



Consolidated Annual Performance and Evaluation Report for the 2024-2025 Action Plan

COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT

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



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CR-05 - Goals and Outcomes

Background

Each year, San Bernardino County receives critical federal funding from the U.S. Department of Housing and Urban Development (HUD) to help strengthen local communities. These funds are provided through HUD's Community Planning and Development (CPD) programs, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG). Together, these programs make it possible to revitalize neighborhoods, expand affordable housing, and provide vital assistance to residents experiencing homelessness.

The County's CDH administers these resources, working closely with community partners, service providers, and local jurisdictions to ensure that funding reaches the areas of greatest need. Projects and services are delivered in the County's unincorporated areas and in 13 partner cities: Adelanto, Barstow, Big Bear Lake, Colton, Grand Terrace, Highland, Loma Linda, Montclair, Needles, Redlands, Twentynine Palms, Yucaipa, and the Town of Yucca Valley. Chino Hills and Rancho Cucamonga participate in the San Bernardino County HOME Consortium.

To guide these efforts, the County develops a Five-Year Consolidated Plan (ConPlan), which identifies priority housing and community development needs and sets long-term strategies. Each year, an Annual Action Plan (AAP) builds on this foundation by identifying specific projects and activities to be funded.

The Consolidated Annual Performance and Evaluation Report (CAPER) provides a year-end review of progress, reporting back to HUD and the community on accomplishments, expenditures, and outcomes achieved with these federal investments.

This Program Year (PY) 24/25 CAPER marks the fifth and final year of the County's 2020–2025 Consolidated Plan. Covering the period of July 1, 2024, through June 30, 2025, it highlights the County's efforts to:

- Create safe and affordable housing opportunities,
- Improve community infrastructure and public facilities,
- Support services for residents experiencing or at risk of homelessness, and
- Strengthen neighborhoods across San Bernardino County.

Through these programs, federal funds are transformed into real, measurable impacts by helping families, improving neighborhoods, and building stronger communities for the future.

To learn more or view the full plans, please visit the CDH website at <https://cdh.sbcounty.gov/reports/>

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

PY 24/25 marked the fifth and final year of San Bernardino County's 2020–2025 Consolidated Plan. With an investment of \$8.36 million in Community Development Block Grant (CDBG) funds, the County turned federal dollars into local results, strengthening families, enhancing neighborhood vitality, and protecting residents in need.

This year, over 48 projects and programs were completed across unincorporated communities and partner cities. The results tell a story of stronger neighborhoods, expanded opportunities, and safer, healthier living environments for low- and moderate-income residents.

Below is a summary of CDBG activity expenditures:

CDBG Activity	Total Funds Expended
Public Facility/Infrastructure Improvements	\$5,906,529
Public Services	\$534,602
Fair Housing	\$122,212
Community Projects (Code Enforcement/Fire Trucks)	\$200,087
Planning and Administration	1,598,921
Total	\$8,362,351

Table 1 – CDBG Expenditures

Below is a summary of key accomplishments made during PY 24/25:

CDBG Accomplishments:

Public Facility/Infrastructure Improvements - Building Safer, More Accessible Neighborhoods

The County invested \$5.9 million in infrastructure projects that made everyday life safer and more inclusive. Missing or cracked sidewalks were replaced, ADA pathways and recreational improvements were completed, and outdated streets were modernized. Parents can now walk their children to school without fear of unsafe crossings, seniors with mobility challenges can access parks and community centers, and families in longstanding neighborhoods enjoy cleaner, more functional streets.

Highlights:

- **Colton:** Alley upgrades reduced blight and improved access for residents.
- **Unincorporated San Bernardino:** Sidewalk improvements near Newmark Elementary provide children with safe routes to school. Additionally, a new pedestrian crossing signal at 5th & Pedley improves safety for students and seniors.
- **Highland & Needles:** Street repairs improved mobility and neighborhood appearance.
- **Regional Parks:** ADA paths and recreational improvements at Lake Gregory, Prado Park, and Glen Helen Fishing Dock expanded recreation access for residents with disabilities.
- **Big Bear Lake Village:** ADA parking and sidewalks improved accessibility for seniors and visitors with disabilities.

Impact: More than 451,711 resident's benefit. These improvements advanced the Consolidated Plan goals by upgrading public infrastructure and expanding access to community facilities, with direct benefits to children walking to school, seniors accessing recreation, and households in older communities experiencing cleaner streets and improved functionality.

Public Services - Supporting Families and Vulnerable Residents

CDBG is more than bricks and mortar, it's also about people. The County directed \$534,602 to nonprofit and community-based organizations that provide vital services to families in need. This funding helped stabilize households in crisis, supported youth development, and allowed seniors to age with dignity.

Highlights:

- **Food Assistance:** Programs in Adelanto, Barstow, Grand Terrace, and Highland distributed food to families and seniors, reducing hunger and stabilizing households.
- **Youth Enrichment:** After-school programs in Barstow, Colton, and Highland provided safe environments for learning, recreation, and academic support.
- **Adult Literacy:** Programs in Colton, Grand Terrace, Highland, Loma Linda, and Yucaipa improved educational outcomes, preparing residents for better employment opportunities.
- **Senior Services:** Transportation and recreational programs in Grand Terrace, Highland, Montclair, and Needles reduced isolation and supported independent living for older adults.
- **Case Management & Crisis Support:** Nonprofits in Adelanto, Barstow, Colton, Grand Terrace, Redlands, and Yucaipa provided housing assistance, clothing, domestic violence support, and other essential services to stabilize vulnerable households.

Impact: More than 23,644 residents received much-needed services that reduced barriers, improved stability, and fostered stronger connections to their community, creating pathways to long-term resilience.

Fair Housing -Advancing Fair Housing and Equity

The County invested \$122,212 to promote fair housing, protect renters, and educate landlords. These programs provided residents with the tools and knowledge to navigate housing challenges and fight discrimination.

Highlights:

- Counseling and mediation services prevented evictions and resolved landlord-tenant disputes.
- Fair housing workshops educated renters on their rights and responsibilities.
- Outreach reduced housing discrimination and expanded equitable access.

Impact: 1,816 residents were directly assisted, helping prevent homelessness and strengthen community equity.

Community Projects (Code Enforcement/Fire Trucks)

Protecting Residents Through the Purchase of a Fire Truck

Public safety is foundational to community well-being. The County invested a total of \$750,000 within the five year ConPlan period on a new fire truck. The final payment of \$44,890 was provided in PY 24/25 to purchase the new fire truck for Yucca Valley and the surrounding unincorporated areas, where older equipment had slowed response times. The truck was delivered and put in use in PY 24/25.

Impact: Serving 23,575 residents, the fire truck reduced emergency response times, improved fire protection, and gave first responders modern tools to safeguard lives and property.

Safer Communities Through Code Enforcement

Healthy neighborhoods require more than services. They need safe, well-maintained housing and a strong

sense of community pride. The County invested \$155,197 into code enforcement efforts that tackled unsafe conditions and blight in low-income neighborhoods.

Highlights:

- Addressed substandard housing and unsafe property conditions.
- Removed trash, debris, and environmental hazards.
- Worked with owners to restore pride and livability in the neighborhood.

Impact: 40,505 residents benefited from cleaner, safer communities with reduced health and safety risks, stronger property values, and a renewed sense of pride.

Closing Out the Consolidated Plan: A Five-Year Legacy

The conclusion of San Bernardino County's 2020–2025 Consolidated Plan marks more than the end of a reporting cycle—it reflects a five-year story of how CDBG funding transformed communities. Strategic investments not only addressed urgent needs but also created lasting improvements that residents will benefit from for years to come.

CDBG Achievements Over Five Years:

- **Stronger Infrastructure – 1,510,067 residents served**
Investments in sidewalks, streets, and parks made neighborhoods safer, more accessible, and more welcoming.
- **Essential Services – 183,434 residents supported**
Programs delivered food for families, connection for seniors, enrichment for youth, and stability for households facing hardship.
- **Housing Equity – 9,327 residents assisted**
Through fair housing enforcement and tenant rights education, residents gained greater protection and access to equitable housing.
- **Healthier Neighborhoods – 186,835 residents impacted**
Code enforcement initiatives improved cleanliness, safety, and overall livability across communities.

These collective outcomes advanced HUD's national objectives of providing decent housing, fostering suitable living environments, and expanding economic opportunities while fulfilling the County's local priorities of equity, safety, and opportunity. As the County looks ahead to its next Consolidated Plan, it carries forward a proven record of using federal resources to build stronger, healthier, and more resilient communities.

HOME Accomplishments:

The County remains strongly committed to expanding affordable housing through collaboration with cities, housing providers, and community stakeholders. These partnerships are driving meaningful progress, with a robust pipeline of nearly 600. To further expand housing opportunities, the County established the Housing Development Fund, strategically investing \$50 million to support homeless housing projects, with a focus on construction of new units and expanding shelter capacity across both incorporated and unincorporated areas. These efforts are more than just numbers; they represent real homes, stability, and hope for residents striving for a safe and secure future.

During the PY 24/25, the County invested \$686,594 in HOME funds to advance this mission. Of this amount, \$227,000 supported the completion of the Metrolink project located in the City of Rialto and the Liberty Lane Project which is currently under way and is anticipated to be completed in the PY 25/26. s.

Summary of HOME fund expenditures:

HOME Activity	Total Funds Expended
Housing Development	\$227,000
Planning and Administration	\$459,594
Total	\$ 686,594

Table 2 – HOME Expenditures

Major accomplishments include completion:

When the County adopted its 2020–2025 HUD Consolidated Plan, the goal was to create 66 new affordable housing units over the course of five years. Thanks to strong partnerships and a shared commitment to addressing the housing crisis, the County far exceeded this goal, more than doubling it. The County continues to invest in innovative housing solutions that provide more than just a place to live, creating vibrant, supportive communities where families and individuals can thrive.

Projects closed within the PY 24/25 include Bloomington Housing Phase III (98 units), and Metro View in Rialto (55 units) demonstrate the County’s dedication to expanding affordable housing opportunities, addressing homelessness, and strengthening neighborhoods through thoughtful design and strategic partnerships. Together, these developments delivered 153 new affordable homes across the region, providing stability, opportunity, and hope for families, seniors, and individuals in need.

Highlights:

Bloomington Housing Phase III

The Bloomington Affordable Housing project is a three-phase, mixed-generational development along the Valley Corridor, providing 288 affordable units for families, seniors, and formerly homeless or special needs residents. Phases I and II are fully constructed and occupied, offering safe, stable homes alongside community amenities such as a public library, pool, playground, and community center. Innovative design, including housing above the library, maximizes space while fostering a vibrant, livable neighborhood.

Phase III added 98 units, including 20 permanent supportive housing units for individuals and families experiencing homelessness or with mental and physical health needs. A new 5-acre park and 7,700-square-foot community center enhanced residents' quality of life, with children and families having direct access to a variety of recreational activities, such as sports, and community events that foster a vibrant and healthy environment.

Through strong partnerships and strategic use of County funding, State, and nonprofit funding, the County has leveraged \$42 million for Phase III and a total of \$107 million across all phases. These homes provide more than shelter—they give residents stability, opportunity, and hope, helping them thrive and build stronger

futures.

Rialto Metrolink South (55 units)

Metro View will be a vibrant, transit-oriented community providing 55 affordable apartment homes for individuals and families in Rialto, California. The development will offer one-, two-, and three-bedroom homes for households earning between 30 and 60 percent of the area median income (AMI), helping families find safe, stable, and affordable housing.

Located next to the Rialto Metrolink station and Omnitrans Route 22, residents will have convenient access to public transit, making it easier to reach jobs, schools, and services throughout the region. With direct access to public transportation, residents can enjoy greater convenience, reduced reliance on cars, and a healthier lifestyle, while also contributing to a cleaner, more sustainable future for the entire community.

To support this effort, the County invested \$2.25 million in HOME Investment Partnerships Program (HOME) funds, helping to expand housing opportunities and create an environment where families can truly thrive.

Beyond the numbers, these homes are transforming lives—helping families find stability while expanding the supply of permanent supportive housing that offers safety, dignity, and hope to those most in need. Building on this success, the County is moving forward with several new developments currently in predevelopment, including US Vets (30 units), Highland Senior Apartments (90 units), and Arrowhead Grove Phase IV (92 units).

In addition, the Liberty Lane Affordable Housing development is under construction, with anticipated occupancy by October 2026. This project will bring 80 new units into the County's affordable housing portfolio, including 20 permanent supportive housing units dedicated to homeless and at-risk veterans. Liberty Lane will be reported on PY 25/26.

Together, the completion of HOME-funded projects and the expansion of future developments demonstrate how local investment directly benefits residents—creating more affordable homes, stronger neighborhoods, and a brighter future for our community.

ESG Accomplishments:

The County allocated \$2,057,150 in ESG funds to address homelessness. This represented a combination allocation of funding from PY 17/18, 18/19, 19/20, 20/21, 22/23, and 23/24. 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 and at risk of homelessness. The County strategically invested \$50 million into the Housing Development Fund to significantly expand housing resources across both the incorporated and unincorporated areas of the County. This investment delivered measurable results, including the establishment of two new shelters in the City of Fontana. The first was the transformation of a hotel into Path of Life Shelter, which now provides 120 beds for individuals experiencing homelessness. In addition, the County created 20 interim housing units using modular construction, also located in Fontana, to offer flexible and immediate housing options for residents in need. The County's pipeline includes 492 units and beds currently in progress, located within the County region, further strengthening the area's overall capacity to meet housing needs.

The County partnered with six nonprofit agencies, including two small local nonprofits, as well as with the County’s Office of Homeless Services. This approach ensured that the service providers were knowledgeable of the specific community needs and any barriers to service provision, such as limited affordable housing and the lack of housing vouchers. The Office of Homeless Services invested over \$11.7 million in PY 24/25, utilizing State grants to address the needs of the County’s at-risk and homeless population. In partnership with ESG, it leveraged over \$3.3 million in State Encampment Resolution Funding to provide services and support to people experiencing homelessness in encampments, resulting in meaningful paths to safe and stable housing. While the data highlighting those served by the ESG program does not align with the County’s most recent Census report, the County, in partnership with its service providers, identifies priority needs and provides services to ESG eligible individuals and families. Those served amongst ESG data reveals a significant disparity in service utilization among racial groups within the county. Specifically, 40% of all ESG-funded services were provided to individuals who identify as Black or African American, despite this group comprising only 8% of the county’s total population. This overrepresentation suggests a disproportionate impact of homelessness and housing insecurity on the Black/African American community.

Summary of ESG Expenditures:

ESG Activity	Total Funds Expended
Homelessness Prevention	\$205,349
Street Outreach	\$128,442
Emergency Shelter	\$306,499
Rapid Re-Housing	\$273,741
HMIS	\$89,786
Planning and Administration	\$48,150
Total	\$ 1,051,967

Table 3 –ESG Expenditures

Highlights:

- **Homelessness Prevention** – Invested \$205,349 to assist 217 individuals in remaining securely housed. This included assistance with housing relocation, stabilization, rental assistance, and financial aid support.
- **Street Outreach** – Invested \$128,442, providing coordinated street outreach services to 289 individuals. This included connecting them to resources, referrals to emergency shelter, and providing essential items, which included crucial season-appropriate clothing, basic personal hygiene supplies, and transportation.
- **Emergency Shelter** – Invested \$306,499 to support 354 individuals in emergency shelters, providing case management, meals, clothing, childcare, transportation, and other essential services to meet basic needs and stabilize their situations.
- **Rapid Re-Housing** – Invested \$273,741 to assist 185 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

The COVID-19 pandemic created urgent challenges for San Bernardino County residents, especially low- to moderate-income households. Through the federal CARES Act, the County received \$8.9 million in CDBG-Coronavirus (CDBG-CV) funds to help prevent, prepare for, and respond to the impacts of the crisis. By investing these one-time resources strategically, the County delivered immediate relief while strengthening long-term community resilience.

Summary CDBG-CV Activity expenditures to date:

Altogether, \$7.1 million (80% of the County's CDBG-CV funds) has already been invested to meet the immediate needs of residents while supporting recovery across multiple communities.

Activities	CDBG-CV Expenditures by Program Year					Total Expenditure
	2020-21	2021-22	2022-23	2023-24	2024-25	
Public Services	\$592,932	\$1,185,568	\$1,437,815	\$249,743	\$517,788	\$3,983,846
Economic Development	\$6,982	\$6,261	\$124,181	\$0	\$0	\$137,424
Facility Rehabilitation	\$0	\$1,976,566	\$165,092	\$236,217	\$0	\$2,377,875
Administration	\$191,232	\$187,761	\$94,777	\$34,917	\$107,698	\$616,385
Total	\$791,146	\$3,356,156	\$1,821,865	\$520,877	\$625,486	\$7,115,530

Table 4 – CDBG-CV Expenditures

CDBG-CV Accomplishments:

The Community Development Block Grant–Coronavirus (CDBG-CV) program played a critical role in helping San Bernardino County residents' weather the impacts of the COVID-19 pandemic. With targeted investments, the County was able to expand essential services, preserve local jobs, and improve facilities that serve vulnerable populations. Collectively, these efforts reached more than 160,000 residents countywide.

- **Essential Public Services – 115,861 residents supported**

The County invested \$3.98 million to sustain programs that provided food distribution, rental and utility assistance, health care, and homeless support services. These resources directly prevented displacement, kept households connected to utilities, and ensured that families had access to medical and supportive care. For example, expanded food distribution networks reduced hunger among low-income households, while utility and rental assistance helped families remain in stable housing during a time of widespread economic uncertainty.

- **Economic Development - Small Business Recovery – 12 jobs preserved**

To support the economic health of local communities, the County provided \$137,000 in forgivable loans to small businesses in Yucaipa. These funds allowed businesses to continue operating and protect 12 local jobs that would have otherwise been lost. By helping businesses remain open, the program

not only preserved income for employees but also maintained access to community-serving establishments, supporting the broader local economy during a fragile period.

- **Facility Rehabilitation - Improved Community Facilities – 48,753 residents benefited**

The County dedicated \$2.37 million to upgrade and expand facilities that serve vulnerable populations. Key projects included the Pacific Village Rehabilitation, which created interim housing for homeless families, providing a pathway to long-term stability, and the Redlands Senior Center Outdoor Dining Project, which established a safe and accessible outdoor space for seniors to gather, share meals, and receive essential services. These investments enhanced safety, reduced isolation, and expanded access to supportive resources for residents most at risk during the pandemic.

Through these initiatives, San Bernardino County demonstrated its commitment to protecting its most vulnerable residents, safeguarding local jobs, and strengthening community infrastructure. The CDBG-CV program not only addressed immediate pandemic-related needs but also laid the groundwork for long-term resilience by supporting stability, safety, and connection in neighborhoods across the County.

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
Acquire, Construct, or Rehabilitate Public Facilities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: 6,106,586	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	80*	1,510,067	100%**	16*	451,711	100%**
			Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	50	981	100%**	10	140	100% **
				Persons Assisted	202,525	186,835	92%	40,505	40,505	100%
Acquisition or Construction of Multi-Family Housing	Affordable Housing	HOME: \$1,529,593	Rental units constructed	Household Housing Unit	66	265	100%**	11	153	100%**
Acquisition or Rehabilitation of Existing Housing	Affordable Housing	HOME: \$0	Rental units rehabilitated	Household Housing Unit	14	0	0%	4	0	0%
Public Services for Low-Income and Special Needs	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$534,602	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	135,000	183,434	100%**	19,646	23,644	100***

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: \$122,212	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19,150	9,327	49%	1,949	1,816	93%
Support Emergency/Supportive Housing for Homeless	Homeless	ESG: \$785,589	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,120	522	47%	224	185	83%
			Homeless Person Overnight Shelter	Persons Assisted	1,000	485	49%	200	354	177%**
			Emergency Shelter/ Transitional Housing Beds added	Beds	5,310***	0	0%	1062	0	0%
			Homelessness Prevention	Persons Assisted	900	232	26%	180	217	121%**
Planning, Implementation, and Management	Administration	CDBG: \$1,598,921 HOME: \$459,594 ESG: \$48,150	Other	Other	1	1	100%	1	1	100%

Table 5 - Accomplishments – Program Year & Con-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%

***ESG focus was shifted to addressing the immediate need of the homeless population, and ensuring emergency shelter funding was utilized to support existing emergency shelter beds. Rehab on existing emergency shelters, resulting in an increase of shelter beds, was not funded by ESG. The County's Project Development team utilized \$50 million in State and local funding to create 120 shelter beds during PY24/25.

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

San Bernardino County’s 2020–2025 Consolidated Plan focused on building stronger, healthier, and more equitable communities by addressing critical needs in housing, infrastructure, services, and homelessness prevention.

Focus Areas by Program:

- **Community Development Block Grant (CDBG):**
Invested in neighborhood infrastructure, public facilities, and essential services. Projects included safer sidewalks and streets, revitalized parks, food and health services, and fair housing enforcement—improving daily life for thousands of low- and moderate-income residents.
- **HOME Investment Partnerships Program (HOME):**
Expanded affordable housing opportunities by funding new construction, rehabilitation, and tenant-based rental assistance. These efforts supported families in securing safe, decent housing and strengthened partnerships with local housing providers.
- **Emergency Solutions Grant (ESG):**
Focused on reducing homelessness through shelter operations, rapid re-housing, prevention programs, and outreach to individuals and families at risk of losing their homes. ESG funding provided critical support for those most vulnerable during times of crisis.

In the area of affordable housing, the County exceeded expectations by constructing a total of 265 rental units during the 5-year ConPlan with 153 of those in PY.24/25 utilizing HOME funds, surpassing the target of 66 units. This progress directly advanced the County’s goal of developing a well-planned, balanced, and sustainable County. The County has a pipeline of nearly 600 housing units, including 354 units that will be funded through the HOME program.

San Bernardino County has also effectively used Community Development Block Grant (CDBG) funding to deliver measurable improvements in public facilities and infrastructure, directly enhancing the daily lives of residents. Over the five-year ConPlan cycle, more than 1.5 million residents have benefited from these investments. Projects ranged from neighborhood-scale upgrades to major improvements that serve entire communities, collectively creating safer streets, expanding access to essential services, and strengthening the overall livability of neighborhoods.

Highlights for PY 24/25

- **Safer and More Accessible Streets – \$1.9 million invested**
Sidewalk and pedestrian safety projects improved walkability and reduced hazards in residential neighborhoods. In unincorporated San Bernardino, new sidewalks near Newmark Elementary School provided children with a reliable, ADA-compliant route to school. At 5th and Pedley, a new pedestrian crossing signal improved safety for both students and seniors traveling through a busy corridor.

- **Revitalized Neighborhoods and Improved Mobility – \$2.1 million invested**

In Colton, alleyway upgrades reduced blight, improved drainage, and enhanced emergency vehicle access, strengthening both neighborhood safety and functionality. In Highland and Needles, street repair projects made roads smoother, safer, and more durable. These enhancements reduced vehicle damage, improved emergency response times, and restored pride among residents by improving the overall condition and appearance of their neighborhoods.

- **Inclusive Public Spaces – \$1 million invested**

Investments in ADA accessible renovations at Countywide Regional Parks, including: Mojave Narrows, Prado, Yucaipa Regional, Glen Helen, and the City of Big Bear Lake Village, created safe, welcoming, and inclusive spaces for residents of all ages and abilities. These upgrades expanded access to recreation, education, and social services, helping to strengthen community cohesion and support healthier lifestyles.

These accomplishments demonstrate how federal funding has been transformed into tangible community improvements that are building stronger, more resilient, and more inclusive communities where residents can thrive.

The County's goal to provide support for emergency housing and supportive services for the homeless continued to be at the forefront during the PY 24/25. While the County did not fully meet its five-year targets for rapid re-housing, emergency shelter, transitional housing, and homelessness prevention services, efforts in this area remain a priority in addressing homelessness and fulfilling HUD's objective of providing decent housing. Continuous improvements are evident as the County exceeded its annual projections for both emergency shelter (177%) and homelessness prevention (121%), serving 237 individuals in emergency shelter and 217 individuals with homelessness prevention funding. The County served 83% (185 individuals) of the number projected to be served in rapid re-housing during PY 24/25, which is a significant improvement over PY 23/24.

San Bernardino County has continued to demonstrate the impact of Community Development Block Grant (CDBG) funding by ensuring that critical public services reach residents who need them most. Over the five-year 2020–2025 Consolidated Plan cycle, the County provided services to 183,434 individuals, nearly 50,000 more than originally projected. This achievement reflects a clear commitment to addressing community needs, particularly among low- and moderate-income households, seniors, and vulnerable populations facing barriers to stability and opportunity.

In PY 24/25 alone, the County again exceeded expectations. While the Annual Action Plan anticipated reaching 19,646 individuals, CDBG-funded programs ultimately served 23,644 residents. This success not only demonstrates the County's ability to deliver beyond projections but also underscores the ongoing demand for essential resources that improve quality of life across communities.

Highlights for PY 24/25 - Total CDBG Investment: \$534,602

- **Food Assistance** – In Adelanto, Barstow, Grand Terrace, and Highland, food distribution programs helped families put meals on the table and allowed seniors living on fixed incomes to stretch their budgets further. By reducing hunger and improving nutrition, these programs provided stability for households that may otherwise have faced food insecurity.

- **Youth Enrichment** – After-school programs in Barstow, Colton, and Highland created safe and supportive environments for children and teens. Students received academic tutoring, recreational opportunities, and mentoring that not only kept them engaged outside of school hours but also supported long-term educational success and personal growth. These programs offered parents peace of mind while fostering healthier, stronger communities for the next generation.
- **Adult Literacy** – In Colton, Grand Terrace, Highland, Loma Linda, and Yucaipa, adult literacy programs equipped residents with essential reading, writing, and digital skills. By increasing educational attainment and workforce readiness, these programs opened pathways to better employment opportunities, helping participants move toward greater self-sufficiency and financial security.
- **Senior Services** – Seniors in Grand Terrace, Highland, Montclair, and Needles benefited from transportation assistance, recreational programs, and social activities. These services reduced isolation, connected older adults to vital resources, and allowed them to remain active and independent, improving both physical health and emotional well-being.
- **Case Management & Crisis Support** – Nonprofit partners in Adelanto, Barstow, Colton, Grand Terrace, Redlands, and Yucaipa delivered critical crisis services such as housing assistance, clothing distribution, and domestic violence support. By addressing immediate needs and connecting residents with longer-term resources, these programs stabilized vulnerable households and helped prevent deeper cycles of poverty and homelessness.

With targeted investments in food security, education, senior wellness, and crisis response, each service delivered builds stronger neighborhoods and more resilient families and self-sufficient communities across the County.

During PY 24/25, San Bernardino County made significant progress in advancing fair housing by assisting 1,816 individuals. These accomplishments showcase the County's commitment to educating residents and addressing housing discrimination, furthering HUD's goal of ensuring equal and fair housing opportunities for all community members. Through these efforts, the County is fostering more inclusive neighborhoods where everyone has the chance to secure safe and affordable housing.

During Program Year 2024–25, San Bernardino County's use of Community Planning and Development (CPD) funds led to significant improvements in living conditions, housing stability, and economic opportunities for its residents. While there remain opportunities to further enhance homelessness services and fair housing initiatives, the outcomes achieved demonstrate meaningful progress toward meeting HUD's goals.

These efforts reflect the County's ongoing commitment to building healthier, more resilient communities where all residents can thrive.

CR-10 - Racial and Ethnic composition of families assisted

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

Race/Ethnicity	CDBG	HOME	ESG
White	300,593	17	213
Black or African American	23,424	19	415
Asian	15,726	0	6
American Indian or American Native	6,572	0	14
Native Hawaiian or Other Pacific Islander	1,167	1	13
Other/Multiracial	82,029	37	384
Total	429,511	74	1,045
Hispanic	133,333	24	352
Not Hispanic	296,178	50	693

Table 6 – 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 to date.

Race/Ethnicity	CDBG-CV
White	59,424
Black or African American	10,491
Asian	2,615
American Indian or American Native	824
Native Hawaiian or Other Pacific Islander	672
Other/Multiracial	10,993
Total	85,019
Hispanic	32,688
Not Hispanic	52,331

Table 7 – 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 PY
CDBG	\$11,148,291	\$8,362,351
HOME	\$11,204,589	\$686,594
ESG	\$2,057,150	\$1,051,967
CDBG-CV	\$1,807,467	\$625,486

Table 8 - Resources Made Available

Narrative

For PY 2024–25, San Bernardino County projected a total of \$26,217,497 in Community Planning and Development (CPD) grant funding to support projects aligned with the goals outlined in the ConPlan and Annual Action Plan (AAP). The table above details the available funds and expenditures for CDBG, HOME, and ESG projects, including any available prior-year funds.

- **CDBG Resources:**
Totaling \$11,148,291, this amount includes an entitlement allocation of \$6,728,121, estimated program income (PI) of \$36,129, and \$4,384,041 carried over from prior years. Of these funds, \$8,362,351 was expended to support community development activities.
- **HOME Resources:**
During the PY, the County invested \$686,594 in HOME projects, supporting planning and development efforts that are creating new affordable housing opportunities and advancing the County's commitment to meeting the community's housing needs. For this period, the County had a total of \$11,204,589 in HOME funds, including an entitlement allocation of \$7,690,259 and an estimated \$3,514,330 in program income. These strategic investments are helping to lay the foundation for a stronger, more vibrant housing landscape for residents across the County.
- **ESG Resources:**
Emergency Solutions Grant (ESG) funds amounted to \$2,057,150 in entitlement allocations, with \$1,051,967 expended to provide homeless and homelessness prevention-related services.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Adelanto	5%	5%	The City of Adelanto funded one (1) public infrastructure project to improve roads in low-income residential areas and one (1) construction of a new park and five (5) public service projects that provide food, clothing, housing/financial counseling, and job skills training to low- and moderate-income individuals.
Barstow	4%	4%	The City of Barstow funded one (1) public facility improvement project to improve access to recreational activities at the Fitness Center and five (5) public service projects that provide domestic violence services, fitness, food services and educational programs for low- and moderate-income individuals and households.
Big Bear Lake	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
Colton	6%	6%	The City of Colton funded one (1) public infrastructure project to alleyways in low-income residential areas and three (3) public service projects that provide homeless services, adult literacy education, and afterschool homework assistance to low- and moderate-income individuals or households.
Countywide	5%	5%	The County funded two (2) public service activities to affirmatively further fair housing.
Grand Terrace	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.
Highland	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 services, literacy education and youth recreation program

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Loma Linda	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.
Montclair	5%	5%	The City of Montclair funded one (1) infrastructure project alleyway improvements in a low-income neighborhood, 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.
Needles	2%	2%	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.
Redlands	5%	5%	The City of Redlands funded one (1) public facility project to improve the City's senior center and seven (7) 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.
Town of Yucca Valley	2%	2%	The Town of Yucca Valley funded one (1) public facility project at the senior center.
Twentynine Palms	3%	3%	The city of Twentynine Palms funded one (1) public facility project for park improvement in a low- to moderate-income neighborhood.
Yucaipa	4%	4%	The City of Yucaipa funded one (1) public facility project for improvements to the City's senior center and three (3) public service projects to provide food, rental assistance, domestic violence intervention, and literacy services to low-income individuals and households.
Unincorporated County	49%	49%	The County funded two (2) public facility projects for ADA Improvements at Regional Parks to improve access for persons with disabilities, three (3) public infrastructure projects for ADA sidewalk improvements to provide improved access for persons with disabilities within the residential neighborhood.

Table 9 – Identify the geographic distribution and location of investments

Narrative

San Bernardino County is the largest county in the United States by land area, covering more than 20,100 square miles—larger than nine U.S. states. With over 2.1 million residents, it's also the fifth most populous county in California, home to a wide range of communities that include bustling urban centers, growing suburban cities, and remote rural areas.

To meet the unique needs across this diverse landscape, the County is organized into six regions: the East, West, and Central Valleys; the Mountains; the High Desert; and the Morongo Basin. In partnership with its Cooperating Cities, the County ensures that housing and community development investments are targeted where they can make the most meaningful difference.

- **CDBG Funds**

For PY 2024–25, Community Development Block Grant (CDBG) funds were allocated to the County's Cooperating Cities and unincorporated areas using a formula based on population size, poverty levels, and overcrowded housing conditions. This data-driven approach ensures that resources are directed toward the communities with the greatest need, supporting local infrastructure improvements, housing rehabilitation, and vital public services.

- **HOME Funds**

HOME funds supported the construction and rehabilitation of affordable rental housing in unincorporated areas and participating HOME Consortium cities. Priority was given to neighborhoods with strong opportunities, close to good schools, jobs, and pathways to economic growth, so that residents can not only have a safe place to live but also thrive in vibrant, supportive communities.

- **ESG Funds**

Emergency Solutions Grant (ESG) funds were deployed across all six regions of the County to address homelessness and housing insecurity. Funds were targeted toward areas with the highest concentrations of need, helping expand access to shelter, outreach, and homelessness prevention services.

Through this strategic use of federal funds, San Bernardino County is building stronger communities, promoting housing stability, and expanding opportunity for residents across every corner of the County, from mountain towns to valley cities.

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 PY24/25, the County met its matching requirements and effectively leveraged HOME, ESG, and CDBG program funds alongside private, state, and local resources to enhance its impact on addressing local housing and homelessness needs. Leveraging these federal funds is crucial as it allows the County to maximize its resources, yielding a stronger impact. The County has been strategic in building collaborations that address local priorities, while creating more stable, long-term financing for projects,

reducing dependency on any single funding stream. In time, this approach will stimulate economic growth and community development. The HOME program, HUD requires a 25% match for each dollar of HOME funds drawn down and must come from non-federal sources and support affordable housing development. In PY 24/25, the County's match liability totaled \$438,648. To meet the HOME match requirement, the County applied excess match credits carried over from previous years, satisfying the 25% non-federal contribution obligation without the need for new sources during this program year. These credits were originally earned through prior eligible contributions to affordable housing activities, consistent with HUD regulations under 24 CFR § 92.220. By using HOME funds as gap financing, the County enabled developers to secure primary funding sources such as Low-Income Housing Tax Credits (LIHTC), Mental Health Services Act (MHSA) funds, the Multifamily Housing Program (MHP), Permanent Local Housing Allocation, the Affordable Housing Program (AHP), HUD Section 8 vouchers, local city funds, and conventional loans—thereby maximizing the impact of federal funds to support the creation and preservation of affordable housing.

The County is utilizing public land to develop 108 permanent housing units and 30 interim housing units to serve individuals experiencing homelessness; these projects will not require HOME funds. In addition, the County is currently exploring parcels for acquisition in unincorporated areas, where HOME funds could be used to support the construction of new affordable housing specifically designed to address the needs identified in the Consolidated Plan. CDH is evaluating the potential unit count to serve the targeted population, and if the acquisition is successful, the project is expected to enter predevelopment in late 2027. This effort aligns with the County's strategy to leverage publicly owned land to address critical housing needs. Concurrently, the County is in the predevelopment phase of the U.S. VETS project, which will deliver 30 permanent housing units by 2027, further advancing the County's commitment to expanding housing opportunities for vulnerable populations.

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 Encampment Resolution Funding (ERF)), as well as in-kind contributions like volunteer services and donated materials. This comprehensive approach ensured that the County met the dollar-for-dollar match requirement. The County also worked with the Continuum of Care (CoC) to leverage state resources such as the Housing and Homelessness Incentive Program, which addresses social determinants of health and health disparities. Nonprofits receiving ESG awards further utilized state programs like State-funded Enhanced Care Management and Community Supports and Federal CoC funds to expand homeless prevention and housing services. Beyond the investment of over 11.7 million dollars to address homelessness during PY 24/25, the Office of Homeless Services established a direct service team, which allows for the close collaboration and implementation of ESG services in a manner designed to meet the specific needs of the most vulnerable residents of San Bernardino County.

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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$57,249,610
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$57,249,610
4. Match liability for current Federal fiscal year	\$438,648
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$56,810,962

Table 10 – Fiscal Year Summary - HOME Match Report

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

Table 11 – 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.*

Program Income	
Balance on hand at beginning of reporting period	\$2,763,722
Amount received during reporting period	\$839,110
Total amount expended during reporting period	\$88,504
Amount expended for TBRA	\$0
Balance on hand at end of reporting period	\$3,514,328

Table 12 – 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
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	3	40
Dollar Amount	\$0	\$0	\$0	\$0	\$179,433	\$20,927,691

Contract Totals		Women Business Enterprises	Male
Dollar Amount	0	0	0
Number	\$0	\$0	\$0
Sub-Contracts			
Number	4	1	3
Dollar Amount	\$215,897	\$36,464	\$179,433

Table 13 - 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	1	0	1	0	0	0
Dollar Amount	\$2,000	\$0	\$2,000	\$0	\$0	\$0

Table 14 – 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

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

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

Table 15 – 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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2	
Number of Non-Homeless households to be provided affordable housing units	14	133
Number of Special-Needs households to be provided affordable housing units	0	20
Total	16	153

Table 16 – 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	14	153
Number of households supported through Rehab of Existing Units	2	0
Number of households supported through Acquisition of Existing Units	0	0
Total	16	153

Table 17 – Number of Households Supported

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

The County sought to increase its inventory of affordable housing projects during this program year but was faced with several challenges that impeded achieving the established goals. The Liberty Lane Apartments project experienced delays in the start of construction primarily due to increased competition and limited availability of Low-Income Housing Tax Credits (LIHTCs), which impacted financing timelines. Additionally, projects that were impacted by limited ability LIHTC's were the Highland Senior Apartment and U.S. Vets.

The County set a goal to provide 20 affordable housing units for homeless households during the PY.24/25. Although this goal was not met within the year, the Liberty Lane project is expected to be completed in the PY.24/25, delivering 79 new affordable housing units. This will not only fulfill but significantly exceed the original 2024–25 target, advancing the County’s commitment to addressing homelessness.

The goal of rehabilitating four units was not achieved during this program year. However, the County has supported two affordable housing developments in the County’s portfolio, which will ensure long-term affordability.

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 on the ability to meet goals limited funding resources. In PY.24/25, the County continued progress on three major HOME-funded affordable housing developments: Liberty Lane currently in construction, Arrowhead Grove Phase IV, and U.S. Vets. While these projects remain in active development, delays and unforeseen challenges have impacted timelines and completion rates. These factors highlight the complexities involved in aligning projected goals with actual outcomes in affordable housing production.

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 (AHSIC), the Housing and Homeless Incentive Program (HHIP), and the Permanent Local Housing Allocation (PLHA), 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	19
Low-income	0	41
Moderate-income	0	140
Total	0	740

Table 18 – Number of Households Served

** CDBG Program, 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

During the program year, progress has continued with the completion of Liberty Lane to be completed in the Fall 2025. Additionally, the County is currently working on two projects, Highland Senior Apartments, which is currently in the process of securing LITHC, and the Arrowhead Grove Project is in the Predevelopment phase.

The Liberty Lane 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 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.

Highland Senior Apartments: This affordable housing development in the City of Highland will provide a total of 90 units, including 77 one-bedroom units, 12 two-bedroom units, and one manager's unit. Currently in the predevelopment phase, the project is scheduled to begin construction in 2026. Of the total number of units, 23 will be specifically reserved for seniors requiring supportive services, ensuring targeted assistance for a vulnerable population.

The Arrowhead Grove Phase IV: This affordable housing development in the City of San Bernardino is the fourth phase of transforming the former Waterman Garden public housing complex. The completion of this project will deliver 322 affordable units. Phase IV will add 92 more affordable apartments for households earning 25%–80% of AMI, along with a community center featuring nonprofit office space and a Federally Qualified Health Center operated by Dignity Health—supporting housing expansion, neighborhood revitalization, and better health outcomes.

The U.S. Vets Project: This affordable housing development in the City of San Bernardino will be a 30-unit three-story walk-up apartment community that will serve veteran households at 30% AMI, 50% AMI, and 60% AMI. The project received an allocation of LIHTC in June 2025 and will begin construction in the Fall of 2026 with a completion date of Spring of 2027.

San Bernardino County established the Housing Development Grant Funding (HDGF) from its general funds in response to the County's Homeless Strategic Framework and the 2022 Homeless Strategic Action Plan. The HDGF was created in efforts to address the worst-case housing needs, focusing on low-income renter households facing severe housing cost burdens, substandard living conditions, homelessness, and displacement. Through partnerships with Developers and local agencies, the County has expanded the availability of shelter beds, affordable housing units, and Permanent Supportive Housing (PSH) to assist those most in need. Special emphasis has been placed on increasing the housing stock for individuals who are at risk of homelessness or have been displaced, ensuring that they have access to stable, long-term housing.

Additionally, the County's investment in the Bloomington Phase III, Las Terrazas, and Liberty Lane Projects has allowed the County to expand Permanent Supportive Services units in the local area. Together, these three projects will bring 94 Permanent Supportive housing units into the community, helping to increase housing stability and improve health for the most vulnerable population in the County. In the case of the Las Terrazas project, the HOME investment in the project allowed the County to leverage \$2,591,000 of the No Place Like HOME funds, resulting in 12 PSH units. Once the Liberty Lane project has been

completed, the project will set aside 62 PSH units for those individuals who are often chronically homeless or have disabilities, and who need long-term housing and support services to maintain stability and improve their well-being.

For individuals with disabilities, the County has prioritized independent living options over institutional care. Programs such as the *No Place Like Home* initiative, Homekey, and Permanent Local Housing Allocation (PLHA) Program have been instrumental in developing supportive housing that includes wraparound services, which will allow individuals with disabilities to be self-sufficient. The County has also worked to increase the accessibility of housing units through modifications and adherence to ADA standards, ensuring that housing meets the physical needs of disabled residents. Additionally,

Pacific Village Expansion Campus: This project is located in the City of San Bernardino. The development is a comprehensive housing initiative aimed at supporting individuals experiencing or at risk of homelessness. The project is expanding from a 28-unit interim housing program to include 58 permanent supportive housing units, a 16-bed substance use treatment facility, and a 32-bed recuperative care center. The project is brought forward in collaboration with multiple County Departments.

Kern: The project is located in an unincorporated area of the County. The project is designed to support homeless individuals within the forensic mental health population, those who are justice-involved and living with severe mental illness or a co-occurrence disorder, and who are exiting incarceration. The development provides much-needed alternatives for a population that is often overlooked and aims to reduce recidivism by supporting successful reintegration into the community

The project expands the existing facility to accommodate 30 beds, increasing capacity to 40. The facility's current license as a Social Rehabilitation Facility will be converted to a licensed Adult Residential Facility, further increasing its capacity to serve those in need. The County's Department of Behavioral Health (DBH) will provide ongoing support to ensure the program meets the needs of residents and promotes successful outcomes.

Through these efforts, the County of San Bernardino continues to make measurable progress in reducing worst-case housing needs and addressing the unique housing challenges faced by persons with disabilities.

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 2022 allocation was fully expended, and approximately 83% of the 2023 allocation was expended in PY 2023-24. Additionally, \$1.3 million in previously expired funding was allocated during the 23/24 PY, allowing the County to expand its scope of services. Funding was expended for all levels during the 23/24 PY, providing both preventive and curative services to individuals and families at risk and those experiencing homelessness. In addition, the County continues to leverage other resources to meet the identified needs of the unsheltered population.

The County has been actively addressing homelessness by employing a multifaceted approach that considers the significant geographic challenges it faces. 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 various grants, including the California Emergency Solutions and Housing (CESH) Program, HHAP, HHIP, and the HUD CES grant. 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 (H.O.P.E.) Program, run by the San Bernardino County Sheriff's Department, has been crucial for enhancing outreach efforts and connecting individuals with essential services, ultimately supporting lasting changes in their lives. The H.O.P.E. program is a proactive approach intended to ultimately reduce calls for service and other resources currently required to deal with the homeless population. A community policing philosophy is used to link the homeless population with resources and service providers throughout the county.

The 2025 results of San Bernardino County Continuum of Care Point-in-Time homeless count demonstrate the positive impact that is being made on the lives of those at risk of or experiencing homelessness. This final count revealed a reduction in the number of individuals found to be experiencing homelessness during the count. There were 434 fewer individuals identified and counted in 2025 than there were during the 2024 count, which represents a 10.2% decrease.

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. ESG funds are distributed countywide through a competitive process aligned with federal guidelines. In coordination with the Continuum of Care (CoC), the County engages in a collaborative review and recommendation process to ensure ESG funding is strategically directed toward individuals and families who are experiencing homelessness or are at risk of becoming homeless. This partnership aims to enhance the impact of local efforts to prevent and reduce homelessness.

Collaborations with Lutheran Social Services Southern California (LSSSC), The Salvation Army's Hospitality House, and the Office of Homeless Services Homeless Services Team have provided emergency shelters for men, women, and families with children. During PY 24/25 a total of 329 participants transitioned to permanent housing. The expansion of these services has been supported by funding from the California Department of Social Services. In support of emergency shelter services, the County provided ESG program funding to LSSSC, Salvation Army, and the Office of Homeless Services, which provided emergency shelter services to a total of 354 individuals.

The State of California's Homekey Initiative and its Permanent Local Housing Allocation Program (PLHA) continue to be instrumental in supporting the development of housing types such as hotels, motels, and multifamily units for low-income individuals. This program is particularly beneficial for tenants earning below 30% of the Area Median Income (AMI) for the Riverside-San Bernardino Metropolitan Area. The County is currently in the process of acquiring two hotels located in the City of Colton and Highland. These two projects will increase the County's beds and unit capacity to better serve the homeless individuals and families

Development outcome

TAY Tiny Home Village is a 22-unit affordable housing development consisting of 14 newly constructed tiny homes and 8 rehabilitated one-bedroom units, serving households earning between 15% and 30% of the Area Median Income (AMI). On-site amenities feature a commercial kitchen, computer lab, classroom, playground, youth drop-in center, and patio areas. Located within two miles of key community resources, such as public transit, parks, healthcare, and grocery stores, the development is designed to support resident stability and well-being.

The County also invested a total of \$10 million from the County Housing Development Grant Fund in the development of two new emergency shelters. The City of Fontana's development, The Path, resulted in an additional 120 emergency shelter beds being made available to the community. The Water of Life project, also located in the city of Fontana, introduced 60 units, capable of serving up to 120 individuals.

Despite these accomplishments, the County faces challenges, including limited availability of affordable housing units that meet HUD Fair Market Rent (FMR) standards and unpredictable funding. Additionally, the County faces a limited supply of Permanent Supportive Housing (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 (OHS), 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 ESG program provided funding to three nonprofits and the Office of Homeless Services for homeless prevention services, which assisted a total of 217 individuals and 74 households. The County, through the Family Service Association of Redlands (FSA), also utilized CDBG program funds to provide both food and rental assistance to 86 low-income residents who were on the verge of being evicted, residing in the City of Redlands.

The County also utilizes the HUD Continuum of Care (CoC) Homeless Assistance Grant, which funds programs for rapid rehousing and permanent supportive housing. 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 the Department of Behavioral Health (DBH) and the Department of Aging and Adult Services (DAAS) 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 permanent supportive housing 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 the Housing Authority of the County of San Bernardino (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.

The ESG program funded three nonprofits and the Office of Homeless Services to provide rapid re-housing services. These providers assisted one hundred three individuals in making the transition to permanent housing.

Projects like Pacific Village, Rodeway, Days Inn, and Orenda Housing will provide 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 11,500 housing units and vouchers combined to serve approximately 27,500 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 10,191 households, including 1,255 former Public Housing units converted through the RAD program, and 2,529 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 permanent supportive housing communities, which currently house up to 83 households. HACSB also provides housing for 420 veteran households through the Veteran Affairs Supportive Housing (VASH) program.

Actions taken to address the needs of public housing

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 support, coupled with rental assistance. EHV is structured around a partnership between the Housing Authority and local homeless service providers, including the CoC, and requires applicants to be referred to the Housing Authority by those providers. HACSB was allocated 455 Emergency Housing Vouchers and began accepting referrals from the San Bernardino County CES and Victim Services Providers on October 4, 2021. As of September 30, 2024, 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 (FUP) 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 this program.

Since 2012, the Housing Authority of the County of San Bernardino (HACSB), in partnership with the San Bernardino County Department of Behavioral Health and local service providers, has administered Continuum of Care programs (formerly Shelter Plus Care). These programs provide rental assistance to chronically homeless individuals and families with disabilities, paired with supportive services funded through external sources. During the 2024–2025 reporting period, HACSB served a total of 258 families, offering comprehensive supports such as mental health care, employment readiness, and self-sufficiency resources to promote long-term housing stability and improved quality of life.

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

HACSB's Resident Advisory Board (RAB) members assist HACSB by making recommendations regarding new or changing HACSB policies and act as liaisons between the 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 may 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 276 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 Mortgage 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

Public Housing Authorities are evaluated by HUD's Public Housing Assessment System (PHAS) on their performance annually or biannually. 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 its 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 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 keys focus 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. In 2024–25, the State of California implemented significant CEQA reforms aimed at expediting the development of affordable and supportive housing. Key changes include expanded exemptions for urban infill projects, targeted environmental reviews for near-qualifying projects, and streamlined local approval timelines. These updates are expected to reduce delays and increase the feasibility of HOME-assisted developments, particularly in high-density and transit-accessible areas. As a result, the County and its partners can more effectively align affordable housing investments with community needs and state housing goals. 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)

San Bernardino County is committed to addressing the persistent barriers that limit access to housing and critical services for its most vulnerable residents. A key challenge remains the growing disparity between the high cost of housing and what many low-income individuals and families, such as seniors, people with disabilities, and single-parent households, can realistically afford. Even the most affordable market-rate housing is often out of reach.

To confront this challenge, the County strategically leverages CDBG and HOME funds in coordination with local non-profits, housing developers, and service providers. These partnerships help expand access to essential services such as healthcare, childcare, housing assistance, and youth programs, creating a stronger safety net for low- to moderate-income communities.

However, limited financial resources and increased demand continue to test the capacity of local systems. In response, the County has adopted a proactive and collaborative approach. Agencies and subrecipients are encouraged to build coalitions, seek supplemental funding, and explore innovative service models to maximize impact. This strategy not only stretches available dollars but also promotes more integrated and responsive services.

To guide these efforts, the County applies a systematic process of identifying and assessing barriers. Common challenges include:

- Geographic isolation and transportation limitations in rural areas
- Language and cultural obstacles
- Regulatory complexities
- And most critically, insufficient funding to meet community needs

To enhance effectiveness, the County emphasizes flexibility in its CPD-funded programs, allowing service providers to adjust their approaches while still achieving strong, measurable outcomes.

A cornerstone of this effort is support for the San Bernardino County Homeless Partnership, which facilitates regional coordination among service providers, enhances communication, and drives strategic, long-term solutions to homelessness.

Additionally, the Countywide Plan for Affordable Housing Assistance outlines key objectives to preserve and expand the affordable housing stock, assist households at risk of displacement, and combat housing discrimination. Together, these coordinated actions help ensure that residents in every corner of the County—urban, suburban, and rural—have equitable access to housing, opportunity, and support.

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

Lead poisoning remains one of the most serious environmental health risks for children, especially those in low-income families living in older housing stock where lead-based paint may still be present. Exposure to lead can cause irreversible harm to a child’s brain development, intelligence, and behavior. Nationwide, more than 800,000 children under the age of six have blood lead levels exceeding the CDC’s threshold of concern.

Recognizing the severity of this issue, San Bernardino County has implemented a multi-agency, proactive approach to prevent and reduce lead exposure, particularly in high-risk communities.

CDH integrates lead-based paint testing and abatement into all applicable housing rehabilitation and demolition projects funded through HUD programs. This ensures that critical health hazards are addressed as part of broader housing improvement initiatives.

In addition, the County’s Department of Public Health leads the Childhood Lead Poisoning Prevention Program, a comprehensive effort (funded outside of HUD sources) dedicated to identifying, managing, and ultimately eliminating lead exposure among children. This program delivers a broad range of services, including:

- Case management by Public Health Nurses, who conduct home visits, provide counseling, and help families identify and mitigate lead hazards.
- Environmental Health Specialists, who offer free home testing of paint, soil, and dust to detect the presence of lead.
- Referrals to vital support programs, such as Women, Infants, and Children (WIC) and Child Health and Disability Prevention (CHDP).
- Education and technical training for healthcare providers, including guidance on CDC screening protocols and capillary blood testing for children.
- Nutritional assessments and counseling by a Registered Dietitian, since proper nutrition can help reduce lead absorption in the body.
- Outreach and education efforts, including public presentations, health fairs, and community events aimed at raising awareness and promoting safe home practices.

The County also investigates complaints of unsafe renovation activities that may release lead dust into the environment, further protecting the community, particularly young children, from unnecessary exposure.

Through this coordinated approach, San Bernardino County continues to advance its commitment to healthy homes and healthier futures for all children, regardless of income or zip code.

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

During PY.24/25, San Bernardino County took meaningful action to reduce poverty among local families by strategically leveraging CDBG, HOME, and ESG resources. These federal funds supported a coordinated approach focused on:

- Providing stable and affordable housing, helping families avoid displacement and building a foundation for long-term success.
- Preventing homelessness through emergency shelter, rapid rehousing, and supportive services for those most at risk.
- Creating economic opportunities, including job training and small business assistance, to help low-income residents increase their income and move toward self-sufficiency.

These efforts addressed immediate needs while laying the groundwork for lasting economic mobility and housing security. By working closely with community partners, the County continues to build stronger, more resilient communities where all residents—regardless of income—have the opportunity to thrive.

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. Additionally, ESG providers make appropriate referrals to the County's Workforce Development Department to link clients to employment and training opportunities.

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 are funded by HUD, such as the renovation of public housing units and improvements to public facilities and infrastructure, prioritizes the hiring of low- and very low-income residents. This provides them with stable employment and opportunities to develop new skills. 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 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 San Bernardino Continuum of Care (CoC) Board, formerly 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 CoC Board 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 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 experience 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 three (3) after school youth programs within the Cities of Barstow and Colton received CDBG funding which focused solely on youth education.
- CDBG funds supported five (5) adult literacy programs within the cities of Grand Terrace, Colton, Highland, Loma Linda and Yucaipa. These programs offered literacy services, including reading, spelling, and basic computer skills, to low-income individuals, providing opportunities to address academic proficiency barriers.
- A total of three (3) programs within the cities of Adelanto, Barstow, and Yucaipa were 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

- Utilize 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 low-income housing tax credits to create affordable housing and/or preserve the project's affordability period.
- In March 2023, the County established a Housing Development Grant Fund of \$50 million to accelerate the production of new housing units; funding for this initiative was included in the 2025–26 budget, providing continued support for new housing units.
- It is expected that approximately \$ 49,098 will be expended in HOME funds on one affordable housing development project in PY 25-26.
- The County is proactively identifying and securing housing project sites that offer convenient access to public transit, employment, 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" (RECAPs) 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 leveraged HOME funds and other resources, such as Low-Income Housing Tax Credit (LIHTC), other California State funding programs such as the Permanent Local Housing Allocation Program funds to enhance and maintain the availability of high-quality, affordable rental housing through new construction.

Levels of Residential Segregation are Increasing - The rise in the County's "racially or ethnically concentrated areas of poverty" (RECAPs) 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 Low-Income Housing Tax Credit (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 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 CHDOs 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 (SSI), 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 sub-recipients. 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 sub-recipients 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 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 LCP Tracker, a web-based system. CDH staff reviews all bid and construction documents, conducts pre-construction meetings, performs site visits, and conducts 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 2024-25 CAPER, the County adhered to these guidelines by advertising the draft CAPER for public comment over a 15-day period from September 8, 2025, to September 22, 2025. 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 2024-25 CAPER comment period. Pursuant to 24 CFR 91.105(e), a public hearing will be held in November 2025, 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 2024-25 CAPER to assist in the development of the 2026-2027 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.

During PY.24/25, the County upheld the core objectives of the Community Development Block Grant (CDBG) program by investing in projects that enhance public infrastructure, improve access to essential services, and strengthen neighborhoods.

The County focused a significant portion of CDBG resources on major capital improvement projects, including sidewalks, curbs, gutters, and sewer systems. These infrastructure upgrades not only improve daily living conditions but also enhance safety, accessibility, and long-term resilience in low- and moderate-income communities.

Meanwhile, participating Cooperating Cities applied their CDBG allocations to address a diverse range of community needs through public facility and infrastructure improvements and public service activities. These included ADA accessibility improvements to neighborhood parks and senior centers. While also providing access to service programs that included youth and senior programs, food assistance, homelessness prevention, and support for individuals with disabilities, initiatives that directly improve quality of life and foster greater community well-being.

By balancing infrastructure improvements with locally tailored services, the County and its partners ensured that CDBG funds delivered both broad and immediate benefits, strengthening the foundation of communities and enhancing opportunities for residents across San Bernardino County.

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

During the PY.24/25, San Bernardino County's CDH continued its commitment to ensuring the quality, safety, and regulatory compliance of affordable rental housing supported by the HOME Investment Partnerships Program. Following the 2013 HOME Final Rule (24 CFR §92.504(d)(1)(i)), our jurisdiction conducts regular on-site inspections of HOME-assisted rental housing to ensure ongoing compliance with federal requirements. These inspections are a vital component of our monitoring strategy, helping us verify that properties meet Housing Quality Standards (HQS) and Uniform Physical Condition Standards (UPCS). By maintaining these standards, we safeguard the health and safety of residents, preserve the integrity of affordable housing investments, and reinforce our commitment to providing high-quality housing options for low- and moderate-income households within San Bernardino County.

CDH oversees a portfolio of 42 HOME-assisted rental developments, each comprising varying numbers of affordable housing units. During PY.23/24, four developments completed their affordability periods in accordance with HOME requirements, which reduced our portfolio from 46 to 42. CDH's comprehensive monitoring process includes both tenant file reviews to verify income eligibility, rent limits, and lease compliance, and on-site physical inspections to ensure adherence to Housing Quality Standards (HQS), Uniform Physical Condition Standards (UPCS), and other applicable federal and local regulations.

All scheduled HOME-assisted developments were successfully inspected during the PY.24/25. Through these monitoring visits, CDH identified several recurring compliance issues, including instances of rent overcharges on restricted units and delays in submitting the required Annual Performance Reports and due diligence documentation. In response, CDH staff provided direct technical assistance to the development and property management teams, working collaboratively to resolve deficiencies. Corrective action plans were implemented; additional site visits may be required at a later date to ensure all deficiencies have been addressed. These efforts reflect CDH's commitment to maintaining program integrity and supporting partners in delivering safe, affordable housing to the community.

Thirteen developments monitored during PY.24/25, there are 3 developments that remain under active review during PY.23/24. CDH has continued its oversight of this property, maintaining regular communication with the development team and providing technical assistance as needed. Efforts are ongoing to resolve outstanding compliance issues, and CDH is committed to ensuring that the development meets all applicable HOME program requirements in the upcoming program year. The table below provides a summary of the findings from on-site audits and physical inspections conducted during PY.24/25:

PY 2024-25 MONITORING OF HOME-ASSISTED PROJECTS				
Property Name & Address	HOME Units	Total Units	Findings	Follow-up Action
Bloomington Grove II 18026 Valley Blvd Bloomington, CA 92316	83	84	A site inspection was conducted, and a Monitoring Results Letter was issued on February 10, 2025. Findings and concerns included missing documentation, rent discrepancies, and physical deficiencies on the property.	All identified findings and concerns were successfully addressed and corrected, bringing the property into compliance. A final inspection was conducted, and a Completion Letter was issued on June 23, 2025.
Bloomington Grove III 17906 Valley Blvd, Bloomington, CA 92316	17	98	A Site inspection was conducted, and a Monitoring Results letter was issued on January 21, 2025. Findings and concerns included missing documentation and physical deficiencies on the property.	All identified findings and concerns were successfully addressed and corrected, bringing the property into compliance. A final inspection was conducted, and a Completion Letter was issued on May 27, 2025.
Horizons at Yucaipa 12279 3 rd St, Yucaipa, CA 92399	24	50	A Site inspection was conducted, and a Monitoring Results letter was issued on April 2, 2025. Findings and concerns include missing Due Diligence items, absent recertification records in tenant files, and physical deficiencies on the property.	All identified findings and concerns have been addressed and corrected. A final inspection was conducted to verify resolution. While all items related to the HOME monitoring requirements have been completed, one outstanding item remains under the MHSA-funded portion of the agreement. Issuance of the Completion Letter is pending until this final item is resolved.

PY 2024-25 MONITORING OF HOME-ASSISTED PROJECTS				
Property Name & Address	HOME Units	Total Units	Findings	Follow-up Action
Mountain Breeze 25942 E. Baseline St, Highland CA 92410	10	68	A Site inspection was conducted, and a Monitoring Results letter was issued on March 31, 2025. Findings and concerns include missing Due Diligence items, absent recertification records in tenant files, and physical deficiencies on the property.	All identified findings and concerns were successfully addressed and corrected, bringing the property into compliance. A final inspection was conducted, and a Completion Letter was issued on May 29, 2025.
Scattered Site- Bandera 5161 Bandera St, Montclair, CA 91763	8	8	A Site inspection was conducted, and a Monitoring Results letter was issued on April 9, 2025. Findings and concerns include missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was submitted by the property owner on July 11, 2025. CDH continues to work collaboratively with the owner and property management to review and monitor the implementation of this plan until the property is brought back into full compliance. A Close out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.
Scattered Site- Canada 24544 Canada St Loma Linda, CA 92354	12	12	A Site inspection was conducted, and a Monitoring Results letter was issued on April 9, 2025. Findings and concerns include missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was submitted on July 11, 2025. CDH continues to work collaboratively with the owner and property management to review and monitor the implementation of this plan until the property is brought back into full compliance. A close-out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.

PY 2024-25 MONITORING OF HOME-ASSISTED PROJECTS

Property Name & Address	HOME Units	Total Units	Findings	Follow-up Action
Scattered Site- Casaba 18185 Casaba RD Adelanto, CA 92301	7	7	A Site inspection was conducted, and a Monitoring Results letter was issued on April 9, 2025. Findings and concerns include missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was submitted on July 11, 2025. CDH will continue to work collaboratively with the owner and property management to diligently review and monitor the implementation of this plan until the property is brought back into full compliance. A close-out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.
Scattered Site- Dumosa 7333 Dumosa Ave Yucca Valley, CA 92284	11	11	A Site inspection was conducted, and a Monitoring Results letter was issued on March 26, 2025. Findings and concerns include missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was submitted on July 11, 2025. CDH will continue to work collaboratively with the owner and property management to diligently review and monitor the implementation of this plan until the property is brought back into full compliance. A close-out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.
Scattered Site- Kingsley 4733,4743,4805,4807 Montclair, CA 91763	6	6	A Site inspection was conducted, and a Monitoring Results letter was issued on April 9, 2025. Findings and concerns include missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was submitted on July 11, 2025. CDH will continue to work collaboratively with the owner and property management to diligently review and monitor the implementation of this plan until the property is brought back into full compliance. A close-out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.

PY 2024-25 MONITORING OF HOME-ASSISTED PROJECTS

Property Name & Address	HOME Units	Total Units	Findings	Follow-up Action
Scattered Site-Larkspur 18176 Larkspur RD, Adelanto, CA 92301	7	7	A Site inspection was conducted, and a Monitoring Results letter was issued on April 9, 2025. Findings and concerns include missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was submitted on July 11, 2025. CDH continues to work collaboratively with the owner and property management to diligently review and monitor the implementation of this plan until the property is brought back into full compliance. A close-out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.
Scattered Site- Papago 56201 Papago Trail Yucca Valley, CA 92284	9	9	A Site inspection was conducted, and a Monitoring Results letter was issued on May 1, 2025. Findings and concerns included missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was provided on July 11, 2025. CDH continues to work collaboratively with the owner and property management to diligently review and monitor the implementation of this plan until the property is brought back into full compliance. A close-out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.
Scattered Site-Pradera 10369,10379 Pradera Montclair, CA 91763	8	8	A Site inspection was conducted, and a Monitoring Results letter was issued on April 9, 2025. Findings and concerns included missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was submitted on July 11, 2025. CDH continues to work collaboratively with the owner and property management to diligently review and monitor the implementation of this plan until the property is brought back into full compliance. A close-out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.

PY 2024-25 MONITORING OF HOME-ASSISTED PROJECTS				
Property Name & Address	HOME Units	Total Units	Findings	Follow-up Action
Scattered Site- Pueblo 55730 Pueblo Trail Yucca Valley, CA 92284	4	4	A Site inspection was conducted, and a Monitoring Results letter was issued on March 26, 2025. Findings and concerns included missing Due Diligence items, rent limit exceeding HOME Rents, incorrect rent calculations, absent recertification records in tenant files, and physical deficiencies on the property.	A corrective action plan was submitted on July 11, 2025. CDH continues to work collaboratively with the owner and property management to diligently review and monitor the implementation of this plan until the property is brought back into full compliance. A close-out letter confirming receipt of the Corrective Action plan was issued on July 16, 2025.

Table 19 – 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). As part of the annual monitoring process, CDH continues to review each development's Affirmative Fair Housing Marketing Plan (AFHMP – HUD Form 935.2A) to ensure ongoing compliance with federal fair housing requirements. These reviews are critical in confirming that all applicants are provided equal access to housing opportunities, regardless of race, color, national origin, religion, sex, familial status, or disability.

In addition to verifying the presence of a current AFHMP, CDH evaluates how each property identifies its "least likely to apply" demographic group. This includes a review of the methodology used to collect and analyze demographic data, such as applicant and tenant surveys, census data, and community outreach assessments. Properties are expected to use this data to inform targeted marketing strategies that promote inclusivity and broaden access to HOME-assisted units.

CDH also examines the specific outreach methods used to reach underrepresented populations. This may include flyers, radio advertisements, community partnerships, and other culturally relevant marketing

efforts. The effectiveness and appropriateness of these strategies are assessed to ensure they align with the goals of the AFHMP.

Furthermore, CDH reviews each property's efforts to remain current with fair housing laws and regulations. This includes verifying the frequency, content, and location of fair housing training provided to staff. Properties are expected to conduct regular training sessions, either in-person or online, covering topics such as reasonable accommodation, discriminatory practices, and updates to federal and state fair housing laws. CDH distributes information about fair housing training opportunities to property management. Documentation of attendance and training materials is also reviewed to ensure compliance and reinforce accountability.

CDH continues to enforce 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 also continues to hold 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.

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

In addition, CDH continues to implement a Section 3 Plan, incorporated into all HOME Agreements. This plan ensures ongoing compliance with Section 3 regulations (24 CFR Part 75) and actively promotes opportunities for minority- and women-owned businesses.

Every contract requires a Section 3 clause to be included in all subcontracts, strengthening the County's dedication to offering training and employment opportunities to low- and very-low-income residents.

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 \$1,800,646.25 in HOME program income. These funds will be carried over into PY 24/25 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. A total of \$75,947.23 was expended in the program year. These funds were utilized for administrative costs that included staffing costs and legal services to support the following project:

- Arrowhead Grove Affordable Housing Project
 - The project is anticipated to create 92 units. Currently in predevelopment.

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 by accessing the properties affordability period during the compliance monitoring review. 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 by working with various community partners such as Developers, participating cities, Non-profits, and religious community members. 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 and/or working with them through the compliance monitoring in identifying potential opportunities to improve property condition, and before the end of their affordability periods in effort to encourage timely applications for County funding.

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG
Total Number of Activities	12	1	0
Total Labor Hours	15,396	57,296	0
Total Section 3 Worker Hours	0	5,001	0
Total Targeted Section 3 Worker Hours	0	0	0

Table 20 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	5	19	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0
Direct, on-the-job training (including apprenticeships).	11	15	0
Indirect training includes arranging, contracting, or paying off-site training tuition.	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	1	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	2	4	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0
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.	0	7	0
Held one or more job fairs.	1	4	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG
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	5	0
Assisted residents in applying for or attending vocational/technical training.	0	1	0
Assisted residents in obtaining financial literacy training or coaching.	0	2	0
Bonding assistance, guarantees, or other efforts to support viable bids from Section 3 business concerns.	0	1	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	1	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.	1	5	0
Other.	0	0	0

Table 21 – Qualitative Efforts - Number of Activities by Program

Narrative

In PY.24/25, twelve County-funded projects supported by Community Development Block Grant (CDBG) resources were subject to Section 3 requirements. These HUD regulations are designed to ensure that employment and contracting opportunities created by HUD financial assistance are directed to low- and very low-income individuals, particularly those living in the communities where projects are carried out.

To support these goals, the County implemented a range of strategies to increase access to economic opportunities. Contractors working on applicable projects were required to coordinate with the County's Workforce Development Department (WDD), enabling them to connect with local job seekers. Once this partnership is established, contractors receive a Certificate of Resource Participation, acknowledging their commitment to community hiring.

The Department of CDH also supports Section 3 outcomes through coordination with the Department of

Labor’s Workforce Innovation and Opportunity Act (WIOA) programs. This collaboration, formalized through a Memorandum of Understanding with WDD, strengthens the County’s ability to generate sustainable employment pathways for underserved residents.

To guide implementation, the County’s adopted Section 3 Plan outlines key strategies to achieve compliance and promote inclusive hiring. All relevant County contracts and subcontracts include a Section 3 clause, ensuring alignment with federal regulations under 24 CFR Part 75.

In PY 2024–25, the County continued to enhance its internal systems and compliance procedures in response to the updated Section 3 Rule. These improvements not only support accountability but also ensure that public investments create tangible, long-lasting economic opportunities for residents who need them most. Through this work, the County remains committed to building stronger, more inclusive communities across San Bernardino County.

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	07/01/2024
Program Year End Date	06/30/2025

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 Community Health Action Network
City Victorville
State: CA
Zip Code: 92395
UEI: M8BLYC5MB9G4
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	86	93	279	458
Children	126	91	74	291
Don't Know/Refused/Other	1	1	1	3
Missing Information	4	0	0	4
Total	217	185	354	756

Table 22 – Household Information for Homeless Prevention Activities

6. Age—Activities

Age	Homelessness Prevention	Rapid Re-Housing	Emergency Shelter
Under 18	126	91	74
18-24	11	13	25
25 and over	75	80	254
Don't Know/Refused/Other	1	1	1
Missing Information	4	0	0
Total	217	185	354

Table 23 – Age Information

7. Special Populations Served

Subpopulation	Number of Persons in Households			Total
	Homelessness Prevention	Rapid Re-Housing	Emergency Shelter	
Veterans	1	1	9	11
Victims of Domestic Violence	1	0	0	1
Elderly	1	0	0	1
HIV/AIDS	0	0	2	2
Chronically Homeless	0	20	51	71
Total	3	21	62	86

Persons with Disabilities	Number of Persons in Households			Total
	Homelessness Prevention	Rapid Re-Housing	Emergency Shelter	
Severely Mentally Ill	1	21	96	118
Chronic Substance Abuse	2	7	64	73
Other Disability	21	24	18	63
Total	24	52	178	254

Table 24 – 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	58,400
Total Number of bed-nights provided	58,400
Capacity Utilization	100.00%

Table 25 – 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 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 NOFAs and RFPs, 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 twelve months following receipt of ESG assistance. New ESG contracts associated with PY 24/2025 funds will continue to emphasize the goal of tracking beneficiaries for up to a year following termination of assistance. On an ongoing basis, 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 CoC Full Membership meetings. By virtue of collaboration with the CES for client referral, ESG subrecipients are included in the 211 Directory.

ESG Contracts associated with PY24/25 were identified through the County's RFP, 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 the Coordinated Entry System 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 the Coordinated Entry System for client referrals.

CR-75 – Expenditures

11. Expenditures

ESG Expenditures for Homelessness Prevention	Dollar Amount of Expenditures in Program Year		
	2023	2022	2017
Expenditures for Rental Assistance	\$53,991	\$40,583	\$52,300
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$5,025	\$10,019	\$2,047
Expenditures for Housing Relocation & Stabilization Services - Services	\$26,611	\$9,120	\$5,653
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Homelessness Prevention	\$85,627	\$59,722	\$60,000

Table 26– ESG Expenditures for Homelessness Prevention

ESG Expenditures for Rapid Re-Housing	Dollar Amount of Expenditures in Program Year		
	2023	2022	2017
Expenditures for Rental Assistance	\$69,760	\$22,506	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$25,101	\$16,700	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$73,892	\$65,782	\$0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Rapid Re-Housing	\$168,753	\$104,988	\$0

Table 27 – ESG Expenditures for Rapid Re-Housing

ESG Expenditures for Emergency Shelter	Dollar Amount of Expenditures in Program Year		
	2023	2022	2017
Essential Services	\$129,430	\$107,459	\$2,734.00
Operations	\$40,239	\$26,637	
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$169,669	\$134,096	\$2,734

Table 28 – ESG Expenditures for Emergency Shelter

Other Grant Expenditures	Dollar Amount of Expenditures in Program Year		
	2023	2022	2017
Street Outreach	\$31,889	\$74,652	\$21,900
HMIS	\$29,786	\$60,000	\$0
Administration	\$46,043	\$2,108	\$0

Table 29 - Other Grant Expenditures

Total ESG Funds Expended		
2023	2022	2017
\$531,767	\$435,565	\$84,634

Table 30 - Total ESG Funds Expended

Match Source	2023	2022	2017
Other Non-ESG HUD Funds	\$0	\$0	\$0
Other Federal Funds	\$0	\$0	\$0
State Government	\$103,683	\$163,580	\$60,000
Local Government	\$261,535	\$44,897	\$11,900
Private Funds	\$82,287	\$12,511	\$0
Other	\$84,262	\$214,577	\$12,734
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
Total Match Amount	\$531,767	\$435,565	\$84,634

Table 31 - Other Funds Expended on Eligible ESG Activities

Total Amount of Funds Expended on ESG Activities (Includes Match)		
2023	2022	2017
\$1,063,534	\$871,130	\$169,268

Table 32 - Total Amount of Funds Expended on ESG Activities



Community Revitalization

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