

Please Start Here

General Information	
Jurisdiction Name	San Bernardino
Reporting Calendar Year	2023
Contact Information	
First Name	Travis
Last Name	Martin
Title	Senior Planner
Email	martin_tr@sbcity.org
Phone	(909) 384-7272
Mailing Address	
Street Address	290 N. D Street
City	San Bernardino
Zipcode	92401

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_2_15_24

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	San Bernardino	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	249
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		182
Total Units		432

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	1	0	0
Single-family Detached	22	182	23
2 to 4 units per structure	8	0	0
5+ units per structure	12	1	75
Accessory Dwelling Unit	0	249	0
Mobile/Manufactured Home	0	0	0
Total	43	432	98

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	198	221

Housing Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	562
Total Housing Units Approved:	592
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	16	562
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	25
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	San Bernardino	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

[illegible]

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

[illegible]

Jurisdiction	San Bernardino	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	San Bernardino	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,415	-	-	-	-	-	-	-	-	-	-	-	1,415
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	1,097	-	-	-	-	-	-	-	-	-	-	288	809
	Non-Deed Restricted		28	11	-	249	-	-	-	-	-	-	-	
Moderate	Deed Restricted	808	-	-	-	-	-	-	-	-	-	-	1	807
	Non-Deed Restricted		-	-	-	1	-	-	-	-	-	-	-	
Above Moderate		4,163	93	29	-	182	-	-	-	-	-	-	304	3,859
Total RHNA		8,123												
Total Units			121	40	-	432	-	-	-	-	-	-	593	6,890
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		708		-	-	-	-	-	-	-	-	-	-	708

*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th

cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact

HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		San Bernardino	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3.1.1 Downtown Housing	Encourage and facilitate the development of new housing in Downtown San Bernardino and along transit lines through the implementation of the Downtown Core Vision.	Ongoing	The City adopted a new vision to lay the groundwork for a future downtown specific plan. The City also executed a contract with National Core to redevelop Waterman Gardens into the Arrowhead Grove affordable housing project.
Program 3.1.2 Transit District Overlay	Publicize incentives offered by the Transit District Overlay beginning in 2014. Provide technical assistance to interested developers and property owners.	Ongoing	The City adopted a transit district overlay around 13 transit stations along the SBX Route with the goal of revitalizing station areas. Although the City was available for technical assistance, development did not occur due to the City's economic status.
Program 3.1.3 Residential Standards for Commercial Zones	Update the Development Code to identify clear and objective development standards for housing and mixed-use development in the CG-3 and CG-4 zones.	Ongoing	The City did not update the Development Code; work was postponed due to the impending update of the General Plan and Development Code.
Program 3.1.4 Corridor Improvement Program	Facilitate investment and intensification along underutilized corridors through codifying the development and lot consolidation incentives proposed in the General Plan Land Use Element.	Ongoing	The City is implementing the Corridor Improvement Program, which provides policy, regulations, and incentives intended to stimulate investment and development in the Corridor Strategic Areas. However, limited progress has been made to date.
Program 3.1.5 General Lot Consolidation Incentive	Amend the Development Code to incentivize lot consolidation for projects committing to management plans and providing on-site management.	Ongoing	The City is in the process of amending the Development Code to simplify development regulations and processes. However, additional lot consolidation incentives may be needed to stimulate housing along corridors or focused areas of the City.

Program 3.1.6 Density Bonus Provisions	Facilitate higher density and affordable housing development by amending the Development Code to reflect the latest amendments to State density bonus law.	Ongoing	The City has received limited density bonus requests, except for several affordable housing projects. The density bonus ordinance was not revised due to staff shortfall.
Program 3.2.1 Single-Family Housing Acquisition and Rehabilitation Program	Acquire and rehabilitate at least 50 abandoned and foreclosed homes for income-restricted resale to lower-income households.	Ongoing	This program was used in prior cycles with NSP funds, but no longer operational. Efforts are directed at the development of single-family homes on infill lots formerly owned by the City RDA. During the 5th cycle, the City accomplished the following: MECH completed 3 infill properties for sale to eligible low income homebuyers—2060 E. 18th Street, 938 N “G” Street, and 140 W 13th Street. Additionally, NPHS seeks to complete two more phases (3 properties in Phase III and 4 properties in Phase IV) pending completion of City transfer of sites to NPHS.
Program 3.2.2 Single-Family Rental Property Inspection	Continue to identify code violations and educate owners and tenants about their responsibilities through single- family rental inspections. Refer owners to appropriate City programs to provide technical and financial assistance to address code violations.	Ongoing	The City spearheaded proactive code compliance efforts and provided financial assistance to property owners who cannot afford to maintain or rehab their dwellings. The program was suspended in 2020 due to funding but has now been reinstated with the hiring of additional code enforcement staff.
Program 3.2.3 Crime-Free Multi-Family Housing (CFMH)	Improve multi-family housing conditions; refer code violators to rehabilitation assistance programs on an as-needed basis.	Ongoing	in 2023, the CFMH Program was deleted and replaced with a exterior property management program.
Program 3.2.4 Single-Family Rehabilitation Program	Provide assistance to 20 lower- and moderate-income households annually.	Ongoing	This program was consolidated and operated under Program 3.2.1. The consolidated program will continue.
Program 3.2.5 Elderly/Special Needs Minor Repair Grants Program	On an annual basis, provide home repair grants for approximately 85 units occupied by senior and disabled households.	Ongoing	The Old Timers Foundation, a local nonprofit organization, used CDBG funds to perform minor and emergency repairs to 109 homes owned by seniors and disabled persons.
Program 3.2.6 Critical Repair Program	Annually, provide assistance to 10 lower-income households to make critical exterior repairs.	Ongoing	Due to funding shortages, this program is inactive and is duplicated by existing home repair programs.

Program 3.2.7 Preservation of Assisted Multi-family Rental Housing	Work with property owners and qualifying agencies to preserve 1,627 assisted multi-family rental units at risk of converting to market rents. Provide technical assistance to assist property owners to secure funds that preserve affordability of their housing units.	Ongoing	Ten projects totaling 1,257 units were at risk of conversion to market rents. The City assisted in conducting TEFRA hearings, issuing mortgage revenue bonds, and allocating City funds to preserve units, including City funds for fully replacing the Waterman Gardens Public Housing project.
Program 3.2.8 Multi-family Rental Housing Acquisition/ Rehabilitation	Acquire and rehabilitate 50 multi-family rental units to benefit lower-income households.	Ongoing	The City contracted with MECH to rehabilitate the 52-unit Eastpointe Village. Working with county partners, the Golden Apartments was also acquired and rehabilitated for permanent supportive housing.
Program 3.2.9 Mobile Home Grant Repair Program	On an annual basis, provide home improvement grants to 20 lower-income mobile homeowners.	Ongoing	Program was previously done with Neighborhood Housing Services of the Inland Empire (NHSIE) and Inland Housing Development Corporation (IHDC), but there is no current progress.
Program 3.3.1 Homebuyer Assistance Program (HAP)	On an annual basis, provide down payment assistance to 50 low-income first-time homebuyers and homebuyer/ homeowner education to 300 households.	Ongoing	The HAP program is implemented by NPHS. NPHS assisted one household in 2021 with HAP funds. Additionally, NPHS received \$350,000 for acquiring properties to develop for affordable homeownership opportunities. In 2020 NPHS developed 2 infill homes, with plans to develop 2 more.
Program 3.3.2 Emergency Shelter Assistance	Continue to support emergency shelter operations.	Ongoing	The City continues to support the provision of emergency shelters. Several projects (including motel conversions) have been developed, expanded, or approved for development. The following projects will be completed in 2023: U.S.VETS Housing: 30 units of permanent supportive housing and supportive services to veterans and their families.
Program 3.3.3 Transitional Housing	Continue to support transitional housing programs and identify opportunities for expanding the transitional housing inventory to benefit lower- and extremely low-income households.	Ongoing	The City continues to provide funding to address the transitional housing needs in the City. Approved during the prior planning period, the following residential projects were completed in 2023: Mary's Village: Opened the City's first "men's" transitional project that provides housing, behavioral health, medical services, supportive services, job training, GED attainment, and wrap-around services. LSS Wellness Center: LSS will also provide emergency shelter, transitional housing, supportive housing, and wrap-around services.
Program 3.4.1 Reasonable Accommodation Ordinance	Reduce governmental constraints to housing for disabled persons through adopting a Reasonable Accommodation Ordinance.	Ongoing	The City completed a Development Code update in May 2021. The Reasonable Accommodation Ordinance was not updated.
Program 3.4.2 Universal Design Features	Explore amending the Development Code or program parameters to incentivize or require universal design features in housing projects that are assisted by City funds.	Ongoing	The City is currently working on a comprehensive update to the Development Code and has begun work on a new General Plan, which is anticipated to be completed by 2023/24.

[illegible]

[illegible]

[illegible]

Jurisdiction	San Bernardino	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	San Bernardino	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

[illegible]

Summary Row: Start Data Entry Below									
-------------------------------------	--	--	--	--	--	--	--	--	--

[illegible]

[illegible]

Jurisdiction	San Bernardino	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

For San Benito County jurisdictions, please format the APN's as follows:999-999-999-999

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Jurisdiction	San Bernardino	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	San Bernardino	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?		
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	San Bernardino	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount

\$

-

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	21	
Above Moderate		22	
Total Units		43	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	

Low	Deed Restricted	0
	Non-Deed Restricted	249
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		182
Total Units		432

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	75
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		23
Total Units		98