



City of  
**San Bernardino**  
California

# **PROPOSED FY2024-2025 ANNUAL ACTION PLAN**

MAY 15, 2024

**Community Development and Housing Department**



## TABLE OF CONTENTS

Table of Contents.....	1
Executive Summary.....	2
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	2
PR-05 Lead & Responsible Agencies – 91.200(b).....	6
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	7
AP-12 Participation – 91.105, 91.200(c) .....	13
Expected Resources .....	18
AP-15 Expected Resources – 91.220(c)(1,2) .....	18
Annual Goals and Objectives .....	23
Projects .....	29
AP-35 Projects – 91.220(d) .....	29
AP-38 Project Summary .....	29
AP-50 Geographic Distribution – 91.220(f).....	35
Affordable Housing .....	36
AP-55 Affordable Housing – 91.220(g).....	36
AP-60 Public Housing – 91.220(h).....	39
AP-65 Homeless and Other Special Needs Activities – 91.220(i) .....	41
AP-75 Barriers to affordable housing – 91.220(j) .....	44
AP-85 Other Actions – 91.220(k) .....	47
Program Specific Requirements.....	50

## EXECUTIVE SUMMARY

### AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

#### 1. Introduction

The City of San Bernardino annually receives CDBG, HOME and ESG funds. In Funding Year 2024 (FY 2024-2025) the City will receive an amount of approximately \$2,746,082 CDBG funds, \$1,160,208 HOME funds, and \$258,646 ESG funds. Additionally, the City will reprogram prior year unspent funds including \$520,000 CDBG funds and \$80,500 ESG funds. The total estimated amount of funds to be allocated are \$4,765,436. The City spends funds in a way consistent with the approved 2020-2025 Consolidated Plan (ConPlan). Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

The ConPlan provides a concise summary of the anticipated actions, activities, and specific federal and non-federal resources used each year to address the City's priority needs and goals. FY 2024 implements the fifth and the final year of its ConPlan. City's approved projects are directly consistent with all of the city's prior needs and goals.

- Preserve and Rehabilitate Housing
- Provide Homeless and Homeless Prevention Services
- New Affordable Rental Housing
- Promote Economic Development
- Improve Facilities and Infrastructure
- Fair Housing

#### 2. Summarize the objectives and outcomes identified in the Plan

The City has identified a range of housing and community development needs in accordance with the structure presented in HUD regulations for affordable housing, homelessness, and non-housing community development. The City evaluated each FY 2024 application based on the level of need demonstrated in the applications received as compared to the ConPlan's Needs Assessment and the Market Analysis as well as information gathered during the citizen participation process, and the availability of resources. Based on these components, affordable housing and emergency housing for the homeless as well as supportive services for the homeless population are considered the highest priority needs. According to resident feedback during the ConPlan planning, the most pressing concerns of the City are:

- Homelessness and homelessness issues (i.e., supportive housing)
- Access to affordable housing
- Street infrastructure (i.e., road maintenance and street lighting)
- Joblessness/job creation

#### Priorities Objectives/Goals

The following goals outlined in the Consolidated Plan will be implemented during the FY 24-25 Annual Action Plan are listed below:

1. **Promote Economic Development:** Repayment of debt service for the Arden Guthrie Project which will create 214 jobs.

2. **Fair Housing:** Support fair housing services, landlord/tenant mediation, and housing counseling services. Implement a City Tenant Protection Pilot Program.
3. **Provide Homeless and Homeless Prevention Services:** The city intends to support San Bernardino PD Quality of Life Team and Salvation Army to provide homeless services.
4. **Expand Homeownership Opportunities:** Fund construction of three (3) single-family homes, city-wide where opportunities exist for infill housing for low to moderate-income households whose incomes will range from 50% to 80% of Area Median Income (AMI).
5. **New Affordable Housing Construction or Rehabilitation:** Although the City has not selected an affordable housing project, they continue to support the development of new affordable units. The City is funding their Owner Occupied Rehabilitation Project to rehabilitate a minimum of 20 owner-occupied LMI homes.
6. **Improve Facilities and Infrastructure:** Fund public facilities projects to comprehensively improve, the safety, accessibility, and quality of life in low-income and the surrounding neighborhoods by completing park and recreation improvements, street surface reconstruction including sidewalks, curbs, stormwater facilities, remove barriers by supporting accessibility projects.

**Summary of some of the findings used to determine priority need:**

- 220,328 persons reside in San Bernardino (US Census Bureau 2022 estimate) comprising of 62,486 households. The number of households has increased 4 % while the population decreased 1%.
- Approximately 20.2% live in poverty a 14% decrease from 2020.
- San Bernardino County Point-In-Time homeless count (PIT) data indicated a need to support programs that serve people experiencing homelessness. In 2023 the CoC County PITC revealed 29% increase in homeless individuals and 25.9% increase in unsheltered individuals. Specifically the PITC provided data for the City:
  - 1,502: Total homeless
  - 276: sheltered persons
  - 209: transitional housing
  - 1,017: unsheltered
- Residents benefit from City supported homelessness programs and services (i.e., supportive housing, emergency shelter, case management services, shelter operations), access to affordable housing, street infrastructure improvements (i.e., road maintenance and street lighting) and joblessness/job creation.
- The City's CDBG, HOME and ESG program's primary objective is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Over the past five years, the City has spent its CDBG, HOME and ESG funds for needed public services, public facilities improvements, preservation of its housing stock, development of new affordable housing, homelessness programs, services and shelter facilities, and planning and administration costs.

### 3. Evaluation of past performance

Actions and implementation below is taken from the FY 2022-23 CAPER as well as pending activities in 2023 & 2024:

**Preserve and rehabilitate existing single-family dwellings** – The Owner-Occupied Housing Rehabilitation Program provided financial assistance to income-qualified, San Bernardino homeowners for repairs to their homes. The program serviced four owner-occupied Housing Rehabilitation projects.

**Expand Homeownership opportunities and assist homebuyers with the purchase of affordable housing** In 2023 and 2024, the City is working towards the construction of three (3) owner-occupied homes, on individual vacant infill lots. The Infill Program improves neighborhoods by utilizing vacant and or blighted lots for new owner-occupied housing. The City and a CHDO partner, Neighborhood Partnership Housing Services (NPHS), will market these affordable units for sale to households at 50% to 80% of AMI.

**Provide Supportive Services - Homeless / Non-Homeless Special Needs** - In FY 22-23, the City utilized HOME program income for the Arrowhead Grove, formerly known as Waterman Gardens Public Housing Community of the multi-phase Rental Assistance Demonstration (RAD) project. Phase two entails the building of 147 affordable units for mixed-income family apartments to households with 30% to 60% of AMI. Also the City funded several homeless service providers to which 121 persons benefits.

**Improve Public Facilities and Infrastructure** - In FY 22-23, the City recently completed the following street improvements in March 2023: 532 Ramona Avenue (Ward 1); 2129 Wall Avenue (Ward 2); 938 N. G Street (Ward 2); 140 W. 13th Street (Ward 2); 2060 E. 18th Street (Ward 7); Grape Street (Walnut to Mill Street) (Ward 3); and Davidson Avenue (Baseline to 14th) (Ward-6). Currently the City is initiating Nicholson Neighborhood Park improvements with a second phase planned to renovate the park's community center. The completion is expected in August 2024.

**Fair Housing** - The Inland Fair Housing and Mediation Board provided landlord-tenant counseling and other fair housing services to eliminate identified impediments to fair housing through education, enforcement, and testing to 3,000 persons in the City in 2023 program year.

**Provide rental assistance and preserve existing affordable rental housing** - The city administers an Emergency Rental Assistance Program (ERAP) funded by Federal ERA program (Treasury) and CA ERAP 2.0 program. The City spent over \$18M in rental assistance payments to 1,713 households. REAP assisted 656 persons of which 40% were below 30% LMI; 32% were between 30 and 50% LMI, and 27% were between 50 and 80% LMI.

**Planning and Administration:** Provided funds for planning and administration of CDBG, HOME, and ESG.

#### **4. Summary of Citizen Participation Process and consultation process**

The development of the action plan was aligned with the goals of the Consolidated plan. To solicit public input during the development of the Consolidated Plan, the City conducted the following meetings:

- Published NOFA to 2024 applicants
- Stakeholder Interviews
- Online Survey

The Action Plan will be discussed in a publicly noticed meeting where an opportunity for public comment is provided. The first public hearing for the draft FY 2024-2025 Annual Action Plan to City Council was held on May 1, 2024. The draft plan was available for public review between April 1, 2024, and April 30, 2024, on the City's website, the Community Development and Housing Department, the City's Clerk Office, and Feldheim Central Library. The public review period for the Draft 2024-2025 Annual Action Plan was published in The San Bernardino Sun (English) on April 8, 2024 and El Chicano (Spanish) on April 10, 2024.

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

The top three infrastructure needs that were identified in the Consolidated Plan were street improvements, street lighting, and tree planting/urban greenery. City-facility needs identified were community centers, park and recreational facilities, and youth centers. For housing needs, the top three identified were:

- First-time home buyer assistance
- Owner-occupied rehabilitation
- Renter-occupied housing rehabilitation

Respondents also identified two primary homeless needs:

- Permanent supportive housing with social services
- Transitional housing (short-term up to 6 months)

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

The City accepts all public comments.

## **7. Summary**

No further narrative is needed.

## 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 the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SAN BERNARDINO	
CDBG Administrator	SAN BERNARDINO	Community and Economic Development Department
HOME Administrator	SAN BERNARDINO	Community and Economic Development Department
ESG Administrator	SAN BERNARDINO	Community and Economic Development Department

Table 1 – Responsible Agencies

#### Narrative (optional)

The City's Community Development and Housing Department administers, implements, and monitors activities and projects funded through federal grants. This Department is responsible for developing and carrying out the priorities and goals established in the Consolidated Plan. In addition, the Department works collaboratively with the Public Works Department, City Parks and Recreation Department, City Manager's Office, and City Council to develop goals and priorities for the current year that are aligned with the Consolidated Plan and subsequent Annual Action Plans and address the needs of the residents of San Bernardino.

For matters concerning the City of San Bernardino's CDBG, HOME, and ESG programs, please contact:

Mrs. Cassandra Searcy, Deputy Director of Housing & Homelessness  
201 N. E Street, 3rd Floor, San Bernardino, CA 92418  
Email: [searcy\\_ca@sbcity.org](mailto:searcy_ca@sbcity.org) | Phone: (909) 384-727

## **AP-10 CONSULTATION – 91.100, 91.200(B), 91.215(L)**

### **1. Introduction**

The City views the Consolidated Plan and Annual Action Plan as an opportunity to engage the community in the CDBG, HOME, and ESG investment process. The City encourages its residents to voice their needs and concerns regarding homelessness, affordable housing, and community development. All members of the public, especially those living in low- and moderate-income neighborhoods, are encouraged to participate in the planning stages. The goal of the consultation process was to gather data to help determine the priority needs. The City also coordinates and collaborates with various service providers to identify specific needs or certain vulnerable populations.

### **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 City works in partnership with the Housing Authority of the County of San Bernardino (HACSB) and the County Community Development and Housing Agency to redevelop 251 units of public housing at the former Waterman Gardens public housing project (now known as Arrowhead Grove neighborhood). The City is also working in partnership with National CORE, an Inland Empire Community Housing Development Organization (CDHO), and HACSB in the development of Arrowhead Grove.
- The City partners with Neighborhood Partnership Housing Services (NPHS), a CHDO, for the administration of an owner-occupied, single-family rehabilitation program.
- Infill Program. NPHS will partner with the City to build new single-family, ownership housing on vacant and blighted lots throughout the city, to increase homeownership among households at and below 80% of the Area Median Income.
- The City coordinates with the County Department of Behavioral Health (DBH) in an ongoing exchange of information and resources available to persons who are experiencing homelessness and mental health crises. The City has also partnered with DBH in the Golden Apartments project where DBH provides case management services for formerly homeless residents who live with mental illness.
- The City has also been working on investment strategies for housing and health with Dignity Health. Dignity Health's Community Investment program provided a \$1.2 million loan for the construction of Arrowhead Grove Phase 3, which resulted in the construction of a 184 mixed-income development, with 147 units reserved for low-income households.
- The City has been consulting with the HACSB and the Community Development and Housing Agency of the County of San Bernardino concerning lead-based paint hazards as it relates to the rehabilitation of owner-occupied single-family homes. The City has also consulted with HUD's environmental office regarding lead-based paint and staff attended the most recent lead-based paint training provided onsite at the HUD Los Angeles office.
- The City has been in coordination with the San Bernardino Unified School District with their Uplift San Bernardino initiative. Uplift San Bernardino is focused on the future of the youth community, such as launching the future workforce into local jobs; igniting Upward Mobility in the community; convening leadership work groups to change systems & policies; effectively inspiring community voice & engagement to inform better decisions & increase access to opportunities, especially for youth; create a shared understanding of issues & opportunities based on research & data;



mobilize people and resources to fill in gaps identified between systems and promote accountability through a transparent history of Uplift's decisions, progress, & learning.

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

The City recognizes the need to address people experiencing homelessness, particularly the chronically homeless populations. The City collaboratively works with four entities throughout the County of San Bernardino. The following entities are:

- 1) Interagency Council on Homelessness
- 2) Homeless Provider Network
- 3) Central Valley Steering Committee
- 4) San Bernardino County Behavioral Health Administration, Office of Homeless Services

These entities comprise policy-making bodies, advisory groups of faith-based and non-profit housing organizations, collaborative organizations among City jurisdictions, and committees established specifically to assist those experiencing homelessness. The "10-Year Strategy to End Homelessness in San Bernardino County" guides the actions and serves as a blueprint to end homelessness in the County of San Bernardino.

Concurrently, the City of San Bernardino also actively participates in the Continuum of Care (CoC) and is fully supportive of the objectives of the 10-Year Strategy to End Homelessness in San Bernardino County plan. Sandra Ibarra represents the City on the board of the Interagency Council on Homelessness. The City's Police Department supports and participates in the Point-in-Time (PIT) Homeless Count. The Community & Economic Department requires its ESG sub-recipients to participate in the CoC's Homeless Management Information System (HMIS). This software application is designed to collect client-level data and data on the provision of housing and services to homeless individuals, families, and people at risk of homelessness. Lastly, the City funds organizations through the ESG programs that provide street outreach, emergency shelter, homeless prevention services, rapid rehousing, and HMIS.

**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 closely works with the CoC and attends its regularly scheduled meetings and training in the area of homelessness. The City consults with the Interagency Council on Homelessness (ICH), which has not less than one former homeless member, concerning funding recommendations. The discussions at the ICH meetings are comprised of updates on HMIS and a monthly data quality report is provided illustrating the number of clients enrolled in the non-profit organizations using HMIS. The updates help evaluate the outcomes of projects and activities assisted with ESG. Other topics of discussion include presentations to the Office of Homeless Services on activities from the San Bernardino County Reentry Collaborative

regarding workshop meetings to discuss updating their strategic plan, and a Community Recidivism Reduction Program. A Veterans Initiative from the Housing Authority of the County of San Bernardino (HACSB) has continued to develop creative and effective ways to address the needs of the County's homeless veterans. Over the past year, HASCB, along with the support and efforts of our affiliate non-profits, KEYS and HP1 Inc., has created housing opportunities for homeless veterans.

**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**

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Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Dignity Health St Bernardine Medical Center
	<b>Agency/Group/Organization Type</b>	Health Agency Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was interviewed by the City of San Bernardino and participated in a community workshop. The anticipated outcomes are increased commitment to affordable housing/economic investment in the community.
2	<b>Agency/Group/Organization</b>	Neighborhood Partnership Housing Services, Inc. (NPHS)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was interviewed by the City of San Bernardino. The anticipated outcomes are increased commitment to affordable housing and infrastructure investment in the community.
3	<b>Agency/Group/Organization</b>	Lutheran Social Services of Southern California (LSSSC)
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was interviewed by the City of San Bernardino. The anticipated outcomes are increased commitment to affordable housing/economic investment in the community
4	<b>Agency/Group/Organization</b>	Housing Authority of the County of San Bernardino
	<b>Agency/Group/Organization Type</b>	Public Housing Agency (PHA) Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was interviewed by the City of San Bernardino. The anticipated outcomes are increased commitment to affordable housing/economic investment in the community.
5	<b>Agency/Group/Organization</b>	City of San Bernardino - Housing
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Lead-based Paint Strategy Hazard Mitigation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Public Works Department has an ongoing internal coordination process with the Housing Department for projects and plans funded through CDBG. The coordination provides the City with input regarding hazard mitigation and a continued open channel with resilience agencies (whose primary responsibilities include the management of flood-prone areas, public land or water resources, and emergency management agencies) in the development of its plan. The IT Department has an ongoing coordination process with the Housing Department for projects and plans funded through CDBG. The internal coordination provides the City with input regarding broadband (broadband internet service providers and organizations engaged in narrowing the digital divide) in the development of its plan.

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

No agency types were excluded from engagement. For future planning processes, the City will make a special effort to include specified organizations that provide a wide range of services to the residents of San Bernardino.

**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	Continuum of Care Alliance	Potential funding allocations to address homeless needs will complement the COC Strategy.
10-Year Strategy to End Homelessness	Continuum of Care Alliance	Funding allocations to address homeless needs will be consistent with the 10-Year Strategy to End Homelessness.
City of San Bernardino 2021 - 2029 Housing Element	City of San Bernardino Community Development and Housing Department	Potential funding allocations to address housing needs that will complement the 2021-2029 Housing Element
Housing Authority of the County of San Bernardino	Housing Authority County of San Bernardino (HACSB)	The City will support HACSB's efforts on public housing and the ongoing partnership on Waterman Gardens

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

During the preparation of the Consolidated plan, City staff, along with assistance from their consultant, worked to engage a wide array of residents and stakeholders for the community outreach process. The City engaged residents and stakeholders through a community survey, stakeholder interviews, and community meetings. Various service providers, such as Health Agencies and Homeless Service providers, were included.

Stakeholders and residents provided feedback on priorities, housing problems, and possible solutions. They were asked to provide input on how the City should spend its CDBG, HOME, and ESG funding.

## **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 published notice for public hearings and provided a 30-day public review of the FY 2024-2025 Annual Action Plan in El Chicano and The San Bernardino Sun. The report was also made available at the City's Clerk Office, 201 N. E. Street, Bldg. A, San Bernardino, CA 92401, the Community Development and Housing Department, 201 N. E. Street, 3<sup>rd</sup> Floor, San Bernardino, CA 92401, the Feldheym Central Library, 555 W. 6<sup>th</sup> St, San Bernardino, CA 92410, and on the City's website at the Community & Economic Development Department.

### 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	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Low Income Persons</p>	No responses were received.	No responses were received.	N/A	<p><a href="http://iecn.com/newspapers/el-chicano/">http://iecn.com/newspapers/el-chicano/</a></p> <p><a href="https://www.sbsun.com">https://www.sbsun.com</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Members of the public attended the May 1, 2024, Public Hearing	<p>General comments from the public:</p> <ol style="list-style-type: none"> <li>1. Recommendation for approval of CDBG funding towards Public Recreational Wellness Center, El Sol</li> <li>2. Recommendation for CDBG funding towards youth outreach organization, Project Fighting Chance (Organization did not apply by deadline)</li> </ol> <p>Council Comments:</p> <ol style="list-style-type: none"> <li>1. Recommended funding allocation originally for El Sol to be split amongst various activities. Interested in seeing park renovation on three specific parks which include; <ol style="list-style-type: none"> <li>a. Encanto Park</li> <li>b. Gutierrez Field</li> <li>c. Nunez Park</li> </ol> </li> </ol>	N/A	<a href="http://www.sbcity.org/housing">www.sbcity.org/housing</a>



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Low-Income Persons</p>	No responses were received.	No responses were received.	N/A	<a href="http://iecn.com/newspapers/el-chicano/">http://iecn.com/newspapers/el-chicano/</a> <a href="https://www.sbsun.com">https://www.sbsun.com</a>
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p>	Members of the public attended the May 15, 2024, Public Hearing.	<p>General comments from the public:</p> <p>1. To be added after hearing</p>	Pending	

**Table 4 – Citizen Participation Outreach**

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## EXPECTED RESOURCES

### AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

#### Introduction

San Bernardino, like many other jurisdictions, is faced with the challenging task of meeting increasing needs with fluctuating and/or decreasing federal and state resources.

The figures shown in the Anticipated Resources table below reflect HUD's current allocation. The figure for "Expected Amount Available for Remainder of Con Plan" anticipates the level of funding using the current year allocations and projecting those allocations over the remaining years covered by the Consolidated Plan. If there are any cuts to the City's allocation over the coming years, the City will adjust this figure accordingly and prepare the Annual Action Plans reflective of the funding reality.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	2,746,082	0	520,000	\$3,266,082	0	Amounts represent the annual CDBG allocation based on the FY 2024-25 program year. This funding year is the final year in the 5-Year Consolidated Plan. This funding will be invested in the public improvement facilities, recreation facilities, homeless services, and the Section 108 Program. Using CDBG-CV funds the city will support food bank and food voucher program services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,160,208	0	0	1,160,208	0	Amounts represent the annual HOME allocation based on the FY 2024-25 program year. This funding year is the fifth and last year of the 5-Year Consolidated Plan. This funding will be invested in the development and/or rehabilitation of single-family and/or multi-family rental housing, and Infill Housing Program (homeownership).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	258,646	0	\$80,500	339,146	0	Amounts represent the annual ESG allocation based on the FY 2024-25 program year. This funding year is the final year of the 5-Year Consolidated Plan. ESG monies will fund subrecipients to assist people experiencing homelessness with Emergency Shelter (ES) and HMIS support.

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**

The City will focus on leveraging its federal resources with state, local, and private capital to develop quality and decent affordable housing for San Bernardino residents. Additional funds to serve the needs of lower- and moderate-income residents were derived from a variety of other sources, including:

#### Federal Resources

- Section 8 Housing Choice Voucher Program
- Federal Low-Income Housing Tax Credit Program
- Tax Exempt Bond Financing
- Community Investment Funds from Dignity Health

#### State Resources

- Tax Exempt bonds
- State Low-Income Housing Tax Credit Program
- No Place Like Home
- Community Reinvestments Funds
- Permanent Local Housing Allocation (PLHA) from California State Department of Housing
- Veteran Housing and Homeless Prevention Program

#### Local Resources

- San Bernardino County Continuum of Care
- Housing Authority of San Bernardino County (HACSB)

#### Private Resources

- Dignity Health
- San Manuel Band of Mission Indians
- San Bernardino Unified School District
- City of San Bernardino Successor Housing Agency

Per HUD regulations, ESG recipients must match 100 percent of their ESG annual allocation. For those organizations that received ESG funds, agencies met the match requirement through the utilization of volunteerism, in-kind contributions, and funds from other local, state, and federal programs.

In addition, HUD requires HOME recipients to match 25 percent of their HOME annual allocation. Under 24 CFR 92.222, when a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of the match. The FY 2024-2025 match reductions are not available as of the date of this writing. Until November 2023, the City received a 100 percent match reduction due to severe fiscal distress. This 100% match does not apply to 2024 HOME contracted activities. The City of San Bernardino will continue to leverage its HOME funds with other housing resources as required. Any funds that are used in a HOME activity more than the required match will be documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report each year.

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

With the dissolution of the redevelopment agency, successor agencies with real property assets are required to dispose of the properties pursuant to the City's Long-Range Property Management Plan or Housing Asset Transfer (HAT) Plan. The Successor Agency has transferred all property listed on the Housing Asset Transfer list to the City as the Successor Housing Agency. The City will determine the development and/or disposition of these properties in the following months.

**Discussion**

The Housing Successor Agency has a disposition plan for the parcels and the City will retain some for economic development purposes, sell a number of the parcels and retain others for housing. The majority of the properties are single-family parcels that the City intends to utilize for the construction of single-family ownership housing.

## ANNUAL GOALS AND OBJECTIVES

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Rehabilitate Housing	2020	2025	Affordable Housing	CityWide	Preserve and Rehabilitate Housing	HOME: \$920,000	Persons Assisted: 20
2	Provide Homeless and Homeless Prevention Services	2020	2025	Homeless Non-Homeless Special Needs	CityWide	Provide Homeless and Homeless Prevention Services	ESG: \$333,540 CDBG: \$325,000	Persons Assisted: 350
3	New Affordable Rental Housing	2020	2025	Affordable Housing	CityWide	New Affordable Rental Housing	HOME\$394,842	Rental units constructed: 2-3
4	Promote Economic Development	2020	2025	Non-Housing Community Development	CityWide	Promote economic development	CDBG : \$745,612	Jobs created/retained: 214 businesses assisted: 20
5	Improve Facilities and Infrastructure	2020	2025	Non-Housing Community Development	CityWide	Improve facilities and infrastructure	CDBG : \$2,600,000	Persons Assisted: 6000
6	Fair Housing	2020	2025	Fair Housing	CityWide	Fair Housing	CDBG: \$80,000	Persons assisted: 2700
7	Planning & Administration	2020	2025	Administration	CityWide	Planning & Administration	CDBG: \$588,571 HOME: \$146,094 ESG: \$20,517	

Table 6 – Goals Summary



## Goal Descriptions

1	<b>Goal Name</b>	Preserve and Rehabilitate Housing
	<b>Goal Description</b>	To provide funding for homeowner-occupied and rental housing rehabilitation.
2	<b>Goal Name</b>	Provide Homeless and Homeless Prevention Services
	<b>Goal Description</b>	Provide funding to assist homeless individuals and those with special needs with supportive services. Includes funding to prepare for, prevent and respond to COVID through emergency shelters, rapid rehousing, homelessness prevention, street outreach, and HMIS costs.
3	<b>Goal Name</b>	New Affordable Rental Housing
	<b>Goal Description</b>	Provide funding for new affordable rental housing (new construction or rehabilitation) and affordable rental housing with supportive services for homeless individuals and veterans.
4	<b>Goal Name</b>	Promote Economic Development
	<b>Goal Description</b>	Provide funding for the City's Micro-Enterprise Program as well as support programs and projects that create jobs, and promote economic revitalization.
5	<b>Goal Name</b>	Improve Facilities and Infrastructure
	<b>Goal Description</b>	Provide funding to improve public facilities and infrastructure, including parks, community centers, and sidewalks.
6	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Promote fair housing choice through the following activities: fair housing education, fair housing testing, housing assistance hotline, and landlord-tenant mediation.
7	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Compliance with all HUD Consolidated Plan and CDBG, HOME, and ESG program regulations is a requirement for participation in this program

## PROJECTS

### AP-35 PROJECTS – 91.220(D)

#### Introduction

With its CDBG, HOME, and ESG funds, the City of San Bernardino will fund FY2024-2025 eligible projects in the following categories: promote economic development, fair housing, expand homeownership opportunities, new affordable rental housing, improve public facilities and infrastructure, provide supportive services to homeless individuals and those with special needs, and program planning and administration.

#	Project Name
1	Section 108 Debt Repayment Program
2	CDBG Program Administration
3	HOME Program Administration
4	ESG Program Administration
5	Inland Fair Housing Mediation Board
6	San Bernardino PD Quality of Life Team
7	El Sol Recreation and Wellness Center
8	Owner Occupied Rehabilitation Project
9	Affordable Housing Project
10	Salvation Army
11	2024 Public Facilities Project

Table 7 - Project Information

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

These project and activity priorities have been identified by the community input received and based on the identified needs of the City. The primary obstacle in addressing the underserved needs is the insufficient resources to meet the ongoing needs of individuals, especially those with special needs such as individuals experiencing homelessness.

### AP-38 PROJECT SUMMARY

#### Project Summary Information

A total of \$4,765,436 is available to be used for eligible CDBG, HOME, and ESG projects. This consists of FY 24-25 funding and unexpended funding from prior years. City staff conducted extensive outreach to solicit applications for the year.

PROJECT SUMMARY	
<b>Project Name</b>	Section 108 Debt Repayment Program – Promote Economic Development
<b>Target Area</b>	LMI Areas of the City
<b>Goals Supported</b>	Promote Economic Development
<b>Needs Addressed</b>	Joblessness and Job Creation
<b>Funding</b>	CDBG: \$745,612
<b>Description</b>	Section 108 Loan Repayment Program to pursue physical and economic revitalization that will provide jobs. Full repayment is expected 2026.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that there will be 600 jobs created.
<b>Location Description</b>	17.43-acre commercial property located along Highland Avenue between Arden Street and Guthrie Street in the City of San Bernardino.
<b>Planned Activities</b>	The City has moved forward with the sale of the property and using a Section 108 loan for the repayment of the Arden Guthrie Project. The City is currently in legal review for a one-year renewal with Rich Development, to develop the properties. The timeline of 6-12 months from executing the agreement to move into a disposition agreement. The developer has secured letters of interest and lease commitments from several major retailers directly associated with the project.
<b>Project Name</b>	<b>CDBG Administration</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Planning and Administration
<b>Needs Addressed</b>	Planning and Administration
<b>Funding</b>	CDBG \$549,216
<b>Description</b>	The City will implement the goals and objectives of the ConPlan by delivering a variety of housing and community development programs and activities. The City will also continue to comply with the planning and reporting requirements of the activities and programs stated in the Annual Action Plan as well as other CDBG administration regulations.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A

<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Grant and Project Management
<b>Project Name</b>	<b>HOME Administration</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Planning and Administration
<b>Needs Addressed</b>	Planning and Administration
<b>Funding</b>	HOME \$116,021
<b>Description</b>	The City will implement the goals and objectives of the ConPlan by delivering a variety of housing programs and activities. The City will also continue to comply with the planning and reporting requirements of the activities and programs stated in the Annual Action Plan as well as other HOME administration regulations.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Grant and Project Management
<b>Project Name</b>	<b>ESG Administration</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Planning and Administration
<b>Needs Addressed</b>	Planning and Administration
<b>Funding</b>	ESG \$19,398
<b>Description</b>	The City will implement the goals and objectives of the ConPlan by delivering homeless programs and activities. The City will also continue to comply with the planning and reporting requirements of the activities and programs stated in the Annual Action Plan as well as other ESG administration regulations.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Grant and Project Management
<b>Project Name</b>	<b>Inland Fair Housing Mediation Board</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Fair Housing

<b>Needs Addressed</b>	Fair Housing
<b>Funding</b>	CDBG: \$80,000
<b>Description</b>	Inland Fair Housing Mediation Board will provide activities that will assist the City in furthering fair housing.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,700 Individuals
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	IFHMB will provide investigation, education, reconciliation, and/or referral of housing discrimination complaints free of charge in the City of San Bernardino. IFHMB offers workshops to educate housing providers, tenants, homeowners, and financial and lending institutions on fair housing laws.
<b>Project Name</b>	<b>San Bernardino PD Quality of Life Team</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Provide Homeless and Homeless Prevention Services
<b>Needs Addressed</b>	Homelessness and Homelessness Issues
<b>Funding</b>	CDBG: \$331,912
<b>Description</b>	Support Quality of Life Team salaries and equipment needs including an appropriate vehicle needed to assist local businesses, the homeless, and homeless encampments as well as participate in community clean up activities related to homeless encampment areas.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 Individuals
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	The Quality of Life Team members will work with City Police Department to engage with and support to local nonprofits and residents of LMI areas.
<b>Project Name</b>	<b>El Sol Recreation and Wellness Center</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Public Facilities
<b>Needs Addressed</b>	Improve facilities and Infrastructure
<b>Funding</b>	CDBG: \$250,000
<b>Description</b>	El Sol Neighborhood Educational Center intends to development the El Sol Recreation and Wellness Center that will serve as a hub for health, education, and cultural enrichment for its members and the public.

<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5,000 Low/Moderate Income Households/ Tenants.
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	The project includes design and construction of the Center that contains areas specifically for mental health programming, diabetes prevention, bilingual counseling, family and senior activities, exercise classes, youth sports, and more. CDBG funds are being leveraged with CA State Parks and Recreation funds \$4.2M.
<b>Project Name</b>	<b>Owner Occupied Rehabilitation Program</b>
<b>Target Area</b>	<b>Citywide</b>
<b>Goals Supported</b>	<b>Preserve and Rehabilitate Housing</b>
<b>Needs Addressed</b>	To provide funding for homeowner-occupied rehabilitation.
<b>Funding</b>	HOME: \$920,000
<b>Description</b>	The City manages and operates a owner-occupied home rehabilitation program.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 households up to 30-80% AMI
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Rehabilitation of Single-Family Residences
<b>Project Name</b>	<b>Affordable Housing Project</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Affordable Housing
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$124,187
<b>Description</b>	Construction or rehabilitation of homes. Applicant incomes are to be at or below 80% of Area Median Income.
<b>Target Date</b>	<b>6/30/2025</b>
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined as an eligible viable project is selected.

<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Build new or rehab housing to be sold or leased as affordable housing. Sites will be determined as an eligible viable project is selected.
<b>Project Name</b>	<b>Salvation Army</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Provide Homeless and Homeless Prevention Services
<b>Needs Addressed</b>	Provide Homeless and Homeless Prevention Services
<b>Funding</b>	ESG: \$319,748
<b>Description</b>	Emergency Shelter, HMIS services
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 homeless individuals
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Emergency Shelter and HMIS support.
<b>Project Name</b>	<b>2024 Public Facilities Project</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Improve Facilities and Infrastructure
<b>Needs Addressed</b>	
<b>Funding</b>	CDBG: 1,309,341
<b>Description</b>	Complete a community and or public facilities project that would include streets, sidewalks, accessibility improvements, recreation and other community facilities that benefit low and moderate income residents.
<b>Target Date</b>	6/30/25
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined
<b>Location Description</b>	LMI areas in the City
<b>Planned Activities</b>	Plan and design needed public facilities improvement projects that benefit low and moderate income residents.

**Table 9 - Project Summary Information**

## 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**

The City will use its funding for FY 2024-2025 to fund a variety of housing, community development, economic development, and capital improvement projects. The majority of federal funds will be used to finance projects targeting low- to moderate-income individuals and families throughout the City.

CDBG Benefit Service Areas are defined as geographic locations within the City of San Bernardino where 51 percent or more of the households in those areas are low- to moderate-income.

The City of San Bernardino has become increasingly diverse in its racial and ethnic makeup. Over the past decades, the City has seen a shift from a non-Hispanic, White majority to a Hispanic Origin majority. According to the U.S. 2020 Census, approximately 66.2 percent of the population is of Hispanic Origin, 14.4 percent is Non-Hispanic, White, 13.2 percent is Black, 4.1 percent is Asian, and 8.1 percent is comprised of two or more races.

### **Geographic Distribution**

Target Area	Percentage of Funds
Citywide	30
LMI Areas of the City	70

Table 8 - Geographic Distribution

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

The funding available under the 2024-2025 Action Plan may be used to meet a variety of community development and housing needs. As part of the development of the 2024-2025 Action Plan, the City established priority needs based on an in-depth analysis of several factors housing, homelessness, poverty, special needs, lead hazards, institutional structure, etc. The City will utilize its federal funding to pursue goals and objectives listed in the section “AP-20 Annual Goals and Objectives” of this document. The City’s primary intent is to spend its CDBG funds in predominantly low-income neighborhoods where residents have the greatest need for housing/services.

### **Discussion**

As noted previously, the City does not allocate funds on a geographic basis, instead, funds are allocated to organizations that provide low-income households with housing and supportive services. On an annual basis, the City prioritizes the use of its CDBG funding for housing and community development activities, including the preservation and conservation of affordable housing and activities that serve low- and moderate-income households.

Public improvements and public facilities are qualified as benefiting low- and moderate-income persons. Activities identified under the public service category and targeted to special needs populations are offered on a citywide basis and/or where resources can be coordinated with existing facilities or services. The City of San Bernardino does not have any Neighborhood Revitalization Strategy Areas (NRSA) within its City’s boundaries.



## AFFORDABLE HOUSING

### AP-55 AFFORDABLE HOUSING – 91.220(G)

#### Introduction

As a reflection of the Housing Needs Assessment of the 2020-2025 Consolidated Plan, housing problems within the City of San Bernardino include: 1) Units with physical defects; 2) overcrowded conditions; and 3) housing cost burden. The City will use CDBG and HOME funds to pursue three affordable housing goals: 1) Preserve and Rehabilitation Housing, 2) Expand Home Ownership Opportunities 3) Provide Assistance to Renter Households.

#### Preserve and Rehabilitate Housing

Approximately 64 percent of total housing units were built before 1980. Housing built before 1980 may present lead-based paint hazards requiring rehabilitation. In general, housing begins to require major repairs after 30 or 40 years of age. Those repairs could include important health and safety repairs such as for heating/air systems, roof, kitchen appliances, bathroom or kitchen plumbing, and insulation. Many low- to moderate-income households may be unable to afford these needed repairs. In the City of San Bernardino, substandard housing conditions may consist of the following: structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards, and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

#### Expand Home Ownership Opportunities

There is a need for more affordable housing in San Bernardino City. The most prevalent housing problem within the City is cost burden and overcrowded conditions. San Bernardino has a population of 220,328 persons and a total of 62,486 households. Nearly 61 percent of households in San Bernardino City (36,310 total) qualify as low- to moderate-income, earning up to 80 percent of HUD Area Median Family Income (HAMFI).

As of recent the largest HOME funded affordable housing project is Arrowhead Grove (Phase 4). HOME funds awarded to Arrowhead Grove is \$3M and Neighborhood Stabilization Program (NSP) \$1.9M. Arrowhead Grove is an affordable housing project that will ultimately consist of 400 units including at least 36 market-rate units along with pedestrian and transit improvements. Thus far 3 phases of Arrowhead Grove have been successfully funded, constructed and 100% of the units have been leased. The City is currently reviewing new HOME applications for program eligibility, positive impact, affordability, and developer capacity.

The City is also focused on increasing housing infill projects. Currently the City has awarded HOME funds, \$744,000 to complete 3 single family home construction projects.

The City's housing costs have increased over the past few years. In 2015, the median income in the City was \$37,047 with a median home value of \$159,800. In 2023, the median income in the City was \$61,323

a 60 percent increase, with a median home value of \$347,100, an 46 percent increase. Housing prices are outpacing incomes, which can cause most homeowners to be cost burdened.

Based on the 2017-2021 ACS, the median income would be sufficient for a renter to afford \$1,384 in housing costs per month, which includes rent and utilities, and not be cost-burdened.

<b>One-Year Goals for the Number of Households to be Supported</b>	
Homeless	600
Non-Homeless	1,240
Special-Needs	0
Total	1,840

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

<b>One-Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	600
The Production of New Units	5
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	605

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

## Discussion

The table “One Year Goals for the Number of Households to be Supported” consists of 1,240 non-homeless households to be supported. New Infill Housing construction and affordable multi-family housing for 4-6 households citywide are planned (incomes will range from 50% to 80% of Area Median Income (AMI)).

### Provide Assistance to Renter Households

The City has a significant inventory of publicly assisted rental housing affordable to low-income households. Eighteen affordable rental housing developments in the City offer income/rent-restricted housing for approximately 2,205 very low-income households. A total of 15 public housing communities, with a combined total of 1,627 affordable units, are at risk of losing their affordability status. HACSB does not anticipate losing affordable housing units due to the expiration of contracts in the next five years. These projects are technically considered at risk of converting to market-rate housing. However, most of these projects are non-profit-owned senior housing which will receive priority for rental of subsidy contracts with HUD. Therefore, it is unlikely that the projects will convert to market-rate housing.

Nonetheless, the City will periodically reach out to owners of assisted projects to understand their intentions for opting out of the Housing Choice Voucher Program or pursuing financial restructuring to extend the terms of affordability.

LMI households in the County can apply to both Tenant-Based Voucher wait list and or Project-Based Voucher wait list both of which are maintained by HACSB. Households must formally request removal from a wait list.

The City also will continue to work with qualified Community Housing Development Organizations (CHDO) to acquire, construct, or rehabilitate multifamily housing as long-term affordable housing for lower-income households.

## **AP-60 PUBLIC HOUSING – 91.220(H)**

### **Introduction**

Public housing and other assisted housing programs are crucial elements of the City's efforts to address the affordable housing needs of low- and moderate-income families, senior citizens, disabled individuals, and other individuals.

The City falls within the jurisdiction of the Housing Authority of the County of San Bernardino (HACSB). This agency administers the Housing Choice Voucher Program, which provides rental assistance to eligible residents of San Bernardino by providing monthly rental assistance to participants who want to rent from a private landlord but cannot afford the full monthly rental payment. The Housing Choice Voucher program is funded by the U.S. Department of Housing and Urban Development (HUD).

The City will continue to support HACSB in the administration of the Housing Choice Vouchers to residents in the City. Currently there are 11,415 housing choice vouchers throughout San Bernardino County, assisting 27,084 individuals of which 2,645 HCVs are issued to San Bernardino City residents. HACSB owns 530 affordable housing units in the City 38 of which partially owned by HACSB. Today, there are 35,527 on both waitlists for affordable housing units.

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

To assist HACSB in addressing public housing needs, the City will do the following:

#### Monitor At-Risk Units

The City will maintain contact with the owners of at-risk units, encourage the owner to keep the at-risk units affordable, and utilize, if feasible, local incentives to preserve any at-risk units.

#### Support and Assist Local Non-Profit Organizations

To develop or preserve the City's affordable housing stock, the City will provide technical and/or financial assistance to local non-profit organizations that provide affordable housing.

HACSB is in the process of redeveloping the project site at Arrowhead Grove. We are currently applying for funding for a 92-unit development as a part of the next phase of that project. At Maplewood Homes, we have planned roughly \$530,000 worth of renovations at the site for this fiscal year. Property improvements will include roofing, coolers, some exterior work, and other site wide maintenance related items.

As stated above HACSB is currently working on developing a 92-unit development as a part of the next phase of development at Arrowhead Grove on the corner of Waterman and Baseline. HACSB anticipates breaking ground on that project some time in 2025.

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

Although the City does not own or maintain the public housing units, they collaborate with the HACSB to encourage public housing residents to utilize City housing services and area homeownership programs,

particularly residents of public housing. The City promotes the County's Down payment assistance program

As for homeownership opportunities, the City has initiated an Infill Housing Program that acquires distressed properties, rehabilitate them, then sells them to income-qualified homebuyers. The City intends to work with HACSB, to identify any households who may be eligible for the Housing Choice Voucher Program.

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

HACSB has not been designated as troubled. HACSB was designated a Moving To Work Agency by Congress in 2008. This is a limited designation to PHAs across the country.

**Discussion**

There is no discussion relative to the designation of the county PHA.

## **AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)**

### **Introduction**

In 2023 the CoC County PITC revealed 29% increase in homeless individuals and 25.9% increase in unsheltered individuals. Specifically the PITC provided data for the City:

- 1,502: Total homeless
- 276: sheltered persons
- 209: transitional housing
- 1,017: unsheltered

To address this issue, the City will allocate approximately \$333,540 in ESG funds to emergency shelter and essential services and HMIS system. Also in 2023 the City submitted their HOME-ARP Plan to HUD that intends to spend its HOME-ARP funds, \$4.2M, for acquisition and development and construction of HOPE Campus to be located on 6<sup>th</sup> Street. In total HOPE Campus development will cost \$22M and provide 200 noncongregate units and 224 beds.

### **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 is an active member of the San Bernardino CoC and fully supports the goals and objectives of the San Bernardino County 10-Year Strategy to end chronic homelessness. To reach out to homeless persons and assess their individual needs, the City will continue to support the CoC's coordinated entry system, 2-1-1 San Bernardino County. The Coordinated Entry System will provide people who are at imminent risk of becoming homeless (HUD Homeless definition (Category 2)) with problem-solving support to retain current housing or to locate and get housing placement.

The City is beginning Phase 1 of its Homeless Outreach Prevention Education Campus (HOPE Campus) to provide emergency shelter facilities and homelessness services. In the interim, the City has increased its motel agreements to house homeless individuals and families as a temporary solution while construction of HOPE campus gets underway. HOPE Campus will feature non-congregate shelter units, laundry facilities, kitchen facilities, secure storage for personal items, and supportive services. The project is the recipient of HOME ARP funds and City ARPA funds.

The City participates in San Bernardino County Homeless Partnership (SBCHP), created in 2007, to provide a focused approach to homelessness issues in the county. The partnership consists of community and faith-based organization, education institutions, non profit organizations, private industry, and federal, state and local governments.

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

The City will be working with the Salvation Army to provide emergency shelter for 100 persons, focusing on women and women with children. The Salvation Army San Bernardino Hospitality House operates several programs within its 21-room facility. Currently, there are 21 units/rooms of transitional housing for families, three units/rooms set aside for emergency shelter for families, and one room with six beds

for single females experiencing homelessness. The total residential capacity is 82 beds but is often over capacity due to cribs and family size.

According to San Bernardino County 2023 Homeless PIT Count, there were 4,195 homeless individuals counted of which 2,976 were unsheltered. Currently, there are 797 emergency shelter beds in the county, only 192 of which are available to the general population. There are also 489 transitional beds and 1,654 permanent supportive housing units. there were 989 unsheltered homeless persons in the City. In response to the need for additional housing options and other services for the homeless, on March 28th the Board of Supervisors approved the Homeless Initiatives Spending Plan, which will leverage \$72.7 million in federal, state and county resources to support the landmark 2022 Homeless Strategic Action Plan approved by the board in June. San Bernardino County has committed an unprecedented amount of \$73.7M to address homelessness. The funding plan includes:

- \$32.7 million for city/county partnerships that increase housing and system capacity.
- \$36.6 million for existing and expansion projects that provide immediate sheltering and service-enriched housing, including:
  - Pacific Village Phase II Expansion
  - Kern Street Adult Residential Facility Expansion
  - Project Roomkey Continuance
- \$3.4 million for outreach and engagement services for the unsheltered street population to support the Sheriff's Homeless Outreach and Proactive Enforcement (HOPE) team, County Behavioral Health, and County Aging and Adult 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**

The City of San Bernardino recognizes that homelessness is a regional issue that impacts every community in the region. As the largest community in the County, the City also serves as a hub for service providers. The City supports the efforts of the network of agencies working to end homelessness through the Regional Continuum of Care Strategy. The Continuum of Care Strategy involves four key components, one of which is homeless prevention. The provision of preventative services will decrease the number of households and individuals who will become homeless and require emergency shelters and assistance. The City is working to prevent persons from becoming homeless by funding emergency rental assistance for households at-risk of homelessness.

San Bernardino County's 10-Year Strategy for Ending Homelessness was recalibrated in 2013 to focus on a rapid re-housing approach that is also consistent with a Housing First Model. This approach is intended to minimize the amount a time an individual or family remains homeless or in shelters. The Housing First Model also focuses on homeless prevention by emphasizing the need to keep individuals and families in

their current housing if appropriate.

**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.**

The City will continue to support the regional CoC's efforts to implement the San Bernardino County 10-Year Strategy for Ending Homelessness. This plan includes a recommendation to focus on discharge planning to prevent people from becoming homeless when they are discharged from correctional, foster care, health care, or mental health care systems. The McKinney-Vento Act requires that State and local governments have policies and protocols in place to ensure that persons being discharged from a publicly funded institution or system of care are not discharged immediately into homelessness. To meet HUD's requirements, the 10-Year Strategy has established a Discharge Planning Committee to focus on improving coordination between discharge planning agencies, local government, and homeless service providers to implement a "zero tolerance" plan that will prevent persons from being discharged into homelessness.

## **Discussion**

### **Homeless Related Activities in the City include:**

- **Homeless Outreach**-The City has contracted with a 3<sup>rd</sup> party to provide citywide comprehensive outreach services. The outreach team will be made up of emergency crisis workers that can immediately assist with multiple family/individual crisis as they arise. The team will assist with case mgmt., motel vouchers, basic needs, medical and transportation.
- **HOPE Campus**-The City is developing a 200-bed, low-barrier, non-congregate campus to help homeless men, women & families. The campus will be pet friendly and provide onsite supportive services to include mental health, substance abuse counseling, and job training/placement.
  - Rolling over HOME ARP funds-Funding used to develop the Navigation Center
- **Homekey Projects**
  - The City has committed \$5 million in American Rescue Plan Act (ARPA) funds to Lutheran Social Services of Southern California (LSSSC) on a State of California Homekey Project to develop a 150-bed, non-congregated interim housing with supportive services.
- **Legal Aid Society of San Bernardino (Legal Aid) Tenant Protection Program**-. Legal Aid will host a two-year program that would only serve City residents free of charge with direct legal representation on matters concerning tenant rights through education to prevent or avoid displacement and homelessness.



## AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

### Introduction:

The City recognizes that barriers to affordable housing exist and continues to employ strategies to overcome them. Policies can create barriers to the production of affordable housing and residential investment because such factors increase costs. The high cost of affordable housing and residential investment can be contributed to the following:

**Lack of Affordable Housing Funds:** The availability of funding for affordable housing has been severely affected by the dissolution of redevelopment agencies. Before 2012, redevelopment activities and funding were the City's primary tools for assisting with neighborhood revitalization efforts and the production of affordable housing. The loss of this funding represents a constraint for the City of San Bernardino's efforts to continue to support neighborhood revitalization. Now the City relies on private resources, federal grant programs, state resources, and philanthropy to fund affordable housing projects.

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

**Site Improvements:** Many parts of San Bernardino are undeveloped and lack adequate pedestrian and automobile infrastructure to support new residential subdivisions. All new residential developments are required to provide sidewalks with curbs and gutters and must be served by appropriate roadways consistent with the General Plan Circulation Element and adopted road development standards. The cost of these improvements increases the cost of development but is necessary to facilitate pedestrian and vehicular access and movement in the City.

**Planning and Development Fees:** Planning and development impact fees, such as for transportation, water, and sewer infrastructure improvements, often add to the overall cost of development. The City's fees reflect a fair share of the costs of providing permitting, infrastructure, and services for new residences.

**Permit and Processing Procedures:** Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor in the cost of housing. The City of San Bernardino's development review process is designed to accommodate growth without compromising quality. Project quality is of critical concern, as the City faces challenges in securing foreclosed single-family homes and poorly maintained multifamily complexes.

**State and Federal Davis-Bacon Prevailing Wages:** The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. The prevailing wage adds to the overall cost of development. A prevailing wage must also be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. Based on discussions with developers, various prevailing wage requirements typically inflate the development costs by 35 percent.

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

## **return on residential investment.**

The City undertook a major effort to eliminate constraints, concerning land use regulations, by developing and adopting a new Development Code that unified and simplified the City's development regulations and processes. That effort was followed by a reorganization of the City to unify the various development-related departments into a single Community Development Department and a one-stop permit counter. The City has made the following additional amendments to the Municipal Code to further reduce barriers to affordable housing:

1. General Lot Consolidation Incentive - Small, individual lots offer limited development potential, and generally cannot support onsite property management. Development opportunities could be increased through a small-lot consolidation program that offers a 15 percent density bonus for projects with a residential component that are committing to a maintenance plan and having on-site management. The City is anticipating amending the Development Code to incentivize lot Consolidation.
2. Density Bonus Provisions - Density bonus projects can be an important source of housing for lower-and moderate-income households. The City anticipates amending the Development Code to reflect the latest amendments to State density bonus law.
3. Transitional and Supportive Housing - The City plans to amend the Development Code to adequately define transitional and permanent supportive housing and permit these uses based on unit type, in accordance with Senate Bill 2.
4. Streamlined Processing - The City is committed to continuing the streamlining of development activities and regulations and will continue to analyze potential programs that seek to eliminate land use constraints, particularly as related to the provision of new housing and rehabilitation of existing housing. The City amended its Development Code in 2012 to make it more user-friendly and to minimize confusion for staff and the development community. As part of the Development Code update, the City also introduced a new streamlined type of Conditional Use Permit: the Minor Use Permit (MUP). The MUP is reviewed by the Development/Environmental Review Committee rather than the Planning Commission, which requires less staff time (and a relatively shorter process for developers), lower fees, and can be used in lieu of a CUP for certain qualified projects.
5. The City will update its General Plan. San Bernardino 2050 has prioritized housing. [Homepage - Future San Bernardino 2050 \(futuresb2050.com\)](https://www.futuresb2050.com)

## **Discussion:**

To address housing affordability and the lack of monetary resources for affordable housing, the Consolidated Plan calls for the investment of CDBG and/or HOME funds to preserve and rehabilitate housing units and provide homeownership opportunities to low and moderate-income households.

For FY 2024-2025, the City will continue to fund its Infill Housing Program and the Owner-Occupied Residential Rehabilitation Program (OORP). [Housing Programs - City of San Bernardino \(sbcity.org\)](https://www.sbcity.org) Through the City's Infill Housing Program, the City will acquire, rehabilitate vacant and/or underutilized parcels of land and create housing affordable to low- and moderate-income households. The Owner-Occupied Residential Rehabilitation Program will provide deferred loans for the rehabilitation of single-

family units owned by low and moderate-income households.

Although the City no longer has access to redevelopment funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources, including land conveyed to the City to create affordable housing for low- and moderate- income households.

## **AP-85 OTHER ACTIONS – 91.220(K)**

### **Introduction:**

Priority Needs established in the FY 2020-2025 Five-Year Consolidated Plan, which forms the basis for establishing objectives and outcomes in the FY 2024-2025 One-Year Action Plan, are as follows:

#### **High Priority Needs:**

- Preserve and Rehabilitate Housing
- Expand Homeownership Opportunities
- Provide Homeless and Homeless Prevention Services

#### **Low Priority Needs:**

- New Affordable Rental Housing
- Improve and Expand existing Community Facilities and Infrastructure to meet current and future needs
- Eliminate identified impediments to fair housing through education, enforcement, and testing
- Planning and Administration – CDBG, HOME, ESG
- New Affordable Housing Construction or Rehabilitation
- Expand Homeownership opportunities – Infill Housing
- First-Time Homeownership – CHDO 15% set-aside

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

To address obstacles to meeting underserved needs, the City will allocate CDBG, uncommitted HOME, and ESG funds through the Action plan in projects that provide financing for affordable housing development, housing rehabilitation, job creation, public facility/infrastructure improvements, and homeless prevention. Lack of resources is the primary obstacle to meeting underserved needs. To leverage additional ongoing resources for housing and homeless services, the City is utilizing Permanent Local Housing Allocation (PLHA) funds, which are administered by the State Department of Housing and Community Development. In 2021, the City received approximately \$1.6 million in PLHA funds and expects to receive approximately \$7.8 million over the next four years. The City has awarded a portion of the PLHA funds to non-profits as well as set aside funds for motel room costs for interim homeless shelter room beds.

The City will also support HACSB's efforts to obtain additional rental assistance funding, especially for seniors and lower-income households.

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

The City will continue to invest HOME funds to expand the supply of affordable housing and will use HOME funds to preserve and maintain existing affordable housing through the City of San Bernardino's Owner-Occupied Rehabilitation Loan Program. The City annually reviews current HOME applications and previously awarded housing projects and reprogram funds as needed to increase the city's affordable unit volume.

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

To reduce lead-based paint hazards, housing constructed prior to 1978 and assisted through the City of

San Bernardino's Owner-Occupied Residential Rehabilitation Program will be tested for lead-based paint hazards. If lead based-paint hazards are found, safe work practices or abatement procedures will be included in the scope of work for the rehabilitation of the housing unit. All procedures will be in compliance with 24 CFR Part 35.

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

For FY 2024-2025, the City will support:

- Service providers can provide street outreach, rapid re-housing, homeless prevention, emergency shelter, and other essential services to homeless and near-homeless persons and families.
- Public facilities projects having the greatest impact on the neighborhoods.
- The efforts of HACSB provide rental assistance and housing choice vouchers to low-income households.
- The efforts of the CoC, San Bernardino County Behavioral Health Administration, Office of Homeless Services, and various Homeless Service Agencies to provide public and social services to residents living in poverty, including health services, counseling, educational programs, food distribution, academic and vocational training, youth services, and senior services.
- The Goals and Objectives of San Bernardino County's 10-Year Strategy to End Homelessness.
- A Tenant Protection Program to assist City residents to prevent homelessness and avoid displacement.
- Street reconstruction improvements, sidewalk replacement, and Americans with Disabilities Act improvements.
- Further, the development of the HOPE Campus to assist homeless or at-risk for homeless individuals and families.

The CoC's coordinated entry system, 2-1-1 San Bernardino County provides persons who are at imminent risk of becoming homeless with problem-solving support to retain current housing or to locate another housing placement.

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

During the next year, the San Bernardino Community Development and Housing Department will continue consulting with and inviting a wide variety of agencies and organizations (i.e., CoC, HACSB, National CORE, County of San Bernardino Community Development and Housing Agency, etc.) involved with the delivery of housing and social services to low- and moderate-income San Bernardino residents. This continued collaboration will allow the City to coordinate its activities by not duplicating efforts for maximum benefits. Currently, the City is working with the Center for Community Investment and Dignity Health (Accelerating Investments for Healthy Communities). The City's collaboration with CCI and Dignity Health has resulted in the investment of \$1.2 million in permanently affordable rental housing in the City. These types of collaborations build the capacity for the City to continue providing affordable housing.

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

During the next year, the San Bernardino Community Development and Housing Department will continue consulting with a wide variety of agencies and organizations such as HACSB, County Workforce Development, County Department of Behavioral Health, and County Office on Aging and Adult Services involved with the delivery of housing, supportive services, and economic development to low- and

moderate-income San Bernardino residents. Workforce Development, for example, provides job placement services for people in the County and also provides up to three months of paid on-the-job training and any equipment that an employee may require to carry their new job. In the realm of economic development, the City recently established a partnership with the Mexican Consulate's "Emprendedoras" program. The program partners with the Small Business Administration and the City's Micro Enterprise program to provide Spanish language training for persons interested in launching a small business or expanding an existing small business. Through the City's partnership with the "Emprendedoras" program, the City will cross-promote the services available through Workforce Development.

The City has prioritized HOME-ARP funds and CDBG funds for the development of the HOPE Campus to assist homeless or at-risk for homeless individuals and families.

**Discussion:**

The implementation of the FY 2024-2025 Action Plan will invest federal resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, and inspection of HOME units, reduce the number of families living in poverty, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

**HOPE Description:**

The City planning for the development of HOPE Center, a 200-bed, low-barrier, non-congregate campus to help homeless men, women & families. The campus will be pet friendly and provide onsite supportive services to include mental health, substance abuse counseling, and job training/placement. The city owns a 2.48-acre property that will be adaptively reused and converted for a non-congregate homeless shelter that will include space for needed homeless and homeless prevention services. The City intends to competitively bid through an RFP process for the project's design planning and engineering, and construction. The City also intends to interview area social services and shelter operators to find a qualified operator for the shelter. The Navigation Center will include space for a variety of operational needs and needed services:

- Identification documentation, mailbox, storage locker, and pet kennel area income stabilization guidance
- Job training/placement workstation and training area
- Office space for mental health services, substance abuse recovery, case management, and housing navigation.

## PROGRAM SPECIFIC REQUIREMENTS

### AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

#### Introduction:

In the implementation of programs and activities under the 2024-2025 Action Plan, the City of San Bernardino will follow all HUD regulations concerning the use of program income, forms of investment, overall low-and moderate-income benefits for the CDBG program, and recapture requirements for the HOME program. The years 2022, 2023 and 2024 are used to determine that an overall benefit of 80% of CDBG funds is used to benefit persons of low- and moderate-income.

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

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

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

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

#### Other CDBG Requirements

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

## HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) REFERENCE 24 CFR 91.220(L)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City anticipates leveraging HOME funds with Neighborhood Stabilization Program (NSP) funding and California Permanent Local Housing Allocation Program (PLHA) funds.

2. A description of the guidelines that will be used for the resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

**HOME Recapture Provision** If Buyer at any time during the Period of Affordability sells or transfers the Eligible Property, whether voluntarily or involuntarily due to foreclosure or other circumstances, the following provisions shall apply, pursuant to 24 C.F.R. Part 92.254:

- a. If Buyer sells or transfers the Eligible Property within the first two years of the Period of Affordability, City shall recover from the Net Proceeds, if any, the entire amount of the HOME Subsidy, or such lesser amount as the Net Proceeds may permit to be recovered. The Net Proceeds are the sales price paid to the Buyer minus repayment of loans that are superior in priority to this Affordable Housing Covenant and the Deed of Trust securing it, and any closing costs.
- b. If Buyer sells or transfers the Eligible Property after occupying the Eligible Property for at least two years (24 months from the Delivery Date), City's recovery from the Net Proceeds shall equal the amount of the HOME Subsidy, reduced by a percentage determined by dividing the number of Buyer's full years of occupation of the Eligible Property by the number of years of the Period of Affordability and multiplying the result by 100. In calculating the recapture of the HOME subsidy only full 12-month periods of occupancy will be utilized in the calculation. For example, if Buyer sells or transfers the Eligible Property during the third year, before the completion of the full third year of a ten-year Period of Affordability, the percentage reduction of the amount of the HOME Subsidy to be recovered by the City shall equal 20 percent:
- c.  $(2 \text{ years} \div 10 \text{ years}) \times 100 = 20$ . Assuming sufficient Net Proceeds, City would recover 80 percent of the HOME Subsidy. If there were not sufficient Net Proceeds, City would recover 80 percent of Net Proceeds, whatever the amount.
- d. In no event shall City's recovery exceed the amount of the Net Proceeds.
- e. The City requires that its CHDO/subrecipients, who carry out HOME-funded ownership programs, utilize the noted recapture provisions, which are part of the affordability covenant executed by the homeowner and recorded against the property.
- f. In its homeownership and single-family rehabilitation programs the City utilizes the homeownership limits for the San Bernardino Metropolitan/FMR Area provided by HUD.



**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Beginning from project completion and determined based on the amount of the HOME Subsidy, as follows:

<u>Amount of HOME Subsidy</u>	<u>Period of Affordability</u>
• Less than \$15,000	5 years
• \$15,000 to \$40,000	10 years
• More than \$40,000	15 years

The City's affordability covenant requires that HOME units acquired with HOME funds remain affordable for the period noted based on the amount of HOME subsidy. The City requires that its CHDO/subrecipients who carry out HOME funded ownership programs utilize the noted recapture provisions, which are part of the affordability covenant executed by the homeowner and recorded against the property.

In its homeownership and single-family rehabilitation programs the City utilizes the homeownership limits for the San Bernardino Metropolitan/FMR Area provided by HUD.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City will not be undertaking any refinancing of existing debt secured by multifamily housing that is rehabilitated with HOME funds. The City will not undertake the refinancing of single-family units rehabilitated with HOME funds. With regard to eligible beneficiaries, the City will adhere to the requirements under 24 CFR 2.203 with regard to income determinations; 92.216 with respect to incomes of applicants; 92.253 with regard to tenant protections and selection and other HOME regulatory requirements that ensure beneficiaries are not precluded from participating in HOME funded programs.

The City utilizes Notice of Funding Availability and Requests for Proposals to solicit applications for funding under the HOME program. Solicitations for applications are conducted as funds are available for various programs and/or when contracts and renewal periods with applicants expire and new NOFAs and RPS are released.

## EMERGENCY SOLUTIONS GRANT (ESG) REFERENCE 91.220(L)(4)

### **1. Include written standards for providing ESG assistance (may include as attachment)**

See the Attachment under Admin - IDIS (AD-26).

### **2. If the Continuum of Care (CoC) has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Continuum of Care is led by the County of San Bernardino, Department of Behavioral Services. The Coordinated Entry System referred to as 211 San Bernardino County, is operated by the United Way of San Bernardino County and provides free and confidential information and referral service to persons in need of help connecting with various free or low-cost health and human service providers.

211 San Bernardino County is available 24 hours a day, 7 days a week by dialing 2-1-1 in San Bernardino County or by dialing the toll-free number at 1-888-435-7565. Bilingual staff is available to assist English and/or Spanish-speaking callers. However, if another language is needed, 211 San Bernardino County, utilizes a translation line that can assist in disseminating information in over 150 languages. 211 San Bernardino County is also available by going to <https://inlandsocaluw.org/211>.

Within the City's ESG written agreement, the Subrecipient must agree to coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other programs targeted to homeless people in the area covered by the Continuum of Care or area over which the services are coordinated to provide a strategic, community-wide system to prevent and end homelessness.

### **3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).**

The City of San Bernardino will competitively procure services that will meet the goals and objectives of the City's Consolidated Plan and San Bernardino Continuum of Care's (CoC) 10-Year Plan to End Homelessness.

The application review process has three phases. In the first phase, all applications are reviewed by the Community and Economic Development Department staff for completeness and eligibility under the Federal program guidelines. Eligible programs and projects are then reviewed according to their contribution to the goals and objectives of the City's approved Consolidated Plan and CoC's 10-Year Plan to End Homelessness. Preference is given if a program has the ability to help the City meet federal program objectives and local priorities. Organizational capacity, experience, and past performance are also considered.

Based on this review, the Community and Economic Development Department staff prepare general funding recommendations. Lastly, a public hearing before City Council will be held to consider the

2024-2025 Draft Annual Action Plan. The City Council approves the Annual Action Plan, which acts as the CDBG, HOME, and ESG program annual budget. Upon completion of this process, the City forwards the adopted Annual Action Plan to the U.S. Department of Housing and Urban Development for approval.

- 4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The City attends and participates, on a quarterly basis, in the Interagency Council on Homelessness (ICH). The ICH is a vital component of the San Bernardino County Homeless Partnership. The ICH serves as the policy-making body of the Partnership and oversees the implementation of the 10-Year Strategy to End Homelessness in San Bernardino County. The ICH will focus on resource development to ensure the funding of homeless projects and 10-Year Strategy recommendations. In addition, ICH serves as the HUD-designated primary decision-making group and oversight board of the City of San Bernardino & County (hereinafter referred to as the “geographic area”) Continuum of Care for the Homeless (CA-609) funding process, (hereinafter referred to as the “CoC”). There are currently former homeless individuals that participate in the policy-making decisions of the CoC, regarding facilities or services that receive ESG funding from the City.

The ICH is charged with directing, coordinating, and evaluating all the activities related to the implementation of the 10-Year Strategy to End Homelessness. The ICH members are directed to report progress on the implementation of the 10-Year Strategy to their colleagues and constituents following each meeting of the ICH. The ICH will promote collaborative partnerships among homeless providers and stakeholders throughout San Bernardino County in order to carry out implementation activities and will develop resources to ensure the funding of homeless projects and 10-Year Strategy recommendations.

As the oversight board of the CoC, the ICH's duties are 1. To ensure that the CoC is meeting all of the responsibilities assigned to it by the United States Department of Housing and Urban Development (HUD) regulations including a. The operation and oversight of the local CoC; b. Designation and operation of a Homeless Management Information System (HMIS); i. Designate a single HMIS for the geographic area; ii. Designate an eligible applicant to manage the CoC's HMIS, which will be known as the HMIS Lead; iii. Ensure consistent participation of recipients and sub-recipients of CoC and Emergency Solutions Grant (ESG) funding in the HMIS. iv. Ensure the HMIS is administered in compliance with all requirements prescribed by HUD. c. The development of a CoC plan that includes outreach, engagement, assessment, annual gap analysis of the homeless needs and services available, prevention strategies, shelter and housing supportive services, and HUD CoC annual and biennial requirements; 2. To represent the relevant organizations and projects serving homeless subpopulations; 3. To support homeless persons in their movement from homelessness to economic stability and affordable permanent housing within a supportive community; 4. To be inclusive of all the needs of all the geographic area's homeless population, including the special service and housing needs of homeless sub-populations; 5. To facilitate responses to issues and concerns that affect the agencies funded by the CoC that is beyond those addressed in the annual CoC application process; 6.

To consult with recipients and sub-recipients of CoC funding to establish performance targets appropriate for population and program type, monitor recipient and sub-recipient performance, evaluate outcomes, and take action against poor performers; and 7. To evaluate outcomes of projects funded under the County of San Bernardino CoC program including the ESG.

In 2023 the city created an Outreach Team in partnership with LA County based Hope the Mission. The Outreach and Engagement Team continues to work hard by providing outreach services for unhoused individuals, with a wide array of resources, including access to longer-term shelters, rehabilitation programs, and facilitating family reunification, among others. Ensuring that housing priority is given to those who are from San Bernardino. The Outreach Team provides transportation services to individuals willing to seek shelter, access crisis centers, undergo rehabilitation, or to help reconnect with their families through reunification programs. In addition, the Team plays a pivotal role in guiding unhoused individuals toward the forthcoming City shelter, ensuring that housing priority is given to those who are from San Bernardino.

The City now has a special team under the police station, we are excited to now have a Community Outreach And Support Team (C.O.A.S.T.) a crisis intervention team. Their goal is to intercept calls for service before they go to patrol and/or support patrol on mental health calls. When the team can engage with those experiencing mental health crisis, or do maintenance before they get into crisis, they can reduce calls for service, use of force, build rapport with the public, and reduce the number of "5150's".

## **5. Describe performance standards for evaluating ESG.**

ESG Subrecipients must demonstrate the financial management and programmatic expertise to successfully develop, design, implement, and monitor ESG-funded activities.

ESG Subrecipients must participate in HMIS and be able to meet all federal, State of California, and City of San Bernardino requirements relative to the ESG program, specifically those concerning equal opportunity and fair housing, affirmative marketing, environmental review, displacement, relocation, acquisition, labor, lead-based paint, conflict of interest, debarment, and suspension, and flood insurance.

Under the City ESG agreement, ESG Subrecipients are required to conduct an initial evaluation to determine the eligibility of each individual or family eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing.

In alignment with the federal and state strategic plans to end homelessness, the City has established performance measures that require the collection of housing status data at the time of program exit and six months after program exit. Sub-Recipients are required to report on two measures:

- Increased housing stability as measured by the percentage of total program participants served who reside in permanent housing at the time of exit from the program; and
- Increased housing stability as measured by the percentage of program participants who at program exit reside in permanent housing and maintain permanent housing for six months from the time of exit.

Both measurements should be entered into the HMIS. Preliminary performance benchmarks have been set at 30% for all program participants who exit to permanent housing and 80% for those exiting to permanent housing that remain in permanent housing at a six-month follow-up. These outcome measurements will be in addition to reporting of required universal data elements that track client characteristics and service data.