



City of San Bernardino

2023-2024 Annual Action Plan

Approved , 2024

CDBG Substantial Amendment

To Be Approved: April 17, 2024



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Executive Summary

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

1. Introduction

Each year, the US Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the City of San Bernardino (City), specifically the Community Development Block Grant (CDBG) and other federal housing funds. To receive these funds, the City must complete a report every five years called the Consolidated Plan. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plans.

The City is an entitlement jurisdiction and will receive the following federal grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

2. Summarize the objectives and outcomes identified in the Plan

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

The City of San Bernardino 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. Priority is assigned based on the level of need demonstrated by the data collected during the plan preparation, specifically in the Needs Assessment and the Market Analysis, the information gathered during the consultation and citizen participation process, and the availability of resources to address these needs. Based on these components, housing needs are considered a high priority, particularly low-income ownership housing and transitional housing with supportive services for the homeless population. Out of the top ten priority needs, the feedback from citizen participation indicated that the top four 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 and to be implemented during the FY 23-24 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.
3. **Expand Homeownership Opportunities:** Fund construction of six (6) 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).
4. **New Affordable Housing Construction or Rehabilitation:** Assist with new affordable housing construction or rehabilitation projects.
5. **Improve Facilities and Infrastructure:** Improve selected streets resulting from new Infill Housing projects. Fund projects to comprehensively improve, the safety, accessibility, and quality of life in low-income and the surrounding neighborhoods by completing street surface reconstruction including sidewalks, curbs, and gutters while removing Americans with Disabilities Act (ADA) barriers.

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

- 222,101 persons reside in San Bernardino (US Census Bureau 2020) comprising of 59,770 households.
- Approximately 23.7% live in poverty.
- San Bernardino County Point-In-Time Count (PITC) data have indicated a need to support programs that serve people experiencing homelessness. The 2022 PITs count for the City is 1,350 which accounts for 40.5% of San Bernardino County's total count.
- City provides for and residents benefits from participating in homelessness and homelessness issues (i.e., supportive housing), access to affordable housing, street infrastructure (i.e., road maintenance and street lighting) and joblessness/job creation.
- The City utilizes CDBG funds for public services, public facilities and improvements, housing activities, and planning and administrative costs. The CDBG 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. 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.

3. Evaluation of past performance

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

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 five (5) owner-occupied Housing Rehabilitation projects.

Expand Homeownership opportunities and assist homebuyers with the purchase of affordable housing In FY 22-23, the City completed the construction of three (3) homes, on an infill lot, to create affordable housing opportunities. This program improves neighborhoods by utilizing vacant and blighted lots for new owner-occupied housing. The City and the CHDO partner, Neighborhood housing Partnership Services, are marketing these affordable units for sale to households at 50% to 80% of AMI for the County of San Bernardino.

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.

Promote Economic Development - In partnership with the Inland Empire Small Business Development Center, the City promoted and hosted small business/entrepreneur workshops. 12 San Bernardino small businesses were assisted. Due to the COVID-19 pandemic, workshops had to be postponed.

Improve Public Facilities and Infrastructure - In FY 22-23, the City 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). The City initiated Citywide Pavement rehabilitation for 3 locations; 10th Street between F Street and G Street, 49th Street between Sepulveda Avenue to the end, and Rialto Avenue from Mt. Vernon and Muscott. The completion is expected in January 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 approximately 3,300 persons in the City.

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

Provide rental assistance and preserve existing affordable rental housing - In FY 22-23, 226 unit files were monitored, and the City expects 167 units to be physically inspected to ensure units remained affordable and habitable.

Expand the affordable housing inventory through new construction - In FY 22-23, the third phase of construction was completed on the site of the former Waterman Gardens Public Housing community (now called Crestview Terrace), and is fully leased, and provided 184 one-, two-, and three-bedroom, affordable units to individuals and families earning below 30, 50, and 60 percent of the area median income.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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:

- Virtual Community Workshop.
- Stakeholder Interviews; and
- 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 23-24 Annual Action Plan to City Council was held on May 3, 2023. The draft plan was available for public review between May 19, 2023, and June 20, 2023, on the City's website, the Community, Housing, and Economic Development Department, the City's Clerk Office, and Feldheym Central Library. The public review period for the Draft 2023-2024 Action Plan was published in The San Bernardino Sun (English), and El Chicano (Spanish).

5. Summary of public comments

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

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:

1. First-time home buyer assistance
2. Owner-occupied rehabilitation
3. Renter-occupied housing rehabilitation

Respondents also identified two primary homeless needs:

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

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

All comments or views were accepted by the City.

7. Summary

The City has taken diligent and good-faith efforts to reach all segments of the community that may benefit from the City's CDBG, HOME, and ESG programs.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City's Community and Economic Development Department administers, implements, and monitors activities and projects funded through the federal grants. The Community and Economic Development 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, City Council, and the CDBG Ad Hoc Committee to develop goals and priorities for the current year that is aligned with the Consolidated Plan and address the needs of the residents of San Bernardino.

Consolidated Plan Public Contact Information

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

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

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.

On April 17, 2024 the City Council amended this Annual Action Plan, through a substantial amendment, to move approximately \$1,080,158 from the FY 2023-24 Street Improvement Project to the FY 2020-2021 Nicholson Neighborhood Park Project. A notice was published on March 13, 2024 along with a correction notice published on April 4, 2024 in Spanish newspaper and 5 in English newspaper.

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 has been working 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. Housing Partners I, also a CHDO, and NPHS 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, HACSB, 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Dignity Health St Bernardine Medical Center
	Agency/Group/Organization Type	Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was interviewed by the City of 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	Agency/Group/Organization	Neighborhood Partnership Housing Services, Inc. (NPHS)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Lutheran Social Services of Southern California
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Housing Authority of the County of San Bernardino
	Agency/Group/Organization Type	PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	City of San Bernardino - Housing
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Lead-based Paint Strategy Hazard Mitigation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	e 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.
6	Agency/Group/Organization	City Council
	Agency/Group/Organization Type	City government
	What section of the Plan was addressed by Consultation?	AP-10 Consultation, AP-15 Expected Resources and AP-20, AP-35 and AP-38
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<i>On April 17, 2024 the City Council amended this Annual Action Plan, through a substantial amendment, to move approximately \$1,080,158 from the FY 2023-24 Street Improvement Project to the FY 2020-2021 Nicholson Neighborhood Park Project. A notice was published on March 13, 2024 along with a correction notice published on April 4, 2024 in Spanish newspaper and 5 in English newspaper.</i>
7	Agency/Group/Organization	Public Notice Publication
	Agency/Group/Organization Type	City Government
	What section of the Plan was addressed by Consultation?	AP-10 Consultations

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Public Participation notice publication for a Substantial Amendments</p>
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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 Department of Community Development	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)

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 2023-2024 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 Department of Community and Economic Development, 201 N. E. Street, 3rd Floor, San Bernardino, CA 92401, the Feldheym Central Library, 555 W. 6th St, San Bernardino, CA 92410, and on the City's website at the Community and 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>	Public Notices were published on March 30, 2023 and April 10, 2023.	No responses were received.	N/A	http://iecn.com/newspapers/el-chicano/ https://www.sbsun.com

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 May 3, 2023, Public Hearing	<p>General comments from the public :1.</p> <p>Recommendation for the possible use of 4th Street buildings for homeless services</p> <p>Council Comments:1.</p> <p>Fence for Casa Ramona property is not an eligible activity, not providing public service 2.</p> <p>Public Works will provide a presentation to Council for Capital Improvement Projects</p>	N/A	www.sbcity.org/housing

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>	Public Notices were published on May 18, 2023	No responses were received.	N/A	http://iecn.com/newspapers/el-chicano/ https://www.sbsun.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<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 June 21, 2023, Public Hearing.	<p>Need for extreme weather shelter, rent protection, at-risk youth, and assistance for homelessness with rapid rehousing.</p> <p>Council requested an update on Section 108, the need for street improvement, and ensuring organizations within the City are contacted for future funding.</p>	N/A	www.sbcity.org/housing

Table 4 – Citizen Participation Outreach

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.

On April 17, 2024 the City Council amended this Annual Action Plan, through a substantial amendment, to move approximately \$1,080,158 from the FY 2023-24 Street Improvement Project to the FY 2020-2021 Nicholson Neighborhood Park Project. A notice was published on March 13, 2024 along with a correction notice published on April 4, 2024 in Spanish newspaper and 5 in English newspaper.

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	2,942,853	0	1,627,000	4,569,853	2,950,000	<p>Amounts represent the annual CDBG allocation based on the FY 2023-24 program year. This funding will be invested in the preservation of affordable housing units, public improvement facilities, and the Section 108 Program.</p> <p>A substantial amendment approved 4/17/24 added FY2023-24 funds \$1,080,158 to a FY2020-21 Nicholas Neighborhood Park project.</p>

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	1,460,936	0	0	1,460,936	1,450,000	Amounts represent the annual HOME allocation based on the FY 2023-24 program year. This funding year is the fourth 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	273,557	0	0	273,557	273,000	ESG monies will fund subrecipients to assist people experiencing homelessness with Emergency Shelter (ES), HMIS, Motel Vouchers, Rapid Re-Housing, Rental Assistance, and Homelessness Prevention (HP).
Other	public - federal	Admin and Planning Overnight shelter Rapid re-housing (rental assistance) Other	0	0	0	0	0	

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: \$		
Other	public - federal	Admin and Planning Public Improvements Other	0	0	0	0	0	
Other	public - federal	Public Improvements Rental Assistance Services Other	0	0	0	0	0	

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

If appropriate, describe publically 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: \$200,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Provide Homeless and Homeless Prevention Services	2020	2025	Homeless	CityWide	Provide Homeless and Homeless Prevention Services	ESG: \$253,040	Homelessness Prevention: 600 Persons Assisted
3	New Affordable Rental Housing	2020	2025	Affordable Housing	CityWide	Expand Home Ownership	HOME: \$1,314,842	Homeowner Housing Added: 3 Household Housing Unit
4	Promote Economic Development	2020	2025	Economic Development	CityWide LMI Areas of the City	New Affordable Rental Housing	CDBG: \$782,760	Jobs created/retained: 214 Jobs Businesses assisted: 20 Businesses Assisted
5	Improve Facilities and Infrastructure	2020	2025	Non-Housing Community Development	CityWide	Improve Facilities and Infrastructure	CDBG: \$2,780,158	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Fair Housing	2020	2025	Non-Housing Community Development	CityWide	Fair Housing	CDBG: \$278,365	Public service activities other than Low/Moderate Income Housing Benefit: 2700 Persons Assisted
7	Planning and Administration	2020	2025	Program administration funds	CityWide	Planning and Administration	CDBG: \$588,570 HOME: \$146,094 ESG: \$20,517	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve and Rehabilitate Housing
	Goal Description	To provide funding for homeowner-occupied and rental housing rehabilitation.
2	Goal Name	Provide Homeless and Homeless Prevention Services
	Goal Description	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	Goal Name	New Affordable Rental Housing
	Goal Description	Provide funding for new affordable rental housing (new construction or rehabilitation) and affordable rental housing with supportive services for homeless individuals and veterans.
4	Goal Name	Promote Economic Development
	Goal Description	Create new affordable rental units
5	Goal Name	Improve Facilities and Infrastructure
	Goal Description	Provide funding to improve public facilities and infrastructure, including parks, community centers, and sidewalks.
6	Goal Name	Fair Housing
	Goal Description	Eliminate identified impediments to fair housing through education, enforcement, and testing. Assist 2,700 households.
7	Goal Name	Planning and Administration
	Goal Description	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 FY2022-2023 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.

Projects

#	Project Name
1	Section 108 Loan Repayment
2	FY23/24 CDBG Administration
3	FY23/24 Asociacion de Emprendedor@s
4	CDBG FY23/24 Nehemiah Charitable Fund
5	FY23/24 Neighborhood Housing Services of Inland Empire (NHSIE)
6	FY22/23 Street Improvement Project
7	HOPE Campus Phase I
8	FY23/24 Inland Fair Housing Mediation Board (IFHMB)
9	FY23/24 Affordable Housing Projects
10	FY23/24 HESG Activities
11	Previous HOME Affordable Housing Projects
12	FY23/24 HOME Administration

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Section 108 Loan Repayment
	Target Area	CityWide
	Goals Supported	Promote Economic Development
	Needs Addressed	Promote Economic Development
	Funding	CDBG: \$782,760
	Description	Section 108 Loan Repayment Program in order to pursue physical and economic revitalization that will provide jobs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	214 individuals will benefit from this proposed activity.
	Location Description	17.43-acre commercial property located along Highland Avenue between Arden Street and Guthrie Street in the City of San Bernardino.
	Planned Activities	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.
2	Project Name	FY23/24 CDBG Administration
	Target Area	CityWide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$588,570
	Description	The City will implement the goals and objectives of the Action Plan 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 Action Plan regulations and CDBG, HOME, and ESG regulations. Annually, the City will monitor its use of CDBG, HOME, and ESG funds to ensure effective and appropriate use of funds.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide

	Planned Activities	Grant and Project Management.
3	Project Name	FY23/24 Asociacion de Emprendedor@s
	Target Area	CityWide
	Goals Supported	Promote Economic Development
	Needs Addressed	Promote Economic Development
	Funding	CDBG: \$35,000
	Description	Entrepreneurs and Micro-entrepreneurs in Minority LMI communities continue their education in Empowerment, Leadership, and Business
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	25 Individual business
	Location Description	Citywide
	Planned Activities	Small business workshops, meetings, and seminars are designed to help small business owner establish or grow their microenterprise.
4	Project Name	CDBG FY23/24 Nehemiah Charitable Fund
	Target Area	CityWide
	Goals Supported	Provide Homeless and Homeless Prevention Services
	Needs Addressed	Provide Homeless and Homeless Prevention Services
	Funding	CDBG: \$15,000
	Description	Providing support to local nonprofits and residents of LMI areas.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	25 Individuals
	Location Description	Citywide
	Planned Activities	Providing support to local nonprofits and residents of LMI areas.
5	Project Name	FY23/24 Neighborhood Housing Services of Inland Empire (NHSIE)
	Target Area	LMI Areas of the City
	Goals Supported	Preserve and Rehabilitate Housing

	Needs Addressed	Preserve and Rehabilitate Housing
	Funding	CDBG: \$90,000
	Description	NHSIE is dedicated to creating homeownership opportunities, bridging the housing affordability gap, and building sustainable communities of choice
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	200 Low-Moderate Income Individuals
	Location Description	Citywide
	Planned Activities	
6	Project Name	FY22/23 Street Improvement Project
	Target Area	LMI Areas of the City
	Goals Supported	Improve Facilities and Infrastructure
	Needs Addressed	Improve Facilities and Infrastructure
	Funding	CDBG: \$1,080,158
	Description	Sidewalk replacement and ADA accessibility improvements
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Area with an average income level of 30% to 50% of AMI will benefit of the improvements made to these streets.
	Location Description	The City has proposed to fund Citywide street reconstruction in Low-Moderate Areas.
	Planned Activities	Street improvements and ADA compliance.
7	Project Name	HOPE Campus Phase I
	Target Area	CityWide
	Goals Supported	Provide Homeless and Homeless Prevention Services
	Needs Addressed	Provide Homeless and Homeless Prevention Services
	Funding	CDBG: \$1,901,365
	Description	Phase 1 to eventual Navigation Center (HOPE Campus) Homeless Outreach Prevention Education Campus.

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 250 individuals
	Location Description	796 E 6th Street, San Bernardino
	Planned Activities	Temporary emergency shelter space for households and individuals for Phase 1.
8	Project Name	FY23/24 Inland Fair Housing Mediation Board (IFHMB)
	Target Area	CityWide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$77,000
	Description	TO PROVIDE FAIR HOUSING SERVICES, TESTING, EDUCATION, REFERRAL AND CONDUCT MEDIATION, AND DISPUTE RESOLUTION BETWEEN LANDLORDS AND TENANTS.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit approximately 2,700 Low/Moderate Income Households/Tenants.
	Location Description	Citywide
9	Planned Activities	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.
	Project Name	FY23/24 Affordable Housing Projects
	Target Area	CityWide
	Goals Supported	New Affordable Rental Housing
	Needs Addressed	New Affordable Rental Housing
	Funding	:

	Description	Construction or rehabilitation of multifamily affordable housing Projects, the City is reviewing potential projects. Applicant incomes are to be at or below 80% of Area Median Income.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Projects are under review.
	Location Description	Projects are under review.
	Planned Activities	Construction or rehabilitation of affordable rental projects.
10	Project Name	FY23/24 HESG Activities
	Target Area	CityWide
	Goals Supported	Provide Homeless and Homeless Prevention Services
	Needs Addressed	Provide Homeless and Homeless Prevention Services
	Funding	ESG: \$273,557
	Description	ESG Allocation: \$273,557 Provide funding for various Emergency Solutions Grant Program projects to include Emergency Shelter, Rapid Rehousing, Homelessness Prevention, Street Outreach and HMIS costs. Administrative costs will not exceed 7.5% of ESG allocation; street outreach/emergency shelter will not exceed 60%. All projects will be funded and it is recommended that Lutheran Social Services, Community Action Partnership , Family Services Association of Redlands, and Salvation Army receive increased amounts in order to fully expend ESG carryover.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Provide planning and administration of HESG funding
11	Project Name	Previous HOME Affordable Housing Projects
	Target Area	CityWide
	Goals Supported	New Affordable Rental Housing

	Needs Addressed	New Affordable Rental Housing
	Funding	HOME: \$1,314,842
	Description	This activity line item represents the actual existing HOME projects worth \$4,681,028 that are pending, underway and in the design phase funded with previous HOME program years.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This activity line item represents the actual existing HOME projects pending, underway and in the design phase funded with previous HOME program years.
12	Project Name	FY23/24 HOME Administration
	Target Area	CityWide LMI Areas of the City
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$146,094
	Description	The City will implement the goals and objectives of the Action Plan 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 Action Plan regulations and HOME. Annually, the City will monitor its use of HOME funds to ensure effective and appropriate use of funds.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	

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

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 2023-2024 Action Plan may be used to meet a variety of community development and housing needs. As part of the development of the 2023-2024 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

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 affordable housing in San Bernardino. The most prevalent housing problem within the City is cost burden and overcrowded conditions. San Bernardino has a population of 220,821 persons and a total of 61,680 households. Nearly 59 percent of households in San Bernardino (36,355 total) qualify as low- to moderate-income, earning up to 80 percent of HUD Area Median Family Income (HAMFI).

Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Overcrowded conditions exist when more people are living within a single dwelling than there is space for, so that movement is restricted, privacy is compromised, and levels of stress increase.

The City's housing market has 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 2021, the median income in the City was \$55,372, a 49 percent increase, with a median home value of \$293,000, an 83 percent increase. Housing

prices are outpacing incomes, which can cause most homeowners cost burden.

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.

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

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

One Year Goals for the Number of Households Supported Through	
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.

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

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

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

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

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

According to the San Bernardino County 2022 Homeless PIT Count, there were 989 unsheltered homeless persons in the City. To address this issue, the City will allocate approximately \$253,040 in ESG funds to homeless service providers who are skilled at transitioning homeless individuals and families from homelessness to permanent housing through a variety of activities including street outreach, homeless prevention, rapid re-housing, emergency shelter and essential services.

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

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

The City 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 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. This temporary emergency shelter will provide emergency shelter for the City's homeless while construction of the campus is 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to fund Lutheran Social Services Southern California (LSSSC) to provide an emergency men's shelter. LSSSC will provide 200 homeless persons in the City of San Bernardino with emergency shelter.

The City will also 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.

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.

Utilizing its HOME dollars, the City funded the acquisition of the Golden Apartments a 21-unit apartment complex that has been rehabilitated and converted into 38 one-bedroom apartments of supportive housing for homeless persons. Residents moved into their new one-bedroom flats in December 2019. Golden has onsite health and mental health services available through the Department of Behavioral Health and Molina Health.

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 3rd 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 Center-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

1 Homekey Projects

The City has committed \$5 million in 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.

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:

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.

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.

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.

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.

The City will update its General Plan. San Bernardino 2050 has prioritized housing. Homepage - Future San Bernardino 2050 (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 2023-2024, the City will continue to fund its Infill Housing Program and the Owner-Occupied Residential Rehabilitation Program (OORP).¹ Housing Programs - City of San Bernardino (sbcity.org) The OORP will be funded with carryover funds from last year that were not fully expended.² 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.³ The Owner-Occupied Residential Rehabilitation Program will provide deferred loans for the rehabilitation of single-family units owned by low and moderate-income households.⁴

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:

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 will utilize 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 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 will continue this program using re-programmed funds from the previous year's allocation.

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 2023-2024, 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.

The improvement of streets that align the City's Capital Improvement Projects with the greatest impact

on the neighborhoods.

The efforts of HACSB provide rental assistance and conventional housing 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.

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 & Economic Development 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 & Economic Development 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 2023-2024 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 2023-2024 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 2021, 2022, and 2023 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(l)(1)

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

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

Other CDBG Requirements

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

The City does not anticipate using other forms of investment beyond those identified in Section 92.205.

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

Amount of HOME Subsidy	Period of Affordability
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:
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

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

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

2. If the Continuum of Care has established 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 available to

private nonprofit organizations (including community and faith-based organizations).

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 of San Bernardino 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

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.

No other topics to discuss

