

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

March 25, 2025

FROM

CARRIE HARMON, Director, Community Development and Housing Department

SUBJECT

Proposed 2025-30 Consolidated Plan, 2025-26 Annual Action Plan, Market Analysis, Needs Assessment, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan

RECOMMENDATION(S)

1. Conduct a public hearing to:
 - a. Review the proposed 2025-30 Consolidated Plan and 2025-26 Annual Action Plan which governs the Community Development Block Grant, HOME Investment Partnerships Act, and the Emergency Solutions Grant programs; and,
 - b. Review the Market Analysis, Needs Assessment, Analysis of Impediments to Fair Housing Choice and the Citizen Participation Plan for the County's 2025-30 Consolidated Plan; and,
 - c. Review the 2025-26 Annual Action Plan for the County's application to the United States Department of Housing and Urban Development for \$9,420,665 in entitlement grants from the Community Development Block Grant, HOME Investment Partnerships Act, and Emergency Solutions Grant programs.
 - d. Obtain citizens' comments on the proposed 2025-30 Consolidated Plan and related documents.
2. Consider any necessary changes to the Proposed 2025-30 Consolidated Plan and 2025-26 Annual Action Plan and direct Community Development and Housing Department staff to return to the Board of Supervisors with the final 2025-30 Consolidated Plan and 2025-26 Annual Action Plan for consideration prior to submittal to the United States Department of Housing and Urban Development.

(Presenter: Carrie Harmon, Director, 382-3983)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

Provide for the Safety, Health and Social Service Needs of County Residents.

FINANCIAL IMPACT

This item will not result in the use of Discretionary General Funding (Net County Cost). The Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), and Emergency Solutions Grant (ESG) programs are entitlement formula grants based on community development needs. The formula incorporates measures which capture poverty, population, housing overcrowding, and age of housing. The County's 2025-26 United States Department of Housing and Urban Development (HUD) grant entitlement allocation is anticipated at \$9,420,665 of which \$6,391,715 is for CDBG \$2,456,203 for HOME, and \$572,747 for ESG. The Community Development and Housing Department (CDH) will return to the Board of Supervisors (Board) to approve the Final 2025-30 Consolidated Plan and 2025-26 Action Plan, which will include the anticipated grant allocations and any necessary budget adjustments.

BACKGROUND INFORMATION

The Board is conducting a public hearing to gather community input on the proposed 2025-30 Consolidated Plan and 2025-26 Annual Action Plan for housing and community development programs. This new plan is necessitated by the expiration of the current Five-Year Consolidated Plan, which was approved on April 21, 2020 (Item No. 25) and will expire on June 30, 2025. To maintain eligibility for HUD funding, the County must adopt a new Consolidated Plan that establishes a comprehensive framework for strategically investing federal resources. The plan and its supporting documents—including the Market Analysis, Needs Assessment, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, and Annual Action Plan—are designed to improve housing conditions, enhance community environments, and create expanded economic opportunities for low- and moderate-income residents.

Funding for the Consolidated Plan and Annual Action Plan is derived from federal programs including CDBG, HOME, and ESG. These funds support community development and housing projects within the unincorporated areas of the County and 13 cooperating municipalities: Adelanto, Barstow, Big Bear Lake, Colton, Grand Terrace, Highland, Loma Linda, Montclair, Needles, Redlands, Twentynine Palms, Yucaipa, and the Town of Yucca Valley. While Chino Hills and Rancho Cucamonga are not among these 13 municipalities, both receive a direct allocation of CDBG from HUD as entitlement cities. Therefore, they only participate in the County's HOME Consortium which allows for the use of County HOME funds within their jurisdiction. Public input received during today's hearing will be instrumental in shaping the final Consolidated Plan and Annual Action Plan. CDH will present the finalized plans to the Board for approval prior to submission to HUD.

The following draft documents are open to public comment and feedback: Consolidated Plan and Annual Action Plan; Needs Assessment and Housing Market Analysis; Analysis of Impediments to Fair Housing Choice (AI); and Citizen Participation Plan (CPP).

The Consolidated Plan sets goals to provide decent housing, a safe living environment, and economic opportunities for low- and moderate-income people. It identifies key needs, sets goals to meet them, and creates strategies for action. The Annual Action Plan, which is submitted to HUD each year, outlines how CDBG, HOME, and ESG funds will be used based on these goals. The County hired Mosaic Community Planning, LLC to help develop and submit the new plan and the related documents.

The 2025-26 Annual Action Plan is part of the Consolidated Plan and serves as the formal grant application to HUD for CDBG, HOME, and ESG funds. The proposed projects and programs are designed to address the County's current needs, as identified in the Needs Assessment, and are aligned with the strategies and goals of the 2025-30 Consolidated Plan.

As part of the planning process, CDH held 26 community meetings across the county, allowing residents in unincorporated areas and in the 13 participating municipalities to share their views on housing, living conditions, and economic needs. Surveys were also available both at the meetings and online. The feedback collected helped shape the Needs Assessment, which focused on key areas such as using CDBG funds for public facilities and infrastructure in unincorporated areas; supporting local public services, economic development, housing, and infrastructure through the County Consortium; using HOME funds to build or renovate affordable rental housing; and using ESG funds for homelessness programs across the county.

The Market Analysis helps provide a clear picture of the county's housing market, including housing supply, conditions, and costs. This data mainly comes from HUD's Housing Affordability Strategy and the American Community Survey.

As part of the 2025-30 Consolidated Plan, the County developed a new AI, which looks at laws,

policies, and conditions that may affect fair access to housing. The AI aims to identify barriers to housing opportunities in the county, following HUD guidelines. It found five main issues: limited housing options due to quality and affordability, unequal housing access for certain groups, unequal neighborhood opportunities, a higher need for homeless resources in certain communities, and insufficient current fair housing efforts. To address these, the AI suggests actions like increasing affordable housing through new construction and rehabilitation, supporting fair housing services (such as rental assistance and legal aid), improving neighborhood safety and walkability, expanding resources for people with disabilities, and setting clear goals for fair housing education.

The CPP outlines how the County encourages public involvement in the annual HUD grant application process. A substantial amendment to the Consolidated Plan is needed when a new activity is added, there are changes to an activity's type, location, or beneficiaries, or when funding increases above certain amounts. These thresholds are \$500,000 for CDBG construction, \$100,000 for CDBG public services, \$100,000 for ESG, and \$1,000,000 for HOME. Amendments are made as needed, and the proposed CPP follows HUD regulations.

To meet public hearing notice requirements, the County published a public notice in the following publications: Big Bear Grizzly, Daily Press, Hi-Desert Star, Inland Valley Daily Bulletin, La Prensa Hispana, and The Sun. The County also posted notices and any applicable support documentation on CDH's website for no less than 30 days. The public comment period began on February 21, 2025, and will conclude with this public hearing. Public comments received regarding the plans will be considered and included in the final 2025-2030 Consolidated Plan and the 2025-26 Annual Action Plan. On April 29, 2025, the Board will receive a recommendation to approve the Final 2025-30 Consolidated Plan and the 2025-26 Annual Action Plan and direct CDH to submit the final version of the plan to HUD on or around May 15, 2025.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on February 20, 2025; Finance (Paul Garcia, Administrative Analyst, 386-8392) on February 28, 2025; and County Finance and Administration (Cheryl Adams, Deputy Executive Officer, 388-0238) on March 11, 2025.