



Community Revitalization

## COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT

### *Draft Consolidated Annual Performance and Evaluation Report for the 2023-2024 Action Plan*

The Accomplishments and Activities Carried Out Under the 2020-2025 Consolidated Plan for San Bernardino County's Housing, Homeless and Community Development Grant Programs



**Dawn Rowe**, Chairman, Third District Supervisor | **Col. Paul Cook (Ret.)**, Vice Chairman, First District Supervisor  
**Jesse Armendarez**, Second District Supervisor | **Curt Hagman**, Fourth District Supervisor | **Joe Baca, Jr.**, Fifth District Supervisor  
Luther Snoke, Chief Executive Officer

**SAN BERNARDINO COUNTY**

**CONSOLIDATED ANNUAL PERFORMANCE**

**AND**

**EVALUATION REPORT**

**FOR THE**

**2023-2024 ACTION PLAN**

**Accomplishments and Activities Carried Out Under the 2020-2025 Consolidated Plan for San Bernardino County's Housing and Community Development Grant Programs**

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# **SAN BERNARDINO COUNTY COMMUNITY REVITALIZATION**

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

### **Background**

San Bernardino County (County) is an Urban County entitlement jurisdiction that receives annual Community Planning and Development (CPD) grant funding from the U.S. Department of Housing and Urban Development (HUD). This funding supports the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

The County's Community Development and Housing Department (CDH) manages and administers these CPD funds. CDBG and ESG funds are allocated to support community housing, economic development, and homelessness assistance in the County's unincorporated areas and Urban County Cooperating Cities, including 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 are used to develop affordable housing in these same Cooperating Cities as well as in Chino Hills and Rancho Cucamonga, together known as the HOME Consortium.

To access these funds, the County must submit a Consolidated Plan (ConPlan) to HUD, which outlines community needs, establishes priorities, and proposes activities for a five-year period. This plan is updated annually with an Annual Action Plan (AAP) detailing the specific projects and activities that will receive CPD funding for the year.

At the end of each program year, the County prepares and submits the Consolidated Annual Performance and Evaluation Report (CAPER), which reviews the County's progress in implementing housing and community development activities over the past year.

This Program Year (PY) 2023-24 CAPER outlines how the County utilized CDBG, HOME, and ESG funds to address affordable housing and community development needs from July 1, 2023, to June 30, 2024. It also highlights progress toward achieving the goals set in the County's 2020-2025 ConPlan and the 2023-24 AAP. The ConPlan and AAP are available on the CDH website at <https://cdh.sbcounty.gov/community-development-and-housing-department/hud-plans-reports/>.

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

The County continues to make significant progress with CDBG, HOME, and ESG funds by expanding the supply of affordable permanent housing, enhancing public infrastructure, and increasing access to public services, public facilities, homelessness prevention, and emergency services for vulnerable households. The County also prioritizes affirmatively furthering fair housing by funding activities that enhance fair housing education.

Below is a summary of investments and significant accomplishments made in PY 2023-24 towards these efforts.

## CDBG

The County utilized \$6,621,557 in CDBG funds to support various activities to improve housing, infrastructure, and economic opportunities for low- and moderate-income residents. Of the total amount, \$1,420,834 was allocated for administrative and planning costs, including general management, oversight, coordination, plan development, indirect expenses, and federal program applications. The remaining \$5,200,723 was directed toward activities that promote decent housing, suitable living environments, and expanded economic opportunities.

Summary of CDBG activity expenditures:

<b>CDBG Activity</b>	<b>Total Funds Expended</b>
<b>Public Facility/Infrastructure Improvements</b>	\$3,626,457
<b>Public Services</b>	\$477,309
<b>Fair Housing</b>	\$159,264
<b>Community Projects (Code Enforcement/Fire Trucks)</b>	\$937,693
<b>Planning and Administration</b>	\$1,420,834
<b>Total</b>	<b>\$6,621,557</b>

**Table 1 – CDBG Expenditures**

Key accomplishments include:

- ❖ A total of \$3,626,457 was invested in 36 community improvement projects. Out of these 36 projects, nine have been successfully completed. These projects focused on: Making public spaces more accessible for people with disabilities (Americans with Disabilities Act (ADA) accessibility upgrades), enhancing senior centers, park and recreational facilities, and improving streets, sidewalks, curbs, and gutters. These upgrades have positively impacted 435,371 low- to moderate-income residents by providing improved or new access to essential public amenities.
- ❖ A total of \$477,309 was allocated to support 26 public service activities. These activities included: Adult literacy programs, emergency food distribution, transportation services, tenant/landlord counseling, fair housing education, health services, and childcare for children of domestic violence victims. These vital services benefited 24,790 low- to moderate-income County residents, including seniors, children, and individuals with disabilities.
- ❖ A total of \$159,264 was invested in fair housing initiatives. These initiatives focused on tenant/landlord services and aimed to promote fair housing practices and address housing discrimination. These efforts supported approximately 2,302 low- to moderate-income individuals.
- ❖ A total of \$774,889 was invested in acquiring fire trucks. This included a new fire truck for the low-income community of Lucerne Valley. This investment in fire protection equipment

significantly improved safety for 23,690 residents.

- ❖ A total of \$162,804 was used to enhance community code enforcement. These efforts contributed to improved health, safety, and quality of life for 40,505 residents.

## **HOME**

During PY 2023-24, the County allocated \$2,050,788 in HOME funds to expand the supply of affordable permanent housing. Of this amount, \$521,195 was used for planning and administrative costs associated with development activities.

Summary of HOME fund expenditures:

<b>HOME Activity</b>	<b>Total Funds Expended</b>
<b>Housing Development</b>	\$1,529,593
<b>Planning and Administration</b>	\$521,195
<b>Total</b>	<b>\$2,050,788</b>

**Table 2 – HOME Expenditures**

Key accomplishments include:

- ❖ The Las Terrazas Apartments project, completed with a total investment of \$917,955 during the program year, has provided much-needed affordable housing to the community. This multi-family complex offers 112 units, of which 48 are designated as HOME-affordable, ensuring that low-income individuals and families have access to quality, affordable housing options. The completion of this project significantly impacts the local housing market and provides stability and opportunity to many residents.
- ❖ Construction is currently underway on the Liberty Lane Apartments project in Redlands. This new development aims to provide affordable housing options to the community and has been allocated \$611,638 during the program year. The project will feature 80 units and is expected to be ready for occupancy in the fall of 2025, offering a valuable housing resource for low-income residents.
- ❖ The Rialto Metrolink South affordable apartment complex, located in the City of Rialto, is nearing completion after construction began in the spring of 2022. This exciting development will provide 55 units of affordable housing and is expected to be fully occupied by the end of fiscal year 2024-25, offering much-needed housing options for low-income residents in the community.

## **ESG**

The County allocated \$430,700 in ESG funds to address homelessness. These funds supported goals outlined in the ConPlan and the County’s Homeless Strategic Action Plan, focusing on enhancing

emergency shelter capacity and quality, supporting the operation of existing shelters and temporary facilities, providing essential services to shelter residents, facilitating the re-housing of homeless individuals and families, and preventing homelessness. These initiatives aim to address the root causes of homelessness and provide comprehensive support to those who are homeless or at risk of homelessness.

Summary of ESG Expenditures:

ESG Activity	Total Funds Expended
Homelessness Prevention	\$21,120
Emergency Shelter	\$51,061
Rapid Re-Housing	\$302,570
Planning and Administration	\$55,949
<b>Total</b>	<b>\$430,700</b>

Table 3 –ESG Expenditures

#### ESG Accomplishments

- ❖ Homelessness Prevention – \$21,120 was spent to assist 15 individuals to remain housed. This included assistance with housing relocation, stabilization, rental assistance, and financial aid support.
- ❖ Emergency Shelter – \$51,061 was used to support 67 individuals through emergency shelters, providing case management, meals, clothing, childcare, transportation, and other essential services to meet basic needs and stabilize their situations.
- ❖ Rapid Re-Housing – \$302,570 was expended to help 16 individuals transition from homelessness to permanent housing, providing housing search, rental assistance, landlord recruitment, and ongoing retention services.

#### **Coronavirus Aid, Relief, and Economic Security (CARES) Act Funding**

In response to the COVID-19 pandemic, Congress enacted the CARES Act, which provided one-time supplemental CDBG and ESG funding to prevent, prepare for, and respond to the spread of COVID-19. Through the CARES Act, the County received \$8,906,464 in CDBG-Coronavirus (CDBG-CV) funding and \$4,197,458 in ESG-Coronavirus (ESG-CV) funding to address the pandemic's impact on low- and moderate-income residents. These funds have been allocated to support a range of activities, including homelessness prevention, economic development, and public service initiatives aimed at mitigating the effects of the pandemic.



## CDBG-CV

To date, the County has expended \$6,490,043 (73%) in CDBG-CV funding to support various activities throughout the county to prevent, prepare for, and respond to the spread of COVID-19.

Summary CDBG-CV Activity expenditures to date:

Activities	CDBG-CV Expenditures by Program Year				Total Expenditure
	2020-21	2021-22	2022-23	2023-24	
Public Services	\$592,932	\$1,185,568	\$1,437,815	\$249,743	\$3,466,058
Economic Development	\$6,982	\$6,261	\$124,181	\$0	\$137,424
Facility Rehabilitation	\$0	\$1,976,566	\$165,092	\$236,217	\$2,377,875
Administration	\$191,232	\$187,761	\$94,777	\$34,917	\$508,686
<b>Total</b>	<b>\$791,146</b>	<b>\$3,356,156</b>	<b>\$1,821,865</b>	<b>\$520,877</b>	<b>\$6,490,043</b>

Table 4 – CDBG-CV Expenditures

Key accomplishments to date:

- ❖ A total of \$3,466,058 was utilized to support vital public service activities benefiting 73,834 low- to moderate-income County residents. These residents included seniors, children/youth, and disabled individuals. The services provided include food distribution, mortgage and utility assistance, and homeless support. These essential programs played a crucial role in addressing the needs of vulnerable community members and improving overall well-being.
- ❖ A total of \$137,424 was expended to provide direct financial assistance to businesses in Yucaipa to preserve local jobs. This funding was distributed in the form of loans, which were later converted to grants upon fulfillment of specific requirements. 12 full-time jobs were retained as a result of this investment, demonstrating the positive impact of supporting small businesses and bolstering the local economy.
- ❖ Two facility rehabilitation projects totaling \$2,377,875 were completed. The Pacific Village rehab provided temporary housing for 25 homeless families impacted by COVID-19. The Redlands Senior Center project established an outdoor dining area for 11,148 low- to moderate-income seniors to mitigate the spread of COVID-19.

## ESG-CV

During the 2023-24 program year, the County fully expended its \$4,197,458 allocation of ESG-CV funds. Of this amount, \$1,732,294 was spent to continue providing critical services to prevent, prepare for, and respond to the COVID-19 pandemic's ongoing impacts on vulnerable populations. These funds enabled the County to assist 1,505 individuals through various services.

The County allocated ESG-CV funding to service providers specializing in homelessness prevention, emergency shelter operations, and rapid rehousing. These providers were instrumental in supporting individuals and families facing homelessness or at risk of losing their housing due to pandemic-related challenges. The funding helped ensure continuous shelter operations and enhanced efforts to rehouse displaced individuals, thereby mitigating the long-term effects of the pandemic on housing insecurity. The County successfully delivered vital support to its most vulnerable residents through this coordinated approach.

Summary of ESG-CV program expenditures:

Activities	ESG-CV Expenditures by Program Year				Total Expenditure
	2020-21	2021-22	2022-23	2023-24	
Homelessness Prevention	\$0	\$730	\$85,552	\$80,230	\$166,512
Emergency Shelter	\$0	\$67,670	\$351,238	\$521,758	\$940,666
Street Outreach	\$0	\$6,495	\$20,898	\$47,565	\$74,958
Rapid Re-Housing	\$0	\$84,954	\$1,370,809	\$1,011,719	\$2,467,482
Homeless Management Information System (HMIS)	\$0	\$19,351	\$73,942	\$34,802	\$128,095
Administration	\$35,342	\$266,097	\$82,086	\$36,220	\$419,745
<b>Total</b>	<b>\$35,342</b>	<b>\$445,297</b>	<b>\$1,984,525</b>	<b>\$1,732,294</b>	<b>\$4,197,458</b>

Table 5 – ESG-CV Expenditures

Program accomplishments:

- ❖ Homelessness Prevention – \$166,512 was spent to assist 66 individuals avoid becoming homeless. This included assistance with housing relocation, stabilization, rental assistance, and financial aid.
- ❖ Emergency Shelter – \$940,666 was used to support 510 individuals through emergency shelters, providing case management, meals, clothing, childcare, transportation, and other essential services to meet basic needs and stabilize their situations.
- ❖ Street Outreach – \$74,958 was utilized to assist 260 unsheltered individuals with case management, transportation to shelters, and access to emergency and mental health services.
- ❖ Rapid Re-Housing – \$2,467,482 was expended to help 669 individuals transition from homelessness to permanent housing by providing housing search, rental assistance, landlord recruitment, and ongoing retention services.

**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 the Table below 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.

Goal	Category	Source & Amount	Indicator	Unit of Measure	Strategic Plan			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
<b>Acquire, Construct, or Rehabilitate Public Facilities</b>	Non-Homeless Special Needs Non-Housing Community Development	<b>CDBG:</b> \$4,564,150	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	<b>Persons Assisted</b>	80*	1,058,356	100%**	16*	459,061	100%**
			Housing Code Enforcement/Foreclosed Property Care	<b>Household Housing Unit</b>	50	841	100%**	10	276	100%**
				<b>Persons Assisted</b>	202,525	146,330	72%	40,505	40,505	100%
<b>Acquisition or Construction of Multi-Family Housing</b>	Affordable Housing	<b>HOME:</b> \$1,529,593	Rental units constructed	<b>Household Housing Unit</b>	66	117	100%**	11	48	100%**
<b>Acquisition or Rehabilitation of Existing Housing</b>	Affordable Housing	<b>HOME:</b> \$0	Rental units rehabilitated	<b>Household Housing Unit</b>	14	0	0%	4	0	0%
<b>Public Services for Low-Income and Special Needs</b>	Non-Homeless Special Needs Non-Housing Community Development	<b>CDBG:</b> \$477,309	Public service activities other than Low/Moderate Income Housing Benefit	<b>Persons Assisted</b>	135,000	159,790	100%**	26,951	24,790	92%

Goal	Category	Source & Amount	Indicator	Unit of Measure	Strategic Plan			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Promote Fair Housing	Fair Housing	CDBG: \$159,264	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19,150	7,511	39%	1,949	2,302	100%**
Support Emergency/ Supportive Housing for Homeless	Homeless	ESG: \$374,751	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,120	337	30%	224	16	7%
			Homeless Person Overnight Shelter	Persons Assisted	1,000	131	13%	200	34	17%
			Emergency Shelter/ Transitional Housing Beds added	Beds	5,310	0	0%	1062	0	0%
			Homelessness Prevention	Persons Assisted	900	15	2%	180	15	8%
Planning, Implementation, and Management	Administration	CDBG: \$1,420,834 HOME: \$521,195 ESG: \$55,949	Other	Other	1	1	100%	1	1	100%

**Table 6 - Accomplishments – Program Year & Strategic Plan to Date**

\*The Strategic Plan and Program Year expected amounts reflect anticipated public facility or infrastructure activities, while the actual amounts indicate the number of individuals who directly benefited from these projects

\*\*Accomplishments exceeded 100%

**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**

HUD evaluates the success of its programs by measuring progress toward key objectives, which include creating suitable living environments, providing decent housing, and fostering economic opportunities. Metrics such as the creation or improvement of affordable housing units, enhancement of public facilities and infrastructure, and the provision of services to those experiencing homelessness serve as indicators of whether HUD's initiatives are leading to tangible improvements in living conditions, housing stability, and economic self-sufficiency for low- and moderate-income communities.

During PY 2023-24, the County's use of CPD funds aligned with the goals in the ConPlan. In affordable housing, the County exceeded expectations by constructing 117 rental units with HOME funds, surpassing the target of 66 units, directly advancing HUD’s goal of providing safe and affordable housing for low-income households. However, the County did not meet its rehabilitation goal because it prioritized new construction to address the urgent need for more affordable rental units. While rehabilitation remains important, the focus on expanding the housing stock was essential to effectively meet the growing demand.

The use of CDBG funding to acquire, construct, or rehabilitate public facilities has resulted in significant achievements. The ConPlan initially projected 80 public facility or infrastructure activities, while the AAP projected 16 such activities. However, the actual results exceeded expectations. A total of 1,058,356 individuals benefited from the public facility or infrastructure improvements funded by CDBG resources. Although the initial targets were set in terms of project counts, the real measure of success is reflected in the extensive number of individuals who directly benefited from these improvements.

While the County did not fully meet its targets for rapid re-housing, emergency shelter, transitional housing, and homelessness prevention services, efforts in this area remain essential for addressing homelessness and fulfilling HUD’s objective of providing decent housing. Continuous improvements will be important to better serve those facing housing instability.

The County has not made any progress in adding any new emergency shelter beds due to the decision to focus available funding on other priority areas rather than shelter construction and rehabilitation. Although expanding shelter capacity remains a critical need, the County prioritized resources toward interventions such as rapid re-housing and homelessness prevention, which can offer more permanent solutions to housing instability.

Through CDBG funds, 159,790 individuals were provided with essential services such as healthcare, childcare, and job training. This achievement exceeded the Strategic Plan goal of 135,000 over the five-year period. However, the annual number of individuals served (24,790) fell short of the Program Year goal of 26,951. Public services are crucial to supporting HUD’s mission of creating livable communities and expanding economic opportunities for vulnerable populations.

In promoting fair housing, the County made significant progress by assisting 2,302 individuals, surpassing the Program Year goal of 1,949. Although this outcome fell short of the broader ConPlan goal of 19,150 over the five-year period, it reflects improvements for PY 2023-2024 to the fair housing program and demonstrates the effective outreach and educational efforts that advance HUD’s goal of ensuring equal housing opportunities for all.

Overall, the County's use of CPD funds during PY 2023-24 contributed to meaningful advancements in improving living conditions, housing stability, and economic opportunities. While there is room for growth in homelessness services and fair housing, the outcomes represent substantial progress toward achieving HUD’s objectives.

### **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)**

<b>Race/Ethnicity</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
<b>White</b>	326,784	12	56
<b>Black or African American</b>	30,993	12	30
<b>Asian</b>	26,028	0	0
<b>American Indian or American Native</b>	4,346	0	4
<b>Native Hawaiian or Other Pacific Islander</b>	2,794	1	0
<b>Other/Multiracial</b>	47,724	23	8
<b>Total</b>	<b>438,699</b>	<b>48</b>	<b>98</b>
<b>Hispanic</b>	183,648	16	32
<b>Not Hispanic</b>	255,021	32	66

**Table 7 – Table of assistance to racial and ethnic populations by source of funds**

The table above presents the racial and ethnic data of individuals and families who received CDBG, HOME, and ESG assistance during the program year. This data pertains explicitly to services catering to individuals with low to moderate incomes and excludes information from other projects benefiting low-income areas. As a result, the total race and ethnicity numbers will not equal the number of persons served, as reported in this CAPER.

The table below presents the racial and ethnic data of all individuals and families who have received CDBG-CV and ESG-CV to date.

<b>Race/Ethnicity</b>	<b>CDBG-CV</b>	<b>ESG-CV</b>
<b>White</b>	59,424	889
<b>Black or African American</b>	10,491	485

Asian	2,615	8
American Indian or American Native	824	56
Native Hawaiian or Other Pacific Islander	672	16
Other/Multiracial	10,993	51
<b>Total</b>	<b>85,019</b>	<b>1,505</b>
Hispanic	32,688	599
Not Hispanic	52,331	906

Table 8 – Table of assistance to racial and ethnic populations by source of funds (CARES Funding)

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

Identify the resources made available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$7,973,724	\$6,621,557
HOME	\$4,109,560	\$2,050,788
ESG	\$613,906	\$430,700
CDBG-CV	\$2,937,297	\$520,877
ESG-CV	\$1,732,294	\$1,732,294

Table 9 - Resources Made Available

### **Narrative**

The County projected a total of \$12,697,190 in annual CPD grant funding for the program year, designated for projects aimed at achieving the objectives outlined in the ConPlan and AAP. The table above provides details of the available funding and expenditures for CDBG, HOME, and ESG projects, excluding any unspent prior-year funds.

CDBG resources amounted to \$7,973,724, which included an entitlement allocation of \$6,859,659, estimated program income (PI) of \$190,482, and \$923,583 from prior-year resources. Of this total, \$6,621,557 was expended. HOME resources totaled \$4,109,560, comprising an entitlement allocation of \$3,735,287 and estimated PI of \$374,273, with \$2,050,788 expended. ESG resources consisted of entitlement funds totaling \$613,906, of which \$430,700 was expended.

The County initially received a total allocation of \$8,906,464 in CDBG-CV funds and \$4,197,458 in ESG-CV funds to address the impacts of the COVID-19 pandemic. The figures provided represent only the remaining funds as of 2023, not the original allocations. CDBG-CV resources remaining totaled \$2,937,297, with \$520,877 expended. ESG-CV resources amounted to \$1,732,294, all of which was expended, closing out the County's ESG-CV program.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
<b>Adelanto</b>	5%	5%	The City of Adelanto funded one (1) public infrastructure project to improve roads in low-income residential areas and three (3) public service projects that provide food, clothing, and job skills training to low- and moderate-income individuals.
<b>Barstow</b>	4%	4%	The City of Barstow funded one (1) public infrastructure project for ADA sidewalk improvements to improve access for people with disabilities and three (3) public service projects that provide domestic violence services, fitness, and educational programs for low- and moderate-income individuals and households.
<b>Big Bear Lake</b>	1%	1%	The City of Big Bear Lake funded one (1) public infrastructure project for ADA sidewalk improvements to enhance access for people with disabilities.
<b>Colton</b>	7%	7%	The City of Colton funded one (1) public infrastructure project to improve roads in low-income residential areas and (3) public service projects that provide homeless services, adult literacy education, and afterschool homework assistance to low- and moderate-income individuals or households.
<b>Countywide</b>	2%	2%	The County funded two (2) public service activities to affirmatively further fair housing.
<b>Grand Terrace</b>	1%	1%	The City of Grand Terrace funded three (3) public service activities to provide meals to low- to moderate-income seniors, senior center activities, and literacy services to low- to moderate-income illiterate adults.
<b>Highland</b>	6%	6%	The City of Highland funded one (1) public infrastructure project to improve roads in low-income residential areas, one (1) enhanced code enforcement project for the revitalization of low-income neighborhoods, and four (4) public service projects to provide low-income seniors and individuals with nutrition and support service, literacy education and youth recreation program



Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
<b>Loma Linda</b>	2%	2%	The City of Loma Linda funded one (1) public infrastructure project for ADA sidewalk improvements that provided accessibility to the disabled and one (1) public service project to provide literacy services to low- and moderate-income illiterate adults.
<b>Montclair</b>	5%	5%	The City of Montclair funded one (1) public facility project for historic preservation, one (1) enhanced code enforcement project for the revitalization of low-income neighborhoods, and two (2) public services that provide low-income seniors with transportation and the abatement of graffiti in low-income areas.
<b>Needles</b>	1%	1%	The City of Needles funded one (1) public infrastructure project to improve sidewalks in low-income residential areas and one (1) public service project to provide transportation services to low-income seniors and persons with disabilities.
<b>Redlands</b>	6%	6%	The City of Redlands funded one (1) public facility project to improve the City's senior center and six (6) public service projects that provide food, job training, educational services, legal services, outreach, domestic violence intervention, and transitional housing to low- and moderate-income individuals.
<b>Town of Yucca Valley</b>	2%	2%	The Town of Yucca Valley funded one (1) public facility project for park improvements in a low- to moderate-income neighborhood.
<b>Twentynine Palms</b>	3%	3%	The city of Twentynine Palms funded one (1) public facility project for park improvement in a low- to moderate-income neighborhood.
<b>Yucaipa</b>	4%	4%	The City of Yucaipa funded one (1) public facility project for improvements to the City's senior center and five (5) public service projects to provide food, rental assistance, youth education/recreation programs, domestic violence intervention, and literacy services to low-income individuals and households.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Unincorporated County	51%	51%	The County funded two (2) public facility projects for ADA Improvements at Regional Parks to improve access for persons with disabilities, two (2) public infrastructure projects for street and sidewalk improvements in low-income areas, and one (1) project to purchase a fire truck to serve the low- to moderate-income area of Lucerne Valley.

**Table 10 – Identify the geographic distribution and location of investments**

**Narrative**

San Bernardino County is the largest county in the U.S. by area, covering approximately 20,105 square miles. Home to over 2.1 million residents, it is the fifth most populous county in California. Its diverse landscape includes urban neighborhoods, suburban cities, and remote rural communities, organized into six regions: East, West, and Central Valleys; Mountains; High Desert; and the Morongo Basin. To effectively address housing and community development needs across these regions, the County collaborates closely with the Cooperating Cities.

In PY 2023–24, the County allocated CDBG funds to Cooperating Cities and unincorporated areas using a formula based on population size, poverty rate, and overcrowded housing conditions. HOME funds were directed towards constructing or rehabilitating multi-family housing units in unincorporated areas and cities within the HOME Consortium. While HOME funds are not distributed based on a formula, priority is given to affordable rental housing projects in areas offering strong opportunities, such as high school proficiency, active labor markets, and job accessibility. This approach aligns with the County’s 2020–25 Analysis of Impediments to Fair Housing Choice.

ESG funds were strategically distributed across the County’s six regions to address homelessness and related challenges, focusing on key population centers within each region.

**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 was used to address the needs identified in the plan.**

In PY 2023-24, the County met its matching requirements and effectively leveraged HOME, ESG, and CDBG program funds alongside private, state, and local resources to enhance their impact on addressing local housing and homelessness needs.

For the HOME program, HUD requires a 25% match for each dollar of HOME funds drawn down. This match must come from non-federal sources and support affordable housing development. In PY 2023-24, the County’s match liability totaled \$1,083,947. To meet this requirement, the County used excess

match credits accumulated from previous years, fulfilling the obligation without needing new contributions. These credits were earned through earlier qualifying contributions to affordable housing. HOME funds were leveraged as gap financing, allowing developers to secure primary funding sources such as Low-Income Housing Tax Credits (LIHTC), Mental Health Services Act (MHSA) funds, the Multi-family Housing Program (MHP), the Affordable Housing Program (AHP), HUD Section 8 income-based vouchers, local city funds, and conventional financing. This approach maximized the use of federal funds to enhance affordable housing development.

The ESG program requires a dollar-for-dollar match, meaning that every dollar of ESG funds must be matched with an equivalent amount from other eligible sources, including cash, donations, or volunteer hours. For ESG, the County provided 100% of the match required for administrative funds, while the remaining match obligation was transferred to ESG subrecipients. These subrecipients leveraged a range of resources, including private funds, state funds (such as Housing Disability Advocacy Program (HDAP), Homeless Housing, Assistance, and Prevention (HHAP) and Project Roomkey), and in-kind contributions like volunteer services and donated materials. This comprehensive approach ensured that the County met the dollar-for-dollar match requirement. Additionally, ESG funds were leveraged with the Emergency Housing Voucher (EHV) program, administered by the Housing Authority of the County of San Bernardino (HACSB), to enhance services for homeless individuals.

The County also worked with the Continuum of Care (CoC) to leverage state resources such as the Housing and Homelessness Incentive Program (HHIP), which addresses social determinants of health and health disparities. Nonprofits receiving ESG awards further utilized state programs like Encampment Resolution Funding and CoC funds to expand homeless prevention and housing services.

The CDBG program, while not requiring a formal match, benefited from significant leveraging of other resources. Many subrecipients that received CDBG funding also secured additional support from federal, state, local, and private sources to fund their projects. This allowed CDBG funds to be more effectively used to address local housing and community development needs.

<b>Fiscal Year Summary – HOME Match</b>	
<b>1. Excess match from prior Federal fiscal year</b>	\$58,333,557
<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>	\$58,333,557
<b>4. Match liability for current Federal fiscal year</b>	\$1,803,946
<b>5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)</b>	\$56,529,611

**Table 11 – Fiscal Year Summary - HOME Match Report**

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

**Table 12 – Match Contribution for the Federal Fiscal Year**

*\*No HOME Match Contribution is reported for fiscal year 2023-24 as the County used excess match rolled over from previous years to meet match requirements.*

<b>Program Income</b>	
<b>Balance on hand at beginning of reporting period</b>	<b>\$1,039,023</b>
<b>Amount received during reporting period</b>	<b>\$1,800,646</b>
<b>Total amount expended during reporting period</b>	<b>\$75,947</b>
<b>Amount expended for Tenant-Based Rental Assistance</b>	<b>\$0</b>
<b>Balance on hand at end of reporting period</b>	<b>\$2,763,722</b>

**Table 13 – Program Income**

### **HOME MBE/WBE report**

HUD requires promoting opportunities for disadvantaged businesses. The HOME Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) Report provides an overview of the participation of minority- and women-owned businesses in projects funded through HOME. The report tracks the involvement of MBE/WBE contractors and subcontractors in developing, rehabilitating, and constructing affordable housing units.

### **Minority Business Enterprises and Women Business Enterprises**

The table below indicates the number and dollar value of contracts for HOME projects completed during the reporting period

Minority Business Enterprises						
Contract Totals		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Contracts						
Number	0	0	0	0	1	0
Dollar Amount	\$0	\$0	\$0	\$0	\$100,952	\$0
Contract Totals		Women Business Enterprises	Male			
Number	0	0	0			
Dollar Amount	\$0	\$0	\$0			
Sub-Contracts						
Number	3	2	1			
Dollar Amount	\$154,608	\$53,656	\$100,952			

Table 14 - Minority Business and Women Business Enterprises

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

Minority Property Owners						
Contract Totals		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

**Table 15 – Minority Owners of Rental Property**

**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.

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

<b>Households Displaced</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>	0	0	0	0	0	0
<b>Cost</b>	\$0	\$0	\$0	\$0	\$0	\$0

**Table 161 – 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.

	<b>One-Year Goal</b>	<b>Actual</b>
<b>Number of Homeless households to be provided affordable housing units</b>	15	6
<b>Number of Non-Homeless households to be provided affordable housing units</b>	0	42
<b>Number of Special-Needs households to be provided affordable housing units</b>	0	0
<b>Total</b>	<b>15</b>	<b>48</b>

**Table 17 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	11	48
Number of households supported through Rehab of Existing Units	4	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>15</b>	<b>48</b>

**Table 18 – Number of Households Supported**

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

The County established significant affordable housing goals for PY 2023-24 but encountered varied outcomes due to a range of challenges. The County aimed to complete several affordable housing projects facilitated by HOME funds. The completion of Las Terrazas Apartments added 112 new units to the County's affordable housing stock, with 48 units specifically designated as HOME-funded.

The County's goal was to provide 15 affordable housing units to homeless households during the program year, but only six were achieved. In contrast, the goal for non-homeless households was exceeded, as 48 units were provided despite no specific goal being set for this category. In terms of unit production, the County's outcome surpassed expectations, with 48 new units completed compared to the target of 11. However, no units were rehabilitated or acquired, missing the goal of rehabilitating four units.

The difference between goals and outcomes in affordable housing developments is often due to various factors like funding, timing, and project schedules. Unexpected challenges during construction, such as delays or rising costs, can further impact the ability to meet goals. In PY 2023-24, the County continued work on three major HOME-funded affordable housing projects, with Las Terrazas Apartments completed and Rialto Metrolink South and Liberty Lane Apartments still in development. Delays and other challenges can affect project timelines and completion rates, showing the complexity of aligning anticipated goals with actual outcomes.

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

To improve the efficiency of affordable housing strategies and objectives, the County will concentrate on making several significant adjustments. The County will continue to actively seek opportunities to provide long-term permanent affordable housing for low-income families. This includes leveraging state

and local funding sources such as the Affordable Housing Sustainable Communities Program, HHIP, and the Permanent Local Housing Allocation, alongside federal funds.

The County will strategically use HUD funds to support the development and sustainability of long-term housing options. This approach is designed to address both immediate needs and long-term goals, overcoming existing barriers and improving the County's ability to meet affordable housing targets.

**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.**

Number of Households Served	CDBG Actual*	HOME Actual
Extremely Low-income	0	12
Low-income	0	22
Moderate-income	0	14
<b>Total</b>	<b>0</b>	<b>48</b>

**Table 19 – Number of Households Served**

\* CDBG completed activities did not directly provide housing benefits. Instead, these activities focused on public facilities/improvements and public services, benefiting either a low- or moderate-income area or individuals.

**Narrative Information**

The table above outlines the households that received direct housing benefits from activities completed during the program year. The Las Terrazas Apartments, a 112-unit affordable multi-family complex on a six-acre site, served 48 households. This development includes residential, community, and preschool buildings. Of the 112 units, 12 are designated as Permanent Supportive Housing (PSH) for homeless individuals with mental health conditions, with support services provided by the Department of Behavioral Health (DBH). The income distribution for these households is as follows: 12 households are extremely low income (below 30% of the Area Median Income (AMI)), 22 are low income (below 51% AMI), and 14 are moderate income (below 60% AMI).

During the program year, progress continued with two HOME-funded projects that will contribute 31 HOME-assisted units in the upcoming program years:

**The Rialto Metrolink South Project:** Located in the City of Rialto, this affordable apartment complex will consist of 55 units including 23 one-bedroom, 15 two-bedroom, and 17 three-bedroom units. Construction began in spring 2022 and is nearing completion. The units are expected to be reported in the PY 2024-25. Construction began in spring 2022 and is nearing completion. The units are expected to be reported in the PY 2024-25.

**The Liberty Lane Apartments Project:** This affordable apartment complex in the City of Redlands will provide 80 units, including 60 one-bedroom units, 19 two-bedroom units, and one three-bedroom



manager's unit. Construction started in June 2023. The initial completion was scheduled for spring 2024, but construction delays have revised the completion date to fall 2025.

## **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 through:**

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

The County has been actively addressing homelessness by employing a multifaceted approach. A key aspect of the County's strategy is the Coordinated Entry System (CES), known as the 2-1-1 CES Hotline, managed by Inland SoCal United Way and funded through the California Emergency Solutions and Housing Program. This system serves as a central hub for individuals seeking support by streamlining access to services and thoroughly assessing their specific needs, ensuring that appropriate resources are provided to help them transition out of homelessness.

The County's Homeless Outreach and Proactive Enforcement (HOPE) Team, run by the San Bernardino County Sheriff's Department, has been crucial for enhancing outreach efforts and connecting individuals to essential services, ultimately supporting lasting changes in their lives.

The 2-1-1 CES Hotline plays a vital role in the County's homelessness strategy, offering round-the-clock multilingual support and tailored assistance, ensuring that outreach efforts lead to personalized support tailored to individual needs.

Multiple cooperating cities have utilized CDBG and CDBG-CV funds to support outreach programs aimed at connecting homeless individuals with housing and vital support services. In response to the COVID-19 pandemic, the allocation of CDBG-CV funds has been especially critical in providing emergency rental assistance and preventing a surge in homelessness due to pandemic-related economic impacts.

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

The County has made significant strides in addressing emergency shelter and transitional housing needs through various initiatives and partnerships.

Collaborations with Lutheran Social Services Southern California and The Salvation Army's Hospitality House have provided emergency shelters for men, women, and families with children. The implementation of Project Roomkey, a State of California initiative, utilized over 300 hotel and motel rooms to house more than 2,000 individuals during the COVID-19 pandemic. To date, over 800 participants have transitioned to permanent housing, with nearly 200 still receiving support. The expansion of these services has been supported by funding from the California Department of Social Services and the American Rescue Plan Act.

The State of California's Homekey initiative has also been instrumental in supporting the development of housing types such as hotels, motels, and multi-family units for low-income individuals. This program is particularly beneficial for tenants earning below 30% of the AMI for the Riverside-San Bernardino Metropolitan Area.

Despite these accomplishments, the County faces challenges, including limited availability of affordable housing units that meet HUD Fair Market Rent standards and unpredictable funding. Additionally, the County faces a limited supply of PSH units. The County plans to continue supporting a Housing First model that emphasizes permanent housing, case management, and support services. Efforts will also focus on seeking additional funding opportunities for affordable housing and PSH to bridge the gap in availability.

**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**

The County has made significant progress in preventing homelessness among low-income individuals, especially those who are at risk of becoming homeless after leaving publicly funded institutions or receiving support from agencies. In line with California Senate Bill (SB) 1152, the County enforces comprehensive discharge planning protocols for homeless patients. This law requires hospitals to provide essential services and resources to homeless individuals upon discharge, including access to shelters, food, clothing, transportation, and necessary medications, to reduce the likelihood of these individuals returning to the streets without adequate support.

To ensure compliance with SB 1152, the County promotes collaboration between hospitals, community-based organizations, and the Office of Homeless Services, integrating these efforts into the broader Homeless Strategic Action Plan. This plan focuses on addressing the needs of homeless individuals by improving the quality and coordination of available services, such as partnerships with local shelters and transportation services, to ensure discharged patients have access to stable environments.

The County utilizes the HUD CoC Homeless Assistance Grant, which funds programs for rapid rehousing and PSH. This support provides short-term and long-term rental assistance for individuals and families at risk of homelessness. Better coordination between healthcare providers and homeless service agencies improves the integration of services and strengthens the County's efforts to prevent homelessness.

Additionally, collaborations with DBH and the Department of Aging and Adult Services have further improved the County's ability to develop PSH and specialized services for individuals with mental health conditions, substance use disorders, disabilities, and elderly homeless individuals.

**Helping homeless persons (especially chronically homeless individuals and families, families**

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

The County's approach to transitioning homeless individuals to permanent housing includes several key strategies and initiatives.

The Housing First model remains central, prioritizing permanent housing with integrated case management and support services. This model aims to stabilize individuals and families before moving them into permanent housing. The County continues to seek additional funding for affordable housing and PSH to address gaps in availability.

The CoC Homeless Assistance Grant funds various projects for PSH and rapid rehousing, aiding chronically homeless individuals, veterans, families, and youth. Despite these efforts, challenges such as limited affordable housing and inconsistent funding persist.

The County maintains its collaboration with HACSB to secure VASH vouchers for homeless veterans and their families and supports HACSB's Family Self-Sufficiency Program and Moving On initiative. Enhancements to CES will continue to improve its effectiveness in connecting individuals to suitable housing and supportive services.

Programs like Pacific Village, which provides interim housing solutions, serve as a critical step for those transitioning from homelessness to permanent housing, bridging the gap between emergency shelters and long-term housing options.

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

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

Established in 1941, HACSB is one of the country's most progressive housing authorities and the largest affordable housing provider in San Bernardino County. HACSB proudly owns and/or manages federally funded affordable rental housing and rental assistance programs with over 10,000 housing units and vouchers combined to serve approximately 27,000 people, most of whom are seniors, individuals with disabilities, veterans, and children. HACSB is also actively engaged in the redevelopment of its aging Public Housing communities. Other areas of focus include participant self-sufficiency support and first-time homebuyer attainment. In 2008, Congress designated HACSB as a Moving to Work (MTW) Public Housing Authority (PHA). This designation is only issued to high-performing PHAs and allows HACSB to waive some program regulations to target the three statutory objectives of the MTW program: reduce program costs and increase cost efficiency; encourage assisted households to pursue economic self-sufficiency; and increase housing choice for low-income households.

Currently, there is one MTW Public Housing unit administered by HACSB. The Rental Assistance Demonstration (RAD) program converted all other units to project-based voucher assistance. HACSB also administers the Housing Choice Voucher (HCV) program, which served 9,921 households, including 1,256 former Public Housing units converted through the RAD program, and 2,500 project-based vouchers. Households in the voucher programs pay approximately 30-40% of their income towards rent for a housing unit leased from a private landlord or HACSB. The remainder of the rent is paid by HACSB directly to the owner through program funding from HUD.

Within the HCV program, HACSB also administers two PSH communities, which currently house up to 83 households. HACSB also provides housing for 472 veteran households through the VASH program. As of FY 2023, 265 households have become homeowners through the Homeownership Assistance Program.

### **Actions taken to address the needs of public housing**

For PY 2023-24, the following accomplishments were made:

HACSB continues to administer the new Emergency Housing Voucher (EHV) program, which Congress created to serve 70,000 low-income families across the country. EHV serves families who are homeless, at risk of homelessness or returning to homelessness, or fleeing domestic violence, dating violence, sexual assault, stalking, and/or human trafficking. The program includes housing navigation and other supports coupled with rental assistance. EHV is structured around a partnership between HACSB and local homeless service providers, including the CoC, and requires applicants to be referred to the HACSB by those providers. HACSB was allocated 455 EHV's and began accepting referrals from the San Bernardino County CES and Victim Services Providers on October 4, 2021. As of September 30, 2023, all 455 vouchers have been leased, and HACSB has stopped leasing new families under the program in accordance with program regulations.

Together with the San Bernardino County Department of Children and Family Services, HACSB launched the Family Unification Program in early 2021. This program provides housing subsidies to approximately 123 families for whom lack of adequate housing is a barrier to avoid out-of-home placement of children or to have children return from out-of-home placement, and youth/young adults who have exited foster care and are homeless or at risk of homelessness. Families are being referred to and leasing into this program.

To address the challenges in the rental market, HACSB's 2022 Annual MTW Plan included a new activity designed to help voucher program households locate housing and successfully lease up. The Leasing Success Strategies activity, which launched in 2022, focuses on attracting and attaining landlords to lease to assisted households and helps households locate housing assistance through housing navigation services. The activity also includes a Landlord Signing Bonus, an incentive payment of \$1,000 to the landlord for each unit newly leased to a HACSB MTW voucher program participant. This activity was established to provide temporary services to offset the challenges resulting from the COVID-19 pandemic and contingent on the availability of funding. The services ended in late 2023 due to insufficient funding.

Currently, HACSB does not anticipate resuming the Landlord Signing Bonus and other components of the activity in FY 2024-2025.

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

#### Resident Advisory Board:

HACSB's Resident Advisory Board (RAB) members assist HACSB by making recommendations regarding new or changing HACSB policies and act as liaisons between HACSB and housing program participants. For example, HACSB's Annual MTW Plan, which outlines the anticipated use of MTW authorizations for the coming fiscal year, are presented to the RAB during their meetings. Feedback from the RAB is included in the MTW Plan as public comment and may shape program and policy design.

Currently, HACSB's RAB consists of seven members. RAB members must be current HACSB residents/program participants and must apply for an appointment to the RAB. RAB terms of service are two years, and each member may serve a maximum of six years. RAB meetings are held virtually bi-monthly and are open to all HACSB residents/program participants.

#### Homeownership Opportunities:

To date, HACSB has assisted 265 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, which provides income-eligible working families with 15 years of mortgage assistance and up to 30 years for disabled families.

### **Actions taken to provide assistance to troubled PHAs**

PHAs 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 PHA 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.

As an MTW agency, HACSB is exempt from HUD's PHA program requirements. However, a rating of "High Performer" is required for a PHA to receive the MTW designation, and HACSB was rated as a high-performing agency in 2008. Although HACSB does not currently undergo PHAS assessments, HACSB continues to uphold the standards of the PHAS program in addition to aligning its work to meet the statutory goals of the MTW Program by implementing programs that will achieve one or more of the following statutory objectives of the MTW demonstration:

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

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

**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)**

The County has implemented several initiatives aimed at removing or mitigating the negative effects of public policies that pose barriers to affordable housing, such as land use controls, tax policies, zoning ordinances, building codes, fees and charges, and growth limitations. These efforts are a part of the County's broader strategy, outlined in the 2021-29 Housing Element, which was adopted in September 2022.

The Housing Element includes specific goals, policies, and programs designed to meet state law requirements and address the housing needs of unincorporated communities. One of the key focuses of the plan is to eliminate governmental constraints on affordable housing development. Section 5.2.3 of the Housing Element technical report outlines five targeted programs currently in progress.

These programs include updates to the County's Development Code to streamline the permitting process for specific residential uses, making it easier to develop affordable housing. The County is also conducting environmental studies in growth areas to expedite future permitting and ensure compliance with the California Environmental Quality Act. Another significant effort is improving fee transparency to provide clearer information to developers and residents about the costs associated with housing development.

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

To address obstacles in meeting underserved needs, the County focuses on overcoming limitations related to resources and housing affordability.

One significant challenge is the gap between what households can afford and the actual cost of housing. Many low-income individuals, including single parents, the elderly, and the disabled, find it difficult to afford even the lowest market-rate units. To address this, the County utilizes CDBG and HOME resources in partnership with community organizations.

Given the constraints of limited resources and rising demand, the County has enhanced collaboration among non-profits and other entities. It leverages public service activities to support underserved populations, including health programs, childcare, and youth services. Despite these efforts, securing adequate funding remains a major challenge.

The County's approach to these issues involves a systematic process of identification, assessment, and evaluation. Key obstacles include location and logistical difficulties, language and cultural barriers, and restrictive regulations. The primary hurdle is funding, as increasing costs widen the gap between available resources and community needs.

To address these challenges, the County encourages agencies and sub-recipients to seek additional resources, promote collaboration, and establish new partnerships. Flexibility in CPD-funded programs is also emphasized to ensure that outcomes are achieved efficiently and effectively.

Supporting the San Bernardino County Homeless Partnership is another key strategy. This initiative coordinates social service activities, facilitates information sharing, and promotes comprehensive solutions to local needs. Additionally, the Countywide Plan for Affordable Housing Assistance outlines objectives for developing, maintaining, and modernizing affordable housing. The plan includes policies for managing at-risk units, providing assistance, and addressing housing discrimination, all aimed at effectively meeting the needs of underserved populations.

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

Lead poisoning remains a major environmental health threat, particularly for children in low-income families living in older homes with lead-based paint. Exposure to lead can cause permanent damage to brain function, intelligence, and behavior. In the U.S., over 800,000 children under six have blood lead levels that exceed the Centers for Disease Control and Prevention's (CDC) threshold of concern.

The County has undertaken several significant measures to mitigate lead-based paint hazards. CDH ensures that lead testing and abatement procedures are included in all appropriate rehabilitation and demolition activities.

The County's Department of Public Health operates the Childhood Lead Poisoning Prevention Program, which is dedicated to eliminating childhood lead poisoning. This program, which does not utilize HUD entitlement funds, provides essential services aimed at education, identification, and care for lead-exposed children. Public Health Nurses offer case management, including home visits, counseling, and assistance in identifying lead hazards. They also make referrals to other resources such as Women, Infants, and Children and Child Health and Disability Prevention programs.

Environmental Health Specialists conduct free home environmental sampling of paint, soil, and dust to detect lead contamination. Additionally, the program offers capillary testing training for healthcare providers and provides technical assistance related to CDC screening guidelines. Nutritional education and assessments are available through a Registered Dietitian, and the program investigates complaints about unsafe renovation activities that could expose children to lead. Furthermore, health education staff engage in public presentations and health fairs to raise awareness about lead poisoning risks and prevention strategies.

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

The County took significant actions during PY 2023-24 to reduce the number of poverty-level families by utilizing a combination of CDBG, HOME, and ESG funds. These efforts focused on providing stable housing, preventing homelessness, and creating economic opportunities that enable low-income families to improve their financial standing.

One of the County's key strategies involved the development of affordable housing using HOME funds. The County invested in constructing new affordable rental units, giving low-income families access to stable, affordable housing. This approach aimed to increase low-income families' access to stable and affordable housing, thereby reducing housing costs and laying the foundation for long-term financial security.

In addition to the development of affordable housing, the County utilized ESG funds to address homelessness through rapid rehousing programs. These programs, in collaboration with local landlords, provided short-term rental assistance and case management services, effectively helping homeless families secure permanent housing and avoid the long-term effects of homelessness.

The County also focused on homelessness prevention by using CDBG and ESG funds to assist at-risk families. Programs provided financial assistance for rent and utility payments, as well as legal services to prevent evictions. These initiatives helped keep families housed, reducing the likelihood of them falling deeper into poverty and avoiding the disruptions that come with homelessness.

The County's Section 3 program ensures that construction projects funded by HUD, such as the renovation of public housing units and improvements to public facilities and infrastructure, prioritize the hiring of low- and very low-income residents. This provides them with stable employment and opportunities to develop new skills. The employment not only improves their immediate financial situation but also contributes to long-term economic stability.

The County awarded contracts to businesses that qualified under the Section 3 program, meaning they were owned by or employed a significant number of low-income individuals. These contracts supported local businesses and created job opportunities for residents, further contributing to poverty reduction by fostering local economic growth.

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

The County has developed a comprehensive strategy to enhance coordination among key stakeholders, including the CoC, housing providers, and health and service agencies. This strategy is essential for addressing the housing needs of vulnerable populations, such as chronically homeless individuals, veterans, families with children, and unaccompanied youth.

A core element of the County's approach is its active engagement with the CoC, which helps align strategies and leverage resources effectively. Regular meetings with housing and service providers ensure a steady flow of information, enabling the creation of responsive housing programs. The County also collaborates with the State and local governments, sharing planning and funding strategies to enhance service delivery across the region.

To support economic development and housing stability, the County has strengthened partnerships with private industry, developers, and social service agencies. These collaborations promote affordable housing development and job creation, aiding residents in achieving self-sufficiency. Additionally, the



County works with social service agencies to provide essential support to individuals transitioning from homelessness to permanent housing.

The Interagency Council on Homelessness (ICH) is a key body that coordinates efforts to address homelessness by uniting government agencies, service providers, and community organizations. It implements a regional approach by dividing the County into five areas, each with a subcommittee focusing on local needs. The ICH manages resource allocation and policy development, ensuring a unified and effective response to homelessness and improving outcomes for individuals and families across the County.

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

The Analysis of Impediments (AI), developed in conjunction with the ConPlan, assesses the factors influencing housing accessibility in the County. Its purpose is to identify barriers to fair and equal housing opportunities and to uncover obstacles affecting housing availability and access. Outlined below are the County's five impediments to fair housing as identified in the AI, along with the recommendations and actions taken during the program year to address these impediments

**Uneven access to opportunity disproportionately impacts people of color** – The County’s minority residents face disproportionate access to opportunities, often living in areas with higher poverty, lower school quality, and worse environmental conditions compared to White residents.

*Recommendations*

- Fund supplemental youth education programs for low to moderate-income children that address academic proficiency
- Fund youth education enrichment activities to encourage reading proficiency, high school completion, career and/or college preparation, and other education components
- Utilize CDBG funding to address potential barriers, possibly to include employment readiness, GED classes, or job training programs designed to serve residents living in high-poverty areas.

*Actions*

- A total of five youth programs received CDBG funding across the County, three of which focused solely on youth education.
- CDBG funds supported five adult literacy programs. These programs offered literacy services, including reading, spelling, and basic computer skills, to low-income individuals, providing opportunities to address academic proficiency barriers.
- Three programs funded with CDBG funding focused on providing job skills training and employment readiness to low-income individuals.

**Insufficient affordable housing in high-opportunity areas disproportionately affects protected classes -**

The County’s shortage of affordable housing in high-opportunity areas impacts access to jobs, quality schools, and services for low-income residents, seniors, and people with disabilities while contributing to homelessness and housing cost burdens.

*Recommendations*

- Use CDBG and HOME funds to increase and maintain the availability of high-quality, affordable rental housing through new construction and rehabilitation.
- Consider affordable housing bonds, development fees, or other options to support the development of an Affordable Housing Trust Fund.
- Ensure that affirmative marketing plans are in place, are adhered to, and are effective in promoting affordable housing opportunities to diverse groups of residents, including people of color, seniors, and people with disabilities
- Use CDBG and HOME funds to increase the availability of high-quality, affordable rental housing with supportive services for seniors and people with disabilities.

*Actions*

- The County continues to work with developers utilizing HOME funds to leverage LIHTCs in an effort to create affordable housing and/or preserve the project's affordability period.
- In March of 2023, the County established a Housing Development Fund to accelerate the production of new housing units.
- \$1,529,593 was expended in HOME funds toward the two affordable housing developments went into two HOME projects
- The County is actively searching for housing project sites that provide access to public transit, jobs, schools, and recreational facilities to guarantee stable and affordable housing for low-income individuals.

**Levels of Residential Segregation are Increasing** - The rise in the County’s “racially or ethnically concentrated areas of poverty” reflects growing isolation among the County's racial and ethnic groups, which can limit housing choice and hinder community cohesion.

*Recommendations*

- Utilize CDBG and HOME funds to increase and maintain the availability of high-quality, affordable rental and for-sale housing in racially diverse communities with good access to opportunity and community amenities.
- In the routine monitoring of County-funded housing owners/operators, continue to ensure that affirmative marketing plans are in place, are adhered to, and are effective in promoting affordable housing opportunities to diverse groups of residents, including people of color, seniors, and people with disabilities

### *Actions*

- The County has utilized HOME funds and other resources, such as LIHTC funds, to enhance and maintain the availability of high-quality, affordable rental housing through new construction.

**Community Education on Fair Housing is a Continuing Need** – While knowledge of fair housing rights is generally good in the county, with most residents aware of their rights, there remains a persistent need for ongoing community education, especially among communities of color and those with limited English proficiency, to address gaps in understanding and ensure access to resources for filing discrimination complaints.

### *Recommendations*

- Working with a contracted provider, the County should annually design and/or update and coordinate the delivery of a fair housing education program that reaches the public with information about fair housing rights and responsibilities, how to recognize discrimination, and how and where to file a complaint.
- Translate fair housing education materials to the variety of languages represented in the county

### *Actions*

- The County has partnered with the Inland Fair Housing and Mediation Board (IFHMB) to offer fair housing counseling to people and families who have encountered housing discrimination. They also provide education and mediation services for landlord/tenant issues such as evictions, repairs, security deposits, and foreclosure rights.
- The County informs the public, potential tenants, and property owners about federal fair housing laws and the affirmative marketing policy using methods such as using the Equal Housing Opportunity logo, targeted advertising, fair housing signage, staff training, and ensuring Community Housing Development Organizations (CHDO) have plans for tenant participation in property operations.
- IFHMB currently provides fair housing materials in multiple languages, such as English, Spanish, and Chinese, through the National Fair Housing Alliance's "Fair Housing Resource Center."

**People with Disabilities Have Limited Housing Options** – County residents with disabilities face limited housing options due to a shortage of affordable units, particularly for low-income individuals who rely on Supplemental Security Income, and challenges with accessing necessary services and transportation, making it difficult for them to live independently.

### *Recommendations*

- Review local funding mechanisms and federal grant sources for opportunities to incentivize the development of new accessible housing units.
- Consider opportunities to encourage or incentivize the construction of new accessible housing

units for people with disabilities.

- Meet with local providers of accessible and permanent supportive housing to discuss available resources and potential for collaboration on future proposed housing developments.
- Adopt policies to locate future subsidized housing for people with disabilities along fixed transit routes.

#### *Actions*

- Development of the Housing Development Fund to provide gap funding to support the acceleration of new housing units.
- Closely collaborating with developers to integrate and cater to all requirements for upcoming subsidized housing for individuals with disabilities.

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

#### **Describe 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**

The County's approach to monitoring federally funded projects and activities is designed to ensure compliance with federal, state, and local regulations, as well as to achieve the intended outcomes of the funding programs. The County's monitoring framework is guided by a detailed plan that includes annual risk assessments to evaluate the performance, capacity, and compliance of developers and subrecipients. This plan determines the frequency and type of monitoring activities, which may include desk audits, file reviews, and on-site inspections. Monitoring is prioritized based on risk factors such as changes in regulations, new activities, past performance issues, and organizational capacity, with high-risk projects or subrecipients receiving more frequent attention.

CDH is responsible for developing and enforcing standards and procedures to ensure compliance with HUD requirements and local regulations. This responsibility includes overseeing the timely disbursement of funds and evaluating the management systems and accounting practices of entities receiving the County's CPD grant funds. CDH ensures that federal funds address legislative purposes and program objectives, checks compliance with fair housing laws, minimizes displacement, and uses performance measures to evaluate project success.

For the HOME program, CDH conducts desk reviews and on-site inspections of rental housing projects funded by HOME. These inspections verify compliance with financial, labor, and fair housing requirements, and units are regularly inspected. During the pandemic, a waiver process for on-site inspections was used, with a strategy in place to catch up on postponed inspections as conditions improved.

The monitoring approach for CDBG and CDBG-CV programs involves both desk audits and site visits. Desk audits review project financials, labor compliance, and participation in the County's online tracking

system. On-site visits verify that projects and services align with what was proposed and meet local and national objectives. Monitoring frequency is determined by risk assessments, with higher-risk projects receiving more frequent reviews.

For the ESG and ESG-CV programs, monitoring includes desk audits and annual or more frequent on-site visits for high-risk subrecipients. These reviews focus on service performance, file completeness, fiscal management, and adherence to program requirements. Desk audits of expenditures and eligible uses of funding are conducted monthly, and a quarterly desk monitoring report tracks progress and addresses inconsistencies.

CDH also performs periodic site visits and documents progress during construction to ensure compliance with construction and labor standards. To track compliance with Davis-Bacon wage requirements, Section 3, and MBE certifications, the County uses LCPTracker, a web-based system. Staff reviews bid and construction documents, conducts pre-construction meetings, and performs site visits and random employee interviews.

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

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

The County is committed to ensuring meaningful citizen participation in its HUD grant programs, in line with the requirements outlined in 24 CFR 91.105(b). The County's Citizen Participation Plan (CPP) sets clear guidelines for the development of the CAPER, including provisions for public comments, hearings, and access to information.

For the 2023-24 CAPER, the County adhered to these guidelines by advertising the draft CAPER for public comment over a 15-day period from September 9, 2024, to September 23, 2024. This notice was published in English and Spanish across six local newspapers and made accessible at the CDH office as well as on the County's website.

The County's CPP ensures that the public has reasonable access to information and the opportunity to provide input. It supports and encourages feedback from all segments of the community, including low- and moderate-income residents, minority groups, and persons with disabilities. To accommodate diverse needs, the County provides bilingual interpretation and assistance for individuals with disabilities upon request.

No public comments were received during the 2023-24 CAPER comment period. Pursuant to 24 CFR 91.105(e), a public hearing will be held in November/December 2024, as part of the regular Board of Supervisors meeting to obtain the views and comments of residents, service providers, local governments, and other interested parties regarding the performance of the County's HUD/CPD funded grants as related to the 2023-24 CAPER to assist in the development of the 2025-2030 Five-Year ConPlan and 2025-26 Annual Action Plan.

### **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.**

The objectives of the CDBG program remained consistent throughout the program year. The County maintained its focus on enhancing public services, upgrading public facilities, and supporting major capital improvement projects. Specifically, the County continued to prioritize funding for substantial infrastructure enhancements, such as improvements and expansions to streets, curbs, gutters, and sewers. In contrast, the participating cities have opted to allocate their funds towards a broader range of projects, frequently including various public service activities. This approach allows the County to address significant infrastructure needs while providing cooperating cities with the flexibility to address a broader spectrum of community needs through their selected projects.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

### **CR-50 - HOME 24 CFR 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**

In PY 2023-24, CDH conducted on-site inspections of affordable rental housing developments that received assistance through the HOME program. These inspections are a requirement under the 2013 HOME Final Rule 92.504(d)(A), which mandates on-site inspections within 12 months of project completion and at least once every three years thereafter during the affordability period.

CDH's HOME-assisted rental portfolio consists of 50 developments, each with varying numbers of housing units. The inspections cover tenant file reviews to ensure income and rent eligibility, as well as physical site inspections to confirm compliance with the Uniform Physical Condition Standards (UPCS), ADA, Section 504, and other relevant regulations governing the physical site. The UPCS inspections focus on five key areas: Building Exterior, Units, Building Systems, Common Areas, and Site conditions.

All scheduled developments were successfully inspected during the program year. Common issues discovered during the monitoring visits included instances of overcharging rent for rent-restricted units and late submission of Annual Performance Reports. CDH staff worked closely with development and property management teams to address these issues, ensuring corrective actions were implemented to bring projects back into compliance with monitoring requirements.

Of the 46 sites monitored in the previous program year, 11 developments remained open during PY

2023-24 due to outstanding issues. The delay in closing these cases was primarily due to the time required to correct the problems identified or budgetary constraints. CDH has continued to monitor these properties and is working diligently to bring them into compliance in the upcoming program year.

The table on the following pages summarizes the results of desk audits and on-site physical inspections that were conducted during PY 2023-24

<b>PY 2023-24 MONITORING OF HOME-ASSISTED PROJECTS</b>				
<b>Property Name &amp; Address</b>	<b>HOME Units</b>	<b>Total Units</b>	<b>Findings</b>	<b>Follow-up Action</b>
Bloomington Grove I 18028 Valley Blvd. Bloomington, CA 92316	105	106	Monitoring - Finding letter issued 05/23/2023. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the county and agreed upon by the site owner, including the request for progress reports. Outstanding items were corrected. Final inspection has been conducted. Completion letter will be issued to owner.
Crossings Apt 177 W. South St. Rialto, CA 92376	11	100	Monitoring - Finding letter issued 10/20/2022. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the county and agreed upon by the site owner, including the request for progress reports and a tentative schedule date for final inspection.
Citrus Grove 1432 N. Willow Ave. Rialto, CA 92376	40	160	Monitoring - Finding letter issued 08/03/2023. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons	Correction to the outstanding repairs was approved by the county and agreed upon by the site owner, including the request for progress reports and a tentative schedule date for final inspection.

**PY 2023-24 MONITORING OF HOME-ASSISTED PROJECTS**

<b>Property Name &amp; Address</b>	<b>HOME Units</b>	<b>Total Units</b>	<b>Findings</b>	<b>Follow-up Action</b>
Green Valley Village 34955 Yucaipa Blvd. Yucaipa, CA 92399	11	45	Monitoring - Finding letter issued 08/08/2023. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the County and agreed upon by the site owner, including the request for progress reports and a tentative date for the final inspection.
Impressions at Valley Center 15500 Midtown Dr. Victorville, CA 92394	11	100	Monitoring - Finding letter issued 10/20/2022. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the County and agreed upon by the site owner, including the request for progress reports. Outstanding items were corrected. Final inspection has been conducted. Completion letter will be issued to owner.
Lantern Woods Apt 425 1st Ave. Barstow, CA 92311	28	29	Monitoring - Finding letter issued 11/11/2022. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the County and agreed upon by the site owner, including the request for progress reports and a tentative date for the final inspection.
Las Terrazas 291 Cypress Ave. Colton, CA 93394	111	112	Physical onsite inspection has started. Tenant File reviews scheduled to be audited.	Finish conducting physical onsite inspections and commence tenant file reviews for compliance.
Mountain Breeze Villas 25942 E. Baseline Highland, CA 92410	10	168	Monitoring - Finding letter issued 06/21/2023. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the county and agreed upon by the site owner, including the request for progress reports and a tentative date for final inspection.



**PY 2023-24 MONITORING OF HOME-ASSISTED PROJECTS**

<b>Property Name &amp; Address</b>	<b>HOME Units</b>	<b>Total Units</b>	<b>Findings</b>	<b>Follow-up Action</b>
Olen Jones Apt 7125 Amethyst Ave. Alta Loma, CA 91701	11	96	Monitoring - Finding letter issued 05/25/2023. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the County and agreed upon by the site owner, including the request for progress reports and a tentative date for the final inspection.
Renaissance Village 207/317 N. Glenwood Ave. Rialto, CA 92376	11	144	Monitoring - Finding letter issued 05/30/2023. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the County and agreed upon by the site owner, including the request for progress reports and a tentative date for the final inspection.
San Antonio Vista 10410 Pradera Ct. Montclair, CA 91763	11	75	Monitoring - Finding letter issued 05/25/2023. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the County and agreed upon by the site owner, including the request for progress reports and a tentative date for the final inspection.
Stone Creek 25221 Van Leuven St. Loma Linda, CA92354-2230	20	20	Monitoring - Finding Letter issued on 01/23/2023. Tenant File, due diligence and physical inspection conducted. 9 findings and 9 concerns were issued.	Corrections to all outstanding findings and concerns were completed. Close-out letter issued 03/01/2024.
Yucaipa Crest 12385 6th St. Yucaipa, CA 92399	11	45	Monitoring - Finding letter issued 03/09/2023. Tenant File review and due diligence documentation were completed. A Work Plan has been provided to correct the outstanding physical findings requiring extended time or due to budgetary reasons.	Correction to the outstanding repairs was approved by the County and agreed upon by the site owner, including the request for progress reports and a tentative date for the final inspection.

**Table 2 – HOME Monitoring**

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

CDH is committed to ensuring affirmative marketing within the HOME program through a structured set of actions. These actions are designed to attract eligible individuals within the housing market to available units regardless of race, color, national origin, sex, religion, familial status, or disability. CDH's policy mandates that Affirmative Fair Housing Marketing (AFHM) plans and procedures are incorporated into applications and agreements for projects receiving HOME funds. This policy aligns with the HOME Final Rule (24 CFR Part 92), which requires affirmative marketing efforts to continue throughout the period of affordability.

CDH's commitment to ensuring equal access to housing opportunities for all residents is a continuous effort, as outlined in its Affirmative Marketing Policy and Procedures, adopted in accordance with federal regulations (24 CFR 92.351). CDH disseminates information about fair housing laws and participation guidelines for the HOME program through various methods to achieve this. These include press releases, news advisories, and targeted advertising in media outlets likely to reach underrepresented populations. Additionally, fair housing signage is displayed throughout the county. CDH staff regularly attend fair housing training sessions to stay updated on regulatory changes.

Affirmative marketing efforts are especially crucial for CHDOs, developers, and property owners involved in HOME-funded projects with five or more units. CDH ensures that these entities have AFHM plans in place and continuously solicit applications from individuals who are less likely to apply for housing without targeted outreach. This outreach is conducted through partnerships with community-based organizations, places of worship, employment centers, fair housing groups, and housing counseling agencies.

CDH has established monitoring procedures to ensure compliance with affirmative marketing requirements. CHDOs, developers, and property owners are subject to annual evaluations of their marketing efforts. If any entity is found to be non-compliant, CDH provides guidance on corrective actions, and failure to make necessary improvements results in disqualification from future participation in the HOME program.

CDH incorporates affirmative marketing requirements into affordable housing agreements and works closely with developers, property owners, and property managers to help them improve their outreach and compliance efforts. Monitoring processes involve annual file reviews and physical site inspections to evaluate the effectiveness of each entity's affirmative marketing actions. Additionally, CHDOs are required to review and update their AFHM plans every five years or when demographic changes occur.

CDH also enforces labor compliance provisions, requiring contractors and subcontractors working on HOME-funded projects to implement an Affirmative Action Program. These provisions are included in all construction bids and contracts. CDH holds pre-construction meetings with contractors and subcontractors to review labor compliance requirements, and it uses a cloud-based system called LCP-

tracker to monitor certified payrolls and workforce reporting. This system also allows CDH to track the ethnicity, race, and gender of contractors and subcontractors involved in HOME program projects.

CDH has established partnerships with the Workforce Development Department (WDD) and HACSB to connect contractors with employment services for County residents. Contractors are required to engage with WDD or HACSB to explore these services, and they must submit documentation confirming their participation.

In addition, CDH has adopted a Section 3 Plan, which is included in all HOME Agreements. This plan ensures compliance with Section 3 regulations (24 CFR Part 75) and promotes opportunities for minority- and women-owned businesses. Contracts require the inclusion of a Section 3 clause in every subcontract, further supporting the County's efforts to provide training and employment opportunities to low- and very-low-income residents.

In response to this year's results, CDH plans to enhance its monitoring processes by conducting more frequent reviews of AFHM plans, particularly for properties with compliance issues. CDH will also provide additional training and support to CHDOs, developers, and property owners to ensure they fully understand and implement affirmative marketing procedures. Furthermore, CDH will expand its outreach efforts to reach more underrepresented populations through partnerships with local advocacy groups and expanded use of digital media.

**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**

During this reporting period, the County received \$1,658,024.61 in HOME program income. These funds will be carried over into FY 2024/25 to support the development of affordable housing units for low-income residents. The majority of this income came from shared equity, repayments of principal on amortizing loans from previous HOME-funded projects, and current interest payments collected.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

CDH aims to maintain the affordability of existing rental housing by engaging with property owners and developers. CDH regularly informs stakeholders about funding opportunities well in advance of the expiration of affordability periods for their properties. This outreach ensures that developers are aware of the resources available to extend affordability and maintain housing options for low-income residents.

Additionally, the department actively encourages developers to increase the supply of affordable rental housing by constructing new units in the county. CDH promotes the use of HOME funding to leverage additional affordable housing resources, making it easier for developers to finance new projects or maintain existing ones.

CDH also provides support to developers seeking approval for re-syndication, a strategy that allows them to refinance and reinvest in their properties while preserving affordability. This includes facilitating communication with developers before the end of their affordability periods to encourage timely applications for County funding.

### **CR-58 – Section 3**

**Identify the number of individuals assisted and the types of assistance provided**

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
<b>Total Number of Activities</b>	24	0	0
<b>Total Labor Hours</b>	2,262	0	0
<b>Total Section 3 Worker Hours</b>	0	0	0
<b>Total Targeted Section 3 Worker Hours</b>	0	0	0

**Table 21 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
<b>Outreach efforts to generate job applicants who are Public Housing Targeted Workers</b>	0	0	0
<b>Outreach efforts to generate job applicants who are Other Funding Targeted Workers.</b>	1	0	0
<b>Direct, on-the-job training (including apprenticeships).</b>	0	0	0
<b>Indirect training includes arranging, contracting, or paying off-site training tuition.</b>	0	0	0
<b>Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).</b>	0	0	0
<b>Outreach efforts to identify and secure bids from Section 3 business concerns.</b>	1	0	0
<b>Technical assistance to help Section 3 business concerns understand and bid on contracts.</b>	0	0	0
<b>Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.</b>	0	0	0
<b>Provided or connected residents with assistance in seeking employment, including drafting resumes, preparing for interviews, finding job opportunities, and connecting residents to job placement services.</b>	0	0	0

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, and transportation.	0	0	0
Assisted residents with finding childcare.	0	0	0
Assisted residents in applying for or attending community college or a four-year educational institution.	0	0	0
Assisted residents in applying for or attending vocational/technical training.	0	0	0
Assisted residents in obtaining financial literacy training or coaching.	0	0	0
Bonding assistance, guarantees, or other efforts to support viable bids from Section 3 business concerns.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	15	5	0
Other.	0	0	0

**Table 22 – Qualitative Efforts - Number of Activities by Program**

### **Narrative**

In PY 2023-24, twenty-four activities funded by CDBG were subject to Section 3 requirements. HUD requires Section 3 to ensure that employment and other economic opportunities generated by certain HUD financial assistance are directed to low- and very low-income persons, particularly those residing in the area of the project.

To address these requirements, the County implemented several qualitative measures. Contractors involved in these activities are required to make their best efforts to engage with the County’s WDD or HACSB. Upon establishing contact, a certificate of resource participation is issued.

CDH actively supports Section 3 hiring through both its grant programs and operational programs under the Department of Labor’s Workforce Investment Act. This commitment is formalized through a Memorandum of Understanding with WDD and a contract with HACSB.

CDH’s adopted Section 3 Plan outlines strategies and actions to meet Section 3 goals. All County contracts and subcontracts are required to include a Section 3 clause, ensuring compliance with the regulations specified in 24 CFR Part 75.

To enhance compliance with Section 3, the County is continually refining its processes, systems, and documentation. This includes updating procedures to align with the Section 3 Rule, effectively directing economic opportunities to those in need, and maintaining transparency and accountability.

DRAFT

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

### 1. Recipient Information—All Recipients Complete

#### Basic Grant Information

Recipient Name	SAN BERNARDINO COUNTY
UEI	MD9GKE5818S4
EIN/TIN Number	956002748
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	San Bernardino City & County CoC

#### ESG Contact Name

Prefix	Mrs.
First Name	Carrie
Last Name	Harmon
Title	Director

#### ESG Contact Address

Street Address 1	560 East Hospitality Lane, Suite 200
City	San Bernardino
State	CA
ZIP Code	92415-0043
Phone Number	(909) 501-0600
Email Address	Carrie.Harmon@cdh.sbcounty.gov

#### ESG Secondary Contact

Prefix	Ms.
First Name	Erica
Last Name	Watkins
Title	Housing Solutions Manager
Phone Number	(909) 501-0600
Email Address	Erica.Watkins@cdh.sbcounty.gov

### 2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2023
Program Year End Date	06/30/2024

### 3. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient** Children’s Fund  
**City** San Bernardino  
**State:** CA  
**Zip Code:** 92408  
**UEI:** KQECBGU8YR5  
**Victim Services Provider** No  
**Organization Type** Non-Profit Organization  
**ESG Award Amount** \$97,216

**Subrecipient** Housing Authority of the County of San Bernardino  
**City** San Bernardino  
**State:** CA  
**Zip Code:** 92408  
**UEI:** JVBBNJXNPB77  
**Victim Services Provider** No  
**Organization Type** Non-Profit Organization  
**ESG Award Amount** \$149,616

**Subrecipient** Lutheran Social Services  
**City** Orange  
**State:** CA  
**Zip Code:** 92868  
**UEI:** C1AFYCKJQM56  
**Victim Services Provider** No  
**Organization Type** Non-Profit Organization  
**ESG Award Amount** \$54,560

**Subrecipient** The Salvation Army  
**City** Carson  
**State:** CA  
**Zip Code:** 90746  
**UEI:** LF19U9DKFQM6  
**Victim Services Provider** No  
**Organization Type** Non-Profit Organization  
**ESG Award Amount** \$194,131



**Subrecipient** Mountain Homeless Coalition  
**City** Cedar Park  
**State:** CA  
**Zip Code:** 92322  
**UEI:** GRH6UV9VB9A7  
**Victim Services Provider** No  
**Organization Type** Other Non-Profit Organization  
**ESG Award Amount** \$15,000

**Subrecipient** Symba Center  
**City** Victorville  
**State:** CA  
**Zip Code:** 92395  
**UEI:** DEZGAMT814Y3  
**Victim Services Provider** No  
**Organization Type** Other Non-Profit Organization  
**ESG Award Amount** \$57,551

## CR-65 - Persons Assisted

### 4. Persons Served - Activities

Persons in Households	Activity			Totals
	Homelessness Prevention	Rapid Re-Housing	Emergency Shelter	
Adults	7	11	53	71
Children	8	5	14	27
Don't Know/Refused/Other	0	0	0	0
Missing Information	0	0	0	0
<b>Total</b>	<b>15</b>	<b>16</b>	<b>67</b>	<b>98</b>

Table 23 – Household Information for Homeless Prevention Activities

### 5. Gender — Activities

Gender	Homelessness Prevention	Rapid Re-Housing	Emergency Shelter
Male	6	8	49
Female	9	8	18
Transgender	0	0	0
Don't Know/Refused/Other	0	0	0
Missing Information	0	0	0
<b>Total</b>	<b>15</b>	<b>16</b>	<b>67</b>

Table 24 – Gender Information

6. Age—Activities

Age	Homelessness Prevention	Rapid Re-Housing	Emergency Shelter
Under 18	8	6	14
18-24	0	0	2
25 and over	7	10	51
Don't Know/Refused/Other	0	0	0
Missing Information	0	0	0
<b>Total</b>	<b>15</b>	<b>16</b>	<b>67</b>

Table 25 – Age Information

7. Special Populations Served

Subpopulation	Number of Persons in Households			Total
	Homelessness Prevention	Rapid Re-Housing	Emergency Shelter	
Veterans	0	0	1	1
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	1	1
HIV/AIDS	0	0	1	1
Chronically Homeless	0	0	6	6
<b>Total</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>9</b>

Persons with Disabilities	Number of Persons in Households			Total
	Homelessness Prevention	Rapid Re-Housing	Emergency Shelter	
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	12	12
Other Disability	1	6	13	20
<b>Total</b>	<b>1</b>	<b>6</b>	<b>20</b>	<b>32</b>

Table 26 – Special Population Served

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

### **9. Shelter Utilization**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

**Table 27 – Shelter Capacity**

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

The ESG program promotes collaboration between agencies to direct the planning, development, and implementation of the County’s Homeless Strategic Action Plan. The ESG program’s goals and objectives are consistent with those of the COC. Partners to whom funding is awarded are evaluated based on their responses to the County’s Notices of Funding Availability (NOFA) and Requests for Proposals (RFP), which ensure an alignment with the ESG program’s goals and objectives.

The County employs performance standards based on “percentages of successful outcomes” that consider housing stability for six months and 12 months following receipt of ESG assistance. New ESG contracts associated with PY 2023-24 funds will continue to emphasize the goal of tracking beneficiaries for up to a year following termination of assistance. On an ongoing basis, Homeless Management Information System (HMIS) Data Report Cards and the number of clients served are evaluated to determine whether subrecipients are meeting performance measures and benchmarks.

While not formally required, all subrecipients are strongly encouraged to participate in ICH meetings. By virtue of collaboration with the CES for client referral, ESG subrecipients are included in the 211 Directory.

ESG Contracts associated with PY 2023-24 were identified through the County's NOFAs and RFPs, which aligned with the ESG program's goals and objectives. On an ongoing basis, HMIS Data Report Cards and the number of clients served were evaluated to determine whether subrecipients were meeting performance measures and benchmarks. Lastly, all collaboration with CES for client referral and ESG subrecipients were included in the 211 Directory.

The County met all implemented measures, including HMIS Data Report Cards with the number of clients served, which were evaluated to determine whether subrecipients were meeting performance measures and benchmarks. Subrecipients utilized CES for client referrals.

## CR-75 – Expenditures

### 11. Expenditures

ESG Expenditures for Homelessness Prevention	Program Year Expenditures		
	2023	2022	2021
Expenditures for Rental Assistance	\$0	\$0	\$19,871
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$1,249
Expenditures for Homeless Prevention under Emergency Solutions Grants Program	\$0	\$0	\$0
<b>Subtotal Homelessness Prevention</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,120</b>

Table 28– ESG Expenditures for Homelessness Prevention

ESG Expenditures for Rapid Re-Housing	Program Year Expenditures		
	2023	2022	2021
Expenditures for Rental Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$878	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$148,737	\$152,955
Expenditures for Homeless Assistance under Emergency Solutions Grants Program	\$0	\$0	\$0
<b>Subtotal Rapid Re-Housing</b>	<b>\$0</b>	<b>\$149,615</b>	<b>\$152,955</b>

Table 29 – ESG Expenditures for Rapid Re-Housing

ESG Expenditures for Emergency Shelter	Program Year Expenditures		
	2023	2022	2021
Essential Services	\$0	\$0	\$0
Operations	\$0	\$0	\$51,061
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$0</b>	<b>\$00</b>	<b>\$51,061</b>

Table 30 – ESG Expenditures for Emergency Shelter

Other Grant Expenditures	Program Year Expenditures		
	2023	2022	2021
Street Outreach	\$0	\$0	\$0
HMIS	\$0	\$0	\$0
Administration	\$0	\$45,168	\$10,781

Table 31 - Other Grant Expenditures

Total ESG Funds Expended		
2023	2022	2021
\$0	\$194,783	\$235,917

Table 32 - Total ESG Funds Expended

Match Source	2023	2022	2021
Other Non-ESG HUD Funds	\$0	\$0	\$0
Other Federal Funds	\$0	\$0	\$0
State Government	\$0	\$0	\$0
Local Government	\$0	\$194,783	\$97,157
Private Funds	\$0	\$0	\$66,579
Other	\$0	\$0	\$72,181
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
<b>Total Match Amount</b>	<b>\$0</b>	<b>\$194,783</b>	<b>\$235,917</b>

Table 33 - Other Funds Expended on Eligible ESG Activities

Total Amount of Funds Expended on ESG Activities (Includes Match)		
2023	2022	2021
\$0	\$389,566	\$471,834

Table 34 - Total Amount of Funds Expended on ESG Activities