



## Community Development and Housing Agency

### San Bernardino County

### **DRAFT Consolidated Annual Performance and Evaluation Report for the 2019/2020 Action Plan**

The Accomplishments and Activities Carried Out Under the 2015-2020 Consolidated Plan for San Bernardino County's Housing, Economic and Community Development Grant Programs



November 17, 2020

Curt Hagman, Chairman, Fourth District Supervisor | Josie Gonzales, Vice Chair, Fifth District Supervisor  
Robert A. Lovingood, First District Supervisor | Janice Rutherford, Second District Supervisor | Dawn Rowe, Third District Supervisor  
Leonard X. Hernandez, Chief Executive Officer

# **2019-2020 CAPER**

San Bernardino County, CA

November 17, 2020



**Prepared by:**  
**San Bernardino County**  
**Community Development and Housing Department**

# **SAN BERNARDINO COUNTY**

## **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR THE 2019-2020 ACTION PLAN**

**Accomplishments and Activities Carried Out Under the  
2015-2020 Consolidated Plan for San Bernardino County's  
Housing and Community Development  
Grant Programs**

### **BOARD OF SUPERVISORS**

**CURT HAGMAN**  
*Chair, Fourth District*

**JOSIE GONZALES**  
*Vice Chair, Fifth District*

**ROBERT A. LOVINGGOOD**  
*First District*

**JANICE RUTHERFORD**  
*Second District*



**DAWN ROWE**  
*Third District*

**LEONARD X. HERNANDEZ**  
*Chief Executive Officer*

**SAN BERNARDINO COUNTY**  
**COMMUNITY DEVELOPMENT AND HOUSING AGENCY**  
**COMMUNITY DEVELOPMENT & HOUSING**

**Dena Fuentes**  
***Deputy Executive Officer***

**Gary Hallen**  
***Director***

**Prepared by:**  
**Community Development and Housing Department**

**385 N. Arrowhead Avenue, Third Floor, San Bernardino, CA 92415-0043**  
**For additional information please call (909) 387-4705**



## VISION STATEMENT

**We envision** a complete county that capitalizes on the diversity of its people, its geography, and its economy to create a broad range of choices for its residents in how they live, work, and play.

**We envision** a vibrant economy with a skilled workforce that attracts employers who seize the opportunities presented by the county's unique advantages and provide the jobs that create countywide prosperity.

**We envision** a sustainable system of high-quality education, community health, public safety, housing, retail, recreation, arts and culture, and infrastructure, in which development complements our natural resources and environment.

**We envision** a model community which is governed in an open and ethical manner, where great ideas are replicated and brought to scale, and all sectors work collaboratively to reach shared goals.

From our valleys, across our mountains, and into our deserts, we envision a county that is a destination for visitors and a home for anyone seeking a sense of community and the best life has to offer.

# Table of Contents

CR-05 - Goals and Outcomes .....	1
CR-10 - Racial and Ethnic Composition of Families Assisted .....	13
CR-15 - Resources and Investments 91.520(a).....	14
CR-20 - Affordable Housing 91.520(b) .....	23
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	26
CR-30 - Public Housing 91.220(h); 91.320(j).....	34
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	39
CR-40 - Monitoring 91.220 and 91.230 .....	50
CR-45 - CDBG 91.520(c) .....	57
CR-50 - HOME 91.520(d) .....	58
CR-60 - ESG 91.520(g) (ESG Recipients only) .....	67
CR-65 - Persons Assisted.....	71
CR-70 – ESG 91.520(g) Assistance Provided and Outcomes .....	67
CR-75 - Expenditures .....	77
Appendix A – Public Notices	
Appendix B - PR 26 – CDBG Financial Summary Report	

## **CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

### **Overview**

The Program Year 2019 (PY 2019) Consolidated Annual Performance and Evaluation Report (CAPER) describes and evaluates how San Bernardino County invested formula funds from the Department of Housing and Urban Development (HUD) to meet affordable housing and community development needs from July 1, 2019 through June 30, 2020. This report also evaluates the progress the San Bernardino County has made during the five year performance period of the 2015-2020 Consolidated Plan, available on the San Bernardino County website at <https://sbcountycdha.com/community-development-and-housing-department/hud-plans-reports/>.

The County of San Bernardino is the largest geographical county in the country, and is divided into six regions: East, West and Central Valleys, Mountains, High Desert, and the Morongo Basin. The County utilized its available resources to provide community housing and economic development assistance within the unincorporated communities of the County's jurisdiction and 13 cooperating cities, known as the CDBG Consortium cities. Cooperating cities included Adelanto, Barstow, Big Bear Lake, Colton, Grand Terrace, Highland, Loma Linda, Montclair, Needles, Redlands, Twentynine Palms, Yucaipa, and the Town of Yucca Valley. HOME Investment Partnership (HOME) funds were available for use in the above-mentioned cooperating cities and in the cities of Chino Hills, and Rancho Cucamonga, HOME Consortia.

San Bernardino County Community Development and Housing Agency, Community Development and Housing Department (CDH), is the lead agency responsible for facilitating the development and implementation of the 2015-2020 HUD Consolidated Plan, Annual Action Plans, and Annual CAPERs. The information included in this report has been prepared and provided based on information reported from the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

From July 1, 2019 to June 30, 2020, the County made significant investments instrumental in advancing the County of San Bernardino's community development and affordable housing needs through the use of its CDBG, HOME, and ESG entitlement grants.

## **CDBG Accomplishments**

The CDBG accomplishments are summarized below and outline the outcomes and performance measure requirements as well as the County's progress towards meeting each requirement, by project type. This section of the PY 2019 Consolidated Annual Performance and Evaluation Report (CAPER) conforms to the outcome and performance measure requirements identified in the 2015-2020 Consolidated Plan. The following is an abbreviated summary of the County's achievements through June 30, 2020.

The County exceeded the annual goals for Revitalizing Neighborhoods through code enforcement, infrastructure improvements, and public facility improvements. The following activities were undertaken in PY 2019:

- A total of 64 public facility acquisition, rehabilitation and street infrastructure improvement projects were undertaken in PY2019. The improvements provided low-to- moderate-income residents with increased access to community and senior centers, parks, museums and other recreational facilities and ADA.
- A total of 24 public service projects were undertaken in PY 2019. Public service activities included adult literacy, emergency food distribution, transportation, tenant/landlord counseling and fair housing, health services, senior meals and childcare for children of women who are victims of domestic violence.
- Three enhanced code enforcement projects were implemented in various target areas in the Cities of Adelanto, Highland, and Montclair.

## **HOME Accomplishments**

CDH administers the HOME Program throughout unincorporated areas of the County, the HOME Consortia. HOME funding was utilized by preserving existing housing stock and creating affordable housing units throughout the HOME Consortium. In PY 2019, HUD allocated \$3,792,034 in HOME funding to the County.

During the PY 2019, HOME funds (PY 2019 allocation and Previous Year HOME Funds) were used to support the following affordable housing development projects: 1) Loma Linda Veteran's Village; 2) Arrowhead Grove II; 3) Golden Apartments; 4) Bloomington III; and 5) Las Terrazas Apartments.

The Loma Linda Veterans Village is a low-income, 87-unit veteran housing development with 50 units specifically designed as Permanent Support Housing (PSH). The County leveraged its HOME allocation with 50 Veterans Affairs Supportive Housing (VASH) and 37 Project-Based Vouchers. During PY 2019 all available units were leased, and final reimbursements were processed.



To help address chronic homelessness, HOME funds were used to redesign and rehabilitate the Golden Apartments Project. Initially only 21 units, after rehabilitation the project offers 39 total units (38 PSH and 1 manager's unit). The project is currently 95% occupied, 100% lease up is anticipated to be achieved December 2020.

Arrowhead Grove Phase II is a 184-unit project that will reinvent the public housing site formerly known as Waterman Gardens into a vibrant, mixed-income, mixed-use community. The County's capital commitment of \$2,900,000 was leveraged with over \$70,000,000 in other state, federal and local funding to continue the build-out of Arrowhead Grove. Construction is currently underway with an anticipated completion in winter 2021. Final reimbursements of HOME funds are expected to be made in PY 2021 and will be reported with final resident counts at that time.

Bloomington III consists of 98 affordable family units (97 rent-restricted units and one manager's unit), including 20 PSH units for homeless residents. The County's total contribution of HOME funds to the Project is \$3,500,000. The development is currently underway with an anticipated completion date of winter 2021. Final reimbursements of HOME funds are expected to be made in PY 2021 and will be reported with final resident counts at that time.

Also initiated during PY 2019 was the Las Terrazas apartment community. When done, this project will consist of 112 affordable units and a 2,500 square foot preschool building, located in the unincorporated area near the City of Colton. The Project will also include 12 PSH units for homeless, special need clients with mental health conditions for whom the Department of Behavioral Health (DBH) will provide the supportive services. Project completion is anticipated to start construction in fall of 2020 and completion is scheduled for 2022.

## **ESG Accomplishments**

In P Y 2019, San Bernardino County administered the Emergency Solutions Grant (ESG) using funds received directly from HUD and supplemented the HUD-funded program with additional ESG funds received from the State of California, Housing and Community Development Department (HCD). During this fiscal year, the County has made a concerted effort to increase the efficacy and improve the overall efficiency of the delivery of homeless services by succinctly defining the homelessness delivery system, evaluating needs and determining funding and budgeting strategies to properly improve the operational infrastructure of the system. Using two sources of ESG allocations, one directly from HUD (County ESG) and the other from the State of

California, Housing and Community Development Department (State ESG), the County assisted a total 1169 (County ESG - 935 people, State ESG 234 people) people. The persons assisted represent unduplicated eligible homeless individuals experiencing homelessness or who were at imminent risk of homelessness. Funding was allocated to qualified subrecipients in an effort to maximize eligible service areas within the County. The County expenditures for P Y 2019 were used for ESG eligible activities such as: street outreach, emergency shelter (inclusive of motel vouchers), homeless prevention, rapid rehousing, and data collection and analysis using the County's Homelessness Management Information System (HMIS). To coincide with the County's priorities to address the housing needs of those hardest to serve, primarily the chronically homeless population, a focus has been placed on the provision of emergency shelter options while working with client to identify and provide permanent housing solutions (e.g. permanent supporting housing, rapid rehousing and homelessness prevention, when applicable).

As part of the rapid rehousing focus, State and County ESG funds were used to fund an ongoing Housing Search and Placement program. This is designed to centralize the housing search and placement component of the program and focus specifically on identifying and acquiring housing units to rapidly transition clients from homelessness to stabilized permanent housing. A specialized team of Housing Search Specialists (HSS), which is a hybrid of real estate specialists and housing navigators, work with local property managers, landlords and property owners to identify units to be used as permanent housing for clients who are literally homeless and meet the chronically homeless definition. The HSS team negotiates, on behalf of the client, mitigation measures to housing barriers, move-in terms and conditions, security deposits, rental rates, etc. Utilizing HSS as a primary method of unit identification expedites the placement process. As clients are undergoing the eligibility and documentation process, the HSS team begins identifying permanent housing units for possible permanent placement. Because of housing choice provisions that are extended to each client, the HSS team works closely with the client to determine the most suitable placement for them based upon location, preferences, proximity to services, etc. To date, over 2,565 housing units have been identified by the HSS team and over 2,072 clients have been assisted. Of these clients, 1,387 (888 using County ESG funds and 499 using State ESG funds) households have been placed in the permanent housing units procured using the specialized HSS services.

During PY 2019, the County received in-depth technical assistance, funded through the State of California, Housing and Community Development Department, to conduct a neutral party review and targeted assessment of the CES system for the purposes of evaluating processes, outcomes, infrastructure and capacity to make recommendations on increasing the efficiencies and efficacies of its CES system. Recommendations for

CES improvement were as follows:

- Improve Coordination of Outreach Efforts to the Coordinated Entry
- Increase Access Points/Assessment Capacity
- Implement a Phased Assessment Approach
- Implement a Regional Coordinated Entry Approach
- Employ Dynamic Prioritization & Establish Case Conferencing across the CE System
- Update and Develop Detailed Procedures and Workflows
- Strengthen CE Governance by Establishing CE Committee & Improved Data Management

For PY 2020 the results of the CES assessment will be brought before the CoC's Intergovernmental Committee on Homelessness for review and approval, as well as the identification of the critical path to be taken to determine next steps to address and/or implement the recommendations resulting from the technical review of the system.

### **Expanded Economic Opportunity**

San Bernardino County continues to use its HUD funds to create numerous economic opportunities throughout the County. HOME funds were used for the development of four affordable housing developments which will have ongoing construction through P Y 2019. The ongoing construction is expected to retain jobs in the local area construction field and will improve housing stability for low- and moderate-income residents. In PY 2019, 263 construction workers participated in the construction of the affordable housing project, Golden Apartments.

Many public services funded with CDBG include counseling and career readiness training for low-income residents of the County. The County used CDBG funds to contract with Inland Fair Housing and Mediation Board (IFHMB). IFHMB provided counseling and mediation services for over 2,065 renters and counseling for 1,211 low- income homeowners or potential home buyers to provide information related self- sufficiency, and building equity to empowered them through homeownership or housing stability. The County used CDBG and HOME funds for various construction projects, including street improvements, architectural barrier removal, public facility upgrades, and the construction of new affordable housing throughout the year in numerous low- and moderate-income neighborhoods. These CDBG funded construction projects allowed area contractors to retain 475 jobs within the region. The construction of affordable housing increases

housing stability of low- and moderate-income residents of the County while decreasing the overall housing costs burden. Residents who are not cost-burdened by housing have more money to spend and invest in the community. The CDBG funded construction projects were related to improving streets and public facilities in low-and moderate-income areas, improvements which increase the livability and stability in those neighborhoods. Statistics reflects that Americans with disabilities live in poverty at twice the rate of non-disabled Americans improving access for citizens with disabilities expands their opportunities to participate in economic and civic activities in their communities. Consequently, in the efforts to increase access and expand opportunities, many of the County's construction projects (i.e. streets and public facilities) include a component for Americans with Disabilities Act (ADA) improvements.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

See Table 1 for categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

The County identified the following ESG goals in its fiscal year PY 2019 Action Plan:

- 1) Outreach and assessment to identify service and housing needs and provide a contact to the appropriate level of services;
- 2) Emergency shelter provides immediate and safe alternatives to living on the streets;
- 3) Rapid re-housing with supportive services and the development of skills that will be needed once an individual or family are permanently housed;
- 4) Permanent housing and permanent supportive housing to provide individuals and families with an affordable place to live with services.

Through the dually funded HUD and State ESG program the County served a total of 1,169 (County 935, State 234) homeless or at-risk persons. The persons served were:

- 116 (110 County, State 6) individuals were provided rental assistance through homelessness prevention services which enabled at-risk families to remain stably housed,

- 22 (11 County, 11 State) individuals were provided assistance through street outreach;
- 459 (244 County, 215 State) individuals were provided permanent housing through the rapid re-housing services; and
- 360 (358 County, 2 State) individuals were provided emergency shelter.

During program implementation, the County has identified a few factors that have proved to be challenges to meeting the performance measures as projected in the Consolidated Plan:

- Rising housing price points limits affordability to the populations typically serviced through the program without inducing a rent burden and/or the need for subsidies/rental assistance.
- HUD established Fair Market Rent (FMR) standards are inherently limiting on the housing options available to program participants. The client may be able to afford the unit with its established market rent, but the rents exceed the approved FMR for unit size.
- The typical income limit of thirty-percent (30%) AMI or less imposed on the homelessness prevention clients, compounded by the FMRs creates challenges in clients qualifying for assistance to remain in their unit and their limited income often creates challenges of assisting them with relocating as the housing costs are typically higher than those they currently pay.

The following table provides a summary of Consolidated Plan goals and the jurisdiction's progress towards accomplishing those goals. Because ESG goals were revised in accordance with the Helping Expedite and Advance Responsible Tribal Home Ownership (HEARTH) Act of 2012, ESG goals and outcomes are detailed in sections CR-60 through CR-75 of this PY 2019 CAPER.

Goal	Category	Performance Indicator			Outcomes					
		Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	% Complete	Expected – Program Year	Actual – Program Year	% Complete
<b>New Construction/ Acquisition/ Rehabilitation of Multi-Family Housing Units</b>	Affordable Housing	HOME and/or CDBG \$3,992,559	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	Housing Units	400	15	4%	112	15	13%
<b>Acquisition/ Rehabilitation/ Disposition of Single-Family or Multi-Family Housing Units</b>	Affordable Housing	HOME and/or CDBG \$0	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	Housing Unit	55	0	0%	0	0	0%
<b>New Construction/ Acquisition/ Rehabilitation of Housing for persons who are Elderly, Disabled, or Homeless</b>	Affordable Housing	HOME and/or CDBG \$0	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	Housing Units	450	139	31%	98	0	0%

Note: \* Activities supported by these expenditures may address more than one housing goal.

Goal	Category	Performance Indicator			Outcomes					
		Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	% Complete	Expected – Program Year	Actual – Program Year	% Complete
Rehabilitation of Existing Housing	Affordable Housing	HOME and/or CDBG \$0	Reduce Substandard Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	Household Housing Units	25	0	0%	5 (Projected completion dated PY 2020-21)	0	0%
Affirmatively Furthering Fair Housing Activities	Fair Housing/ Tenant-Landlord Mediation	CDBG \$97,932	Affirmatively Furthering Fair Housing Choice (AFFHC)	Persons Assisted	15,000	19,971	133%	3,000	2,456	81%
Provide Support for Emergency Housing and Supportive Services for the Homeless	Homeless	ESG \$512,891	Increase Housing Options for Homeless and At Risk of Homelessness	Persons Assisted	8,000	6,814	85%	1,200	1,169	97%
Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations	Homeless	ESG \$0	Increase Housing Options for Homeless and At Risk of Homelessness	Persons Assisted	0	0	0%	0	0	0%

Goal	Category	Performance Indicator			Outcomes					
		Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	% Complete	Expected – Program Year	Actual – Program Year	% Complete
<b>Acquire/ Construct/ Rehabilitate Public Facilities and Infrastructure</b>	Non-Housing Community Development Needs	CDBG Code: \$320,823	Increase the Capacity of Public Facilities to Serve Low-Income and Special Needs Populations	Housing Units	0	382,072	100%	51,355	190,770	371%
		Public Facilities \$5,115,604		Persons Assisted	900,000	2,013,130	224%	150,000	302,085	201%



<b>Cooperating Cities Provide Funding Support to Organizations Addressing the Public Service Needs of the County for Low-Income and Special Needs Individuals and Households</b>	Non- Housing Community Development Needs	CDBG \$469,383	Increase the Capacity of CDBG to Serve Low-Income and Special Needs Populations	Persons Assisted	175,000	594,279	340%	35,000	44,259	126%
<b>Provide the Administrative Structure for the Planning, Implementation, and Management of the CDBG, HOME, and ESG Grant Programs as Well as Other Housing, Community Development and Homeless Programs</b>	Non- Housing Community Development Needs	CDBG \$1,577,304	Providing Overall Program Planning and Administration	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		HOME \$234,619								
		ESG \$27,302								

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

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

During PY 2019, CDBG initiatives and funding focused on revitalizing neighborhoods, increasing services to at-risk populations, and furthering fair housing. HOME initiatives were primarily addressed by expanding the supply of affordable housing through the construction of new rental housing and the acquisition and rehabilitation of existing units, not previously in the affordable housing inventory. ESG initiatives were primarily addressed by providing short-term street outreach services, emergency shelter and motel vouchers when shelter beds were unavailable or placement in shelters was not feasible, homelessness prevention assistance for those at-risk of homelessness, and rapid rehousing assistance for those experiencing homelessness.

## CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Race	CDBG	HOME	ESG
White	58,983	8	394
Black or African American	7,167	6	462
Asian	3,246	0	7
American Indian or American Native	390	0	14
Native Hawaiian or Other Pacific Islander	95	0	10
American Indian/Alaskan Native & White	136	0	0
Asian & White	117	0	0
Black/African American & White	993	0	0
American Indian/Alaskan Native & Black/African American	48	0	0
Other multi-racial	3,647	1	42
Total	74,822	0	929
Ethnicity*	CDBG	HOME	ESG
Hispanic	29,954	5	272
Not Hispanic	44,868	10	663

**Table 2 – Table of Assistance to Racial and Ethnic Populations by Source of Funds**

\* 6 persons either refused to provide information or information was not disclosed.

### Narrative

The table above lists the numbers of beneficiaries by race and ethnicity assisted with Housing and Urban Development (HUD) funded programs during PY 2019. Housing Opportunities for Persons with AIDS (HOPWA) funds are allocated to the City of Riverside to be used throughout Riverside and San Bernardino Counties. All HOPWA program outcomes are reported by City of Riverside. The numbers reported for ethnicity do not reflect the same count as the total number reported by race. The variances could be attributed to refusal of information, errors at intake, or unwillingness to share information about ethnicity and/or race.

## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available *	Actual Amount Expended Program Year 2019
CDBG	Federal	\$10,072,630	\$7,581,115
HOME	Federal	\$13,669,928	\$4,227,178
ESG	Federal	\$718,604	\$540,194

**Table 3 - Resources Made Available**

Note: Expected Amount Available is comprised of annual grant allocation, received program income and carryover funds from previous years.

### Resources Made Available

In PY 2019, San Bernardino County had \$10,072,630 available in Community Development Block Grant (CDBG) resources, \$13,669,928 in HOME Investment Partnership (HOME) resources, and \$718,604 in Emergency Solutions Grant (ESG) resources to award to subrecipients carrying out the goals outlined in the County's Consolidated Plan. The table above illustrates the amount of funding made available for CDBG, HOME, and ESG projects during the PY 2019 but does not account for unspent prior year funds or outstanding project balances. As such, the actual amount expended may vary from the expected amount available due to multi-year fund planning efforts.

### Expenditure of Program Funds

- The CDBG program disbursed \$7,581,115.49 in PY 2019, which included current-year program funds and prior-year funds (excluding administration costs).
- The HOME program disbursed \$4,227,178 in PY 2019, which included current-year program funds and prior-year funds.
- The collective ESG program disbursed \$844,643.36 in PY 2019, which reflects prior and current-year funds. Of these expenditures, the HUD-funded ESG funds of \$540,193.23 and State ESG funds of \$145,545.31 and \$304,450.13. These figures do not reflect expenditures approximately totaling \$426,823 that will hit in the next fiscal year due to timing; these expenditures are currently being processed.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Adelanto	7%	7%	Code Compliance, Emergency Food and Clothing Distribution and Street Improvements
*Barstow	5%	0%	Transitional Housing, ADA Improvements to Recreational Facility, Literacy Education, Child Care at Domestic Violence Shelter
*Big Bear Lake	1%	0%	ADA Improvements to Civic Center
Colton	8%	1%	Sidewalk Construction, Street Improvements, ADA Street Improvements, Literacy Education and Afterschool Assistance, Senior Meals, Mobile Access to Technology, Homeless Services, Teen Center Programs
Chino Hills	**	0%	
Grand Terrace	1%	1%	Senior Meals Program, Senior Services Coordinator, Youth Recreational Program, Literacy Education
Highland	8%	5%	Street Improvements, Neighborhood Revitalization, Literacy Education, Youth Recreation Center, Senior Life Enrichment Program, and Little League Scholarships
Loma Linda	3%	2%	Street Improvements, Senior Meals Program, Literacy Education, Emergency Shelter Services
Montclair	6%	3%	Enhanced Code Enforcement Activities, Graffiti Abatement, Transportation Services for Seniors, Historic Preservation
Needles	1%	3%	Transportation Services
Rancho Cucamonga	**	0%	
Redlands	8%	5%	Street & Sidewalk Improvements, Legal Assistance, Crisis Intervention, Youth Recreation Center, Housing and Food Program, and Senior Meals
Twentynine Palms	3%	3%	Park Improvements at North park
Yucaipa	6%	6%	ADA Improvements at Public Facilities, Street Improvements, Crisis Intervention, Recreation Scholarships, Emergency Shelter Services, Senior Meals Program and Literacy Education
Yucca Valley	2%	5%	Improvements at Project Phoenix Multipurpose Center
Unincorporated County	41%	59%	ADA Street and Infrastructure Improvements, ADA improvements at Regional Park, Construction of Ayala Park, Acquisition of Fire Vehicle

**Table 4 – Identify the Geographic Distribution and Location of CDBG Investments**

Notes: \* Barstow and Big Bear Lake have public infrastructure projects in progress with expected disbursement of funds in fiscal year 2020-2021. \*\*Eligible for HOME funds only. HOME funds are not distributed on a geographic basis.

**Narrative:**

The County is divided into six areas: West, East and Central Valleys, Mountain Communities, High Desert and the Morongo Basin. The County identified CDBG, HOME, and ESG resources to assist various unincorporated communities throughout the County and the 13 cooperating cities. These cities are Adelanto, Barstow, Big Bear Lake, Colton, Grand Terrace, Highland, Loma Linda, Montclair, Needles, Redlands, Twentynine Palms, Yucaipa and the Town of Yucca Valley. HOME funds were also available for use in the 13 participating CDBG Consortium cities and in the cities of Chino Hills and Rancho Cucamonga which are included in the HOME Consortia.

The prioritization of funding differs for each of the three formula grants. For CDBG allocations, the relative priority of each geographic area, and subsequently its allocation of CDBG funds, was based on each city's proportionate share of the County's population, poverty, and overcrowded housing. Approximately 41% of the CDBG allocation was divided among the 13 participating cities and in County unincorporated areas.

HOME funds are not allocated by geography or population. HOME funds were made available through a Notice of Funding Availability (NOFA) process targeting the unincorporated areas of the County and the HOME Consortium cooperating cities with priority based on project need and viability, not geographic area. Based on the NOFA response, developers plan to leverage HOME funds with MHSA (Mental Health Services Act Housing Program), VASH (Veterans Affairs Supportive Housing), State Low Income Housing Tax Credits (LIHTC), and California Proposition 41 veteran's funds. To maximize the eligible service areas for homeless individuals, ESG funds were allocated to serve in the six areas of the County.

**Match Requirements**

Match is a permanent financial contribution to either affordable housing development or homeless prevention services. Under the HOME program a match liability is incurred every time HOME funds subject to the matching requirements are drawn down from the County's HOME Investment Trust Fund Treasury account. For PY 2019 the County incurred a HOME match liability of \$2,620,074. To satisfy this requirement the County used excess match credits generated from previous years to satisfy this requirement.

For the ESG program, the County is required to match each dollar of ESG funds with equal amounts of funding from other eligible sources (e.g. cash, donations, volunteer hours, etc.) To satisfy this requirement, the County passes the match requirement on to its ESG subrecipients. As part of the ESG reimbursement process, ESG subrecipients are required to document match used to satisfy the requirement along with their reimbursement request to ensure that their match liability has been satisfied.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly-owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The CDBG program does not require matching funds, but CDBG funds are leveraged by many other resources within the community. Many of these funding sources provided leverage from private and public sources for the CDBG projects undertaken in P Y 2019. Sub-recipients that received CDBG funding also received funding from federal, state, local, and other resources.

ESG funds were leveraged with various funding sources (i.e. State ESG, Housing Disability Advocacy Program (HDAP), Homeless Emergency Aid Program (HEAP), Housing Choice Vouchers, and CoC funding) to provide short-term/bridge and permanent housing options.

The subrecipients selected to provide services under the grant are established homeless service providers and receive funding from various private, governmental (state, local, and tribal), cash and in-kind sources which they use to meet the County's on a one-hundred percent (100%), dollar-for-dollar basis match requirement. In addition to other private or public monies, the subrecipients utilized the value of leases on buildings, donated materials, volunteer service time, and salaries not funded by the grant, but paid to staff, as well as additional costs to carry out activities that supplement the programs.

HOME funds were leveraged through their use as gap financing. Developers identified and secured primary funding sources prior to HOME allocations being awarded. These HOME funds were leveraged with State Low Income Housing Tax Credits (LIHTC) and matched with Mental Health Services Act Housing Program (MHSA) funds, Multi-family Housing Program (MHP), Affordable Housing Program (AHP), HUD Section 8 income-based vouchers, local city funds, conventional financing, and Veterans Housing and Homelessness Prevention Program (VHHP) funding. Since match is counted at the time when the contribution is made, the match will be counted during the next reported period. To meet the requirement, the County is using its excess match from previous years to meet the match requirement for PY 2019.

During PY 2019 fiscal year, the County did not use publicly owned land or property to address the needs identified in the plan.

Table 5 – Fiscal Year Summary - HOME Match Report

<b>Fiscal Year Summary – HOME Match</b>	
<b>1. Excess match from prior Federal fiscal year</b>	\$60,953,631
<b>2. Match contributed during current Federal fiscal year</b>	\$0
<b>3. Total match available for current Federal fiscal year (Line 1 plus Line 2)</b>	\$60,953,631
<b>4. Match liability for current Federal fiscal year</b>	\$2,620,074
<b>5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)</b>	\$58,333,557

Table 5 – Fiscal Year Summary - HOME Match Report



Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non- Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated Labor	Bond Financing	Total Match
-	-	-	-	-	-	-	-	\$0*

**Table 6 – Match Contribution for the Federal Fiscal Year**

*\*No HOME Match is reported for PY 2019 as County used excess match rolled over from previous years to meet match requirement.*

### HOME MBE/WBE report

In accordance with national goals, the U.S. Department of Housing and Urban Development (HUD) encourages grantees to make special efforts to perform outreach and utilize the services of minority and women owned companies. The County tracks these statistics for all contractors and subcontractors on HOME funded projects. For PY 2019, HOME funds were used toward the development of five affordable housing developments, which are in various stages of development: 1) Loma Linda Veteran's Village; 2) Arrowhead Grove II; 3) Golden Apartments; 4) Bloomington III; and 5) Las Terrazas Apartments.

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$290,842.51	\$415,117.98	\$0	\$0	\$705,960.49

**Table 7 – Program Income**

**Minority Business Enterprises and Women Business Enterprises\*** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	1	0	0	0	1	0
Dollar Amount	\$3,080,880	\$0	\$0	\$0	\$3,080,880	\$0
Sub-Contracts						
Number	2	0	0	1	1	0
Dollar Amount	\$370,950	\$0	\$0	\$48,299.00	\$ 322.651.00	\$0
	Total	Women Business Enterprises	Male			
Contracts						
Number	1	1	0			
Dollar Amount	\$3,080,880	\$3,080,880	\$0			
Sub-Contracts						
Number	2	0	2			
Dollar Amount	\$370,950	\$0	\$370,950			

**Table 8 – Minority Business and Women Business Enterprises**

*\*Some contractors elected to not specify ethnic identification; thus, the data could not be captured.*

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total HOME funds in these rental properties assisted.

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	0	1	0
Dollar Amount	\$322,651	\$0	\$0	\$0	\$322,651	\$0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – No relocation assistance was provided during this pro no land was acquired during this program year.

Parcels/Property Acquired	0	\$0
Businesses Displaced	0	\$0
Nonprofit Organizations Displaced	0	\$0
Households Temporarily Relocated, not Displaced	0	\$0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

**Table 10 – Relocation and Real Property Acquisition**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition.

In accordance with the Uniform Relocation Act (URA), HUD requires that entities using federal funding on project/activities must ensure that no individuals are improperly displaced; this applies to all acquisition, rehabilitation, demolition and construction activities.

No relocation assistance was provided during this program year. Similarly, no land was acquired during this program year.

<b>Parcels/Property Acquired</b>	<b>0</b>	<b>\$0</b>
<b>Businesses Displaced</b>	<b>0</b>	<b>\$0</b>
<b>Nonprofit Organizations Displaced</b>	<b>0</b>	<b>\$0</b>
<b>Households Temporarily Relocated, not Displaced</b>	<b>0</b>	<b>\$0</b>

<b>Households Displaced</b>	<b>Total</b>	<b>Minority Property Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
<b>Number</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Table 11 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

San Bernardino County is committed to providing affordable housing. It currently manages a portfolio of over 51 affordable housing projects funded with HOME Investment Partnership funds that primarily serve households earning less than 60% of the Area Median Income (AMI). In its current portfolio, the County possesses over 6,682 affordable housing units funded with various sources, 2,193 units were funded directly by the County using one or more of the following sources: HOME, Neighborhood Stabilization Program (NSP) or Mortgage Revenue Bonds (MRB). The number of projects/units may fluctuate, annually, because projects are removed from the portfolio at fulfillment of their affordability period. However, due to the County's commitment to affordable housing, at least one new project is added biennially to offset project/unit attrition.

The table below summarizes housing accomplishments in the PY 2019 compared to the proposed production targets listed in the PY 2020 Annual Action Plan. San Bernardino County utilized available funding to develop opportunities to increase affordable housing options for low and moderate-income and homeless households. In addition to the Community Development Block Grant (CDBG) and HOME Program affordable housing accomplishments shown in the tables below, the County's Emergency Solutions Grant (ESG) Program for PY 2019 provided shelter, rapid re-housing and homelessness prevention assistance to 1,169 (County 935, State 234) persons using ESG funding.

	One-Year Goal	HOME Actual
Number of homeless households to be provided affordable housing units	0	9
Number of non-homeless households to be provided affordable housing units	60	6
Number of special-needs households to be provided affordable housing units	0	0
Total	60	15

Table 12 – Number of Households

	One-Year Goal	HOME Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	60	15
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
<b>Total</b>	<b>60</b>	<b>15</b>

**Table 13 – Number of Households Supported**

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

Affordable housing developments and renovations are typically multi-year projects and are subject to the ability to secure funding from various funding sources. Often, the ability to meet the anticipated goals is dictated by various factors that can create disparities between goals and actual outcomes such as: funding availability, timing and project schedules. Often, unexpected challenges are encountered during the construction phase of the project which causes delays that impact project/unit delivery.

The Housing Authority of the County of San Bernardino (HACSB) continues to experience challenges associated with the availability of Project-Based vouchers. In the P Y 2018, HACSB determined that in order to achieve long-term financial viability, a cap had to be placed on each Project-Based voucher issued. The decreased amount of long-term rental subsidy created a number of complications associated with creating additional PSH units.

HACSB-imposed occupancy standards relative to PBVs, rental security deposits, unit furnishings, and unexpected construction delays all proved to be unexpected concerns that challenged our staff members and partners to create innovative solutions to the projects' development. While these issues were ultimately resolved, they did cause for some delays in delivering units in the expected timeframes.

During the PY 2019, the County continued to address the needs of the most vulnerable populations with the lease-up of the Loma Linda Veterans' Village project. The project facilitated the creation of new PSH by implementing the "Housing First" approach that mitigated barriers to housing and addressed the worst case needs for the hardest to serve

homeless populations. The project was constructed to meet all accessibility requirements to ensure the needs of persons with disabilities are met and provides critical wrap-around services such as physical, mental health, and social services.

The Golden Apartments project was completed in PY 2019 and delivered 38 units of affordable housing for the chronically homeless with wrap-around support services. The creation of these units will be captured in the PY 2020 CAPER.

**Discuss how these outcomes will impact future annual action plans.**

Since affordable housing developments are typically multi-year projects, it is common for the establishment of the goals to be determined during one Action Plan year and the reporting of the outcomes in a subsequent year. The outcomes for the Arrowhead Grove Phase II, Bloomington III, and Las Terrazas Apartment projects will be included in a future CAPERs. Action Plan goals be influenced by additional information on program changes and project progress.

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

The County proposed providing 13 extremely low-income, 2 low- and moderate-income households with affordable housing during PY 2019 by using HOME funds to assist with the financing for new construction, acquisition and/or rehabilitation of multi-family units. During the PY 2019 the County met this goal through the use of HOME funds to support the following affordable housing development projects: 1) Loma Linda Veteran's Village; 2) Golden Apartments; 3) Arrowhead Grove Phase II; 4) Bloomington Grove III; and 5) Las Terrazas Apartments.

The status of the above-mentioned projects are as follows:

- **Loma Linda Veterans Village (87 units / 15 HOME units)** – Construction and lease up of this project was deemed complete in PY 2019. The Loma Linda Veterans' Village resulted in the creation of an 87-unit affordable apartment community for low-income Veterans and their families. The County's HOME contribution to this project was \$2,134,847.
- **Golden Apartments (39 units / 38 HOME units)** – The rehabilitation of the Golden Apartments project is complete. The lease up of these units will be completed in PY 2020. The County's HOME contribution to this project was

\$3,162,571.

- **Arrowhead Grove Phase II (184 units / 14 HOME units)** – Also known as Crestview Terrace, this project will result in a total of 184 mixed-income family apartments (147 affordable one- to five-bedroom family units with an additional 35 market-rate units). The County's HOME investment of \$1,487,450 was used to support pre-development costs and will be leveraged with over \$70,000,000 in other funding to continue the build-out of Arrowhead Grove.
- **Bloomington Grove III (97 units / 17 HOME units)** – Bloomington Grove III will offer 120 one, two and three-bedroom apartment homes for households with income ranging from 30% to 60% of the area median income. The County's total contribution of HOME funds to the Bloomington Grove III project is \$3,500,000 and is currently underway.
- **Las Terrazas Apartments (112 Units / TBD HOME units)**- Las Terrazas Apartments is a 112-unit affordable multi-family apartment complex. The building mix will consist of five residential buildings, one community building and one childcare building, all constructed on one six-acre site. For PY 2020 the County will continue to negotiate the financing for this project.

Number of Persons Served	CDBG Actual *	HOME Actual	MHSA Actual	TCAC Actual
<b>Extremely Low-income</b>	6,358	13	0	54
<b>Low-income</b>	4,522	2	0	32
<b>Moderate-income</b>	3,166	0	0	0

*\*County CDBG funds are used for infrastructure and public facility improvements and public service projects.*



## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness:**

San Bernardino County invests Emergency Solutions Grant (ESG) funds and other federal, state, and local funds in programs and services to assist homeless persons. The County continued to work collaboratively with other public funders, businesses, community-based, and faith-based organizations to support the providers' efforts for reducing and ending homelessness in the County of San Bernardino. Through the dually funded ESG program, 1,169 (Count 935, State 234) unduplicated persons were assisted with emergency housing services.

State and County funds used during PY 2019 to address homelessness include Housing Disability Advocacy Program (HDAP), Homeless Emergency Aid Program (HEAP), California Emergency Solutions and Housing (CESH) and County Enhanced Security Deposits (ESD) Program. The following progress was made for each State program.

### State Housing Disability Advocacy Program (HDAP)

During the PY 2019, the County established its Housing Disability Advocacy Program (HDAP) using the \$1 Million in funding received from the Department of Social Services to permanently house 48 chronically homeless individuals using short-term HDAP housing assistance and long-term rental assistance via vouchers. For PY 2019 59 unsheltered individuals received emergency shelter, housing advocacy, legal advocacy and/or stabilization plan case management services to help them become stably and permanently housed.

### State Homeless Emergency Aid Program (HEAP)

To accurately depict how the County has effectively integrated and leveraged various resources to meet its overall objective of ending homelessness, in PY 2018 the County received \$9.3 Million in HEAP funding to provide the following: street outreach, health and safety education, prevention services, navigation services, criminal justice diversion programs, rental assistance or subsidies, housing vouchers, rapid rehousing programs, emergency shelters, transitional housing, permanent supportive housing, and improvements to current structures that serve homeless individuals and families.

As of June 2020 the County's HEAP program was able to serve a total of 663 persons who were homeless or at risk of homelessness with motel vouchers, rapid re-housing,

homeless prevention, and/or street outreach services.

#### State California Emergency Solutions and Housing (CESH)

California Emergency Solutions and Housing Program was created in 2018 to provide funding for a variety of activities that will assist persons experiencing or at risk of homelessness. In January 2019 the County was awarded \$1.5 Million CESH funding to develop a program that will respond to our County's homeless needs. However, in light of the coronavirus pandemic, it is the County's intent to use these funds to support its State Project Homekey project that will provide housing to those who are experiencing homelessness or who are at risk of serious illness from the coronavirus. CESH and HOMEKEY funds will be used to acquire and rehabilitate a suitable site (e.g. hotel, motel, vacant apartment building or residential care facility).

#### County Enhanced Security Deposits (ESD) Program

For most people who are chronically homeless, the greatest challenge to becoming housed is finding a suitable housing unit and paying the security deposit. In an effort to address this issue the County collaborated with a team of Housing Search Specialist to work with local property managers, landlords, and property owners to identify units to be used as permanent housing and negotiate the rental terms of this housing on the behalf of the chronically homeless and homeless Veteran client.

With a one-time allocation of \$200,000 of County General Funds, 115 chronically homeless and homeless Veteran households secured housing since the program's inception.

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

San Bernardino County is committed to systematically addressing the issue of homelessness and the lack of services sought out by individuals who are homeless due to their mental illness as well as other barriers. For San Bernardino County the issue of homelessness in our communities has become a priority issue as the rate of homelessness has increased specifically in the unsheltered category.

To address these concerns that County has implemented a multi-faceted approach for reaching out to its homeless residents which includes the following homeless outreach programs:

#### Homeless Outreach and Proactive Enforcement (H.O.P.E.) Program

Initiated by the San Bernardino County Sheriff Department, the H.O.P.E. program aims to balance proactive outreach with enforcement of the law, while connecting members of the homeless population with resources that may help them transition

from homelessness. The ultimate goal is to reduce the rate of recidivism and reduce the current costs associated to homeless related crime. For PY 2019, the HOPE team made 2,146 contacts with the homeless. Of these persons, 1145 people received referrals, 822 people were assisted and 585 people were housed.

#### Innovative Remote Onsite Assistance Delivery (InnROADs)

Spearheaded by the San Bernardino County Department of Behavioral Health (SBC-DBH), in collaboration with various community partners (e.g. H.O.P.E.) and fellow County agencies, the InnROADs project uses a multiagency case management model to provide innovative outreach and engagement to individuals experiencing homelessness in San Bernardino County. Teams are stationed regionally throughout the county in conjunction with services provided by a Mobile Treatment Unit (MTU), health services provided by this the MTU include counseling, medication and basic physical health screenings. A mobile Hygiene Unit is also part of the team to provide basic hygiene, a critical component to wellness. There were 1,124 unique consumers served by InnROADs in PY 2019.

#### Coordinated Entry System (C.E.S)

Implemented by Inland Empire United Way, (IEUW) the CES is a process developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs. The C.E.S. is used as an entry point to housing and support services. For PY 2019 1,316 assessments were made. From this total 521 referrals were made, 346 persons were enrolled, and 165 people were housed. In addition to conducting assessments, IEUW is instrumental in the street outreach and homeless verification processes. IEUW works collaboratively with the H.O.P.E, InnROADs and other outreach providers to locate and engage homeless persons. The outreach entails engagement for the purposes of connecting and referring homeless persons to mainstream services and programs.

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

During PY 2019 the County strove to shelter homeless persons through its emergency shelter program. With the help of the Community Action Partnership, Family Service Association of Redlands, High Desert Homeless Services, Inland Counties Legal Services, Inc.; Inland Empire United Way, Inland Housing Solutions, Lutheran Social Services of Southern California, and Victor Valley Family Resource Center 360 homeless persons were connected with emergency shelter and support services.

In addition, the Offices of Homeless Services (OHS), as the collaborative applicant for the County Homeless Continuum of Care (COC) is routinely responsible for maintaining the housing Inventory count of all save havens, emergency, transitional, rapid re-housing and permanent supportive housing providers. According to the 2019 HUD Housing Inventory Chart for the San Bernardino County CoC, there were a total of 450 emergency shelter and 246 transitional housing beds identified within the San Bernardino County CoC.

Helping homeless persons (especially chronically homeless (CH) 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.

#### County ESG Program

During the PY 2019, County ESG-funded providers assisted 116 extremely low and low- income individuals through Homelessness Prevention services and 360 individuals or families living in shelters or places not meant for human habitation through its rapid rehousing program. Of these clients, 57 individuals were chronically homeless, 92 were veterans and 5 were unaccompanied youth.

#### CES

As mentioned above the San Bernardino County Coordinated Entry System (CES) is the entry point for housing and support services for those who are homeless or at risk of homelessness. For PY 2019 1,316 assessments were made. From this total 521 referrals were made, 346 persons were enrolled and 165 people were housed. The San Bernardino County CoC spearheads the process for identifying people who are homeless and most in need of PSH services, Persons assisted include the chronically homeless (CH) individuals and families, families with children, veterans, and unaccompanied youth. The County and its partners continue to make progress in meeting its goals of reducing and ending homelessness.

During the PY 2019, most of the homeless services provided were funded through the State-funded portion of the County's ESG program. For PY 2019, 234 persons were assisted with emergency housing services.

## County

The Housing Support Program, funded with County Transitional Assistance Department (TAD) funds and administered by KEYS provided support programs to persons in need of financial, nutritional and/or medical assistance, while working with families and individuals to find permanent housing options and become self-sufficient. This program housed a total of 250 California Work Opportunity and Responsibility to Kids (CalWORKs) families.

Because of housing choice that is extended to each client, the HSS team works closely with the client to determine the most suitable location based upon preferences, proximity to services, etc. To date, over 2,565 housing units have been identified, over 2,072 clients have been assisted and over 1,387 households have been placed in permanent housing units identified as part of the housing search and placement program.

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

To prevent incidences of homelessness and respond to Senate Bill 1152 that requires hospitals to have a written discharge planning policy and process that provides for appropriate post-hospital care for patients after discharge, the San Bernardino CoC Health Committee worked closely with hospitals, foster care facilities, mental health agencies, and correctional institutions to develop and implement a countywide homeless prevention policy for person leaving publicly funded institutions or systems of care that have no identified immediate housing.

During the PY 2019, all hospitals in California were required to develop a plan for safely discharging patients without homes and coordinate with appropriate community service providers as a condition of licensure. Under this new law, all hospitals must: 1) attempt to secure a sheltered discharge location, resource permitting, or discharge a patient to the location of their choice; 2) provide transportation to a discharge location that must be within 30 miles or minutes of the hospital; 3) offer the patient weather-appropriate clothes; 4) offer the patient a meal; and 5) provide referrals to health and mental health resources.

The San Bernardino County CoC Health Committee will continue to improve the coordination and communication between health care and homeless service providers to bridge the gap between homeless and health-related services.

DRAFT

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

Describe actions taken during the program year to carry out the public housing strategy described in the Strategic Plan on SP-50 Public Housing Accessibility and Involvement and the Action Plan on AP-60 Public Housing, including:

### **Narrative Description**

#### **Housing Authority of the County of San Bernardino Programs and Services**

Established in 1941, the Housing Authority of the County of San Bernardino (HACSB) is one of the most progressive housing authorities in the County and also the largest provider of affordable housing in the County of San Bernardino. HACSB proudly owns and/or manages programs with 11,097 housing units and vouchers combined to serve approximately 25,642 people, most of whom are seniors, individuals with disabilities, veterans, and children. HACSB is also very active in real estate development, resident self-sufficiency support, and first-time homebuyer attainment.

There are currently 99 Public Housing units located within one city throughout the County. These units were developed with and are maintained through funding from HUD. HACSB also oversees 10,750 Housing Choice Vouchers (HCV), commonly referred to as Section 8. Families in the HCV Program pay approximately 30-40% of their income towards rent for a housing unit from a private landlord. The remainder of the rent is paid directly to the owner by through program funding from HUD.

HACSB also oversees a Housing Support Program, a permanent supportive housing program for homeless individuals and families that is administered through the non-profit Knowledge & Education for Your Success (KEYS). For PY 2019, HACSB and KEYS help keep 248 individuals/families stably housed.

### **Actions During the program year to address the needs of public housing**

In 2008, Congress designated HACSB as a "Moving to Work (MTW)" Public Housing Authority (PHAs). This designation is only issued to high-performing PHAs and provides HACSB with the flexibility to develop local policies and programs that best meet the needs of the communities and families that they serve.

HACSB is committed to implementing activities and initiatives that will result in administrative efficiencies; economic independence; and/or expanding housing opportunities. For PY 2019, the following accomplishments were made:

- Improved administrative efficiencies resulting in over \$4 million in total savings from MTW activities and over 197,000 hours of staff time saved from MTW activities.
- The Local Payment Standards activity improved housing choice and enabled more than 2,000 low-income families to lease units that would have been out of reach under HUD's traditional payment standards.
- Implemented activities aimed at helping families work toward economic self-sufficiency, resulting in a:
  - 54% increase in average earned income for all MTW families
  - 31.4% earned income increase and
  - 15.5% assistance income decrease over five years for families participating in the Term-Limited Lease Assistance Program
- 26% increase in full time employment rates over five years for families participating in the Term-Limited Lease Assistance Program.
- The number of children participating in the No Child Left Unsheltered program who are at risk of developing a clinically significant behavioral problem decreased by 78%.



Additionally, HACSB has made great strides to convert its public housing portfolio to long-term Section 8 rental assistance contracts in an effort to preserve long-term affordability of multi-family properties and promote capital improvements and cost efficiencies. To date HACSB has converted 1,157 public housing units to RAD units. For PY 2020, HACSB anticipates converting the remaining 1,047 public housing units to RAD units.

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

#### **Public Housing Resident Advocates**

To provide HACSB affordable housing residents and Section 8 Housing Choice voucher program participants a forum for sharing information about HACSB Annual plan and providing an opportunity to participate in guiding HACSB's programs and policies, HACSB has created a Resident Advisory Board

#### **Homeownership Opportunities**

To date, HACSB has assisted 248 families through its Homeownership Assistance Program that guides interested program participants through the process of buying a home, including how to find an appropriate mortgage lender and its Mortgages Assistance Program, that provides income eligible working families with 15 years of mortgage assistance and up to 30 years for disabled families.

### **Troubled Public Housing Authorities**

Public Housing Authorities are evaluated by HUD's Public Housing Assessment System (PHAS) on their performance, annually or biennially. The frequency of performance evaluations is determined by how well they have performed historically. Any PHAS whose score indicates a "Troubled" housing authority must enter into a Memorandum of Agreement with HUD to improve their performance over an unspecified period of time.

Since receiving its "Moving to Work (MTW)" designation in 2008 by Congress, HACSB is exempt from HUD's program requirements. However, HACSB continues to support the goals of the MTW Program by implementing programs that will achieve one or more of the following goals:

1. Administrative Efficiencies - Save taxpayer dollars through efficient work
2. Economic Independence - Help families achieve economic independence
3. Expanding Housing Opportunities - Ensure a Family's freedom of housing choice.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

The annual report must include a summary or progress made on the “Other Actions” described in the Strategic Plan and Action, including:

- Barriers to Affordable Housing (SP-55 and AP-75)
- Obstacles to meeting underserved needs (AP-85)
- Lead-based Paint Hazards (SP-65 and AP-85)
- Anti-Poverty Strategy (SP-70 and AP-85)
- Institutional structure (SP-40 and AP-85)
- Enhance coordination (PR-15 and AP-85)

In addition, this section collects information on the jurisdiction’s actions to address impediments to fair housing choice, per 24 CFR 91.520(a).

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

As part of the County’s plan to reduce impediments identified in its Analysis of Impediments (AI), the County contracted the Inland Fair Housing and Mediation Board (IFHMB) to work with the County Consortium and review fair housing zoning, planning, and land use practices. IFHMB initiated a review process of City Zoning and General Plan ordinances relative to potentially discriminatory practices and provided education on federal regulations related to mental health, group homes, handicapped accessibility, or other civil rights issues.

During PY 2019, IFHMB identified that the majority of complaints in the County are based on disability discrimination. This trend has been consistent with the prior year 2018 complaints that have been identified. There were no specific apartment complexes or housing developments identified showing a significant pattern of housing discrimination complaints. However, IFHMB's approach to reversing this trend is to promote further education of both landlords and tenants of their rights and responsibilities within this particular protected category. IFHMB’s training focuses on disability issues like reasonable accommodations and reasonable modification requests.

IFHMB and the County will continue to play an active role in promoting awareness of these issues by providing residents with as much access to information on disability discrimination as possible. The cities that have been identified are Barstow, Adelanto,

and Redlands consistent with the prior fiscal year.

IFHMB is committed to working with the County to eliminate barriers to housing and to educate the residents on their fair housing rights and responsibilities.

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

During this program year, the County took aggressive measures to identify and address barriers to permanent housing particularly for those in the hardest to serve chronic population. To further address the obstacles of meeting the underserved needs the County:

- Continued its partnership with Department of Behavioral Health (DBH), Office of Homeless Services, Housing Authority of the County of San Bernardino (HACSB), Lighthouse Social Services, US Vets, the Department of Veteran Affairs and other permanent supportive providers to use ESG and other funding from the County's general fund to provide emergency shelter while facilitating supplement client placement into permanent supportive housing. In addition, the County layered funding to provide financial assistance such as security deposits to transition clients from homelessness into permanent supportive housing units.
- Continued the implementation of a County-funded program that assists with providing additional security deposits and serves as a risk mitigation fund for property owners, landlords, and property managers.
- Continued implementation of the specialized housing search and placement team to increase housing selection options.
- Continued utilization of a Homeless Delivery System Collaborative comprised of inter- and intra-governmental agencies and private and public homeless service providers, to identify necessary system improvements to increase the efficiency of the homeless delivery system, identify resources to augment the system, and streamline services and processes to increase efficiency of the coordination of services.
- Continued to develop funding strategies to improve the effectiveness of the Coordinated Entry System (CES).
- Initiated collaboration with a technical assistance consultant to assess and evaluate CES for the purposes of improving processes and outcomes.
- Developed funding strategies to improve the effectiveness of street outreach and engagement.
- Implemented the use of legal services to help remove housing barriers resulting from a lack of required documentation needed for placement into permanent

housing, such as identification, birth certificates, military discharge documents, social security cards, etc.

- Implemented centralized services to assist homeless clients apply for and obtain social security and/or disability benefits.

Those collaborations included involvement with the County's fair housing service provider, IFHMB, and greater participation in the Continuum of Care processes and projects. In addition, during the year the County maximized the use of Permanent Supportive Housing vouchers in conjunction with ESG security deposit and utility assistance and essential services to improve the successes of those voucher recipients.

The County also used \$3.1 million from the Transitional Assistance Department (TAD) for a Rapid Re-Housing style program that also provides permanent supportive housing to house homeless families. The HASCB affiliate KEYS used these funds to house 390 homeless households through implementation of the Housing Support Program.

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

Lead poisoning is considered the foremost environmental threat facing children today. Lead poisoning can cause permanent damage to the brain and many other organs and can result in reduced intelligence and behavioral problems. More than 800,000 children younger than 6 years old living in the United States have lead in their blood that is above the level of concern set by the Centers for Disease Control and Prevention (CDC). A large portion of these children are in families of low income and are living in old homes with heavy concentrations of lead-based paint. The most common sources of childhood exposure to lead are deteriorated lead-based paint and lead-contaminated dust and soil in the residential environment.

To reduce possible lead-based paint hazards, the County has taken the following actions:

- CDH included lead testing and abatement procedures in all rehabilitation and demolition activities, where appropriate.
  - For PY 2019, the CDH ensured that lead and asbestos testing and abatement procedures were followed during the demolition of Ayala Park.
- The County through the San Bernardino Department of Public Health operates a Childhood Lead Poisoning Prevention (CLPP) Program whose mission is to eliminate childhood lead poisoning by educating the public, identifying and caring for lead burdened children, and preventing environmental exposures to lead. No

Housing and Urban Development (HUD) entitlement funds are used to provide this service. Program staff provided the following services at no cost to clients:<sup>1</sup>

- Case management services by Public Health Nurses to include home visits, counseling, assistance in identifying lead hazards in the home, referrals to Women, Infants and Children (WIC), Child Health and Disability Prevention (CHDP), and other appropriate resources.
- Home environmental sampling of the paint, soil, and dust by an Environmental Health Specialist
- Capillary testing training to health care providers, and technical assistance regarding the Centers for Disease Control and the Department of Health Services screening guidelines
- Nutritional educations and assessment by a Registered Dietician
- Investigation of complaints from agencies, businesses and the public of unsafe renovation and remodeling activities that put a child at risk of lead exposure.
- Health, Education Staff provides health education through presentations and health fairs to the general public, medical providers, and community-based organizations.

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

The County's ESG program, in collaboration with the Continuum of Care, coordinated its funding and programs with other homeless provider agencies and mainstream housing and service programs. Through case management assistance, such as counseling, and other life training skills, the objective was for program participants to increase their ability to find and retain employment and thus maintain newly occupied assisted housing.

The County's Department of Workforce Development (WDD) worked closely with CDH through a Memorandum of Understanding to promote HUD Section 3 hiring for its loan and grant programs as well as operating programs under the Department of Labor's Workforce Investment Act.

The San Bernardino County Workforce Investment Board (SBWIB) manages the programs offered through WDD. SBWIB includes private business representatives and public sector partners appointed by the County Board of Supervisors. Services include career counseling; job search; and skills assessment and occupational training services.

The HACSB assists its residents and clients in their efforts to become as self-sufficient as possible. One of the main vehicles used to help these individuals escape poverty is job skills counseling and training, which can lead to employment. This is accomplished through a partnership with WDD.

Future actions may need to be modified to focus more attention on this issue if an improving economy does not result in fewer individuals and households in poverty.

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

The County continues to actively participate in the CoC's Interagency Council on Homelessness (ICH), which is the policy making body for addressing homelessness throughout the County. ICH meets monthly and establishes policy to develop a permanently sustainable system of housing and homeless prevention, plans permanent and supportive housing, establishes performance targets and evaluates outcomes and oversees the Coordinated Entry System for San Bernardino County.

Through the development of its Consolidated Plans and Annual Action Plans, County staff collaborates with its CDBG Consortia members and other County Departments to identify eligible activities that will help the County meeting its Consolidated Plan goals and objectives.

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

As mentioned above, the County continues to actively participate in the CoC's Interagency Council on Homelessness (ICH) that is tasked with ensuring that the goals and objectives listed in the County's 10-year Strategy to End Homelessness is realized.

Through the development of the County's Annual Action Plan the County collaborates with its 13 CDBG Consortia Cities to identify eligible activities that will meet both the each city's General Plan and the County Consolidated Plan goals and objectives. The County also continues to work with a variety of Federal, State and local agencies, County departments, non-profit organizations and housing developers to develop affordable housing.

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

A complete description of the goals and actions to overcome the effects of the identified

impediments are presented in the Analysis of Impediments to Fair Housing Choice (AI) which is available online at <http://www.sbcountyadvantage.com/About-Us/Community-Development-Housing/Consolidated-Plan.aspx>.

Six impediments to fair housing choice were identified in the Analysis of Impediments:

1. Cost of Affordable Housing Limits Housing Choice
2. Aging Housing Stock Needs Preservation to Maintain its Serviceability and Affordability
3. Inadequate Supply of Permanent Supportive Housing for Special Populations Including Persons Who are Homeless, Persons with Disabilities, and Elderly Persons
4. Improvements Are Needed Between Planning Processes for Transportation Improvements and the Development of Affordable Housing
5. "NIMBY" ("Not in My Backyard") Attitudes Toward Protected Classes
6. Acts of Housing Discrimination/Lack of Knowledge of Fair Housing Rights and Responsibilities

### **Summary of Specific Actions Taken during the Program Year to Overcome the Effects of Identified Impediments**

The County awarded \$108,528 from Community Development Block Grant (CDBG) funds for activities that affirmatively furthered fair housing throughout the County Consortium, under contracts executed between the County and the Inland Fair Housing and Mediation Board, Inc., (IFHMB) for the following services:

- \$72,352 was allocated to provide comprehensive fair housing training, education, counseling, advertising and marketing services to ensure the right of all people to choose freely where they want and can afford to live. This included the provision of fair housing brochures/flyers; providing educational presentations/training on fair housing; and providing information and referral services to low-and moderate-income households for County of San Bernardino residents. During the program year, \$59,145 (86%) of this award was expended to serve 391 low-income persons.
- \$36,167 was allocated to provide tenant/landlord counseling and mediation services and education on fair housing laws to resolve questions and avoid disputes over evictions, deposit returns, substandard conditions and other rental matters. This included tenant/landlord mediation dispute services, discrimination investigation, education, and promotional material benefitting both residents and property managers throughout the County Consortium. During the program year,

\$32,747 (96%) of this award was expended to serve 2,065 persons.

For PY 2019, the County contracted with IFHMB to provide fair housing services throughout the County and assist with affirmatively further fair housing and other activities that could impact identified impediments or overcome the effects of discriminatory housing practices.

The Community Development and Housing Department (CDH) updated its policies and procedures as part of a Voluntary Compliance Agreement, a coordinated plan between the County and HUD, to strengthen the County's practices relating to Fair Housing, Section 3 and Accessibility. As a part of this plan CDH performed an analysis of race, ethnicity, disability, and other demographic data for HOME funded units. This data was the basis for updated Analysis of Impediments to Furthering Fair Housing.



The following table describes specific actions undertaken by the IFHMB and/or the County during the program year to affirmatively further fair housing.

Identified Impediment	Recommended Activities	Year 5
Cost of Affordable Housing Limits Housing Choice	Develop a new long-term strategy that would serve as an ongoing affordable housing vision and would set measurable goals for housing production and preservation through the creation of a broadly based Housing Task Force made up of County, municipalities, private developers, lenders, non-profit advocacy groups, fair housing organizations, and community representatives.	1. The County is on the Board of the Housing Opportunities Collaborative, Inland Empire (HOCIE) and has made a concerted effort to work with and expand the membership of the HOCIE by participating in various Housing Collaborative trainings and initiatives.
Aging Housing Stock Needs Preservation to Maintain its Serviceability and Affordability	The Housing Task Force should include as part of its long-term housing strategy development, a rehabilitation component that would address the need to preserve the multi-family housing stock for qualifying renters.	1. In July 2017, CDH and HACSB partnered to acquire, rehabilitate and convert a 21-unit complex into a 39-unit PSH project providing permeant housing and wrap around services for chronically homeless individuals with severe mental health conditions. the Development and Housing Agency (CDHA). Originally built in 1963, Golden Apartments will be completely rehabilitated and converted into 40 affordable units for residents with special needs.
Inadequate Supply of Permanent Supportive Housing for Special Populations Including Persons Who are Homeless, Persons with Disabilities, and	<p>Persons with Disabilities:</p> <p>Organizations that serve persons with physical and mental disabilities and persons with disabilities should be engaged as participants in the housing strategy development to ensure that policies and programs will result in increased housing that is accessible and affordable and have appropriate supportive services.</p>	1. The County continues to cooperate with various funders and non-profit agencies to develop affordable housing throughout the county. The County provided HOME Investment Partnerships (HOME) funds to an affordable housing development which also received Mental Health Services Act Housing Program (MHSA) funds through CalHFA

Identified Impediment	Recommended Activities	Year 5
Elderly Persons	<p>Elderly:</p> <p>The Housing Task Force strategy should include increasing the amount of accessible and affordable housing with appropriate supportive services for seniors. The Housing Task Force strategy should also include provisions to include accessibility modifications which allow individuals to “age in place” in either single family detached or multifamily residential units.</p> <p>Homeless:</p> <p>The Housing Task Force should consult with the San Bernardino County Homeless Partnership and its member organizations to ensure that the needs of homeless individuals and families are adequately addressed in the housing strategy.</p>	<p>to house persons with serious mental illness who are homeless. Two recently completed projects, Loma Linda Vets and Golden Apartments, have affordable units set aside for individuals with mental health conditions and/or other special needs. In addition, the County is currently partnering with the city of Victorville and the Housing Authority of San Bernardino to create permanent supportive housing units via a motel conversion project.</p> <p>2. Due to the increased barriers homeless experience locating and acquiring housing, the County continues to fund a focused and specialized housing search and placement program utilizing ESG to fund Housing Search Specialist positions. These Housing Search Specialists assist in searching for housing opportunities, negotiating with landlords and transportation to potential units. During this program year, 12 homeless persons were assisted in locating and moving into affordable housing units.</p>

Identified Impediment	Recommended Activities	Year 5
Acts of Housing Discrimination/ Lack of Knowledge of Fair Housing Rights and Responsibilities	<p>Outreach and Education to Residents:</p> <p>The County and its cooperating municipalities should focus increased attention and outreach on the subject to fair housing education for residents of the County. Fair Housing organizations such as Inland Fair Housing and Mediation Board or other similar Fair Housing organizations should carry out targeted outreach to racial and ethnic minority groups and to areas of concentrations of low income persons throughout the County.</p> <p>Outreach and Education for Property Owners and Property Managers, Real Estate Agents, Mortgage Lenders, and Public Employees:</p> <p>The County and its cooperating municipalities should focus increased attention and outreach on the subject to fair housing education for property owners (landlords) and property managers, real estate professionals, mortgage lenders, and city and county employees on the requirements and penalties under the federal Fair Housing Act. The County and/or its cooperating cities (as appropriate) should provide monitoring and oversight of these outreach and education efforts.</p>	<ol style="list-style-type: none"> <li>1. The County assisted IFHMB with raising awareness on fair housing issues throughout the County via email “blitzes” of IFHMB programs (such as fair housing workshops and other programs) to over 19,000 County employees. As a result, IFHMB has seen an increase of County employees taking advantage of fair housing training.</li> <li>2. IFHMB provided fair housing information to County departments for distribution. IFHMB and the County staff will continue to collaborate on developing an outreach/marketing strategy for upcoming online fair housing training. IFHMB and the County will continue to work together with marketing on the County social media platforms and collaborate to encourage County staff to attend online trainings.</li> <li>3. IFHMB submitted twelve fair housing cable releases in English and Spanish to the County. The County made the cable releases available to county residents via Facebook and Twitter.</li> </ol>

**Table 14 Fair Housing Report**

## **CR-40 - Monitoring 91.220 and 91.230**

**Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

San Bernardino County has established procedures to ensure that its federally-funding projects, developments and properties remain in compliance with federal program requirements, County policies, and local and national planning goals by ensuring its partners (i.e developers, providers, property managers, property owners, etc.) As the County agency responsible for administering HUD Entitlement programs (Community Development Block Grant – CDBG, HOME Investment Partnership, Emergency Solutions Grant – ESG), the Community Development and Housing Department (CDH) monitors all programs and activities receiving funds from these grants. Monitoring responsibilities for the County's federally-funded programs are carried out by the staff members specifically responsible for administering each program.

The County's monitoring is predicated by its monitoring plan which periodically, typically on an annual basis or depending upon risk factors, assesses performance, capacity and compliance of its developers and subrecipients. The monitoring includes, but is not limited to evaluating: area(s) of the developer's/subrecipient's operation where the regulations have changed or been clarified; new activities the subrecipient is undertaking for the first time; aspects of operations that led to monitoring recommendations in the past; or program areas with internal changes in policy, program design or personnel. The monitoring assesses the following factors: type of organization; organizational structure/staff; staff and structure; fiscal capacity; program history and experience; recent or past monitoring concerns; previous compliance or performance problems; audit or monitoring findings; high-risk/multiple activities, etc.

The County monitors based upon a planned monitoring schedule, which based upon the developer's or subrecipients risk and/or past monitoring results may be more frequent than others. The monitoring is a combination of desk-audits, file review, and onsite inspections conducted by County staff.

### **CDH Oversight and Responsibilities**

CDH is responsible for developing standards and procedures for ensuring that the investment of HUD Entitlement grant funds addresses the purposes of the applicable authorization, appropriations, legislation, and regulations. CDH provides oversight to ensure that funds are disbursed in a timely manner and in compliance with HUD established deadlines. The CDH monitoring system is also designed to evaluate the management systems and accounting practices employed by entities receiving the

County's HUD Entitlement grant funds and/or Program Income. The monitoring system incorporates measurement standards and methods into the processes for awarding funds, allocating resources to programs and agencies, evaluating project and program implementation, and obtaining progress and completion reports from funded entities.

The Department's standards and procedures for monitoring are designed to ensure that:

1. Objectives are achieved as described in the authorizing legislation for the CDBG, HOME, and ESG programs and in implementing regulations, guidelines, and grant agreements issued by HUD.
2. Program activities are progressing in compliance with the specifications and schedules for each program as described in written agreements executed between the County and funded entities.
3. Recipients are in compliance with other applicable laws, implementing regulations, and with the requirements to affirmatively further fair housing and minimize displacement of low-income households; and
4. Monitoring is performed using a risk-analysis based process that is consistent with HUD guidance issued for local government grantees.
5. CDH reviews all proposed activities for eligibility under statutory and regulatory requirements and ensures that the needs for which funding is requested are identified in the Consolidated Plan and the Annual Action Plan. The Consolidated Plan and the Action Plans are monitored through the use of checklists and forms to facilitate uniform monitoring of program activities. The checklists and forms are evaluated on an ongoing basis to ensure that they address all HUD and County requirements. A part of this ongoing evaluation process also examines improvements that will make these program management tools more effective.
6. CDH identifies performance measures before the actual allocation of funds. Each description of projects and activities contain the specific metrics by which the project(s) will be evaluated. Strategies are accompanied by performance measures that must be employed. The performance evaluation tools that are selected are realistic and understandable to eliminate any potential ambiguity and to measure project progress in the most effective manner.
7. Fiscal monitoring includes the review of approved budgets, compliance with executed grant and Sub-recipient agreements, review and approval of payment

vouchers, review of fiscal reports on a monthly basis, and a review of cooperating city and non-profit audits on an annual basis.

8. The operating procedures followed by CDH to perform monitoring are contained in a separate document prepared by the Department.

To ensure that all sub-recipients of federal funds operate in compliance with all applicable laws and regulations, activities of each agency are systematically reviewed, as described below.

### **CARES Act Waiver**

On March 31, 2020, HUD announced the release of certain statutory and regulatory waivers/suspensions/alternative requirements to facilitate the use of grant funds to prevent, prepare for, and respond to coronavirus. The County requested and received approval from HUD to apply all available waivers for the CDBG, HOME and ESG programs in order to prevent the spread of coronavirus. While some of our monitoring functions have been temporarily suspended, County staff has adjusted its monitoring procedures to limit contact with our subrecipients as a means of protecting the health and safety of our community.

### **HOME Program**

The County's HOME program exclusively funds multi-family rental projects, including new construction and rehabilitation. Each HOME Program loan awarded for rental housing projects is approved by the San Bernardino County Board of Supervisors and is governed by a HOME loan agreement, which sets forth the requirements for each project. HOME agreements require the delivery of HOME Project Compliance Reports and financials on an annual basis. CDH staff reviews the provided documentation for compliance with the HOME agreement requirements and HOME regulations. On-site monitoring visits to inspect files for income and rent eligibility, as well as unit inspections of the HOME-assisted rental housing projects are conducted in accordance with the requirements of the HOME agreement.

The County requested the waiver of on-site inspections of HOME-assisted rental housing, pursuant to the Availability of Waiver Memorandum released on April 10, 2020. The County is preparing a strategy to ensure all postponed projects are monitored in the 2020-2021 year.

To ensure that all projects built using HOME funds continue to meet program requirements, San Bernardino County maintains a spreadsheet listing all units and their date of last inspection. Each year, County staff inspects a statistically valid sample\* of all HOME units. Inspections include an on-site examination of the unit's physical

condition using HUD's Uniform Physical Condition Standards, American Disabilities Act, Uniform Federal Accessibility Standards, Section 504 Accessibility compliance and other law related to physical site compliance. In addition, staff performs desk reviews to ensure all files are complete and meet program specifications including tenant files with income and demographic information and project files with all financial information, Fair Housing Marketing Plans, and compliance documentation. Following the inspection, the County issues a letter to the project's owners identifying any findings and deficiencies, and outlines timeframe to address the issues and may undergo re-inspections; the timeframes are determined by the extent of remediation required and can vary from 30 to 90 days, with the possibility for extensions, if requested. Once all deficiencies have been corrected, a final clearance letter is issued. Section CR-50 HOME 91.520(d) provides the detailed results of HOME inspections. The tenant demographic and fair housing documentation are used by the County to update its annual Action Plan to Affirmatively Further Fair Housing.

### **CDBG Program**

To ensure compliance with CDBG regulations, the County evaluates and documents the eligibility of all grant-funded activities, places under contract all sub-awards to qualified and eligible sub-recipients, and tracks the status of all sub-award contracts. The County obtains monthly or quarterly progress reports and direct benefit reports covering all grant funds expended to document that at least 51% of clients benefitted had low or moderate incomes.

Like the HOME program, the County's CDBG monitoring also includes desk reviews and on-site monitoring to evaluate the performance and contract compliance status of all sub-recipients, including cities, County departments, and community-based organizations (CBOs). Desk reviews check project financials, labor compliance and participation in the County's online labor compliance tracking system. On-site monitoring inspects for key project components during a site visit to the subject property or location where services are provided. The project/service must be consistent with what was proposed in order to pass inspection and ensure that local and national objectives are being met. Following inspections, letters are issued with results. In cases where corrective actions are needed, a three-month workout period is set, followed by a re-inspection.

Over the last program year, the County monitored all 13 participating cities and 10 Community Based Organizations (CBO) sub-recipients through desk or on-site monitoring. Concerns that were found included timeliness on construction projects and missing requested program documentation. All concerns have been addressed and follow-up monitoring visits will be conducted in the 2019 Program Year to verify that

entities have continued to maintain required corrective actions.

### **ESG Program**

Emergency Solutions Grant (ESG) funded activities are carried out by subrecipient non-profit organizations that provide emergency shelter, supportive services, homelessness prevention short and long-term housing solutions for individuals and families who are homeless or at risk of homelessness. Sub-recipient contracts are prepared by the County and executed with service providers. The County monitors contract performance, including compliance with all ESG regulations.

The County annually conducts an on-site monitoring of its ESG service providers generally once per year, unless there are extenuating circumstances warranting a greater frequency. A prearranged date and time is set and service providers are given a Monitoring Checklist identifying what will be inspected. These inspections review service performance; completeness of service provider files, client/beneficiary files, and contract activity files; fiscal management and insurance; and for emergency shelters, housing quality.

Desk audits of expenditures and eligible uses of the funding are conducted as part of the claims reimbursement process, as they are submitted by subrecipients, which generally occurs monthly. Reviews ensure that the agency is expending funds on eligible uses, serving eligible clients, and meeting goals of the program. Each reimbursement request must be accompanied by a Claims Certification Checklist confirming that required steps have been taken and appropriate procedures followed. Specific checklist items include, but are not limited to, client reporting data, data input into the Homeless Management Information System (HMIS), certification of homelessness or at-risk-of-homelessness, income verification or self-certification forms, and habitability standards, fair market rents and rent reasonableness, if applicable and other fiscal documentation is required to be submitted as part of the reimbursement process.

As a recent programmatic implementation to the monitoring process now includes a quarterly desk monitoring report to track progress, inconsistencies noted during the monthly desk audits, review of performance and progress, etc. All concerns are noted and sub-recipients are given an opportunity to remediate and/or revise processes to address deficiencies during the program year in the hopes of properly positioning the sub-recipients for an annual onsite monitoring without findings/concerns or programmatic deficiencies.

### **Fair Housing Activities**

The County contracts with Inland Fair Housing and Mediation Board (IFHMB) to provide



fair housing services, including complaint investigation, fair housing education, and publicity of fair housing issues. IFHMB provides an annual report detailing the activities and how they addressed previously identified barriers to fair housing choice.

The County is currently working with IFHMB to develop a reporting system that provides more specific details about fair housing issues uncovered by IFHMB throughout the year.

CDH has continued to implement monitoring requirements for developers of HOME-funded units that require them to: 1) provide race, ethnicity, disability, and other demographic data, 2) create affirmative marketing plans for the HOME units, and 3) be assessed for Section 504 Accessibility in their HOME-designated units and common areas. This information will be used to update the Analysis of Impediments to Furthering Fair Housing Choice, Action Plan to Affirmatively Further Fair Housing, and the Affirmative Outreach & Marketing plan. These reports outline the goals and recommended activities for the County and the community on how to further fair housing choice throughout the County of San Bernardino.

### **Business Outreach**

San Bernardino County has an innovative system for encouraging business development for its contractors and subcontractors, including Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) firms. Prior to commencing work in the County of San Bernardino, all contractors and subcontractors must register using the County's LCP-tracker web based software program, which records MBE/WBE, Section 3 status and race/ethnicity of employees, among other characteristics of the business.

Businesses are required to participate in a meeting with Community Development staff, the San Bernardino County Department of Workforce Development (WDD), and the Housing Authority of the County of San Bernardino (HACSB). The purpose of these meetings is two-fold: first, to make contractors aware of Section 3 hiring assistance available through HACSB, and second, to inform contractors of business development assistance available through WDD. Businesses must certify participation in the program via LCP-tracker to be in compliance. Since this program's inception this year, no new hires have been made nor have contractors explored business development programs offered through WDD, however, WDD provided career training to 1,774 clients, 5,018 intensive one-on-one trainings, and 222 on-the-job trainings in PY 2019.

### **Monitoring of Business Development Loan Activity**

The CDBG-funded loan program is currently inactive with respect to new loans. Individuals responsible for the Business Development Loan program will continue to

monitor the existing loan portfolio until all of the requirements associated with this program have been met.

Existing loans are monitored to ensure loan payments are being received in a timely manner in adherence with the loan agreement. If payments are not being made in a timely manner, the County will provide written notification to the borrower that it is in violation of its loan agreement, as well as, a formal request as to why payments are not being made in a timely manner. If the County accepts the borrowers' explanation, their loan may be modified in order to keep the business in operation. If the County is unsuccessful in getting the borrower to bring the loan current, the loan will be in default. Should this happen, the County will then enact the default provisions in the business loan agreement and pursue available remedies.

### **Monitoring of Construction/Acquisition Project Progress**

Upon completion of the environmental review and subsequent Request for Release of Funds (RROF), CDH contracts with delegate agencies to implement its construction, acquisition and clearance activities. A delegate agency may be a cooperating city or a County department. Contract attachments describe the responsibilities of each party and serve as the template for ongoing project monitoring.

During the development phase of the project, the delegate agency ensures that a preconstruction conference is held with the prime and subcontractors, all necessary permits and notices to proceed are issued, and all contractors/subcontractors are registered in the County's certified payroll tracking software system. Together, County and delegate agency staff ensure that the project is progressing in accordance with the contract and construction schedule and certified payrolls are submitted on time.

Construction draws are submitted to the delegate agency by the prime contractor. These draws are monitored by the delegate agency to ensure that the draw requests are accurate and properly supported and all necessary inspections are complete before submitting a reimbursement of claim to the County.

Upon receipt of the reimbursement claim from the delegate agency, County staff ensures the claim is properly supported and processes the payment for reimbursement. During the monitoring of the delegate agency, the project file is monitored to ensure all necessary documentation is maintained in the project file.

### **Monitoring of Public Service Programs**

Grant-funded public service programs are carried out by subrecipient non-profit agencies or by cooperating cities. The sub-recipient contracts or delegate agency agreements (in activities.

The contracts specify the services to be provided, the amount of grant funding to be utilized, the clientele to be served, and the reporting requirements. The contracts require monthly reports from the sub-recipients. Using these reports from sub-recipients, CDH staff reviews program progress, expenditures for reimbursement, and compliance with all other contract requirements. On site monitoring visits are conducted according to the risk assessment performed to review subrecipients recordkeeping, provision of service and service facilities.

### **Performance Measurement**

In accordance with HUD's Community Planning and Development Notice 03-09, the County developed and uses a Performance Measurement System that gauges the productivity and impact of the HUD Entitlement grants. The current Performance Measurement System being followed to appropriately report program progress is the CPD Performance Measurement Training Manual, found on the HUD Exchange website. Performance measures meeting the HUD requirements are in place and are being reported in several progress and annual reports to HUD. These measures are examined on an on-going basis to ensure that the County is appropriately reporting program and project progress in compliance with HUD procedures on a timely basis, as determined by HUD.

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

#### **Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

San Bernardino County's Citizen Participation Plan meets HUD's requirements referenced at 24 CFR 91.105(b) for citizen participation in all HUD grants programs. A draft of the PY 2019 CAPER and a substantial amendment to public comment for public comment for a 30-day period that commenced on October 16, 2020 and concluded November 17, 2020. Opportunity to comment on the draft was advertised in English and Spanish in six newspapers serving the County of San Bernardino, and on the County's website. A public hearing was held at the County Board of Supervisors meeting on Tuesday, November 17, 2020, no public comments were received.

Please note as a result of the COVID-19 virus, the County applied for and received a waiver to the regulatory requirement of 24 CFR 91.520(a), that requires the County to submit its CAPER document within 90-days of the end of the County's program year. The due date to submit the County's CAPER was extended to December 27, 2020.

#### **Public Comment Received**

No public comments have been received to date.

## **CR-45 - CDBG 91.520(c)**

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

To respond to impacts associated with the coronavirus pandemic, San Bernardino County amended its PY 2015-2020 Consolidated Plan and PY 2019-2020 Annual Action Plan to add an economic development its strategic plan. It is anticipated that Community Development Block Grant – Coronavirus (CDBG-CV) funding will be used to pursue this strategy.

Otherwise, CDBG Program continues to focus on public services, public facilities improvements, and major capital improvement projects. The County has continued to fund projects for enhanced code enforcement and capital infrastructure projects, such as street, curb, gutter, and sewer improvements/expansions instead of economic development projects.

**Brownfields Economic Development Initiative (BEDI) grantees- Describe accomplishments and program outcomes during the last year.**

San Bernardino County is not a BEDI grantee.

## CR-50 - HOME 91.520(d)

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

The 2013 HOME Final Rule 92.504(d)(A) requires that, on-site inspections must occur within 12 months of completion and at least once every three years thereafter during the period of affordability. The initial inspection is inclusive of, but not limited to, review of tenant files to ensure income and rent eligibility, the initial inspection also entails physical site inspections of units and common areas to ensure compliance with UPCS, ADA, Section 504, and other laws and regulations governing physical site.

The County portfolio consists of 39 HOME projects of varying numbers of housing units with 2 projects expected have reached 100% lease-up during the 2020 program year. For PY 2019, 39 HOME-assisted affordable projects were to be monitored during the program year. However, due to the coronavirus pandemic, County staff was only able to monitor 12 HOME-assisted affordable housing projects.

Pursuant to the CARES Act Flexibilities Mega Waiver released on April 10, 2020 and to adhere to the federal requirements, the County applied for and received a waiver for on-site inspections of HOME-assisted rental housing in an effort to protect the health and safety of the tenants and County staff. The County intends to monitor the remaining 23 HOME-assisted affordable housing projects when it is safe to do so.

The table below is a summary of the on-site inspections of HOME-funded rental housing that were conducted during PY 2019:

PY 2019 ON-SITE INSPECTION SUMMARY OF HOME-FUNDED RENTAL HOUSING				
Property Name & Address	HOME Units	Total Units	Findings	Follow-up Action
Bloomington Grove I 18028 Valley Blvd. Bloomington, CA 92316	105	106	Physical site findings. Tenant files incomplete or missing signatures.	Result letter issued. Working with management to remediate. Tenant files/ missing documentation provided. Physical findings remediation on hold due to COVID19
Bloomington Grove II 18026 Valley Blvd. Bloomington, CA 92316	83	84	Physical site findings. Tenant files incomplete or missing signatures.	Working with management to remediate. Physical unit- site findings on hold due to COVID19.

East Rancho Verde Village 8837 Grove Avenue, Rancho Cucamonga 91730-5047	11	40	Findings regarding tenant files, property inspection and Accessibility Plan. Findings in unit inspections.	Results letter issued. Worked with management to remediate. Letter of completion issued.
Loma Linda Vets 25281 Van Leuven St, Loma Linda CA 92354	15	87	Findings and concerns on tenant files and thru the physical inspection- site- units. Additional documentation requested.	Letter of findings / concerns issued. Worked with management to remediate. Letter of completion issued.
Park Place Apartments 310 Jackson St, Rialto CA 92376	8	47	Findings in tenant files, missing / incomplete documentation. Physical site- unit inspection findings and concerns. Additional doc requested.	Letter of findings / concerns issued. Working with management to remediate. Physical findings/concerns remediation on hold due to COVID19
Tierra Serrano 773 W. Foothill Blvd Rialto CA 92376	74	75	A finding in tenant file and the physical inspection site -units. Additional documentation requested.	Letter of findings issued. Working with management to remediate. Findings remediated, additional doc still pending.

**Table 15 - HOME Monitoring Report**

\*1-4 HOME Units = All Units  
5+ = 20% of HOME Units

### **Assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

#### **Affirmative Marketing Actions for HOME Program**

Affirmative Fair Housing Marketing (AFHM) plans and affirmative marketing procedures are required by the HOME Investment Partnerships (HOME) Program Final Rule (24 CFR Part 92) and are included in applications and written agreements for San Bernardino County (County) HOME funds. The County's policy is to distribute information to the public regarding fair housing laws, as well as its own guidelines, for participation in the HOME Program. In accordance with Federal Regulations (24 CFR 92.351), the County adopted an affirmative marketing policy and procedures. The County is committed to equal opportunity in housing choices in the local housing market without discrimination based on race, color, religion, sex, national origin, familial status, or disability. Community Housing Development Organizations (CHDOs), developers and/or owners, of HOME Program funded projects containing five or more

units, must comply with the affirmative marketing requirements to receive assistance. Affirmative marketing procedures must continue throughout the period of affordability. The County is committed to affirmative marketing, which is implemented in the HOME Program through a specific set of steps that the County and participating groups follow.

### ***Informing Affected Parties***

- The Equal Housing Opportunity logotype or slogan in will be used in press releases, news advisories, solicitations for CHDOs, developers and/or owners and in all written communications.
- Availability of housing units will be announced in various languages and in various forms of print and electronic media that is used and viewed or listened to by those identified as least likely to apply; and
- Fair housing signage will be posted throughout the Department
- Staff will attend local fair housing update training sponsored by HUD and other local organizations to keep current with new developments and/or regulations.
- Staff will ensure CHDOs who own and manage HOME-assisted properties have a plan in place that ensures tenant participating in property operations.

The County has established procedures to ensure that CHDOs, developers and/or owners of rental housing developments assisted by the HOME Program solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach. The CHDOs, developers and/or owners will solicit applications through such locations as community-based organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies.

### ***Evaluation***

The County has established monitoring procedures to assure that each CHDO, developer and/or owner of rental housing adheres to the established requirements and practices in order to carry out the affirmative marketing procedure. The effectiveness of the County's affirmative marketing actions are evaluated annually and the County will take corrective actions if it finds that property owners fail to carry out required procedures. The County incorporates the affirmative marketing requirements into the affordable housing agreements and informs developers, owners, and property management about ways to improve current procedures. Those who fail to meet the

requirements or to make suggested improvements will be disqualified from future participation in the HOME Program. A list of monitoring results and follow-up actions are outlined in Table 15 of this report.

### **Labor Compliance**

The County provides “Labor Compliance Provisions” as an “Attachment D” to all construction bids and executed construction contracts. Contractors/subcontractors attest, on a required form, that they have an Affirmative Action Program. If they do not, they agree to abide by the County’s Affirmative Action Program in the County’s “Attachment D” of the bid package and/or the Labor Compliance Contract Addendum of the construction contract. The County hosts pre- construction (Pre-Con) meetings prior to the commencement of construction with contractors and subcontractors to review Labor Compliance Provisions and requirements.

Through LCP-tracker (Labor Compliance Software Program) the County maintains data on the ethnicity, race and gender of the contractors/subcontractors that enter into construction contracts with the County.

The County has formed partnerships with the Department of Workforce Development (WDD) and the Housing Authority of the County of San Bernardino (HACSB) in order to connect contractors with the employment services offered by the two agencies and provide opportunities to county residents and businesses.

As part of the construction contract, contractors are mandated to meet with WDD and HACSB to learn about the employment services they provide. Contractors are required to submit a form signed by WDD and HACSB confirming that they met with the agencies.

The County’s HOME Agreement includes language regarding labor compliance and equal opportunity.

### **Section 3**

The County has adopted a Section 3 Plan. The County’s HOME Agreement includes language regarding Section 3 requirements, minority and women-owned contractors, and training opportunities. Contracts also require the inclusion of a Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135.

### **Effectiveness of San Bernardino County’s affirmative marketing actions**

Since implementation of the affirmative marketing actions outlined above, the County has seen a higher level of cooperation from contractors and subcontractors in the area of labor compliance.



It is anticipated that the implementation of the revised Section 3 plan, will result in a higher proportion of minority and women-owned enterprises will benefit from our HOME funded projects.

In addition, placing greater emphasis on ensuring compliance with affirmative marketing, as part of the onsite monitoring process has resulted in greater awareness and adherence to the requirement.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

A total of \$615,071.67 of HOME program income was received during PY 2019. This program income has been included in the PY 2020 Action Plan and will be used toward development of units via new construction and/or acquisition rehabilitation projects. During PY 2019, \$200,525 of HOME PI was used toward the construction of the Arrowhead Grove Phase II project which will create 184 housing units and reinvent the an existing public housing site formerly known as Waterman Gardens into a vibrant, mixed-income, mixed-use community.

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

For PY 2019 the County committed \$13,669,928 in HOME funding to foster and maintain affordable housing throughout San Bernardino County through the development of the following HOME affordable housing developments: 1) Loma Linda Veteran's Village; 2) Arrowhead Grove II; 3) Golden Apartments; 4) Bloomington III; and 5) Las Terrazas Apartments. CDH establishes and maintains inter- and intradepartmental, interagency, public and private partnerships for the purposes of layer and leveraging capital, fiscal, human and resources to generate opportunities to create and develop affordable housing opportunities.

Loma Linda Veterans Village

In PY 2018 and in partnership with Meta Housing Corporation, the County completed construction of an 87-unit affordable apartment community for low-income Veterans and their families in Loma Linda, California, called Loma Linda Veterans Village.

The apartment community is accessible to persons with disabilities and features a mix of one-,two-, and three-bedroom floorplans, as well as a variety of amenities that encourage community interaction and engagement including large community areas, a clubhouse, pool, children's play area, community garden, fitness center, barbeques, and basketball and volleyball courts, among others.

This affordable housing development for veterans utilized 50 Veteran Affairs Supportive Housing rental assistance vouchers along with 37 rental assistance vouchers through HUD's Housing Choice Voucher program.

For PY 2019, all 87 units were leased to eligible veteran and low-income households.

#### Golden Apartments Project

To help address chronic homelessness in the County of San Bernardino, the Housing Authority, in partnership with its affiliate non-profit developer Housing Partners I, Inc., acquired and reconfigured an existing apartment complex consisting of 21 two-bedroom units to create 39 newly rehabbed one bedroom units. Golden Apartments is the Housing Authority's first permanent supportive housing development to house and serve homeless individuals and families. Golden Apartment residents are housed using the Housing First approach which is a model that connects homeless individuals to permanent housing without preconditions to entry. The complete lease up of this project is anticipated for December 2020.

#### Arrowhead Grove Phase II

On September 30, 2019, the financing closed for the second onsite phase of the Arrowhead Grove neighborhood. The second-phase community, referred to as Crestview Terrace, will result in a total of 184 units of mixed income family apartments and complete the HUD-required one-for-one replacement of the original 252 public housing project referred to as Waterman Gardens.

The new construction will provide 147 affordable one- and four-bedroom family units with an additional 35 market-rate units interspersed across the site and two units for property managers. One hundred thirty-six new affordable housing units have already been building in previous phases of this project. Project completion is anticipated by winter 2021.

#### Bloomington Grove III

A public-private partnership with Related California (Affordable Housing Developers), Bloomington Grove III is the third phase of this multi-use development and will consist of 98 affordable apartments nestled around a community building with computer lab and laundry area, two tot lots and barbeque areas. Twenty apartments have been reserved for special needs residents through direct referrals from the County of San Bernardino Department of Mental Health and the Inland Empire Health Plan. Onsite social services for residents will be provided by PATH and the Boys and Girls Club of Fontana and

include educational, health and wellness classes along with computer training and financial literacy. In addition to the residential component, the development will include a new 8,500 square foot public park community center that will provide facilities and services for the future public park that will be located to the north of the development, slated for construction in 2020. consists of 98 affordable family units (97 affordable housing units and one manager's unit), including 20 PSH units for homeless residents. The County's total contribution of HOME funds to the Project is \$3,500,000 and scheduled to be completed by winter 2021.

#### Las Terrazas Apartment

Las Terrazas Apartments is an affordable multi-family apartment complex currently in development near the City of Colton. The family community will consist of 112 apartments ranging in size from 525 to 1,020 net livable feet. The building mix will consist of five residential buildings, one community building and one childcare building, all constructed on one six-acre site.

The project will also include 12 permanent supportive housing units for homeless, special need clients with mental health conditions for whom the Department of Behavioral Health (DBH) will provide the supportive services. The project will start construction in fall of 2020 and completion is scheduled for 2022.

# CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

## 1. Recipient Information—All Recipients Complete

### Basic Grant Information

Recipient Name	San Bernardino County
Organizational DUNS Number	073590812
EIN/TIN Number	956002748
Identify the Field Office	Los Angeles
Identify CoC(s) in which the recipient or sub-recipient(s) will provide ESG assistance	CA-609 San Bernardino County Continuum of Care

### ESG Contact Name

Prefix	
First Name	Shanikqua
Middle Name	
Last Name	Freeman
Suffix	
Title	Deputy Director
Phone	(909) 387-4327
Email	Shanikqua.Freeman@cdh.sbcounty.gov

**ESG Contact Address**

Street Address 1	385 North Arrowhead Avenue, 3 <sup>rd</sup> Floor
Street Address 2	
City	San Bernardino, CA
State	California
ZIP Code	92415-0043
Phone Number	(909) 387-4327
Extension	
Fax Number	(909) 387-4415
Email Address	Shanikqua.Freeman@cdh.sbcounty.gov

**ESG Secondary Contact**

Prefix	
First Name	Estella
Last Name	Wells
Suffix	
Title	ECD Analyst II
Phone Number	(909) 387-4343
Extension	
Email Address	Estella.Wells@cdh.sbcounty.gov

**2. Reporting Period—All Recipients Complete**

Program Year Start Date	07/01/2019
Program Year End Date	06/30/2020

### 3a. Sub-recipient Form – Complete one form for each sub-recipient

**Sub-recipient or Contractor Name:** Community Action Partnership of San Bernardino County

**City:** San Bernardino

**State:** CA

**Zip Code:** 92414, 0610

**DUNS Number:** 144663296

**Is sub-recipient a victim services provider:** No

**Sub-recipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$174,000 (represents 2017-18 and 2018-19 funds)

**Sub-recipient or Contractor Name:** Family Service Association of Redlands

**City:** Redlands

**State:** CA

**Zip Code:** 92392

**DUNS Number:** 95-1655614

**Is sub-recipient a victim services provider:** No

**Sub-recipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$132,500 (represents 2017-18 and 2018-19 funds)

**Sub-recipient or Contractor Name:** Lutheran Social Services of Southern California

**City:** San Bernardino

**State:** CA

**Zip Code:** 92405

**DUNS Number:** 33-0634580

**Is sub-recipient a victim services provider:** No

**Sub-recipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$100,000 (represents 2017-18 and 2018-19 funds)

**Sub-recipients or Contractor Name:** High Desert Homeless Services, Inc.

**City:** Victorville

**State:** CA

**Zip Code:** 92392

**DUNS Number:** 93-8252913

**Is sub-recipient a victim services provider:** No

**Sub-recipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$120,000 (represents 2017-18 and 2018-19 funds)

**Sub-recipients or Contractor Name:** Inland Counties Legal Services, Inc.

**City:** Riverside

**State:** CA

**Zip Code:** 92507

**DUNS Number:** 111990958

**Is sub-recipient a victim services provide:** No

**Sub-recipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$85,000 (represents 2017-18 and 2018-19 funds)

**Sub-recipients or Contractor Name:** Inland Empire United Way

**City:** Rancho Cucamonga

**State:** CA

**Zip Code:** 91730

**DUNS Number:** 840862945

**Is sub-recipient a victim services provide:** No

**Sub-recipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$89,566 (represents 2017-18 and 2018-19 funds)

**Sub-recipients or Contractor Name:** Inland Housing Solutions

**City:** Rancho Cucamonga

**State:** CA

**Zip Code:** 91730

**DUNS Number:** 840862945

**Is sub-recipient a victim services provide:** No

**Sub-recipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$136,000 (represents 2017-18 and 2018-19 funds)

**Sub-recipients or Contractor Name:** Victor Valley Family Resource Center

**City:** Hesperia

**State:** CA

**Zip Code:** 92345

**DUNS Number:** 830860354

**Is sub-recipient a victim services provide:** No

**Sub-recipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$125,000 (represents 2017-18 and 2018-19 funds)

## CR-65 - Persons Assisted

### 4. Persons Served-

The complete number of persons served under each activity listed below may reflect duplicate counts across activities.

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	49
Children	66
Don't Know/Refused/Other	1
Missing Information	0
Total	116

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	255
Children	204
Don't Know/Refused/Other	0
Missing Information	0
Total	459

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	268
Children	92
Don't Know/Refused/Other	0
Missing Information	0
Total	360

Table 18 – Shelter Information



#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	22
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	22

Table 19 – Household Information for Street Outreach

#### 4e. Unduplicated Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	572
Children	362
Don't Know/Refused/Other	1
Missing Information	0
Total	935

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	484
Female	450
Transgender	0
Don't Know/Refused/Other	1
Missing Information	0
Total	935

Table 21 – Gender Information

#### 6. Age—Complete Unduplicated Total for All Activities

	Total
Under 18	362
18-24	62
25 and over	510
Don't Know/Refused/Other	1
Missing Information	0
Total	935

Table 22 – Age Information

**7. Special Populations Served—Complete for All Activities**  
**Number of Persons in Households**

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	1	67	22	92
Victims of Domestic Violence	5	1	1	7
Elderly	3	27	27	57
HIV/AIDS	0	0	6	6
Chronically Homeless	0	31	26	57
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	1	21	68	90
Chronic Substance Abuse	0	5	24	29
Other Disability	7	64	73	144
Total (may include duplicate counts)	8	90	165	263

Table 23 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	55,453
Total Number of bed - nights provided	55,453
Capacity Utilization	100%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

In consultation with San Bernardino County Continuum of Care, San Bernardino County established a homeless partnership consisting of community and faith-based organizations, educational institutions, non-profit organizations, private industry, and federal, state, and local governments. The partnership committee established a

network of service delivery to aid the homeless and those at-risk for homelessness through coordination of services and resources, collaboration, communication, and planning. The partnership committee continually develops and implements performance standards to measure the effectiveness at targeting those who need the assistance most, reducing the number of people living on the streets or emergency shelters; shortening the time people spend homeless, and reducing each participant's housing barriers or housing stability risks.

To this end, the partnership has formed a 10-year committee, beginning in 2008, with a 10-year strategy to end chronic homelessness. In addition to measuring performance related to sheltering of the homeless, the plan also measures prevention, community integration, outreach, and income and support services.

The County's measures evaluate program efficacy and how effectively the program, overall, serves the targeted populations and clients in need, based on level of need; measuring outcomes and, again the efficacy of the provision of services that ultimate lead to: 1) assisting those who exhibit the most need and have been prioritized by the CES system; 2) reducing episodes of homelessness (sheltered and unsheltered); 3) reducing the time homelessness is experienced by rehousing clients as rapidly as possible; 4) reducing barriers to housing and embracing Housing First practices.

The County assisted 1,169 persons, approximately 53.58% of those assisted exited the program to some form of permanent housing. By the end of the program year, there were only 46.42% still enrolled in a program being assisted with obtaining permanent housing. Below is a breakdown of performance, by activity:

### **Emergency Shelter**

360 clients were assisted with emergency shelter or motel vouchers options while receiving supportive services to obtain permanent housing. The average length of stay for emergency shelter was 15 days, which is 92% less than 90-day goal to move clients from emergency shelter to permanent housing.

### **Rapid Re-housing**

445 clients were assisted with Rapid Rehousing financial assistance such as security deposits, rental assistance, etc. and non-financial assistance such as housing relocation, search and placement through centralized housing search and placement services. One of the County's performance measures is the duration to house a client with a goal to house clients within 90 days of project start date. One hundred and seventeen (117) clients or 26% of the clientele were rapidly housed within 0-30 days, with the remaining being housed between 31-365 days. Of the clientele housing under rapid rehousing.

*\*\*total of 459 clients were served with RRH services however, data not collected for 14 clients.*

## **Homelessness Prevention**

One of the County's performance measures is the prevention of homelessness and the sustainability of housing after assistance. One hundred sixteen (116) clients who were at imminent risk of homelessness were able to avoid an episode of homelessness due to the financial assistance provided through the program. One hundred sixteen (116) clients were provided rental assistance to pay rent arrearages to maintain their housing stability. Since most clients were experiencing short-term housing crisis the immediate assistance provided was able to prevent homelessness and clients were able to maintain housing without a subsidy.

## **HMIS**

In collaboration with the CoC, data quality and fidelity are an important standard of measure. The data quality requires entry of universal data elements to be at or below a 5% error rate, which includes timeliness, accuracy and completeness. Overall, the data quality performance for the universal data elements meet the 5% error rate threshold.

## **General Information**

Of the 1,169 persons assisted, 31 chronically homeless were provided long-term permanent assistance in collaboration with the CoC and other permanent supportive housing programs. Given the specialized needs of the chronically homeless, the ESG providers are not always a fit to provide the long-term, intensive case management and services required for the client's success. The County has, however, during this program year worked with various agencies and intergovernmental entities to streamline the overall homeless delivery system to increase the overall performance outcomes for the number of chronically homeless assisted and the usage of ESG funding to assist that target population.

# CR-75 – Expenditures

## 11. Expenditures

### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year*		
	2017	2018	2019
Expenditures for Rental Assistance	\$31,056	\$28,003	\$25,933
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
<b>Subtotal Homelessness Prevention</b>	<b>\$31,056</b>	<b>\$28,003</b>	<b>\$25,933</b>

Table 25 – ESG Expenditures for Homelessness Prevention

### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	\$77,389	\$79,762	\$157,126
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
<b>Subtotal Rapid Re-Housing</b>	<b>\$77,389</b>	<b>\$79,762</b>	<b>\$157,126</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	\$0	\$0	\$306,906
Operations	\$62,518	\$50,513	\$0
Renovation (none) – Motel Vouchers	\$0	\$10,787	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$62,518	\$61,299	\$306,906

Table 27 – ESG Expenditures for Emergency Shelter

### 11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	\$0	\$0	\$16,725.01
HMIS	\$0	\$0	\$6,201.78
Administration	\$9,082	\$59,236.55	\$27,302.09

Table 28 - Other Grant Expenditures

### 11e. Total ESG Grant Funds\*

Total ESG Funds Expended	Program Year 2017	Program Year 2018	Program Year 2019
Annual Expenditures	\$180,045	\$228,298.86	\$540,193.23

Table 29 - Total ESG Funds Expended

\*Does not include accruals

### 11f. Match Source

	Program Year 2017	Program Year 2018	Program Year 2019
Other Non-ESG HUD Funds	\$9,082	\$52,065	\$38,400
Other Federal Funds	\$119,427	\$0	\$0
State Government	\$0	\$116,998	\$49,999
Local Government	\$0	\$59,236	\$163,692
Private Funds	\$303,092	\$0	\$213,587
Other	\$144,205	\$0	\$119,231
Fees	\$0	\$0	\$25,245
Program Income	\$0	\$0	\$0
Total Match Amount	\$575,806	\$228,299	\$610,152

Table 30 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	Program Year 2017	Program Year 2018	Program Year 2019
<b>Total Funds</b>	<b>\$755,851</b>	<b>\$228,298.86</b>	<b>\$540,193.23</b>

**Table 31 - Total Amount of Funds Expended on ESG Activities**

DRAFT

## **APPENDIX A - Public Notices**

DRAFT



DRAFT

DRAFT



## Community Development and Housing Agency

385 North Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0043  
(909) 387-4705 . FAX (909) 387-4415