City's website and social media accounts,
- On January 5, 2026, public service grant ("PSG") applications were made available. PSG applications were due on January 31, 2026.
- On February 26, 2026, CDAC held its meeting at which grant applicants presented their request for public service grant funding, and the CDAC accepted other public input regarding CDBG public service grant funding.
- The 30-day review period began on March 16, 2026, with copies of the draft Annual Action Plan made available to the public at City Hall, the two City public libraries and the document was also on the City's website on this date. Notices in English and Spanish were published in the *Press Enterprise* announcing the required 30-day public comment period and public hearing to be held by the City Council on April 2, 2026 for the draft 2026 - 2027 Annual Action Plan.
- A public hearing was held on April 16, 2026 for the City Council to accept additional public input regarding the draft 2026 - 2027 Annual Action Plan and to authorize submission of the plan to HUD.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments received during the public review period or public hearing included the following:

There were comments received from three persons during the April 17, 2025 Public Hearing at City Hall regarding the allocation of CDBG public service grant allocations. No other comments were provided from remote locations during the Public Hearing. Also, the City Clerk did not receive any comments during the previous 30 days. And, there were no phone calls, emails or letters received by City staff about Annual Action Plan.

A summary of comments is provided in section AP-12 and **Attachment 2**.

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

There were no public comments that were rejected at the Public Hearing.

7. Summary

The 2026 - 2027 Annual Action Plan is the fourth year of the 2023-2028 Consolidated Plan cycle. The Annual Action Plan is the City's one-year expenditure plan for CDBG funds. HUD announced the City will receive \$1,000,000 in CDBG funds for FY 2026 - 2027.

The Action Plan details the activities the City will undertake with CDBG funds to support the broader goals and objectives of the Consolidated Plan. Activities planned for funding include housing rehabilitation, public infrastructure improvements, public social services, and program administration, including fair housing services.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	JURUPA VALLEY	City Administration

Table 1 – Responsible Agencies

Narrative (optional)

The City Development Services Department is primarily responsible for the preparation of the Consolidated Plan and for administration of CDBG funds.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Jurupa Valley has taken several steps to obtain the input of community residents and stakeholders to develop the 2026 - 2027 Annual Action Plan. Consultation efforts include community meetings, and public notices and hearings. The City also consulted with state and regional agencies and local service providers. Additionally, the City utilized its internet webpage, social media, and the local community newspaper to notify residents of the opportunity to review and comment on the draft 2026 - 2027 Annual Action Plan. Actions taken by the City are consistent with the City's Citizen Participation Plan which is incorporated into the Consolidated Plan.

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

The State Department of Housing and Community Development (HCD) certified Jurupa Valley's 6th Cycle (2021-2029) Housing Element on April 22, 2022. The Housing Element emphasizes coordination with the Riverside County Housing Authority to pursue grant funding and other incentives to promote and assist the nonprofit and/or private production of housing affordable to lower income households. Among assisted housing providers, Jurupa Valley partners with the Housing Authority of the County of Riverside (HACR), which assists renter households with HUD-funded housing assistance vouchers and certificates. The City of Jurupa Valley has a total of 442 vouchers being utilized within City limits.

With respect to service agencies, the City has various agreements in place with non-profits to provide homeless and other services. City intends to continue to work with service providers and is also exploring working with other nearby cities to provide more comprehensive services to meet community needs.

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

As a "Participating City" in the Urban County CDBG program, Jurupa Valley contributed to the Riverside County Continuum of Care (RC-CoC) planning process through the County of Riverside. As a direct CDBG grantee, the City will continue to participate in the RC-CoC by contributing to the regional CoC planning process. Additionally, the City initiated the process to build relationships with local CoC service providers in order to address the needs of the City's homeless.

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

The City is not a recipient of Emergency Solutions Grant (ESG) funds; therefore, it does not assist the RC-CoC with the determination of ESG allocations or evaluating outcomes, and developing policies and procedures for the administration of the regional Homeless Management Information System (HMIS).

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Fair Housing Council of Riverside County, Inc.
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided data and information that helped identify the needs of households requiring fair housing services. Also provided input regarding the region's strategy to address impediments to fair housing.
2	Agency/Group/Organization	County of Riverside Department of Public Social Services
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HMIS
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regional Continuum of Care coordinator and HMIS administrator. Provided significant information regarding regional and City homeless population and resources.

3	Agency/Group/Organization	State of California
	Agency/Group/Organization Type	Other government – State
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Demographics Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various State departments and agencies were consulted to obtain information regarding employment, demographics, and lead poisoning.
4	Agency/Group/Organization	Housing Authority of the County of Riverside
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided information regarding number and type of households receiving rental assistance and the number of households requesting housing assistance.
5	Agency/Group/Organization	County of Riverside
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Economic Development Demographics Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various county departments and agencies were consulted to obtain information regarding employment and demographics.
6	Agency/Group/Organization	City of Jurupa Valley
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City departments and City Council provided data and information, including on the City’s five broadband service providers, identified priorities, and recommendations for the allocation of HUD funds.
7	Agency/Group/Organization	Council on Aging – Southern California
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs of senior and frail elderly persons and households.
8	Agency/Group/Organization	211 Community Connect
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding various community social service needs.

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

The City had an open consultation process; no agency was prevented or excluded from participating.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Riverside Department of Public Social Services	Regional and local Point-In-Time Survey (including Plan to End Homelessness and discharge planning)
Jurupa Valley Draft 2017 General Plan	City of Jurupa Valley	Housing priorities and program goals, and natural hazards resilience planning
City of Jurupa Valley Annual Budget	City of Jurupa Valley	City budget document including capital improvements that may be CDBG-eligible
5 Yr & 1 Yr PHA Plan	Housing Authority of the County of Riverside (HACR)	Resources to address housing needs of lower income renter householders
Fair Housing Impediments Study	City of Jurupa Valley	City document identified fair housing impediments within JV and outlined plan to address
Stringfellow Superfund Site Community Involvement	Environmental Protection Agency Region 9	Community involvement plan to encourage and facilitate community engagement throughout the Stringfellow Superfund Site cleanup process

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City implemented its Citizen Participation Plan to obtain a broad range of resident input during the preparation of the 2026 - 2027 Annual Action Plan.

Community Meetings: The City Council has established the Community Development Advisory Committee (CDAC), a five-member committee of City residents charged with evaluating and recommending public service grants for the Council's consideration. On January 13, 2026, an informal meeting was held by the City to provide basic CDBG information and advise committee members, public service grant applicants, and the community of the upcoming grant application process. On February 26, 2026, CDAC held its meeting at which grant applicants presented their request for public service grant funding, and the Committee accepted additional public input regarding CDBG public service grant funding. During this meeting, the Committee developed funding recommendations for the City Council's consideration.

Notices/Website: On March 16, 2026, notices in English and Spanish were published in the *Press Enterprise* announcing the required 30-day public comment period for the draft 2026 - 2027 Annual Action Plan. The notices also announced the 2026 - 2027 Annual Action Plan public hearing to be held by the City Council on April 16, 2026. See **Attachment 2**, for a copy of the notices and a summary of public comments.

Public Hearings: The City Council held a public hearing at a regularly noticed and scheduled meeting (April 16, 2026) to obtain public input regarding the draft Annual Action Plan and the proposed use of 2026 - 2027 CDBG funds. The City Council also authorized City staff to submit the Action Plan to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	CDAC Meeting #1: Residents, local service providers, City staff, and community development consultants	Input regarding community service needs.	None	NA
2	Newspaper Ad	Non-targeted/broad community	30-day public comment period and public hearing notice	None	None	NA
3	Public Hearing	Non-targeted/broad community	4/16/2026 public hearing to approve 2026 - 2027 Action Plan and to authorize submission of the plans to HUD	Three persons provided input regarding CDBG public service program allocations	None	NA

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

HUD allocated \$1,000,000 in CDBG funds for the 2026 - 2027 fiscal year. Housing voucher/certificate resources (via HARC) will also be available to carry out activities that support the Consolidated Plan's goals.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,000,000	0		1,000,000	1,000,000	Annual CDBG allocation

Table 5 - Expected Resources – Priority Table

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

Other resources that are available to carry out activities that address the goals of the Consolidated Plan are limited:

- HARC reports that 442 Jurupa Valley households received rental assistance during the January 1, 2024 to December 31, 2024 calendar year period. It is anticipated that approximately 442 households will be assisted by HARC annually.
- On August 18th, 2022, the City adopted its Inclusionary Housing Ordinance (IHO). This program requires that one of every 25 new units (4%) be reserved for households at the 50% area median income level. Projects of six or more units are required to participate in the program. Affordable units must be provided on-site, off-site, or through the payment of an in-lieu fee. To date, the IHO has not resulted in new affordable units – though – the City does have some pending projects where the developers have committed to pay the fees.

CDBG does not require matching funds.

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

The City conducted a detailed inventory of potential housing sites as part of the 2017 General Plan process. This study evaluated specific parcels, development constraints, and potential development capacity. The analysis indicated that 902 vacant parcels (or 2,432 vacant acres) in the City appear to be developable for housing. Additionally, parts of 73 additional parcels appear to be developable. These parcels, which are classified as Partially Constrained Parcels, include approximately 677 acres of additional land that could be used to accommodate new residential development in the City. A comprehensive list of these parcels is found in the City's General Plan Appendices.

Discussion

Funding resources to implement the City's Consolidated Plan are limited. It is anticipated that CDBG funding will continue to be reduced. With respect to other resources, the City will continue to support HARC's efforts to secure new rental assistance resources. As outlined above, an inventory of vacant land has been developed by the City. Additionally, the City's Housing Element indicates the City will continue to implement an Inclusionary Housing Program, which will ensure the creation of affordable housing units and/or the accumulation of in-lieu-fees that can be used to assist with the development of affordable housing.

Annual Goals and Objectives

AP-21 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility and Infrastructure Improvements	2023	2028	Non-Housing Community Development	CDBG-Eligible Block Groups	Public Improvements	CDBG: \$550,000	Public Facility and/or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,420 residents of which 2,385 are low- and moderate- income (69.74% Low/Mod) Persons Assisted
2	Single Family Housing Rehabilitation	2023	2028	Affordable Housing	Citywide	Housing	CDBG: \$120,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Homeless Services	2023	2028	Homeless	Citywide	Public Services	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted Homeless Person Overnight Shelter: 50 Persons Assisted
4	Public Services	2023	2028	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
5	Fair Housing Services	2023	2028	Administration	Citywide	Administration	CDBG: \$40,000	Other: 200 Other
6	Program Administration	2023	2028	Administration	Citywide	Administration	CDBG: \$110,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facility and Infrastructure Improvements
	Goal Description	Public facility and infrastructure Improvements to roadways, streets, sidewalks, and other eligible public infrastructure that primarily benefit low- and moderate- income persons.
2	Goal Name	Single Family Housing Rehabilitation
	Goal Description	Rehabilitation or preservation of residential properties to address housing and building code deficiencies and deferred property improvements
3	Goal Name	Homeless Services
	Goal Description	Homeless housing and support services, including homelessness prevention services
4	Goal Name	Public Services
	Goal Description	Social service programs that provide support services to low- and moderate- income residents
5	Goal Name	Fair Housing Services
	Goal Description	Services to address impediments to access fair housing
6	Goal Name	Program Administration
	Goal Description	CDBG program oversight and coordination

Jurupa Valley will not provide CDBG funds for new affordable housing units for the 2026 - 2027 fiscal year.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following activities have been allocated CDBG funds for Fiscal Year 2026 - 2027:

Projects

#	Project Name
1	Riverview Pavement Rehabilitation Project Infrastructure Project
2	CDBG Housing Rehab Grants Program
3	Housing Rehabilitation Administration
4	Path of Life
5	Family Services Association
6	Fair Housing Council of Riverside County
7	CDBG Program Administration

Table 7 - Project Information

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

FY 2026 - 2027 is the ninth year the City will administer CDBG funds on its own. The City worked with Riverside County staff to implement several Americans with Disabilities Act (ADA) related projects, public facility improvement projects, and public services. The City will continue to utilize CDBG funds to construct street and sidewalk improvements to improve accessibility and mobility for individuals with disabilities and to improve neighborhoods within the CDBG eligible Census Tract Block Groups.

In addition to funding services to address the needs of the homeless and those at risk of becoming homeless, public service grants funding in 2026 – 2027 includes funding for senior services. Fair housing services will provide residents, landlords, and property managers with information and knowledge regarding fair housing laws with the goal of reducing or eliminating housing discrimination. This program will benefit all Jurupa Valley residents including protected classes such as individuals with disabilities and families with children. Finally, as indicated in the Consolidated Plan, the City will implement a housing rehabilitation program for qualified low- and moderate- income homeowners.

AP-38 Project Summary
Project Summary Information

1	Project Name	Riverview Pavement Rehabilitation Project
	Target Area	CDBG-Eligible Block Group
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Improvements
	Funding	CDBG: \$550,000
	Description	This project includes the rehabilitation of existing AC pavement by grind/overlay with isolated removal and reconstruction, with lane configurations ranging from two to four lanes per direction, depending on the segment. This project will enhance road safety and include thermoplastic striping, as well as signage, to improve visibility and safety -while also upgrading existing ADA facilities in the disadvantaged neighborhood of the Mira Loma Industrial community.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3,420 residents of which 2,385 are low- and moderate- income (69.74% Low/Mod)
	Location Description	The project is on Riverview Drive, from Mission Blvd. to 42 nd St., Census Tract Block Groups: (1) 40301 Block Group: 1 and (2)40204 Block Group 1
	Planned Activities	Enhance ADA accessibility and improve roadway safety by fixing poor pavement conditions and installing/upgrading ADA facilities.
2	Project Name	CDBG Housing Rehab Grants Program
	Target Area	Citywide
	Goals Supported	Single Family Housing Rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: \$120,000
	Description	Rehab Program: CDBG-funded grants for qualified homeowners to undertake home improvements to address code deficiencies and deferred property improvements
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	8 lower-income homeowners

	Location Description	Citywide
	Planned Activities	Grants up to \$15,000 to improve owner-occupied housing units.
3	Project Name	Housing Rehabilitation Administration
	Target Area	Citywide
	Goals Supported	Single Family Housing Rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: \$30,000
	Description	Funding for direct cost associated with the administration of the City's housing rehabilitation grant program
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	8 lower income homeowners
	Location Description	Citywide
	Planned Activities	Costs associated with the administration of the City's housing rehabilitation grant program. Tasks include qualifying property owners, inspecting properties for eligible home improvements, developing costs estimates, assisting homeowners with contractor agreement, and monitoring construction.
4	Project Name	Path of Life
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Public Services
	Funding	CDBG: \$125,000 (15% limit)
	Description	Homelessness prevention, outreach, emergency shelter and support services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	125 (75 individuals-outreach and 50 individuals-emergency shelter)
	Location Description	Citywide

	Planned Activities	Homeless outreach and engagement in order to link individuals to housing and support services. Funding also allocated to provide direct financial assistance to prevent the loss of housing and to assist those already homeless.
5	Project Name	Family Services Association
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000 (15% limit)
	Description	Congregate meal program for seniors offered at the senior center
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	147 seniors
	Location Description	Program offered citywide but will be provided at the Eddie D. Smith Senior Center located at 5888 Mission Blvd.
	Planned Activities	Congregate meal program for seniors
6	Project Name	Fair Housing Council of Riverside County
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Administration
	Funding	CDBG: \$40,000
	Description	Fair housing outreach, education and enforcement services with the goal to reduce and eliminate impediments to the fair access of housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	200 households
	Location Description	Citywide

	Planned Activities	Fair housing outreach, education and enforcement services including; landlord, tenant and property management fair housing training; community outreach and education; complaint investigation and enforcement services.
7	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Administration
	Funding	CDBG: \$110,000
	Description	CDBG program oversight and coordination.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	8930 Limonite Avenue, Jurupa Valley, CA – City Hall
	Planned Activities	Program oversight and coordination including management of public service grants, housing and commercial rehabilitation programs, and preparation of required applications and reports.

AP-50 Geographic Distribution – 91.220(f)

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

Approximately 91% of planned CDBG-expenditures during FY 2026 - 2027 will be available on a citywide basis. These activities include housing rehabilitation, homeless services, public services, fair housing services, and program administration. Public facility and infrastructure improvements slated for funding are eligible due to the percentage of low- and moderate- income residents residing in the project's service area. A map of the City's CDBG Eligible Areas is provided as **Attachment 3**.

Geographic Distribution

Target Area	Percentage of Funds
CDBG-Eligible Block Groups	91
Citywide	9

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's primary intent is to serve lower-income residents that need housing/services regardless of where they live within the City. Area-wide activities (e.g., infrastructure improvements) are limited to the City's CDBG-eligible areas, except for ADA in certain cases.

Discussion

As indicated above, CDBG funds will be allocated to programs that serve Jurupa Valley residents regardless of where they live.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will utilize limited CDBG funds to provide housing rehabilitation grants to eligible homeowners.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

During FY 2026 - 2027, the City will implement the eighth year of its Homeowner Housing Rehabilitation Grant program. The City will use CDBG funds to assist an estimated eight households with this activity. The City will also continue to support HARC's implementation of the federal rental assistance voucher and certificate program. An estimated 442 Jurupa Valley households will benefit from this program during FY 2026 - 2027.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not own or manage public housing.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion

The City does not own or manage public housing.

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

Introduction

As outlined in the Consolidated Plan, the City will utilize a portion of CDBG funds during FY 2026 - 2027 to support agencies that provide homeless services.

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

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

The City will utilize CDBG funds to fund homeless outreach services specifically targeting chronic homeless individuals. These services will be provided by Path of Life Ministries, which will utilize its mobile outreach team to connect with 75 homeless individuals and provide a variety of services and referrals designed to meet basic needs and emergency shelter. This outreach staff will also conduct vulnerability assessments to determine if homeless individuals are ready to enter rapid rehousing or permanent supportive housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are no emergency or transitional housing beds in Jurupa Valley; however, during FY 2026 - 2027, the City will partner with Path of Life which will provide a minimum of four shelter beds (1,000 bed nights) for Jurupa Valley homeless individuals on any given night. An estimated 50 individuals will benefit from these services.

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

HUD's *2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report* indicates there are 1,506 permanent supportive housing beds throughout the Riverside County Continuum of Care. Most beds (824) are tied to the Veterans Affairs Supportive Housing (VASH) rental housing voucher program that is administered by the HARC. As of February, 2025 (for the January 1, 2024 to December 31, 2024 calendar year period), HARC reports 442 Jurupa Valley households currently receive rental assistance, including 27 Jurupa Valley veteran households receive rental assistance (10 veterans are on the rental assistance waitlist). HARC also reports that 740 self-reported homeless individuals with ties to Jurupa Valley are on the waitlist for federal rental assistance. The City will continue to

support HARC and its efforts to secure additional VASH vouchers, Shelter Plus Care vouchers, and rental assistance vouchers and certificates in an effort to address the needs of these homeless individuals and households.

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

According to HUD's *Strategies for Preventing Homelessness*, "Homelessness prevention is an essential element of any effort to end homelessness either locally or nationwide." This HUD report indicates it is less expensive and disruptive to keep a household housed-in-place. To this end, the City will allocate CDBG funds to Path of Life to support their homelessness prevention program. The City will also participate in regional homeless planning efforts, including the RC-CoC's Discharge Plan, which aims to prevent individuals leaving institutions, hospitals, etc., from becoming homeless.

Discussion

The City's homeless strategy is to help prevent homelessness and to support local service providers as they engage and assess the needs of the City's homeless population. Significant CDBG funding is allocated to Path of Life Ministries to provide an array of homeless services, including outreach, engagement, short-term shelter, and support services.

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

Introduction:

Barriers to affordable housing and actions to overcome barriers are listed in the City's Housing Element and were outlined in the Consolidated Plan – a summary is provided below.

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

The Jurupa Valley Housing Element (2021-2029), certified by the state in April 2022, identifies actions the City has planned to reduce barriers to the development of affordable housing. To encourage lower-cost housing production, the City has identified various incentives to consider for property owners and developers. Among these possible incentives are modifications to development standards, reduced development fees, expedited permit processing, and direct financial assistance from in-lieu Inclusionary Housing Program (IHP) fees. In addition, the City has established a goal to create incentives to encourage creative housing solutions such as single room occupancy dwellings, tiny homes and other emerging housing products targeted to homeless persons, seniors, persons with disabilities and other low-income persons. No projects are currently underway that are utilizing these incentives.

Discussion:

The City's Housing Element and Consolidated Plan identify several barriers to the creation of affordable housing opportunities. The Housing Element has also identified several actions the City can take to reduce the impact of these barriers on affordable housing development; however, no projects are currently under development that are using these incentives. On August 18th, 2022, the City of Jurupa Valley adopted its Inclusionary Housing Ordinance (IHO). The ordinance applies to all residential or mixed-use development projects approved after September 17, 2022, which requires that a minimum of 7% of the units within a project be affordable to lower income households for at least 55 years for rental units and 45 years for for-sale units. The ordinance describes alternative compliance methods that allow developers to comply by paying an in-lieu fee, constructing units off-site, dedicating land, converting market-rate units to affordable, preserving at-risk housing, increasing affordability levels, and other alternatives.

Regarding Affordable Housing Underway: there are two that have submitted applications; however, they are not under construction and are still assembling financing. Two projects expected by the County (major funder) projected to be completed in 2026.

AP-85 Other Actions – 91.220(k)

Introduction:

Outlined below are the actions the City will implement during FY 2026 - 2027 to address the sub-strategies of the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

During FY 2026 - 2027, the City will encourage and support HARC's efforts to obtain additional rental assistance funding, especially for senior, disabled, and low-income households. CDBG-funded public facility improvements will improve residential neighborhoods with the rehabilitation or installation of streets and sidewalks. Additionally, funding will be allocated to support meal services for seniors. Finally, fair housing services will help ensure all households can secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, national origin, familial status, disability, age, source of income or other characteristics protected by laws.

Actions planned to foster and maintain affordable housing

As previously outlined, the City will utilize CDBG funds to continue its homeowner housing rehabilitation grant program during FY 2026 - 2027. The City will also continue to support HARC's administration of HUD's voucher and certificate rental assistance program.

Actions planned to reduce lead-based paint hazards

A significant percentage of the City's housing stock was constructed before 1980 and may contain lead-based paint hazards. The City will ensure that information is available to community residents regarding the health impacts of lead-based hazards, especially for young children. As the City implements its housing rehabilitation program, it will ensure that HUD's regulations regarding lead-based paint hazards are incorporated into program policies and procedures to ensure lead-paint hazards are addressed during the property rehabilitation.

Actions planned to reduce the number of poverty-level families

According to the U. S. Census Bureau, approximately 10.3% of the City's population lives at or below the poverty level, including 24.4% of children under 18. During FY 2026 - 2027, the City will support several activities that aim to reduce the number of households living in poverty:

- Support HARC's administration of rental assistance programs for very low-income renters.
- Support social service programs that assist households at risk of becoming homeless and those

that are homeless.

- Funding for free/low-cost meal services for seniors.
- Support fair housing services to ensure households have access to safe and decent housing free of discrimination.
- Provide rehabilitation grants to qualified home owners.

Actions planned to develop institutional structure

As the City prepared to become a CDBG grantee community in 2018, it initiated efforts to develop an institutional structure to help identify and access resources to improve the community. The City solicited the input of local service providers by hosting a community workshop to discuss community needs and future funding opportunities. The City will continue to assist the HARC to implement its Five-year Public Housing Authority (PHA) Plan for the provision of rental assistance vouchers and certificates. The City will also engage neighboring HUD-grantee communities to explore and participate in regional planning and program initiatives.

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

The City of Jurupa Valley does not operate public housing. HARC provides rental assistance in the community. Federal legislation requires that the Housing Authority prepare five-year and one-year plans that highlight its mission, goals, and objectives related to public and assisted housing programs. The City will review the Authority's plans and will provide HARC the opportunity to review and consult with the City regarding its Consolidated Plan. The goal of this cross-consultation is to provide consistent and coordinated housing services for City residents.

As stated above, Jurupa Valley has developed working relationships with several local nonprofits. As the City expands its CDBG program to provide public service grant funding, it will coordinate efforts with nonprofit partners to promote the efficient and effective use of limited public resources.

Discussion:

Prior to 2018, the City was part of the Riverside Urban County CDBG program. As a participating jurisdiction, the County's Analysis of Impediments to Fair Housing incorporated the City. In 2024, the City of Jurupa Valley completed its second AI, which is summarized in **Attachment 4**. Action steps to be taken by the City during FY 2026 - 2027 to address identified impediments are also found in **Attachment 4**.

Program Specific Requirements

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

Introduction:

Each HUD program that is covered by the Consolidated Plan regulations must address certain program specific requirements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

The City will meet the overall 70% benefit for low- and moderate- income requirement during the one-year **2026** Program Year, and during the four-year period of 2023, 2024, 2025, and 2026.