

2015-2020 Consolidated Plan and 2015 Annual Action Plan

County of San Bernardino

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Prepared for
The County of San Bernardino
Community Development & Housing Department

By



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Purpose of the Consolidated Plan

Every five years, the County of San Bernardino (County) must prepare a strategic plan (known as the Consolidated Plan) which governs the use of federal housing and community development grant funds that it receives from the United States Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG) Program
- HOME Program
- Emergency Solutions Grant (ESG) Program.

The County must also submit to HUD separate Annual Action Plans for each of the five years during the Consolidated Plan period. The Action Plans serve as the County's annual applications to HUD that are required for the County to receive yearly allocations from the three grant programs. The annual grant amounts to be received by the County are determined by a formula administered by HUD, rather than County deciding the amount of funding that it chooses to request from the CDBG, HOME, and ESG programs. These HUD grants are known as entitlement grant programs because communities receive the funds every year if they meet program requirements and criteria associated with each of the three grants.

The County is classified by HUD as an Entitlement Urban County, because it includes a number of cities which choose to cooperate with the County and receive CDBG and/or ESG grant funds through the County. The Urban County configuration is determined by cities entering into cooperation agreements with the County for three-year periods. The current three-year Urban County qualification period covers fiscal years 2015-2016, 2016-17, and 2017-2018.

The cities that executed Cooperation Agreements with the County for these three years under this Consolidated Plan are:

- Adelanto
- Barstow
- Big Bear Lake

- Colton
- Grand Terrace
- Highland
- Loma Linda
- Montclair
- Needles
- Redlands
- Twentynine Palms
- Yucaipa
- Town of Yucca Valley

The following cities do not cooperate in the County's CDBG or ESG programs at this time, but they are members of the County Consortium and execute HOME Cooperation Agreements for participation in the County's HOME program that are separate from the CDBG/ESG Cooperation Agreements:

- Chino Hills
- Rancho Cucamonga
- City of San Bernardino.

Some cities may also qualify to receive Entitlement Grant funds directly from HUD, independent of the County.

Under HUD's grant program regulations, the County of San Bernardino may use its HUD grant funds in the unincorporated portions of the County, as well as within the cities that cooperate with the County for the purpose of receiving grant awards for the CDBG, ESG, and HOME programs.

This Proposed Consolidated Plan 2015-2020 covers fiscal years 2015-2016, 2016-2017, 2017-2018, 2018-2019 and 2019-2020.

The CDBG, HOME, and ESG allocations are \$6,495,988 from CDBG funds, \$538,922 from ESG funds and \$2,969,923 from HOME funds. These grants total \$10,004,903, which would be available to the County to pursue its locally identified housing, community development, and homeless needs under this Consolidated Plan. In addition, an estimated \$1,300,000 will be received by the County during the program year from program income from both the CDBG and HOME programs.

The County's Location and Geography

San Bernardino County is located in southern California in the Riverside-San Bernardino-Ontario California Metropolitan Statistical Area (MSA), which is also referred to as the Inland Empire. The County is also a part of the Los Angeles-Long Beach, California Combined Statistical Area.¹

The County was created from the eastern portion of Los Angeles County in 1853, with additional land added from Los Angeles County in 1878. In 1893, land within the southern part of the County was awarded to Riverside County. San Bernardino is the largest County, in terms of land mass, in both the state of California and among all states except Alaska. The County is bordered by the states of Nevada (Clark County) and Arizona (Mohave County and La Paz County) to the East and Southeast. It is bordered by the counties of Los Angeles and Kern to the West, Riverside to the South, and Inyo to the North.

The County contains a diverse geography that includes urban areas, mountains, and desert regions. The vast majority of residents of the County live south of the San Bernardino Mountains in the San Bernardino Valley which includes the cities of: Chino, Chino Hills, Upland, Rialto, Colton, Rancho Cucamonga, Redlands, Grand Terrace, Loma Linda, Highland, Yucaipa, and the City of San Bernardino.

The mountains are home to several established communities including: Crestline, Lake Arrowhead, Big Bear City, and Big Bear Lake. The eastern desert region of the County includes the cities of Needles and Barstow. Victor Valley is located in the Mojave Desert and includes Adelanto, Apple Valley, Hesperia, and Victorville. Twentynine Palms, Yucca Valley, Joshua Tree, and the Morongo Valley are located in the southern area of the County.

The County also contains unincorporated communities including, but not limited to: Bloomington, Hinkley, Lucerne Valley, Muscoy, Sugarloaf, and Phelan.²

The County's People

San Bernardino County has the fifth largest population among counties in the state of California, and is the twelfth most populous county nationally, with an estimated population of over 2 million in 2013. Overall population growth for the County has been steady with a 21% growth rate between 2000 and 2013. The most recent available annual growth rate, 2012-2013, is 0.5%. This growth rate is lower than the state average of 0.9% and less than

¹ "2010 Census P.L. 94-171 Summary File Data". United States Census Bureau. Accessed: December 12, 2014.

² "2010 Census P.L. 94-171 Summary File Data". United States Census Bureau. Accessed: December 10, 2014.

annual growth averages in the 1970's (3%) and the 1990's (6%). Projections are for annual growth to continue at a rate of 1% to 2% through 2035, bringing the population to approximately 2.75 million. Population estimates for 2050 have the County's population rising to 3.6 million. While previous population growth has been due to migration, growth since the 1990's has been primarily due to births within the County outpacing deaths.³ The table below shows the population in San Bernardino County, as drawn from the 2000 and 2010 censuses and 2013 American Community Survey estimates.

Population Change San Bernardino County, 2000 to 2013				
Jurisdiction	2000	2010	2013	% Change 2000-2013
San Bernardino County	1,709,434	2,042,441	2,088,371	21%

Source: 2000 and 2010 U.S. Census and American Community Survey 2013 1-Year Estimates

San Bernardino County can be characterized as young with a median age of 33 in 2012, compared to the national median age of 37. In 2010, residents over the age of 65 accounted for only 9% of the county's population.⁴ However, estimates anticipate the senior citizen population will grow by 250% rising to a 19% share of the overall population by 2050. The table on the following page depicts trends in the population by age, since 2000.⁵

Since 2000, both the child and adolescent populations have decreased throughout the county. The county has also experienced an increase in young adults, ages 20-24, and a slight increase in 25-34 year old residents, while experiencing a decrease in residents from ages 35-54. Residents ages 35-54 are typically mid-career to senior level professionals earning salaries that allow for disposable income. The decreases in the 35-54 year old, child, and adolescent populations present a risk to the County's standing as a younger community. Rises in the population, among residents of ages 55 and older, indicate the validity of dramatic growth projections for elderly residents.

³ San Bernardino Community Indicators Report 2014.

⁴ County of San Bernardino Community Indicators Report 2014

⁵ County of San Bernardino Area Agency on Aging Planning and Service Areas 20 2009-2012 Area Plan.
<http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/san-bernardino-county-age-plan-2009-2012-aarp.pdf>. DOI: November 18, 2014

Population By Age San Bernardino County							
Age	2000 Census		2010 Census		2013 ACS		2000 - 2013 % Change
	Population	Share of Total	Population	Share of Total	Population	Share of Total	
Under 5 years	143,076	8.4%	158,961	7.8%	154,133	7.4%	-1.0%
5 to 19	463,192	27.3%	507,687	24.8%	339,168	23.6%	-3.7%
20 to 24	121,579	7.1%	160,557	7.9%	174,910	8.4%	1.3%
25 to 34	243,028	14.2%	282,559	13.8%	299,357	14.3%	0.1%
35 to 54	476,603	27.8%	551,460	27.0%	542,790	27.2%	-0.6%
55 to 64	115,797	6.8%	198,414	9.8%	219,198	10.5%	3.7%
65 and Over	146,459	8.5%	182,803	9.0%	208,815	9.9%	1.4%
TOTAL	1,709,434	100.0%	2,042,441	100.0%	2,088,371	100.0%	21%

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

(See Pages 11-21).

3. Evaluation of past performance

Each year, the County of San Bernardino reports its progress in meeting the five-year and annual goals in its Consolidated Annual Performance and Evaluation Report (CAPER). The County has successfully targeted funding to benefit low- and moderate-income persons and communities. The goals and projects identified in this Consolidated Plan were developed using strategies that were adopted as a part of the Consolidated Plan 2010-2015.

The following summary information addresses the County's performance as reported in the most recently prepared CAPER which the County submitted to HUD in September 2014.

The Fiscal Year 2013-2014 Consolidated Annual Performance Report (CAPER) described and evaluated how the County of San Bernardino invested formula funds from the U.S. Department of Housing and Urban Development (HUD) to meet affordable housing and community development, and homeless needs from July 1, 2013 through June 30, 2014. This report also evaluated the progress the County of San Bernardino has made in the first four years of its five year 2010-2015 Consolidated Plan.

From July 1, 2013 to June 30, 2014, the County made significant investments instrumental in advancing the County of San Bernardino's community development, affordable housing, and homeless needs through the use of its CDBG, HOME, and ESG entitlement grants.

CDBG Accomplishments

The CDBG accomplishments, summarized below by project type, address the outcomes and performance measure requirements and the County's progress towards meeting each requirement through June 30, 2014.

The County exceeded the annual goals for Revitalizing Neighborhoods through code enforcement, infrastructure improvements, and public facility improvements. The following activities were undertaken in FY 2013-2014:

- 5 ADA accessibility and improvement projects were funded in FY 2013-2014
- A total of 60 public facility projects were undertaken in FY 2013-2014, of those projects 27 were completed and the other 33 were underway. These projects included the renovation of the Twentynine Palms Senior Center, street improvements in target area in the Cities of Colton and Loma Linda, parks and recreational facilities at Knott's Sky Park, sidewalk improvements, and historic preservation projects.
- An acquisition project is currently underway and is expected to be completed during the Action Plan 2014-2015 period.
- 5 clearance and demolition projects were conducted in the City of Needles and other County CDBG target areas.
- Street and drainage Improvements were carried out in the City of Yucaipa.
- 6 code enforcement projects were implemented in various target areas in the Cities of Adelanto, Big Bear Lake, Grand Terrace, Highland, Montclair, and the Town of Yucca Valley.
- A total of 22 public service projects were undertaken in FY 2013-2014. The Public Services included crime awareness, tenant/landlord counseling, childcare services, health services, senior services, youth services, transportation services, and operating costs of homeless programs.

HOME Accomplishments

The County of San Bernardino administers the HOME Program throughout unincorporated areas of the County and in areas included in the HOME Consortium. HOME funding was utilized to preserve existing housing stock and affordable housing units throughout the HOME consortium. In FY 2013-2014, HUD allocated \$2,208,827 in HOME funding to the County. The County allocated \$950,000 for new affordable housing projects during the fiscal year, completed two projects and two projects are in various stages of completion.

ESG Accomplishments

In FY 2013-2014, ESG funding was allocated to subrecipients located throughout the County to deliver homeless prevention programs and services for households that are either at-risk of or experiencing homelessness. The County of San Bernardino, along with its subrecipients implemented the new HUD ESG regulations during this year. The County provided funding for homelessness prevention and rapid re-housing to reduce costs of affordable housing for homeless and at-risk families.

The County of San Bernardino transitioned its Emergency Shelter Grant program to comply with the Emergency Solutions Grant program as required by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2012. The County identified the following ESG goals in its FY2013-2014 Action Plan:

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

The County served a total of 2,218 homeless and at-risk for homelessness persons with ESG funding this 2013-14. Of those persons served:

- 952 individuals were provided rental assistance through homelessness prevention services which enabled at-risk families to remain stably housed,
- 198 individuals were provided permanent housing through the rapid re-housing services;

- 1070 individuals were provided shelter in local emergency shelters

4. Summary of citizen participation process and consultation process

Citizen participation requirements are a part of the HUD regulations governing the preparation of the Consolidated Plan [see 24 CFR Part 91.105]. Each Entitlement Grantee must meet minimal citizen participation requirements, including the preparation of a Citizen Participation Plan, which explains the grantee's methodology for involving citizens in the local program planning and project/activity implementation process.

The Citizen Participation Plan for 2015-2020 can be found in an appendix to the proposed Consolidated Plan 2015-2020.

Needs Assessment Process

To solicit citizen input in the development of the Consolidated Plan 2015-2020 and Action Plan 2015-2016, the County's staff and consultants and staff from its cooperating cities hosted 22 Needs Assessment Community Meetings, held one-on-one interviews with stakeholders, performed interviews with individual residents, and administered a Needs Assessment survey (English and Spanish language versions) that was available during October and November 2014.

Proposed Consolidated Plan/Proposed Action Plan Process

In compliance with its Citizen Participation Plan and HUD regulations, the County's Consolidated Plan 2015-2020 and the Action Plan 2015-2016 were made available for public comment from March 20, 2015 to April 21, 2015. A Public Hearing was held in the County Board Chambers on April 21, 2015 to receive final public comments. The cooperating cities also held public meetings prior to March 20, 2015 to determine funding recommendations and have provided their recommendations to the County. Comments received during this process are summarized below and were shared with the Board of Supervisors prior to their taking action to approve the Consolidated Plan and Action Plan. As required by HUD Consolidated Plan regulations, all comments received and documents relevant to the process will be included in the documents submitted to HUD no later than May 15, 2015.

5. Summary of public comments

One comment was received regarding the draft Consolidated Plan and Annual Action Plan during the public comment period and public hearing. The commenter suggested the creation of a homeless camp using RVs instead of placing the homeless in motels.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were taken into consideration in preparing the Consolidated Plan. The County has reviewed all comments for common and recurring themes to help establish priorities and goals.

The following narrative describes the public participation/consultation process performed to identify Needs for the Proposed Consolidated Plan 2015-2020 and for Action Plan 2015-2016.

Community Meetings

The County used an extensive citizen participation process during the preparation of the Consolidated Plan. Data analysis was performed to assist in the identification of needs, issues, and priorities. The County also focused considerable attention on obtaining community input from all geographic parts of the County by holding 22 strategically located Community Meetings throughout the County, in cooperation with its cooperating cities, during the months of October and November 2014. The cities provided to the County information about attendance and comments received. The comments received at the community meetings are contained in the Needs Identification Report in an appendix to this Plan.

Stakeholder Interviews

Another process that was used to obtain needs information from agencies and organizations serving the residents of the County of San Bernardino involved face-to-face and telephone interviews with key stakeholders identified by staff of the County's Department of Community Development and Housing and by the cooperating cities. The Needs Identification Report contains responses to questions similar but not identical to those posed to County residents who participated in the Community Meetings held during October and November 2014. Stakeholders who were interviewed represented local governments, nonprofit organizations, and private sector entities located in and/or serving unincorporated portions of San Bernardino County and its cooperating cities

The interviews were conducted by the County's consultants or by staff from the cooperating cities during October and November 2014. The Needs Identification Report contains the questions posed to interviewees and their responses to these questions. Not all individuals interviewed responded to every question.

One-on-One Interviews with Citizens

A third tool utilized by the County of San Bernardino in the preparation of its Consolidated Plan was informal one-on-one interviews with individuals at public libraries, public transit stops, shopping centers, and grocery stores.

Survey of County Residents

The final analytical tool used by the County and its consultants to identify needs, issues, problems, and potential barriers to equal access to housing was a survey (available in English and Spanish versions). The survey was available online and in printed form to residents of the County of San Bernardino and its cooperating cities during the months of October and November 2014. The following section of this report presents information derived from analysis of the survey data.

The survey received 810 responses from the residents of the County of San Bernardino and its cooperating cities. Detailed survey responses are contained in the Needs Identification Report presented in an appendix to this document.

Public Comment Period and Public Hearing

A 33-day public comment period on the draft Consolidated Plan 2015-2020 and Action Plan 2015-2016 was held from March 20, 2015 to April 21, 2015. No comments were received.

A public hearing on the drafts was held in the County Board Chambers on April 21, 2015 to receive final comments. One comment was provided at that time.

Summary of Needs

Comments provided by attendees at the community meetings, stakeholders and citizens who were interviewed are listed in the Needs Identification Report previously introduced. Additional comments were received through the citizen survey process. Some comments are unique to only one community or region of the County, while others are of a more general nature and would apply countywide. The lengthy listing of needs presented in the Needs Identification Report has been distilled for presentation in this section.

Comments which were received from the less urbanized portions of the County (mountains and desert communities) tended to report that they would like a higher level of service than they are currently receiving from the County. This includes greater investment in public facilities, infrastructure, and public services. Some comments received from residents of these areas also remarked that they had chosen to live in these areas to be farther away from urban problems.

Housing and Homeless Needs

- Housing cost burden for many households because rents exceed their ability to pay
- Housing rehabilitation programs to help preserve existing housing stock for seniors and needy families
- “Handyman” minor rehabilitation program
- Energy conservation retrofits for housing
- Assistance with alternative energy sources for housing (solar, etc.)
- Rental assistance
- More homeless shelters (families, individuals, youth)
- More shelters for domestic violence victims
- Permanent supportive housing for the homeless
- More affordable housing for families (for homebuyers and renters)
- Supportive amenities needed at affordable housing projects (e.g. daycare)
- More senior affordable housing choices
- More Section 8 funding
- More aggressive code enforcement
- Lead-based paint testing and abatement
- Removal of squatters in vacant and abandoned houses
- Demolish or rehabilitate abandoned homes
- Insufficient numbers of accessible older housing units for persons with disabilities
- More affordable housing for single individuals

- More affordable permanent supportive housing for persons with mental and physical disabilities
- Long waiting lists times for applicants for subsidized housing
- Tenant-Based Rental Assistance
- Down payment assistance programs
- More affordable housing options in the desert areas
- Affordable housing for low-income families is often located in high crime areas.

Public Facilities/Infrastructure Needs

- Accessible trails for persons using walkers and wheelchairs
- Community gardens
- Community centers
- Public park construction and maintenance
- New and rehabilitated recreation centers
- Youth centers
- Indoor community swimming pools (heated)
- Street improvements and maintenance
- Sidewalk improvements and maintenance
- Street lighting
- Availability of water supply
- Contamination of water supply
- Boys and Girls Clubs
- Pave dirt roads and alleyways
- Public safety facilities construction and rehabilitation
- Public health centers in unserved areas
- Bicycle paths to provide safe access to schools or to work
- Accessibility barriers on some sidewalks
- Redevelopment/rehabilitation/demolition of blighted properties.

Public Services Needs

- Drug education
- Crime prevention
- Financial assistance for community based organizations
- Public health clinics open every day
- More County support for Senior nutrition program
- Senior daycare

- Senior transportation
- Public service jobs for the homeless
- Youth programming (job training, job shadowing, career guidance, afterschool programs etc.)
- Mentoring for youth not planning to attend college
- Job training programs
- Childcare subsidies
- Childcare availability that is consistent with area employment patterns (e.g. nights, weekends, holidays)
- Programs for children and adults with special needs
- English-language programs for Spanish speakers
- Assistance for former inmates who are now homeless
- More attention devoted to reducing the number of families in poverty
- Programs to build self-sufficiency for low-income households
- Greater public safety presence in low-income areas
- More education/outreach needed to the public in general for housing, employment, services available
- Workforce programs directed toward former inmates and homeless persons
- Programs targeting veterans including counseling, job training and placement, and supportive services
- Programs targeting gang violence and crime
- Insufficient funding for all programs under the Continuum of Care system for the homeless
- Homeless families and individuals need more assistance as they face barriers: safe decent affordable housing, addictions, job skills, parenting issues, reunification, debt, and missing life skills
- Programs that attract new business to create higher wage jobs
- More policemen and firefighters are needed.

Transportation Needs

- Note: see Public facilities/infrastructure, above, for needs associated with transportation infrastructure
- Traffic enforcement in areas with excessive numbers of speeders
- Accessibility to public transit
- White striping on pavement in areas subject to frequent occurrences of fog
- More bus shuttles with accessible stops for pickup

- More public transportation available in desert and the mountain communities as rural areas lack bus transportation
- New or safer sidewalks for pedestrians along major highways
- Accessible, affordable public transportation available serving senior housing areas in for persons with mental and physical disabilities
- Public transportation not available on weekends
- Public transportation not available weekdays after 5:00 PM.

Fair Housing Needs

- Cost of housing (cost burdening) limits housing choice
- Lack of public transportation in certain areas of the County
- “Not in my backyard” attitudes still prevail in some areas
- Concentrations of subsidized housing in some areas
- More public education on fair housing is needed for citizens and for property owners and managers
- Limited numbers and availability of Housing Choice Vouchers (Section 8)
- Long waiting list and times for subsidized housing
- Insufficient quantity of affordable permanent supportive housing for persons with mental and physical disabilities
- Former inmates and institutionalized individuals are released into the community without adequate housing options and may also become homeless with insufficient financial resources
- Too few accessible housing units for persons with disabilities.

Priorities

The selection of funding priorities from the needs listed above (see also Needs Identification Report in the appendix) are pending receipt of information from HUD on funding allocations for 2015-2016. Upon receipt of this funding information for the Community Development Block Grant (CDBG) Program, HOME Program, and Emergency Solutions Grant (ESG) Program, this portion of the Executive Summary will be completed.

Priorities

The following topics summarize the types of priorities in the table and are also listed in the Conclusion.

1. Increase affordable housing options.

2. Reduce substandard housing.
3. Provide fair housing activities to Affirmatively Further Fair Housing Choice with emphasis on protected classes under the Fair Housing Act.
4. Increase housing options and supportive services for low-income and special needs populations including elderly persons, homeless individuals, and persons with disabilities.
5. Provide increased access to public facilities by building new public facilities and rehabilitating existing public facilities.
6. Provide improved access to existing public facilities by providing ADA improvements.
7. Revitalize neighborhoods through increased infrastructure improvements.
8. Provide public service activities within the cooperating cities.
9. Provide overall program administration and management.

Summary of Needs and Priorities-Projected Funding:

The table below features five-year priorities identified in the Consolidated Plan Needs Assessment process.

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
New Construction/Acquisition/Rehabilitation of Multi-Family Housing Units	2015	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME and/or CDBG: \$7,500,000	Gap financing for New Construction/Acquisition/Rehabilitation of Multi-Family Units by private developers, cooperating cities and/or community-based organizations: 80 units
Acquisition/Rehabilitation/Disposition of Single-Family or Multi-Family Housing Units	2015	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME and/or CDBG: \$1,000,000	Acquisition/Rehabilitation/Disposition of Housing Units by private developers, cooperating cities, and/or community-based organizations: 11 Households

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
New Construction/Acquisition/ Rehabilitation of Housing for persons who are Elderly, Disabled, or Homeless	2015	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME and/or CDBG: \$8,649,615	New Construction/ Acquisition/ Rehabilitation of Supportive Housing for persons who are elderly, disabled, or homeless by private developers, cooperating cities, and/or community-based organizations: 90 Units
Rehabilitation of Existing Housing	2015	2020	Affordable Housing	Countywide	Reduce Substandard Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME and/or CDBG: \$500,000	Rehabilitation of existing housing by private developers, cooperating cities, and/or community-based organizations: Number of Households Receiving Rehabilitation: 5 Households

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
Affirmatively Furthering Fair Housing Activities	2015	2020	Fair Housing	Countywide	Affirmatively Furthering Fair Housing Choice (AFFHC)	CDBG: \$487,500	Number of Persons Benefiting from Fair Housing Activities: 3,000 Households
Provide Support for Emergency Housing and Supportive Services for the Homeless	2015	2020	Homeless	Countywide	Increase Housing Options for Homeless and At Risk of Homelessness	ESG: \$2,705,890	Number of Persons Receiving Homeless Services: 8,000 Individuals
Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations	2015	2020	Homeless	Countywide	Increase Housing Options for Homeless and At Risk of Homelessness	ESG: \$0	Number Persons Homeless Assistance: 0 Individuals

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	2015	2020	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Facilities to Serve Low - Income and Special Needs Populations	CDBG: \$20,568,975	Number of Persons Benefiting from New or Improved Facilities for the County, cooperating cities, or other subrecipient organizations: 150,000 Individuals
Cooperating Cities Provide Funding Support, to Organizations Addressing the Public Service Needs of the County for Low-Income and Special Needs Individuals and Households	2015	2020	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Services for Low-Income and Special Needs Populations	CDBG: \$2,363,960	Number of Low-Income or Special Needs Persons Benefiting from New or Increased Services: 35,000 Individuals

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
Provide the Administrative Structure for the Planning, Implementation, and Management of the CDBG, HOME, and ESG grant programs as well as other housing, community development and homeless programs.	2015	2020	Non-Housing Community Development Needs	Countywide	Providing Overall Program Planning and Administration	CDBG: \$8,609,185 HOME: \$1,100,000 ESG: \$187,500	Not applicable

7. Summary

To develop strategic priorities, the Consolidated Plan 2015-2020 uses information derived from an extensive consultation process with County residents and community stakeholders. This information was combined with data from the U.S. Census and other sources to identify specific community development, affordable housing, and homeless needs to be addressed by Consolidated Plan 2015-2020 and its respective Annual Action Plans.

Using these data, the County's consultants have recommended for staff consideration the following strategic priorities to guide the use of CDBG, HOME, and ESG funds and other leveraged public and private investments during the Consolidated Plan period 2015-2020:

1. Increase affordable housing options.
2. Reduce substandard housing.
3. Provide fair housing activities to Affirmatively Further Fair Housing Choice with emphasis on protected classes under the Fair Housing Act.
4. Increase housing options and supportive services for low-income and special needs populations including elderly persons, homeless individuals, and persons with disabilities.
5. Increase the capacity of public facilities to serve additional individuals.
6. Revitalize neighborhoods through increased infrastructure improvements and affordable housing investments.
7. Provide public service activities within the cooperating cities to reach additional individuals.
8. Provide overall program administration and management.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The County of San Bernardino Economic Development Agency – Department of Community Development and Housing performs the following duties (see also Table 1):

- Lead agency for the development, administration, and review of the Consolidated Plan
- Administrator for the County of San Bernardino Community Development Block Grant (CDBG), HOME Program, and Emergency Solutions Grant (ESG) funds received from the United States Department of Housing and Urban Development (HUD); and
- Lead agency responsible for coordinating projects identified in the Consolidated Plan.

HOPWA funds are awarded to the City of Riverside in adjacent Riverside County. HOPWA funds are not received by the County of San Bernardino directly from HUD.

The County of San Bernardino Consolidated Plan and Year 1 Annual Action Plan were developed through collaborative efforts of County staff and local agencies, with assistance from WFN Consulting.

Agency Role	Name	Department/Agency
Lead Agency	San Bernardino County	Economic Development Agency
CDBG Administrator	San Bernardino County	Economic Development Agency
HOPWA	Funds Not Received From HUD	City of Riverside, CA
HOME Administrator	San Bernardino County	Economic Development Agency
ESG Administrator	San Bernardino County	Economic Development Agency
HOPWA-C Administrator	N/A	N/A

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Dena Fuentes, Director
Community Development and Housing Department
Economic Development Agency
County of San Bernardino
385 N. Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0043
Telephone Number: (903) 387-4411
Dena.Fuentes@eda.sbcounty.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County Department of Community Development and Housing and its consultants provided opportunities for input in the identification of needs and recommendations that should be addressed in the new Consolidated Plan and in the five respective Annual Action Plans. The process included inviting the organizations to attend and participate in 22 community meetings held during October and November 2014. Concurrently, many of the same organizations were invited to participate in stakeholder one-on-one interviews and encouraged to publicize the availability of a survey of the residents of the County on issues related to community development, housing, economic development, and homelessness. The survey was available in online and hard copy versions in both English and Spanish. The needs identified during these processes will be carefully considered during the determination of goals and priorities to be included in the Consolidated Plan and the respective five Annual Action Plans during the Consolidated Plan period.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The process described in response to Question 1 included organizations that participate in the Continuum of Care in San Bernardino County. Responses from community meetings and stakeholder interviews are key data sources that are essential to ensuring that the needs of the special populations are carefully considered during plan preparation, and in the allocation of funding for activities to serve the homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The County provides staff from its Office of Homeless Services to the County's Homelessness Partnership, which is responsible for the administration of the Continuum of Care in San Bernardino County. This structure provides the internal connective mechanism among County departments and outside entities which serve the homeless throughout the County.

As the Department of Community Development and Housing administers the ESG program, close coordination occurs with the Office of Homeless Services in establishing priorities, the allocation of ESG funds, in the management of the program's performance standards and evaluation procedures, and in the monitoring and oversight for the entire ESG grant program. A part of this coordinated process includes the planning and operation of the County's Homeless Management Information System (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency/Group/Organization Name	Agency/Group/Organization Type	Consolidated Plan Section Consulted	How Consulted?
Neighborhood Housing Services of the Inland Empire	Housing Services	Housing Needs Assessment	Interview
Neighborhood Housing Partnership Services, Inc.	Housing Services	Housing Needs Assessment	Interview
Family Service Association of Redlands	Housing and Homeless Services	Housing Needs; Homeless Family Needs	Interview
Legal Aid	Fair Housing Services	Housing Needs; Non-Homeless Special Needs	Interview
County of San Bernardino Department of Aging and Adult Services	Elderly Services	Non-Homeless Special Needs	Interview
County of San Bernardino Department of Workforce Development	Employment Services	Economic Development	Interview
County of San Bernardino Transitional Assistance Department	Children and Health Services	Non-Homeless Special Needs	Interview
County of San Bernardino Human Services Department	Other County Government	Housing Needs; Non-Homeless Special Needs; Economic Development	Interview
County of San Bernardino Department of Behavioral Health	Disability and Health Services	Non-Homeless Special Needs	Interview
Morongo Basin Conservation Association	Civic Organization	Housing Needs; Economic Development	Public Meeting

Joshua Tree Community Association	Civic Organization	Housing Needs; Economic Development	Public Meeting
Inland Fair Housing and Mediation Board	Fair Housing Services	Housing Needs; Non-homeless Special Needs	Public Meeting
County of San Bernardino Special Districts Department	Other County Government	Market Analysis; Economic Development	Public Meeting
First Southern Baptist Church	Religious Organization	Housing Needs; Homeless Needs; Non-Homeless Special Needs	Public Meeting

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult as broadly as possible with community stakeholders. No particular agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Countywide Vision 2011	County of San Bernardino	Collaborative, inclusive plan for the county's local economic development, education, housing, and other related areas.
Limited English Proficiency Plan – 2014	County of San Bernardino	Inclusion of underrepresented groups in planning processes.
10-Year Strategy to End Homelessness in San Bernardino County – 2009	San Bernardino County Homeless Partnership	Planning for homelessness.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The County of San Bernardino will continue to work with the 13 cooperating cities of Adelanto, Barstow, Big Bear Lake, Colton, Grand Terrace, Highland, Loma Linda, Montclair, Needles, Redlands, Twentynine Palms, Yucaipa, and Yucca Valley to achieve goals related to CDBG and ESG funding. The County will work with three additional cities – Chino Hills, Rancho Cucamonga, and San Bernardino – are members of the County Consortium for participation in the HOME program.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting

San Bernardino County uses a two-stage process to provide citizens with access to the development of its Consolidated Plan, Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice. The initial engagement opportunity is during the identification of needs, priorities, and issues related to fair housing choice. The other citizen engagement process occurs when these draft documents are offered for public review comment prior to their final approval by the County Board of Supervisors.

Identification of Needs/Priorities/Equal Access to Housing

San Bernardino County is a large county with over 20,000 square miles of land area. Therefore, the County and its 13 cooperating cities held 22 public community meetings at different locations throughout the County during October and November 2014 to maximize opportunities for citizens to participate in the process of identifying needs/priorities and issues related to equal access to housing for the County's new Consolidated Plan 2015-2020, Annual Action Plan 2015, and its new Analysis of Impediments to Fair Housing Choice. The table that follows lists the locations, dates, and times of the 22 meetings.

The Needs Assessment Community Meetings were located throughout the County to ensure that accessibility would be provided to low- and moderate-income persons, to predominantly low- and moderate-income neighborhoods, to racial and ethnic minorities, to persons who do not speak English, to residents of the County who have disabilities, to residents of public housing, and to public and private partners of the County that provide services through the Continuum of Care and through other services to low- and moderate-income households and to special needs individuals.

At the meetings County or city officials and the County's consultants:

1. Presented information to the attendees that described the Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice;
2. Described the purpose of the Community Meetings; and
3. Provided opportunities for persons in attendance to ask questions and/or provide comments on needs/priorities and issues related to equal access to housing.

The County and its cooperating cities distributed user-friendly flyers (see Attachment A) to advertise the community meetings and to encourage citizens to participate in the identification of needs, priorities, and fair housing issues. The County Department of Community Development and Housing and the 13 cities made the flyers available from their

websites and through a distribution process involving community-based organizations, key stakeholders, and individuals (see Attachment B from the County website).

Another way that the County employed to reach out to its very diverse population was to use an online survey that encouraged citizens to share their ideas and to identify needs and issues that are pertinent to the Consolidated Plan, Year One Annual Action Plan, and to the Analysis of Impediments to Fair Housing Choice. For individuals who preferred to complete the survey on paper, printed copies of the surveys were also available at the meetings and through the County and its cooperating cities. In the County's website notice inviting citizens to participate in the needs assessment process (see Attachment B) a link was provided to the online survey which was available from October 7, 2014 through November 17, 2014. The survey was available in English and in Spanish. A summary of the survey responses are described in the Needs Assessment Report which is contained in the Appendices section of the Consolidated Plan. Copies of the English and Spanish survey instruments are included in the appendices of the Consolidated Plan.

San Bernardino County Consolidated Plan, Year One Annual Action Plan, and Analysis of Impediments Community Meetings to Identify Needs/Priorities/Equal Access to Housing			
Date	Area	Time	Location
10/13/2014	Joshua Tree	6:30 PM	Sunburst Park Community Center, 6171 Sunburst Avenue
10/14/2014	Muscoy	5:00 PM	Baker Family Learning Center, 2818 Macy Street
10/15/2014	Big Bear Lake	2:00 PM	Civic & Performing Arts Center – Training Room (downstairs) 39707 Big Bear Blvd.
10/15/2014	Twentynine Palms	5:30 PM	Community Service Bldg. 74365 Joe Davis Drive
10/15/2014	Redlands	6:30 PM	Redlands Community Center 111 W. Lugonia Avenue
10/16/2014	Hinkley	11:30 AM	Hinkley Senior Center, 35997 Mountain View Rd.
10/16/2014	Lucerne Valley	5:00 PM	CSA Pioneer Park Community Center, 33187 Old Woman Springs Road
10/16/2014	El Mirage	7:00 PM	El Mirage Community Center, 1588 Milton Street
10/20/2014	Colton	6:00 PM	Luque Center, 292 East "O" Street

San Bernardino County Consolidated Plan, Year One Annual Action Plan, and Analysis of Impediments Community Meetings to Identify Needs/Priorities/Equal Access to Housing

Date	Area	Time	Location
10/20/2014	Grand Terrace	6:00 PM	Community Rm , City Hall/Civic Center, 22795 Barton Rd.
10/22/2014	Barstow	4:00 PM	Council Chambers ,220 E. Mountain View Street
10/22/2014	Adelanto	7:00 PM	Council Chambers, 11600 Air Expressway
10/27/2014	Colton	6:00 PM	Gonzales Community Center, 670 Colton Avenue
10/30/2014	Highland	5:00 PM	City Hall , 27215 Base Line, Highland
10/30/2014	Montclair	6:00 PM	City Hall, Council Chambers 5111 Benito Street
11/4/2014	Crestline	11:00 AM	San Moritz Lodge Senior Center, 24658 San Moritz Dr.
11/4/2014	Yucca Valley	6:00 PM	Yucca Valley Community Center 57090 29 Palms Hwy.
11/4/2014	Bloomington	7:00 PM	Ayala Park Community Center, 18313 Valley Blvd.
11/5/2014	Needles	10:00 AM	Council Chambers, 1111 Bailey Avenue
11/5/2014	Loma Linda	5:30 PM	City of Loma Linda Community Room, 25541 Barton Rd.
11/5/2014	South Montclair	5:30 PM	Ramona Elementary School , 4225 Howard, Montclair
11/6/2014	Yucaipa	5:00 PM	City Hall, Community Meeting Room, 34272 Yucaipa Blvd.

Attachment C contains the comments obtained from citizens who attended the Needs Assessment Community Meetings held during October and November 2014. All comments received are included in this table. Comments from the Needs Assessment process will be one factor considered when establishing goals and strategies to be adopted for the Consolidated Plan and its 5 respective Annual Action Plans.

Proposed Consolidated Plan, Proposed Year One Annual Action Plan, Draft Analysis of Impediments to Fair Housing Choice

During spring 2015, proposed versions of these documents were published for review and comment by citizens and key stakeholders. A description of that process was added to this section of the Consolidated Plan at that time. Outreach efforts similar to those carried out in the Needs Assessment process was replicated for the public comment period for the proposed Consolidated Plan, Proposed Year One Annual Action Plan, and for the Draft Analysis of Impediments to Fair Housing Choice. A minimum of 30 calendar days were permitted for comments on the proposed documents.

One comment was received on the documents, as shown in the table below. The documents, including all public comments received, will be considered for approval by the County Board of Supervisors in sufficient time to permit the County to submit the reference documents to HUD by May 15, 2015.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	County Website	All residents of the unincorporated County plus residents of 13 cooperating cities	N/A	N/A	N/A	County Website
	Flyers	All residents of the unincorporated County plus residents of 13 cooperating cities	N/A	N/A	N/A	Flyers
	Community Meetings	Residents of specific geographic areas of the County, including meetings held in Joshua Tree, Muscoy, Big Bear Lake, Twentynine Palms, Redlands, Hinkley, Lucerne Valley, El Mirage, Colton, Grand Terrace, Barstow, Adelanto, Highland, Montclair, Crestline, Yucca Valley, Bloomington, Needles, Loma Linda, South Montclair, and Yucaipa	See Consolidated Plan Appendices	<u>See Attachment D for public comments received</u>	None	Community Meetings
	Citizen Survey – Online and Printed copies (English and Spanish Versions)	Online and printed copies	810	See Needs Assessment Report in the Appendices for a summary of survey comments received	N/A	Citizen Survey – Online and Printed copies (English and Spanish Versions)
	Public Comment Period and Public Hearing	All residents of the unincorporated County plus residents of 13 cooperating cities	1 comment received	Suggested a homeless RV camp rather than placing homeless persons in motels	N/A	N/A

Table 4 – Citizen Participation Outreach

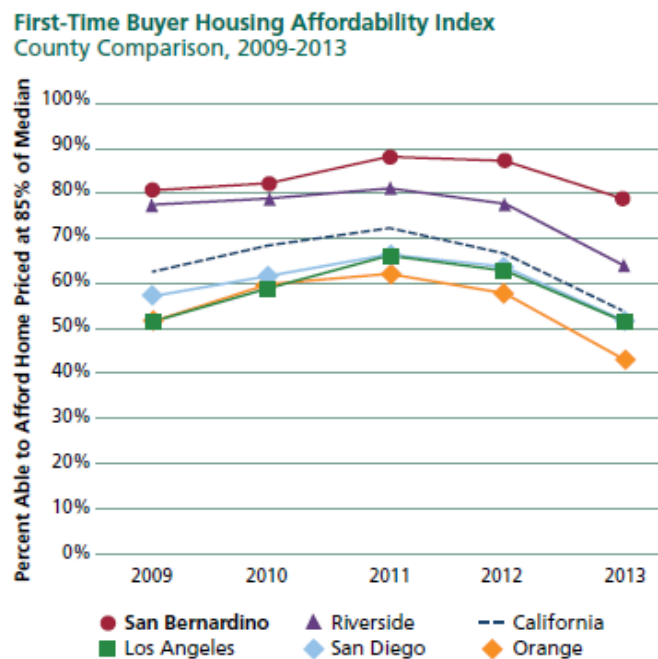
Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment addresses housing needs based upon the income of very low, low and median income households. As described in the assessment, the primary housing need relates to a lack of income combined with a shortage of affordable housing units. The income and ability to pay rent issues are an economic disincentive to investment to increase the supply of affordable units. The housing needs are not disproportionate for any racial/ethnic group when compared to community statistics.

While home sales prices are key indicators of a community's housing market, income and housing affordability reflect the needs of the community. As noted in the County's 2014 Community Indicator Report, the minimum income needed to purchase an entry-level home is \$23,590, a level at which 79% of the population could theoretically afford a home. This calculation is based on an entry-level home price of \$164,600. When comparing affordability with other counties in the region, San Bernardino has the highest percentage of affordable homes.



Note: Data are from the fourth quarter of the years presented.

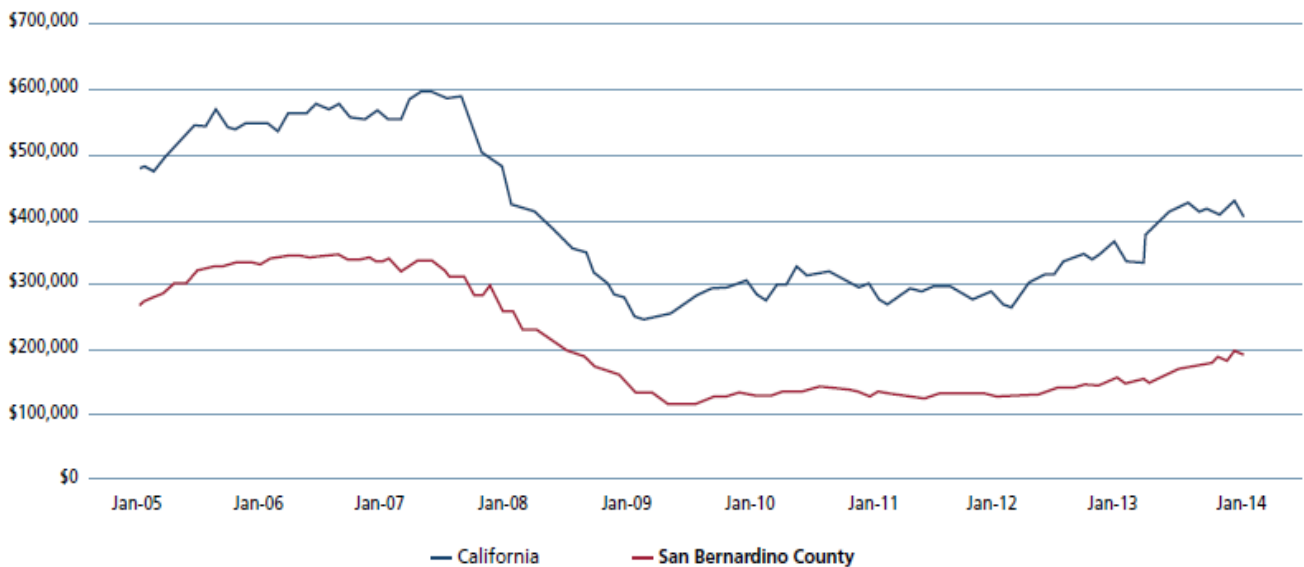
Source: California Association of Realtors (www.car.org)

Source: San Bernardino 2014 Community Indicator Report,
http://cms.sbcounty.gov/Portals/21/Resources%20Documents/CIR_2014_Report.pdf

Between January 2013 and 2014, the median home sale price in San Bernardino County increased by 23% from \$154,500 in 2013 to \$190,540 in 2014.

Median Sale Price of Existing Detached Homes
San Bernardino County and California, January 2005-January 2014

Source: CoreLogic



Source: San Bernardino 2014 Community Indicator Report,
http://cms.sbcounty.gov/Portals/21/Resources%20Documents/CIR_2014_Report.pdf

The median rent for a one-bedroom apartment in San Bernardino County is \$882 and a lower-income renter would need to work 85 hours per week to afford median one-bedroom rent. According to the data included in the needs assessment, households with the greatest financial need of assistance are those smaller households falling into the 0-30% to 30-50% (HUD Area Median Family Income) HAMFI. Very closely behind them are seniors over the age of 75 who may not have the income necessary to support their cost of living.

These factors reduce the availability of standard units at an affordable rent/sales price. The income levels and rents affordable by lower income households create a housing market where investors cannot earn a competitive return on funds needed for property rehabilitation without some or significant public subsidy.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The tables and narratives below present housing need data for San Bernardino County as provided by HUD as part of its online eCON Consolidated Plan program. The data are originally derived from the 2007-2011 American Community Survey (ACS) and the HUD Comprehensive Housing Affordability Strategy (CHAS) database.

As noted in the 2014 Community Indicators Report, San Bernardino County's population density is estimated at 104 people per square mile, which is substantially lower than the four neighboring counties compared (Riverside, San Diego, Orange, and Los Angeles Counties). Population estimates in the following table reflect the population, household and median income for residents of San Bernardino County. According to HUD's Office of Policy Development and Research's Market at a Glance Study, as of September 2014, the population of the County was estimated at 2,102,000, an average annual increase of 15,100 people, or 0.7 percent, since April 2010. The number of households in the County expanded from 528,594 in 2000 to 604,090 in 2013. As of September 2014, the number of households is estimated at 627,800, an average annual increase of 0.6 percent since April 2010.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	1,709,434	2,088,371	22.10%
Households	528,594	604,090	14.20%
Median Income	\$42,066.00	\$52,323.00	24.30%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	27,538	28,663	37,955	20,615	81,619
Small Family Households *	9,944	10,888	15,865	9,488	44,985
Large Family Households *	3,515	4,869	8,034	4,164	11,344
Household contains at least one person 62-74 years of age	5,418	6,160	7,226	4,050	14,908
Household contains at least one person age 75 or older	3,355	4,827	4,135	1,890	5,178

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger *	6,381	6,756	9,825	5,195	9,779
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	620	283	240	150	1,293	198	230	329	114	871
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	925	564	734	230	2,453	210	325	530	120	1,185
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,385	1,744	1,735	649	5,513	399	1,115	1,494	819	3,827

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	9,475	4,575	1,339	165	15,554	5,658	4,924	4,790	1,909	17,281
Housing cost burden greater than 30% of income (and none of the above problems)	1,063	4,370	6,118	1,309	12,860	1,519	2,913	5,022	3,384	12,838
Zero/negative Income (and none of the above problems)	1,234	0	0	0	1,234	1,369	0	0	0	1,369

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	12,415	7,169	4,030	1,189	24,803	6,478	6,579	7,150	2,940	23,147
Having none of four housing problems	2,463	6,484	11,817	5,933	26,697	3,565	8,423	14,980	10,534	37,502
Household has negative income, but none of the other housing problems	1,234	0	0	0	1,234	1,369	0	0	0	1,369

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,700	5,354	4,587	15,641	2,224	3,153	4,788	10,165

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Large Related	2,315	2,148	1,472	5,935	822	1,860	2,878	5,560
Elderly	2,023	1,614	723	4,360	3,287	2,955	2,142	8,384
Other	3,072	2,068	1,750	6,890	1,389	883	1,344	3,616
Total need by income	13,110	11,184	8,532	32,826	7,722	8,851	11,152	27,725

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,195	2,454	679	8,328	1,999	2,289	2,405	6,693
Large Related	2,095	929	254	3,278	718	1,290	1,374	3,382
Elderly	1,569	935	283	2,787	2,263	1,493	899	4,655
Other	2,903	1,045	185	4,133	1,144	449	684	2,277
Total need by income	11,762	5,363	1,401	18,526	6,124	5,521	5,362	17,007

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,095	1,928	1,988	727	6,738	514	1,075	1,370	394	3,353
Multiple, unrelated family households	250	355	445	109	1,159	100	364	718	549	1,731
Other, non-family households	35	30	95	40	200	0	0	0	0	0
Total need by income	2,380	2,313	2,528	876	8,097	614	1,439	2,088	943	5,084

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single-person households in need of housing assistance.

Households with the greatest financial need of assistance are those smaller households falling into the 0-30% to 30-50% HAMFI. Very closely behind them are seniors over the age of 75 who may not have the income necessary to support their cost of living. According to 2013 ACS estimates, the County has 208,815 residents who are 65 years and over and 125,332 householders who may be living alone.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Families who are disabled and in need of assistance

According to Out of Reach 2013, a report published by the National Low Income Housing Coalition, SSI recipients who somehow manage to rent a lower cost unit are likely to be living in a seriously substandard housing unit, in a dangerous neighborhood, and/or using virtually all of their income just to pay their landlord each month. Vulnerable people in these circumstances are at great risk of homelessness and constantly struggle to meet other basic needs, such as food, transportation, and clothing. The average annual income of a single individual receiving SSI payments was \$10,248 annually, or \$854 monthly. The rent affordable to SSI recipient is \$256. The annual income of an SSI recipient is less than the national median income for a one-person household and almost 8% below the 2013 federal poverty level.

Families who are victims of domestic violence, dating violence, sexual assault and/or stalking and in need of assistance

It is estimated that between 18 and 39 percent of all families are homeless due to domestic violence as outlined in the data points and sources below:

- Domestic violence is defined as emotionally and/or physically controlling an intimate partner, often involving tactics such as physical assault, stalking, and sexual assault (Domesticviolence.org)
- Approximately one out of every four women will experience domestic violence in her lifetime and 1.3 million women are victims of domestic violence each year. (Domesticviolence.org).
- Considering the cost and prevalence, as well as the direct relationship between housing and domestic violence, a majority of homeless women are victims of domestic violence.

What are the most common housing problems?

HUD has identified four housing problems, which are (1) overcrowding, (2) lacking complete kitchen, (3) lacking complete plumbing, or (4) cost burden. "Overcrowding" means that there is more than one person per room living in a housing unit.

When households spend too much of their incomes on housing, they are considered to be "cost burdened" or "severely cost burdened." HUD has determined that households should spend no more than 30% of their incomes on housing. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

As demonstrated by the Summary of Housing Needs Table, while there were reported cases of both "overcrowding" and a lack of facilities, by far and wide the majority of reported housing problems concerned households that were cost burdened. In fact, of the 23,147 households that reported housing problems, 12,838 of these households reported being cost burdened at greater than 30% of income but less than or equal to 50% of income with no other housing problem type. An additional 17,281 households reported being cost burdened at greater than 50% of income with no other housing problem type.

Are any populations/household types more affected than others by these problems?

The issue of cost burden and tenure, the differences between renter and owner households is quite similar. The number of renter households with incomes below 50% of HAMFI is 18,526. The number of owner households with incomes less than 50% of HAMFI is 17,007. Within these 17,007 owner households, 4,655 or 27% are elderly. It is assumed that the majority of these households do not have a monthly mortgage payment. Therefore, the housing cost burden is related to taxes, utilities, and insurance. Within the total, 1,493 have a cost burden of between 30% and 50% of income. This leaves very little money for the necessities of life, including health care and food as well as transportation.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Persons at risk of homelessness are defined as individuals or families facing immediate eviction that cannot relocate to another residence or shelter. Statistics on this population cannot be provided directly, but an examination of the data on overcrowding and upon cost burdened households provides some insight into the extent of the problem. Particular attention is accorded to those households with extremely low incomes, ranging from 0-30% of the area median income, as this represents the most stressed and vulnerable group. The characteristics and needs of those at risk of becoming homeless include:

- Income at subsistence level where one event can lead to homelessness.
- Current “doubling up” in a housing unit where various events can lead to homelessness.
- Levels of access and length of process to receive support services.

The needs of formerly homeless receiving rapid re-housing assistance include:

- On-going case management to address identified needs.
- Sustainable income to achieve permanent housing.
- Adequate resources available from state and federal support programs.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

While no estimate of the extent of at-risk population is possible, the number of households and individuals earning less than 30% of Area Median Income and paying more than 50% for housing is indicative of the seriousness of this issue.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

There are several housing and household characteristics linked with instability and increased risk of homelessness. These characteristics are listed below:

- A high unemployment rate with a resulting loss of income available for housing,
- The lack of assets available for rental security deposits,
- The long waiting lists for both public housing units and Section 8 vouchers,

Discussion

The majority of all reported housing problems relate to housing cost burden among residents, particularly among the lowest income populations and among renter households. Both single-member households and single-parent family households are disproportionately represented among cost-burdened residents. In addition, the lack of maintenance, resulting in housing violations, and the lack of accessibility can and has resulted in elderly persons and persons with disabilities being forced from their living situations.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater number of housing problems by a racial or ethnic group as when a group experiences housing problems at a rate more than 10% greater than the income group as a whole. The data summarizes the percentage of each minority group experiencing any of four housing problems: cost burden (paying more than 30% of income for housing); overcrowding (more than one person per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing). Income classifications are defined as: extremely low-income (under 30% of HAMFI); low-income (between 30 and 50%); moderate-income (between 50 and 80%); and middle-income (between 80 and 100%).

In the first two sections (NA-15 and NA-20) housing problems are defined as:

- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- More than one person per room
- Housing costs more than 30% of household income

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	55,440	7,785	5,035
White	21,130	4,430	2,325
Black / African American	8,060	685	415
Asian	2,120	350	540
American Indian, Alaska Native	550	75	109
Pacific Islander	25	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	22,540	2,055	1,550

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	56,620	15,620	0
White	19,315	9,485	0
Black / African American	6,065	690	0
Asian	2,110	380	0
American Indian, Alaska Native	460	140	0
Pacific Islander	130	20	0
Hispanic	27,495	4,565	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	68,985	34,965	0
White	22,695	18,870	0
Black / African American	6,920	1,920	0
Asian	2,945	1,150	0
American Indian, Alaska Native	390	135	0
Pacific Islander	315	40	0
Hispanic	34,700	12,295	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,610	29,440	0
White	11,075	15,185	0
Black / African American	2,780	2,260	0
Asian	1,675	960	0
American Indian, Alaska Native	135	185	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	50	135	0
Hispanic	15,435	10,330	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

HUD defines a disproportionately greater number of housing problems by a racial or ethnic group as when a group experiences housing problems at a rate more than 10% greater than the income group as a whole. The data summarizes the percentage of each minority group experiencing any of four housing problems: cost burden (paying more than 30% of income for housing); overcrowding (more than one person per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing). Income classifications are defined as: extremely low-income (under 30% of HAMFI); low-income (between 30 and 50%); moderate-income (between 50 and 80%); and middle-income (between 80 and 100%).

In the first two sections (NA-15 and NA-20) housing problems are defined as:

- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- More than one person per room
- Housing costs more than 30% of household income

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems for occupied units indicate the physical condition or lack of necessary living standards per household. The Comprehensive Housing Affordability Strategy (CHAS) data summarizes the percentage of each minority group experiencing any of four severe housing problems: cost burden (paying more than 50% of income for housing); overcrowding (more than 1.5 persons per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing).

There were only two instances of disproportionately greater need with severe housing problems: low-income households (0-30%) Whites, where 35% experienced one or more housing problems; and middle income Hispanics (50%-80%), where 58.1% experienced one or more housing problems. Considering the overall population within these two minority groups, the age of the data, and the limited sample size, the results of this analysis should be used with caution.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	48,940	14,285	5,035
White	17,475	8,085	2,325
Black / African American	7,425	1,315	415
Asian	2,000	470	540
American Indian, Alaska Native	450	180	109
Pacific Islander	25	0	0
Hispanic	20,670	3,935	1,550

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	39,485	32,755	0
White	11,820	16,985	0
Black / African American	4,430	2,325	0
Asian	1,555	935	0
American Indian, Alaska Native	285	315	0
Pacific Islander	105	40	0
Hispanic	20,590	11,470	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	36,925	67,025	0
White	9,635	31,930	0
Black / African American	2,990	5,850	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	1,895	2,190	0
American Indian, Alaska Native	180	345	0
Pacific Islander	240	105	0
Hispanic	21,455	25,540	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,535	46,520	0
White	4,265	22,000	0
Black / African American	970	4,070	0
Asian	795	1,840	0
American Indian, Alaska Native	25	295	0
Pacific Islander	40	145	0
Hispanic	8,250	17,515	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The disproportionate need described above and depicted in the accompanying tables can be attributed to the following primary causes:

- Lack of employment to generate income to reduce cost burden
- Lack of affordable housing units, particularly three or more bedroom units
- Extensive waiting lists for public housing and Section 8 units
- Lack of funds for investor property rehabilitation while retaining affordability

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section provides data on households with disproportionate levels of housing cost burden. Housing cost burden occurs when households pay more than 30% of their gross household income toward housing costs, which includes utilities. Severe housing cost burden occurs when housing costs are 50% or more of gross household income.

Data are presented by race and ethnicity and income category. Racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census. Income ranges correspond to HUD income categories and are based on the area median income for a family of four.

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60% of households earning between 50 and 80% of the area median income (AMI) have a housing problem, and 75% of Hispanics in the same income category have a housing problem, Hispanics would have a disproportionate need.

While Hispanic and White renters and homeowners report the greatest number of housing problems, by virtue of their larger numbers in the total population, Hispanic, African American, and American Indian renters and homeowners are disproportionately represented among those with problems, including those with serious housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	318,570	140,320	124,495	5,415
White	171,285	58,660	43,450	2,440
Black / African American	21,940	14,255	16,045	445
Asian	17,130	7,660	7,030	545

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	1,545	900	780	109
Pacific Islander	750	400	310	0
Hispanic	100,880	56,010	54,670	1,765

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Cost burden, housing affordability and the need for higher household income levels affect many. This need is greatest among Hispanic households. The extent and causes of these housing problems in San Bernardino largely impact Whites and Hispanics who have the largest numbers of cost burdened households.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The disproportionately greater need analysis is not necessarily reflective of the number of households in need. Rather, the analysis determined whether any particular racial or ethnic group has a need which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of households in the category as a whole. The one group that is most disproportional in the County is the Hispanic population. This is the most prevalent in the 50% to 80% of area median income households.

As Tables 1 and 2 in Section NA-15 and NA-20 demonstrate, members of the County's minority groups, in particular, Hispanic, American Indian, and African American householders are all disproportionately represented among low-income households with housing problems, including severe housing problems. Hispanics are also over-represented among low-income home owner households with problems.

If they have needs not identified above, what are those needs?

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals that are safe and in areas of opportunity, additional supportive services, and housing for the mentally ill.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

To determine the location of minority groups with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low and moderate-income) were identified. Areas of minority concentration are block groups where populations of racial or ethnic groups are at least 10% greater than for the County as a whole. LMI areas with minority concentrations indicate where these disproportionately greater needs are located. A high concentration is defined as a census tract in which the population of any racial/ethnic minority group is 75% or more of the total population of that tract, as shown in the following FFIEC table.

Hispanic Concentrations in the County of San Bernardino

Tract Code	Tract Population	Hispanic Population	% of		Tract Code	Tract Population	Hispanic Population	% of
13.10	5814	4381	75.35%		41.04	5257	4300	81.80%
36.07	5369	4071	75.82%		28.03	3982	3277	82.30%
29.02	6584	4999	75.93%		3.03	7169	5901	82.31%
26.02	7639	5807	76.02%		40.01	4763	3931	82.53%
36.11	4575	3484	76.15%		13.05	5348	4442	83.06%
2.07	4635	3531	76.18%		66.01	4564	3794	83.13%
23.07	5085	3883	76.36%		31.01	5040	4198	83.29%
44.04	5570	4277	76.79%		40.03	6178	5166	83.62%
43.02	4413	3394	76.91%		10.02	5530	4671	84.47%
64.01	3343	2576	77.06%		66.04	4278	3628	84.81%
44.03	5647	4390	77.74%		18.12	4321	3681	85.19%
3.01	8795	6855	77.94%		28.04	5417	4634	85.55%
13.07	4163	3249	78.04%		25.02	8051	6907	85.79%
34.03	4524	3536	78.16%		49.00	7590	6572	86.59%
22.04	6139	4818	78.48%		31.02	5466	4743	86.77%
13.09	4793	3762	78.49%		70.00	7898	6873	87.02%
36.06	5109	4017	78.63%		47.00	5791	5048	87.17%
33.01	4841	3809	78.68%		125.00	4268	3744	87.72%
35.09	4827	3813	78.99%		24.02	8434	7426	88.05%
34.01	7502	5927	79.01%		25.01	5840	5166	88.46%
18.10	4497	3560	79.16%		67.00	4486	3969	88.48%
13.08	5100	4050	79.41%		24.01	8946	7922	88.55%
41.03	5634	4484	79.59%		15.01	4052	3618	89.29%
41.01	5698	4566	80.13%		15.03	4195	3785	90.23%
66.03	4958	3974	80.15%		6.05	5274	4766	90.37%
124.00	3617	2920	80.73%		16.00	6133	5587	91.10%
11.01	4092	3307	80.82%		48.00	3282	2990	91.10%
28.01	5508	4469	81.14%		18.13	4576	4192	91.61%
29.01	4446	3613	81.26%					
39.00	5484	4461	81.35%					

Source: FFIEC Census Reports,
<http://www.ffiec.gov/census/report.aspx?year=2014&state=06&msa=&county=071&tract=&report=population&page=4>

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the County of San Bernardino (HACSB) has been one of the leading providers of affordable housing in the County of San Bernardino for over 70 years. San Bernardino County is the largest county by land area in the contiguous United States consisting of 24 cities and covering over 20,000 square miles of land. By population, it is the twelfth largest county in the nation, with more residents than 15 of the country's states. The population of San Bernardino County has grown by almost five percent between 2010 and 2013 and is expected to continue to rise over the next several years. HACSB serves in excess of 30,000 people, most of whom are seniors, disabled individuals and children.

Information provided by HUD indicates that the total number of Housing Choice Vouchers for the County of San Bernardino is 6,508, with 4,660 being "portable" vouchers where the tenant may use them for any HUD-approved participating property. A total of 54 of the portable vouchers were special purpose vouchers for Veterans Supportive Housing and none were for the Family Unification Program or for disabled persons.⁶

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,177	5,277	517	4,660	54	0	0

Table 22 - Public Housing by Program Type

⁶ U.S. Department of Housing and Urban Development, *eCon* PIC data, Table 22, 2014

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

According to HUD-compiled demographics shown in Table 24, tenants who received “portable” vouchers had average annual incomes of \$13,978 which qualifies as extremely low-income under HUD income guidelines. The family size averaged two persons and these families received rental assistance under the program, for an average of seven years. Of the 4,660 tenants who received portable vouchers, 754 (16.18%) were elderly (age 62 and older), and 1,200 (25.75%) were disabled.

Tenants housed in public housing units had an average annual income of \$13,755 which is also considered extremely low income under HUD guidelines. The family size averaged three persons and these families received housing assistance under the program, for an average of six years. Of the 1,170 tenants who resided in public housing units, 239 (20.30%) were elderly (age 62 and older), and 200 (11.99%) were disabled.

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,755	14,084	14,172	13,978	14,467	0
Average length of stay	0	0	6	6	1	7	0	0
Average Household size	0	0	3	2	1	2	1	0
# Homeless at admission	0	0	0	30	1	22	7	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	239	1,122	357	754	3	0
# of Disabled Families	0	0	200	1,284	39	1,200	28	0
# of Families requesting accessibility features	0	0	1,177	5,277	517	4,660	54	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	644	2,226	372	1,791	38	0	0
Black/African American	0	0	425	2,911	114	2,763	16	0	0
Asian	0	0	57	94	21	70	0	0	0
American Indian/Alaska Native	0	0	3	27	5	22	0	0	0
Pacific Islander	0	0	29	12	3	9	0	0	0
Other	0	0	19	7	2	5	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	504	1,326	167	1,132	14	0	0
Not Hispanic	0	0	670	3,951	350	3,528	40	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HUD's "Picture of Subsidized Households" data for 2013 (the most current dataset available) shows that 12% of the tenants residing in HACSB public housing units had a disability and that 20% of the HACSB's Housing Choice Voucher (HCV) holders were disabled. Other data provided by HUD in the above tables indicates that 1,177 public housing households and 5,277 voucher households have requested accessible features; this equates to over 95% of public housing households and over 58% of voucher households. This data indicates a great need for accessible units, however, the types of accessibility features requested by these households are not identified. Design features that meet the needs of people with mobility impairments may not meet the accessibility needs of persons with other types of disabilities such as sensory, cognitive, self-care, or independent living difficulties. Persons with these types of disabilities may require a different set of accessible design features.

The HACSB's Streamlined Lease Assistance Program is simplifying rent calculations for elderly and disabled tenant households by offering a fixed rent calculation eliminating cumbersome deductions and allowances. The housing authority has also worked successfully with partners such as the City Lift Program (through Neighborhood Housing Services of the Inland Empire) and the Community Housing Trust Program (through Neighborhood Partnership Housing Services) to offer homeownership opportunities to disabled residents.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public housing residents and Housing Choice Voucher holders have extremely low incomes. According to the 2013 American Community Survey Financial Characteristics report, the average income was \$13,755 and \$14,172 respectively. As a result, public housing residents and voucher holders need help increasing their incomes through job training, financial literacy, credit score improvement, and financial assistance to afford the region's housing costs and move toward self-sufficiency.

How do these needs compare to the housing needs of the population at large

The high cost of housing poses a challenge for many of the County's residents, but the needs are generally more acute among public housing residents and HCV-holders, as evidenced by the fact that the average annual income is \$13,755 and \$14,172 respectively and the average annualized housing cost totals \$13,104. The average rent would require a public housing resident to spend 95.26% and a Housing Choice Voucher holder to spend 92.46% of their annual income in rent. Compared to the general population, public housing residents and Housing Choice Voucher holders have an increased housing cost burden.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section provides a general assessment of the County's homeless population and its needs. This data is derived from the County's 2013 Point-in-Time Count.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In 2013 the County of San Bernardino conducted a Point-In-Time Survey count of the County's homeless population. The count identified 2,321 homeless residents in total, 1,247 of whom were unsheltered. The following characteristics were found in the homeless population:

- Chronic homeless count was 439 residents or, 37% of the homeless population.
- Unaccompanied children under age 18 years count was 17 residents, or 1% of the homeless population.
- Youth age 18-24 years count was 79, or 7% of the homeless population.
- Veteran count was 135, or 11% of the homeless population.

Homelessness in the County was revealed to be persistent with 46% of the homeless having been homeless for one year or more, and 34% of homeless residents have been homeless more than four times in the past three years.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the Point-in-Time Survey 65 children were unsheltered, 16 children were sheltered or receiving motel voucher assistance, and 273 children were living in transitional housing (these counts all concern children accompanied by a parent). The count of homeless women represented 23% of the homeless population and there were 205 homeless residents, or 17%, who had experienced domestic violence. There were 135 homeless veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2013 Point-in-Time Survey identified the following racial and ethnic makeup of the homeless population:

- American Indian/American Native count was 24

- Asian/Pacific Islander count was 12
- African-American/ Black count was 189
- Hispanic count was 236

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Point-in-Time Survey indicated that 46% of homeless residents had been homeless for at least twelve months or more and 34% had been homeless four or more times in the past three years. In the County, 1,182 adults and 65 children were unsheltered. There were 357 adults and 16 children that were in shelters or receiving motel voucher assistance. There were 238 adults and 273 children receiving transitional housing.

Discussion:

The homeless population presented with several social service and mental health needs/issues such as:

- Homeless count with mental illness was 258, or 22% of the homeless population.
- Homeless count with HIV/AIDS was 15, or 1% of the homeless population.
- Homeless count with substance abuse issues or needs was 281, or 24% of the homeless population.
- Homeless count with chronic health/medical conditions (diabetes, hypertension, arthritis, hepatitis, respiratory problems, seizures, etc.) was 343, or 29% of the homeless population.
- Homeless count for residents recently released from jail was 255, or 22% of the homeless population.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses the characteristics and needs of persons in various subpopulations of the County of San Bernardino who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to: maintaining independence, communication, transportation, supervision, and medical care. The section below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal dollars.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

According to the 2013 ACS, 262,008 (12.5%) of residents of San Bernardino County were elderly (62+), and 84,909 (4.1%) residents were frail elderly (75+). According to HUD CHAS data 12,744 elderly households have identified cost burdens and represent 1.67% of the total elderly population. There were 12,744 elderly households with housing cost burden greater than 30% Annual Median Income (AMI), including 4,039 renter households and 8,384 owner households. Of those households, 7,442 elderly households had housing cost burden greater than 50% AMI, including 2,787 renter households and 4,655 owner households.

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Elderly and frail elderly households are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on limited budgets. Housing cost burden-related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. The Department of Aging and Adult Services provides seniors with several programs to prevent the institutionalization of seniors including visiting nurses, home delivered meals, and emergency response programs.

Persons with Physical Disability

According to the 2013 ACS, there were 220,947 persons with disabilities in San Bernardino County representing 10.8% of the population. Of this total, 36,623 were elderly disabled and 45,665 were frail elderly disabled. There were 121,468 disabled adults ages 21-64 years in age representing 9.6% of the population. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

Persons with Developmental Disabilities

Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy and cerebral palsy. The disability's origin is in the brain and is usually established early in life and the disability must be expected to last indefinitely. There is clearly a need for more services to help developmentally disabled persons stay with their families as well as additional housing and residential facilities. Other needed services include vocational services, social and community involvement, and transportation.

Persons with Mental Disabilities

The National Survey on Drug Use and Health sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides estimates of any mental illness and serious mental illness for adults 18 and older. Any mental illness is defined as having a mental, emotional, or behavioral disorder within the past year and serious mental illness is defined as having any mental, behavioral, and emotional disorder that interfered with or limited one or more major life activities. In 2013, an estimated 43.8 million U.S. adults aged 18 or older had a mental illness in the past year. This represents 18.5% of all adults. There were an estimated 10 million adults aged 18 or older with a serious mental illness in the past year which represented 4.2% of all adults in the country. Applying these averages to San Bernardino County, there were an estimated 345,474 individuals with any mental illness and 85,923 with a serious mental illness.

Persons with Substance Abuse Issues

SAMHSA also provides the primary source of information on the use of illicit drugs and alcohol among non-institutionalized persons aged 12 years old or older.⁷ In 2013, an estimated 24.6 million persons in the U.S. were classified with substance dependence or

⁷ Substance Abuse and Mental Health Services Administration, *Results from the 2011 National Survey on Drug Use and Health: Summary of National Findings*, NSDUH Series H-44, HHS Publication No. (SMA) 12-4713. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2012.

abuse in the past year (9.4 percent of the population aged 12 or older). Applying this average to the population of San Bernardino County, there was an estimated 192,305 residents of the County who struggled with drug and/or alcohol dependence.

Domestic Violence

Domestic violence and emotional abuse are behaviors used by one person in a relationship to control the other, including physical, sexual, emotional, psychological, or financial abuse. Victims of domestic violence need emergency shelter, counseling and other supportive services when fleeing from their abusers.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. However, there is a strong need for greater collaboration and education among the County's agencies and nonprofits in order to serve the various special needs subpopulations more efficiently and comprehensively.

Elderly and Frail Elderly

Low income elderly and frail elderly households are often unable to maintain existing homes or to afford rent. In addition, the numbers of elderly requiring medical and other services to remain in homes rather than in medical facilities continues to increase. These elderly, especially the frail elderly, will need long-term services and support, and they will be challenged affording such care and assistance.

There is a need for more affordable senior housing and housing for frail elderly. Housing types include independent living that is accessible, independent living with in-home care, assisted living facilities, and nursing facilities. Many seniors are also below the poverty level, adding more challenges to finding affordable care and housing. Needed services include healthcare and medication management, meals and nutritional counseling, caregiver

support, abuse prevention and advocacy, money management, personal services, housekeeping and homemaker assistance, and transportation.

Persons with Physical Disabilities

There is a continuing need for housing that is livable, affordable and accessible for persons with physical disabilities. Supportive service needs include transportation, and public facilities and infrastructure that provide for mobility and accessibility. Also important are housing programs that provide home modification and other repairs to enable seniors and persons with physical disabilities to continue to live independently.

Persons with Mental Disabilities

Persons with several and persistent mental illness need services such as early intervention, recovery, illness management, and self-sufficiency. These services are often correlated with substance abuse treatment, family psycho-treatment education, supportive employment, medication management training, and outreach programs. As facilities for the mentally ill are decentralized and an increasing number of developmentally disabled persons become semi-independent, the need for residential facilities with supervision has increased. Support for these populations is provided in various group homes. While some opportunities for appropriate, assisted housing exist, additional units are needed to provide supportive housing for people with a mental illness transitioning from homelessness, and for people in need of higher levels of care and support.

Domestic Violence

Persons experiencing domestic violence need comprehensive services to re-establish normalcy. Programming services to address any client needs include 24-hour hotline, emergency shelters in all areas of the County, prevention and education, support and legal advocacy, counseling and recovery services, and on-going support.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons living with HIV/AIDS

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year—and their stage of disease at diagnosis—is important for planning and resource allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved

surveillance methods allows resources to be better directed for programs and resources to the populations most affected.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2011 for the Riverside-San Bernardino-Ontario MSA. Within the MSA in 2011, approximately 10,601 persons were living with HIV and approximately 8,026 persons were living with AIDS.⁸

⁸Centers for Disease Control and Prevention. *HIV Surveillance Report, 2013*; vol. 22.<http://www.cdc.gov/hiv/topics/surveillance/resources/reports>. Published March 2014.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

As the County of San Bernardino continues to grow and becomes more diverse, the need for public facilities has become more evident. Due to significant cuts to HUD funding over the last 5 to 7 years, the County has concentrated funding on large infrastructure projects to create a larger impact in the community. In terms of land area, San Bernardino County is the largest county in country making it more apparent that public facilities are a necessity. The following needs were identified:

- Senior Center Improvements
- Homeless Facilities
- Child Care Centers
- Neighborhood Facilities
- Parks and Recreational Facilities
- Handicapped Accessibility Improvements
- Youth Centers
- Libraries

How were these needs determined?

Needs were determined in 2014, in part, through a series of public meetings and public hearings, input from municipal officials, interviews with stakeholders, and a citizen survey which provided the public an opportunity to comment on needs, problems and issues. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based ongoing revitalizations initiatives that are undertaken by the County.

Describe the jurisdiction's need for Public Improvements:

San Bernardino County is a diverse county with a mix of urban, valley, mountainous, desert, and rural areas. In many parts of the less-developed areas of the County, public improvements are a necessity. There are many areas within the County that lack infrastructure to sustain the growth that the County has experienced in recent years. The infrastructure of the County and of its cooperating cities need continuous improvements due to limited funding for these types of activities coupled with its age and the size of the County. The following infrastructure components were identified while conducting the needs assessment:

- Public Facility Improvements
- Water/Sewer Improvements
- Flood Drainage Improvements
- Street Improvements
- Sidewalks
- Streets, Sidewalks and Wheelchair Curb Cuts
- Code Enforcement
- Sewer System Improvements
- Storm Drain Improvements
- Code Enforcement Inspection
- Road Signage
- Demolition and Clearance of Abandoned Structures
- Water System Improvements
- Street Lighting
- Streetscape

How were these needs determined?

Public Improvement needs were identified in 2014, in part, through a series of public meetings and public hearings, input from municipal officials, interviews with stakeholders, and a citizen survey which provided the public an opportunity to comment on needs, problems and issues. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalizations initiatives that are undertaken by the County.

Describe the jurisdiction's need for Public Services:

Public service needs of low- and moderate- income households, including those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills has been identified as a need. The following public service activities have been identified as a need in the County.

- Homeless/Emergency Shelter and Supportive Services
- Child Care
- Literacy Education
- Tenant/Landlord Mediation
- Health Care
- Employment Training and Job Assistance
- Handicapped Persons Services
- Senior Services

- At-Risk Youth Services
- Blight Removal
- Substance Abuse Prevention/Recovery
- Youth Recreation Services
- Employment Training and Job Assistance
- Senior Services

How were these needs determined?

Public Service needs were identified in 2014, in part, through a series of public meetings and public hearings, input from municipal officials, interviews with stakeholders, and a citizen survey which provided the public an opportunity to comment on needs, problems and issues. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalizations initiatives that are undertaken by the County.

Housing Market Analysis

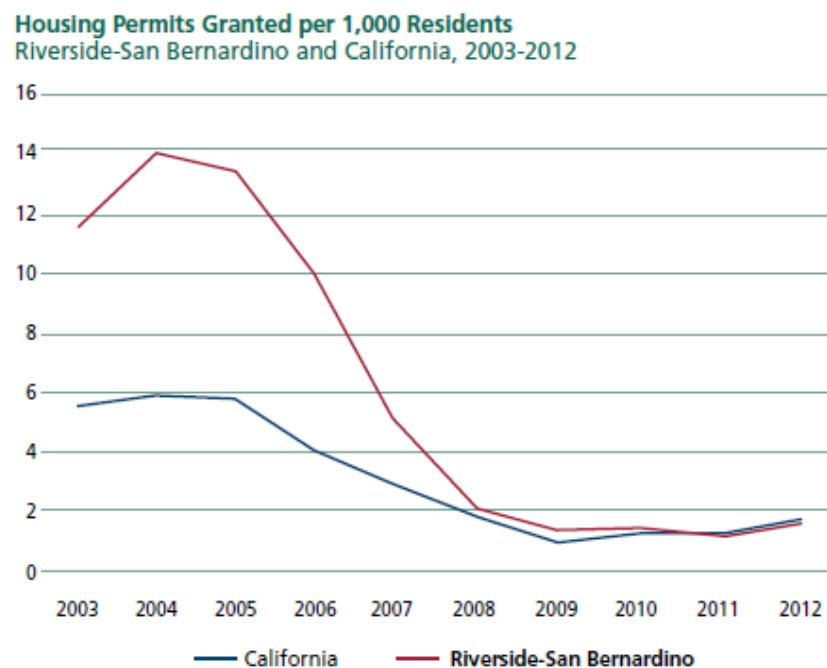
MA-05 Overview

Housing Market Analysis Overview:

The majority of housing in San Bernardino County is single-family, detached homes at 71% of the housing units. According to the 2013 ACS, there were a total of 704,540 housing units. At this time, the County's vacancy rate remained stable from 2012, at 12.5%. The majority housing units in the County were owner-occupied at 60% with renter occupied housing at 40% of the units.

The County's housing market is characterized by fairly new housing stock in which 23% of the homes were built in the 1980s with the second largest percentage of homes built in the 1970s.

According to the County's 2014 Community Indicator Report, in 2012 the number of building permits issued increased by 25.6% in which 5,949 were issued as compared to 4,736 in 2011. The chart below reflects the dramatic decrease in issuance of housing permits in the County from 2003 to 2012.



Sources: United States Department of Housing and Urban Development (<http://socrs.buduser.org/permits/index.html>), California Department of Finance Population Estimates

Source: San Bernardino 2014 Community Indicator Report,
http://cms.sbcounty.gov/Portals/21/Resources%20Documents/CIR_2014_Report.pdf

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The tables and narrative below portray the housing market in San Bernardino County by unit type and tenure.

As shown in the following table, 75% of the County's housing stock is majority of single-family configuration with detached and attached unit structures. The remaining 22% of housing stock is in some sort of multi-family configuration ranging from 2 to 4 unit structures to structures containing 20 or more units. The substantial number of owner-occupied housing can be an indicator that people are comfortable with the state of the housing market in San Bernardino County and are making a commitment to purchase a home.

According to the 2013 ACS, the County had a total of 604,090 or 85.9% occupied housing units and 99,163 or 14.1% vacant housing units. In 2013, the County's housing stock contained 518,798 or 73% of single family units; 48,383 or 6.9% of housing with 2 - 4 units; 56,683 or 8.10% of housing units with 5 -19 units; 37,853 or 5.4% of housing units with 20 or more units. In 2013, the County also had 40,735 or 5.8% of mobile home structures in its inventory while boats, RVs, and vans had the lowest number of structures in units at 81 or 0.10%. As noted in the 2013 ACS, the County has 59.9% of owner-occupied housing units and 40.1% of rental housing units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	492,509	70%
1-unit, attached structure	26,289	3.7%
2-4 units	48,383	6.9%
5-19 units	56,683	8.1%
20 or more units	37,853	5.4%
Mobile Home, boat, RV, van, etc	41,536	5.8%
Total	703,253	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

Bedrooms		
No bedroom	11,296	1.6%
1 bedroom	63,453	9.0%
2 bedrooms	190,142	27.0%
3 bedrooms	245,567	35%
4 bedrooms	157,693	22.4%
5 or more bedrooms	35,102	5.0%
Total housing units	703,253	100.00%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of 2013, there were 1,167 families residing in public housing units in San Bernardino County and 8,278 families enrolled in the housing assistance program funded through other types of vouchers from HUD. According to HUD's 2013 Picture of Subsidized Households, San Bernardino County had a total of 3,959 low income persons were served through its public housing units or Housing Choice Voucher programs and 2,522 units of other types of subsidized housing.

These include 470 units of state-subsidized public housing and federally funded housing units tend to be more affordable than the Low-Income Housing Tax Credit developments and often only charge households 30% of their income for rent. These units are targeted to households at or below 50% of the median income but can be affordable to very low incomes.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The County does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

Assessing the existing and future housing demand are more complicated than outlining the existing supply. Demand is a function of the unmet demand of the existing population, the changing needs of the existing population, and the needs of future residents. However, census data was used to assess the ability of the County's current housing stock to meet the

needs of its population. As a result it was apparent that the County's existing housing stock does not fully meet the needs of the existing population with 3.7% of homeowners without a mortgage and 9% of renters expending more than 30% of their income on monthly housing costs.

Describe the need for specific types of housing:

The County contains a stock of obsolete homes that are either in disrepair or no longer align with modern housing preferences that were built prior to 1950 and can often cause strain on low income households. The future housing needs of the County are closely linked to future population changes. The County experienced flat population growth in recent years. After several decades of decline, population growth began to stabilize between 2000 and 2010, and estimates for 2012-2013 even show a small population increase of 45,930 since the last decennial census. If the County continues to experience a flat or very slow growth scenario, its housing needs will require: low maintenance housing options for seniors who want to age in place, housing with accessibility improvements for seniors as well as persons with disabilities, and subsidized rental options for households unable to afford market rate rentals.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in San Bernardino County. These tables use 2007-2011 ACS data from HUD's eCon software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

The table reflecting the amount of rent paid by residents of the County demonstrates that 49% of rental units rent for between \$500 and \$999 per month, while 16.2% rental units rent for less than \$500 per month. The Housing Affordability table also shows that there are 2,862 units available to households earning below 30% of the County's HUD Area Median Family Income or HAMFI.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	131,500	230,500	75.2%
Median Contract Rent	648	1092	68.5%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	12,833	5.5%
\$500-999	84,089	36%
\$1,000-1,499	89,354	38.3%
\$1,500-1,999	47,199	20.2%
Total	233,475	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

Income Distribution Overview	Owner	Renter
Household Income <= 30% HAMFI	27,405	47,870

Income Distribution Overview	Owner	Renter
Household Income >30% to <=50% HAMFI	34,940	40,725
Household Income >50% to <=80% HAMFI	61,150	45,345
Household Income >80% to <=100% HAMFI	40,200	23,125
Household Income >100% HAMFI	220,925	57,135
Total	384,625	214,200

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$586	\$628	\$753	\$817	\$1,072
High HOME Rent	\$743	\$797	\$958	\$1,099	\$1,206
Low HOME Rent	\$766	\$882	\$1,120	\$1,582	\$1,930

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

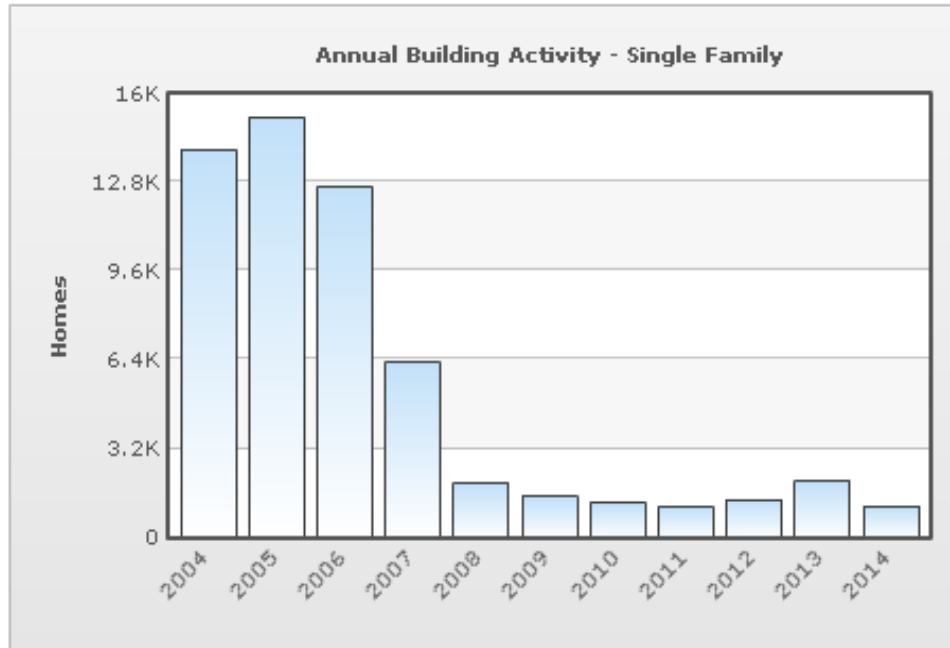
Is there sufficient housing for households at all income levels?

One group that may have particular trouble finding sufficiently-sized rental units is households with children. A rule of thumb for determining whether there are an adequate number of rental units for households with children are the number of units with four or more bedrooms. Owner-occupied homes easily accommodate this need, as only 34.9% of the stock in the County has three or more bedrooms. But the availability of affordable rental units having three or more bedrooms, and with rents on the rise, low-income families with children are likely to have a difficult time locating affordable rentals.

How is affordability of housing likely to change considering changes to home values and/or rents?

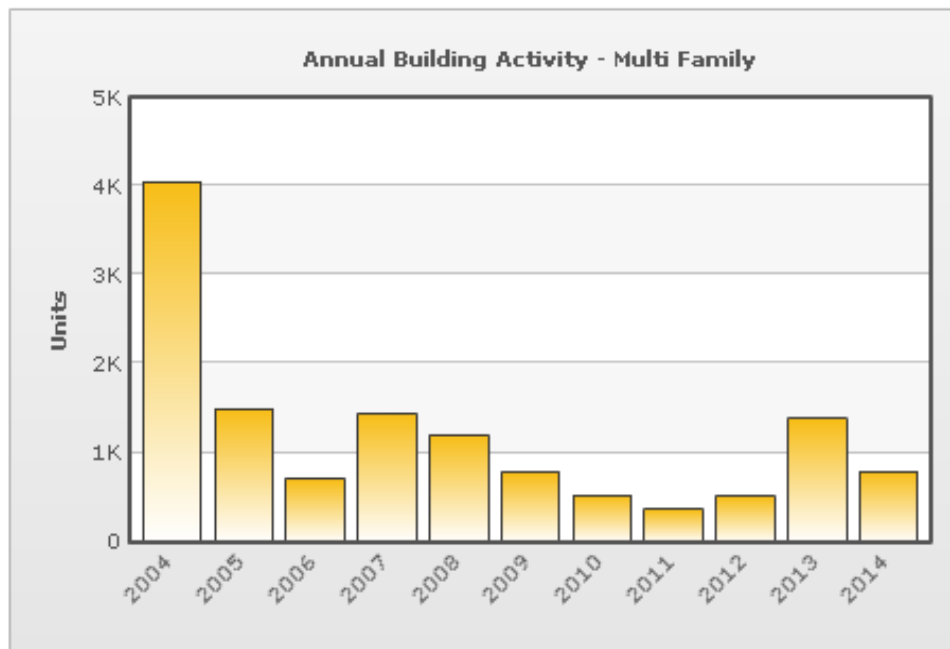
The home sales market in San Bernardino County is currently recovering, with mixed market indicators. The number of homes sold totaled 28,750 from June 2013 to June 2014 which

represents a 7% decrease from 30,950 from the previous 12 months ending June 2013, according to CoreLogic, Inc. The home sales for July 2014 were down 17% compared with the previous month, and down 44% compared with 2013. The median sales price of a non-distressed home was \$235,250. The median sales price of a foreclosure home was \$188,500, or 20% lower than non-distressed home sales as noted by Realty Trac's market trends. Based on preliminary data, single-family home construction, as measured by the number of homes for which permits were issued, totaled 690 homes during the 3 months ending July 2014, a 40% increase from 490 homes during the same period in 2013. As of September 2014, the rental market in the county was tightening, with rental vacancy rate at 6.5%, down from 8.8% in April 2010.



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2014 is preliminary, through July 2014



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2014 is preliminary, through July 2014

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to MPF Research, average apartment rents were \$1,150 during the second quarter of 2014, up 4.2% from \$1,000 at the same time last year. The National Low Income Housing Coalition's "Out of Reach" 2013 Annual Report finds that the Fair Market Rent (FMR) for a two-bedroom apartment for the Riverside-San Bernardino-Ontario Metro Statistical Area (MSA) is \$1,565 of which 58% of renters are unable to afford this 2-bedroom unit. Home rents are by their nature more affordable but are still at a level that HOME units are attractive to developers and affordable to tenants with a moderate level of HOME subsidy.

Discussion

For the current and foreseeable housing market, slow employment growth and slow population growth will result in low to moderate levels of new housing construction, both of for sale and rental units. The existing supply of homes and the number of foreclosures will dampen new home construction and the low levels of construction are evident from the building permit data shown above. At the same time, demands for increased down payment and stricter lending criteria will keep many households from purchasing homes. The inability to purchase a home will increase pressure on the rental market, reducing supply and increasing rents. This pressure is shown by the declining apartment vacancy rate and the recent increase in rental rates.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The age and condition of a County's housing stock are important variables in assessing the overall characteristics of a local housing market. This section will review important data about the County's housing stock. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability.

Definitions

HUD has identified four housing problems, which are 1) overcrowding, 2) lacks complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding means that there is more than one person per room living in a housing unit. The lack of complete kitchen or lack of plumbing is self-explanatory.

When households spend too much of their incomes on housing, they are considered to be "cost burdened" or "severely cost burdened." HUD has determined that households should spend no more than 30% of their incomes on housing. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (extent of housing overcrowding). The U.S. Census defines "complete plumbing facilities" to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness. Another factor to consider when discussing the condition of housing stock is the age of the housing stock. For the purposes of this analysis, rental property located in a low income neighborhood older than 30 years is considered as "older housing stock".

Condition of Units

Selected Housing Characteristics		
	Estimate	Percent
Occupied housing units	604,090	
Lacking complete plumbing facilities	2,102	0.3%
Lacking complete kitchen facilities	4,322	0.7%
No telephone service available	14,134	2.3%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Estimate	Estimate	Percent
Built 2010 or later	6,097	0.9%
Built 2000 to 2009	111,422	15.8%
Built 1990 to 1999	91,212	13%
Built 1980 to 1989	160,447	22.8%
Built 1970 to 1979	123,090	17.5%
Built 1960 to 1969	77,959	11.1%
Built 1950 to 1959	79,841	11.4%
Built 1940 to 1949	27,701	3.9%
Built 1939 or earlier	25,484	3.6%
Total housing units	703,253	100.00%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied	
	Number	%
Total Number of Units Built Before 1980	334,075	47.5%
Housing Units build before 1980 with children present	n/a	n/a

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

The 2013 ACS data shows that 18.9% of the County's housing stock was built prior to 1950. Owner and renter households, especially those located in low income target neighborhoods will also be in need of rehabilitation assistance to maintain their homes.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health. HUD regulations regarding lead-based paint apply to all federally assisted housing. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially for children.

Low-income households that earn between 0-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning. According to the 2013 ACS data, San Bernardino County has 334,075 housing units older than 1979 or 47.5% that may be at risk for lead exposure.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the County of San Bernardino (HACSB) provides eligible residents of San Bernardino County with quality affordable housing in decent and neighborhoods. By working in partnership with the public and private sectors, the HACSB provides families with housing choice and the opportunity to achieve self-sufficiency. HACSB administers the Project Based Senior Housing program, Public/Affordable Housing Program, Housing Choice Voucher Program, and Project Based Voucher Program.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,321	8,678	552	8,126	352	1,109	834
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36– Total Number of Units by Program Type

*Data for “# of accessible units” is unavailable

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Housing Authority of the County of San Bernardino manages a total of 1,321 units of public housing which are owned and managed by the Housing Authority through its offices in Barstow, Chino, Colton, Redlands, and two in San Bernardino. The Authority also has units that were either acquired or developed through a variety of partnerships with the State of California, San Bernardino County Department of Community Development and Housing, various cities throughout the county, and Housing Partners I, Inc., a non-profit public housing corporation.

The HACSB also manages 10,973 vouchers which includes 2,295 special purpose vouchers throughout the County. The Voucher Rental Assistance Program units are privately owned, with rent subsidies paid directly to owners by the Housing Authority and these services are managed by HACSB offices in San Bernardino, Ontario and Victorville.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. Making these inspection details available will enable researchers, advocacy groups and the general public to: 1) better understand the physical condition of the HUD-assisted housing stock, as well as changes in the stock over time; 2) hold providers accountable for housing quality; and 3) plan for future affordable housing needs.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of San Bernardino County	90

Table 37- Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HASBC reported that public housing stock is in decent condition, and that public housing is equal to or better than surrounding areas. HASBC regularly inspects all of its units to insure good quality appearance. HASBC has a range of different sized units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Office of Real Estate Development of the HACSB is implementing a variety of initiatives to address the backlog of physical needs within the Public Housing portfolio. There are various strategies to preserve the portfolio to ensure optimal benefits to residents and to stay aligned with the HACSB mission to provide quality and sustainable affordable housing. HACSB continually considers how disposition, loss of public housing units, or delayed capital investment will impact current and future residents. Below are some specific strategies currently being implemented by the Office of Real Estate Development which are intended to maximize the resources available to stabilize and enhance the portfolio:

- Capital Fund Financing to accelerate access to capital funds for immediate needs
- Public-private partnerships (mixed-finance) to secure funding for redevelopment
- Energy Performance Contracting and other grant opportunities to leverage private sector funding for power and water systems and other energy-related upgrades
- Disposition or transfer of property if the result would either stabilize the property as affordable housing under new ownership, or provide to create or preserve better quality affordable housing

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	192	47	539	263	0
Households with Only Adults	195	78	159	433	0
Chronically Homeless Households	0	0	0	113	0
Veterans	14	0	56	89	0
Unaccompanied Youth	44	0	0	12	0

Table 38- Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The County of San Bernardino has several agencies which provide mainstream services to the homeless population throughout the County. The County has a Homeless Provider Network and an Interagency Council on Homelessness to help plan for, and meet the needs of homeless residents within the County. Many programs are located in and specific to cities throughout the County. However, there are county-wide resources which include the Transitional Assistance Department (TAD), which provides financial, nutritional, and medical assistance. TAD programs operate through the Department of Human Services and include programs to assist the homeless including financial assistance and welfare to work programs, food stamps, child care subsidies to encourage employment, cash assistance to elderly and disabled immigrants, a general relief program that provides loans for housing, food, and transportation, a refugee assistance program that provides medical and financial assistance to refugees, and Medi-Cal which provides health insurance to low-income residents.

The Community Action Partnership of San Bernardino County (CAPSBC) has several programs for low-income residents that are of benefit to the homeless population. CAPSBC offers a family development program that offers emergency assistance including rental, food, transportation, and motel assistance. The organization also offers a food bank to provide food and nutritional assistance. Residents may also be offered case management services that include educational training, vocational and employment training, and training on budgeting.

The County has a Department of Behavioral Health that includes several programs targeted at assisting homeless residents with mental health needs, such as, the mentally ill homeless program (30 days of basic needs, case management, employment, and outreach services to homeless mentally ill adults), the housing program operated in conjunction with the Housing Authority (provides mental health services and long term permanent housing for homeless mentally ill or mentally ill/substance abuse residents), and the employment program (provides employment skills evaluations, pre-employment services, job coaching and collateral services to residents with mental health needs).

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

San Bernardino County Homeless Partnership (SBCHP)'s guide to homeless service providers list approximately 150 agencies that provide emergency shelter, transitional housing, permanent housing, domestic violence shelter, case management, rental assistance, utility assistance, food banks, and supportive services to the homeless residents in the County. Varying levels of resources are provided in 35 communities including: San Bernardino, Barstow, Bloomington, Big Bear Lake, Chino Hills, Fontana, Ontario, Rancho Cucamonga, Redlands, Joshua Tree, Lucerne Valley, 29 Palms, and Yucca Valley.

Below is a non-exhaustive listing of facilities providing services to the chronically homeless, homeless veterans, homeless families, and unaccompanied youth throughout the County:

- New Hope Village, in Barstow, provides transitional housing and life skills training to homeless individuals and families.
- House of Ruth, in Claremont, Ontario, and Pomona, provides emergency shelter, domestic violence shelter, transitional housing, case management, and supportive services to families headed by females with children. Counseling services are provided to both women and children and units accessible to residents with disabilities are available.
- U.S. VETS-Inland Empire Colton Community Office offers permanent housing, case management, rental and utility assistance and supportive services to homeless veterans. Supportive services include career centers for job training, aid in establishing veteran, disability, and other financial benefits, and specialized case management for families with children.
- Inspire Life Skills Training, Inc., in Corona, provides educational, employment, and housing counseling and assistance to youth aging out of foster care in Riverside and San Bernardino.
- Foothill AIDS Project, in Hesperia, provides shelter services, permanent housing, utility and food assistance, case management, and supportive services to homeless residents living with HIV/AIDS.
- Lucerne Valley Domestic Violence offers emergency and domestic violence shelters with case management and supportive services to women and families with children.
- Option House, Inc., in San Bernardino, offers transitional housing, case management, rental and utility assistance, and supportive services for residents experiencing domestic violence. Shelter also provide accessible units to residents with disabilities.
- Our House, in Redlands, provides emergency shelter, transportation, case management, counseling, and supportive services to residents experiencing domestic violence, families with children, and unaccompanied youth.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The County of San Bernardino has a wide range of supported services for special needs populations. The County has a network of providers that deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, people with substance abuse addictions, individuals and their families living with HIV/AIDS, and youth aging out of foster care.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Elderly and frail elderly households are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on limited budgets. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. The Department of Aging and Adult Services provides seniors with several programs to prevent the institutionalization of seniors including visiting nurses, home delivered meals, and emergency response programs. As the population continues to age, the need for age- related services increases.

Persons with Disabilities (Developmental, Mental, and Physical)

Access is particularly important for the physically handicapped. Physically handicapped persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site. California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped. These regulations apply to public buildings such as motels, employee housing, and factory built housing and privately funded, newly constructed apartment houses containing five or more dwelling units.

Persons with mental and developmental disabilities often need alternative living arrangements that may include supervision, in-home support services, respite services, transportation services, day program services, educational services, and supported employment services.

Persons with HIV/AIDS

Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care.

“Special Services” people who are HIV positive or AIDS infected require very specialized services. Emergency shelters provide an important, though not wholly appropriate, resource for homeless people living with HIV Disease. These emergency resources are limited in length and amounts of assistance allowed, and are in high demand. Each has different requirements about length of stay or the number of times people can use a voucher, but all are short-term solutions.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Department of Developmental Services is responsible for designing and coordinating a wide array of services for California residents with developmental disabilities. Regional centers help plan, access, coordinate and monitor these services and supports. Some of the services and supports provided by the regional centers include information and referrals, assessment and diagnosis, counseling, service coordination, family support, and training opportunities for individuals and families. The Department of Developmental Services also provides in-home support services, respite services, transportation services, day program services, educational services, and supported employment services to ensure that these persons receive appropriate supported housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The County of San Bernardino will continue to work with local nonprofit agencies and the COC to provide housing and supportive services needs for persons who are not homeless but may have other special needs. During this Consolidated Plan period, the County will assess the housing and supportive needs with respect to persons who are not homeless or who may have special needs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

- Several stakeholders identified policies related to income requirements, credit score requirements, and prohibitions against residents with prior criminal convictions as barriers to acquiring affordable housing units even if otherwise qualified.
- During the planning process, predatory lending practices that reduce saved income and decrease credit scores was identified as a barrier to affordable housing for low-income and minority families.
- One affordable housing project is being built on the outskirts of the County and is isolated from public transit and jobs.
- State law allows for concentration of low-income housing units. Low-income housing is concentrated. Also, mixed income communities have a higher tendency of rejecting new low-income or affordable housing units.
- Several businesses are “de-investing” in the communities, closing their businesses, and or moving to other locations.
- FHA homebuyers must compete with cash and conventional loan offers.
- Due to budget constraints, the state is closing several facilities for residents with mental and behavioral health needs. Proposition 63 only requires 10% of units in new developments to be set aside for the disabled.
- Lack of child care subsidies which prevents employment.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

San Bernardino County is the largest county in the nation with a total of 20,105 square miles of land which is one of the largest economic assets in the County. There are three economic regions in the county that possess several regional factors that affect their economies. The following section outlines the employment, labor force, educational attainment data which informed the priorities in this Plan.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,651	1,135	2	1	-1
Arts, Entertainment, Accommodations	22,837	15,487	13	14	0
Construction	10,062	6,990	6	6	0
Education and Health Care Services	28,228	24,093	16	21	5
Finance, Insurance, and Real Estate	7,955	2,985	5	3	-2
Information	2,996	612	2	1	-1
Manufacturing	15,372	8,560	9	7	-1
Other Services	12,221	8,934	7	8	1
Professional, Scientific, Management Services	11,224	5,149	7	5	-2
Public Administration	2	0	0	0	0
Retail Trade	25,273	17,736	15	16	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	8,500	7,689	5	7	2
Wholesale Trade	9,464	6,135	6	5	0
Total	156,785	105,505	--	--	--

Table 39- Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	273,291
Civilian Employed Population 16 years and over	237,372
Unemployment Rate	13.14
Unemployment Rate for Ages 16-24	27.73
Unemployment Rate for Ages 25-65	7.47

Table 40- Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	39,481
Farming, fisheries and forestry occupations	10,744
Service	26,548
Sales and office	59,764

Occupations by Sector	Number of People
Construction, extraction, maintenance and repair	31,149
Production, transportation and material moving	20,515

Table 41– Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	147,021	63%
30-59 Minutes	55,954	24%
60 or More Minutes	28,716	12%
Total	231,691	100%

Table 42- Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	35,269	5,669	23,493
High school graduate (includes equivalency)	52,884	7,638	25,896
Some college or Associate's degree	68,460	7,897	27,969

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	40,658	2,221	10,591

Table 43- Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,586	4,735	7,980	14,661	9,475
9th to 12th grade, no diploma	12,915	11,498	11,071	14,486	8,314
High school graduate, GED, or alternative	26,984	24,994	22,501	40,368	18,072
Some college, no degree	23,526	22,323	18,645	40,079	14,382
Associate's degree	3,154	6,781	6,058	12,966	5,172
Bachelor's degree	2,697	10,110	7,968	16,985	5,927
Graduate or professional degree	289	3,578	4,706	11,161	4,203

Table 44- Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,494

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	30,281
Some college or Associate's degree	37,604
Bachelor's degree	52,823
Graduate or professional degree	70,757

Table 45– Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest sector of the workforce in San Bernardino County is educational services, health care, and social assistance, making up 16% of the total workforce. The second largest percentage of the workforce is retail trade at 15%, followed by arts, entertainment, and recreation, and accommodation at 13%. A detailed account of the workforce is included in the table above.

According to the 2014 San Bernardino County Community Indicators Report, the fastest growing sectors in the region are projected to be Construction and Health Care and Social Assistance. Employment in the construction industry is anticipated to grow by 3.9% between 2013 and 2016, followed by 3.7% growth in Health Care and Social Assistance⁹. Analysts anticipate the region will have a competitive advantage in the Health Care and Social Assistance, Transportation and Warehousing, Wholesale Trade, Retail Trade and Utilities sectors by 2016.

Describe the workforce and infrastructure needs of the business community:

The local economy will depend on a strong pool of labor skilled in the education, health care, and social services sector; the transportation and warehousing sector; and the wholesale trade, retail trade and utilities sector. Affordable land, abundant labor supply, and low cost of living contributes to the County's attractiveness to expanding industries. The County is committed to

⁹2014 San Bernardino County Community Indicators Report, The Community Foundation
http://cms.sbcounty.gov/Portals/21/Resources%20Documents/CIR_2014_Report.pdf

securing new industries by providing a complete infrastructure area dedicated to attracting businesses that will advocate the development of secure jobs that provide a living wage.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As researched in the 2013-2017 Local Strategic Workforce Plan for the County's Workforce Investment Board, the County is seeing a positive movement in job numbers and in many key industries. The impact of the growing number of retirees born after World War II and between 1946 to 1964 (Baby Boomers) in the County will have a significant impact on the demographic trends of the County. While many of these people from this generation placed retirement on hold, the stabilization of the economy will show a reverse pattern of baby boomers retiring in mass droves. The number of retirements will have a significant impact on the County. The County will make a concerted effort along with education and workforce systems to replace the experience lost as a result of retirements. The County's Workforce Investment Board focused on demand sectors, designing programs to address skills gaps and move the unemployed into well-paying jobs.

Labor Force	
Total Population in the Civilian Labor Force	273,291
Civilian Employed Population 16 years and over	237,372
Unemployment Rate	13.14
Unemployment Rate for Ages 16-24	27.73
Unemployment Rate for Ages 25-65	7.47

Table 46- Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	39,481
Farming, fisheries and forestry occupations	10,744
Service	26,548
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Production, transportation and material moving	20,515

Table 47– Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	147,021	63%
30-59 Minutes	55,954	24%
60 or More Minutes	28,716	12%
Total	231,691	100%

Table 48- Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	35,269	5,669	23,493
High school graduate (includes equivalency)	52,884	7,638	25,896
Some college or Associate's degree	68,460	7,897	27,969
Bachelor's degree or higher	40,658	2,221	10,591

Table 49- Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,586	4,735	7,980	14,661	9,475
9th to 12th grade, no diploma	12,915	11,498	11,071	14,486	8,314
High school graduate, GED, or alternative	26,984	24,994	22,501	40,368	18,072
Some college, no degree	23,526	22,323	18,645	40,079	14,382
Associate's degree	3,154	6,781	6,058	12,966	5,172
Bachelor's degree	2,697	10,110	7,968	16,985	5,927
Graduate or professional degree	289	3,578	4,706	11,161	4,203

Table 50- Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,494
High school graduate (includes equivalency)	30,281
Some college or Associate's degree	37,604
Bachelor's degree	52,823
Graduate or professional degree	70,757

Table 51– Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Currently, the largest sector of the workforce in the County is educational services, health care, and social assistance followed by retail trade, and arts/entertainment. This corresponds with the level of educational attainment in the county with a majority of county residents completing a high school diploma and some college. However, with burgeoning new industries in logistics and technology, the County could benefit from supporting new education models based on science, technology, engineering, and mathematics to meet the demands of new industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Over the next Consolidated Plan period, the County will continue to partner with the County of San Bernardino Workforce Investment Board to address economic gaps in the community. According to the Workforce Investment Board's 2013-2017 Strategic Plan, there continues to be a need for academic and supportive services for persons with lower levels of education who may have challenges including but not limited to poor physical and mental health, and housing related issues¹⁰. The Board supports the Technical Employment Training initiative offered through the Workforce Investment Board which addresses urgent local workforce needs. The Board is also fully committed to investing in training programs and initiatives that promoted skills development for existing workers, adult jobseekers, and youth in the County within demand industry sectors. Additionally, the County supports the continued delivery of services through the One Stop Career Centers located throughout the County.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The County participates in a Comprehensive Economic Development Strategy and updated its plan in 2013.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

¹⁰ Workforce Investment Board, <http://cms.sbcounty.gov/Portals/12/2013-2017%20Local%20Plan.pdf>

The CEDS Action Plan focused on strengthening locally-based industries as a strategy to create employment opportunities and attract private investments to local businesses and ventures. The Plan identified five strategic priorities shown below¹¹:

- Strategic Priority #1 – Strengthen the County’s industrial base
- Strategic Priority #2 – Support educational and training institutions in preparing a well-educated and skilled workforce
- Strategic Priority #3 – Facilitate innovations in product development and enterprises
- Strategic Priority #4 – Provide for the creation and retention of jobs
- Strategic Priority #5 – Support activities that improve residents’ quality of life

These strategic priorities guided the County’s efforts for providing and facilitation the provision of resources for the development of projects, creation of jobs and attraction of investment.

Additionally, the County made strides to further define the industrial base and solidify its approach to assisting specific industry segments. Through extensive research, the County was able to identify 11 goods-producing industry clusters that are drivers to local and regional economic growth. These clusters represent about 73% of the total county employment and account for just over \$13 billion in revenue and \$1.5 billion in wages paid to employees. The individual clusters present opportunities for the county to affect local and regional growth. By cultivating these clusters, the County will be better positioned to continue to attract resources, stakeholders, partners, and increase the ability to implement a comprehensive approach to industry development.

¹¹ Comprehensive Economic Development Strategy,
file:///C:/Users/owner/Downloads/CEDS%20Update_Final%202013%20(1).pdf

MA-50 Needs and Market Analysis Discussion

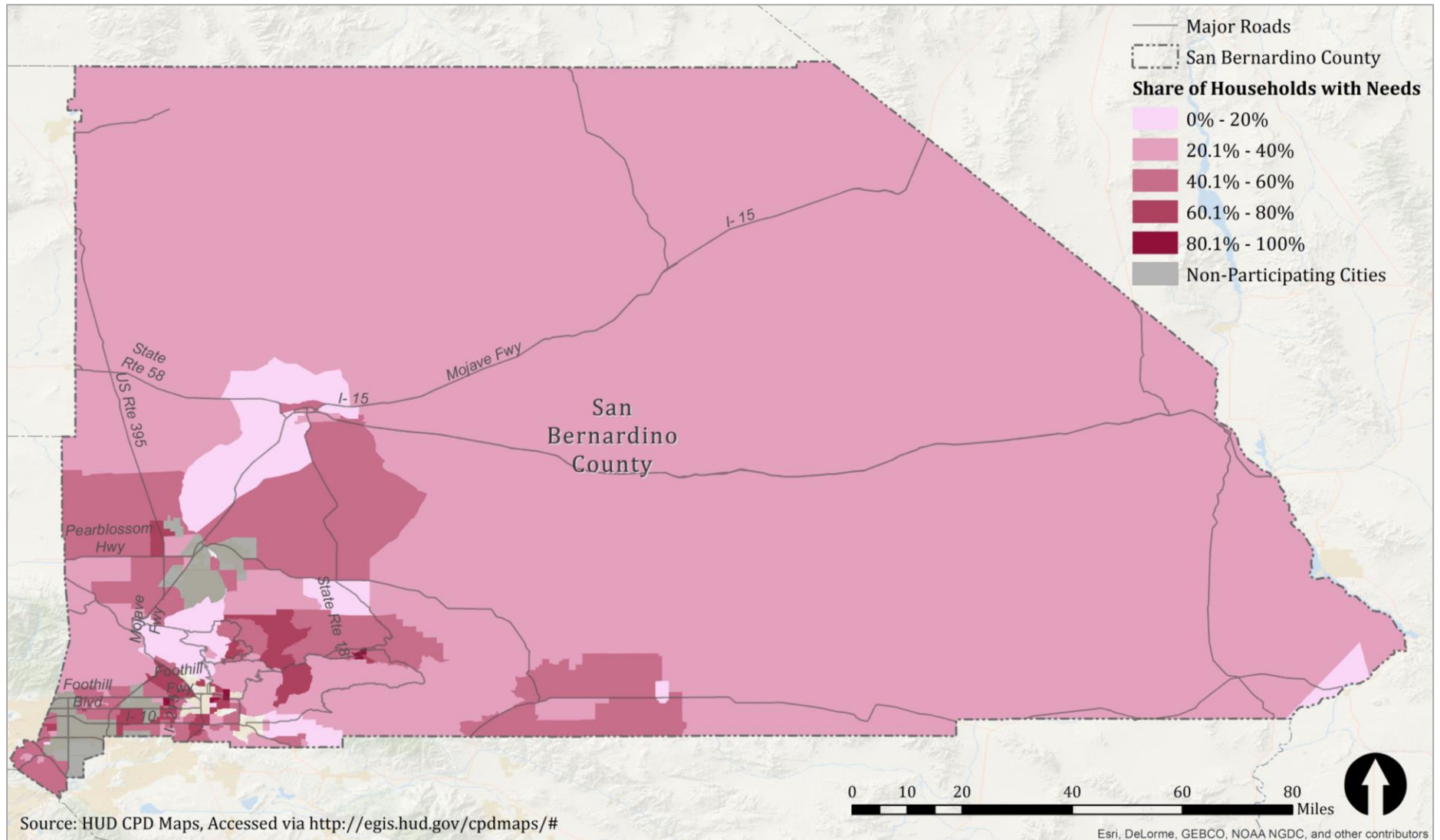
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four types of housing problems: (1) Cost burden over 30% – household is spending more than 30% of income on housing costs; (2) Overcrowding – more than one person per room; (3) Lacking complete kitchen facilities; and (4) Lacking complete plumbing facilities. The map on the following page shows the share of households within each census tract that have one or more of these housing needs. Areas with the highest concentration of housing needs (above 80% of households) include five census tracts – three in the City of San Bernardino, one in Big Bear Lake, and one in Rialto.

Other areas with high concentrations of housing needs (60.1% to 80% of households having 1 or more needs) are predominately located in incorporated areas in the southwest portion of the County including the City of San Bernardino, Big Bear Lake, Highland, Montclair, Fontana, and Rialto. Three tracts in Adelanto had between 60.1% and 80% of households with needs, as did two unincorporated County areas – one to east of Lake Arrowhead and one to the west of Fontana.

Five of the census tracts with housing need concentrations (over 60% of households with one or more needs) are also areas of concentrated poverty and minority population, as discussed in the next section. These include tracts 64.02, 65, and 74.07 in San Bernardino, tract 91.16 in Adelanto, and tract 37 in Rialto.

Map – Share of Households with One or More Housing Needs by Census Tract in San Bernardino County



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The 2015-2020 Analysis of Impediments to Fair Housing Choice for the County of San Bernardino used a methodology developed by HUD that combines demographic and economic indicators to identify racially or ethnically concentrated areas of poverty (RCAP/ECAPs). These areas are defined as census tracts that have an individual poverty rate of 40% or more (or an individual poverty rate at least 3 times that of the tract average for the metropolitan area, whichever is lower) and a non-White population of 50% or more. According to the 2008-2012 American Community Survey, there are 21 tracts in San Bernardino County that are areas of concentrated poverty and majority non-White population. These tracts are home to 108,667 residents, or 5.3% of the County's total population. More than any other minority groups, African Americans and Hispanics tend to reside in these areas: 8.2% of the County's Black residents and 7.2% of Latinos live in an RCAP/ECAP. Notably, every census tract with a poverty rate above 40% had a majority minority population (i.e., there existed no majority White tracts with a concentration of poverty).

The map on the following page identifies RCAP/ECAP locations based on poverty and racial composition data from the 2008-2012 American Community Survey. As shown, 14 of the County's 21 RCAP/ECAP tracts are in or near the City of San Bernardino. Others are scattered throughout the eastern portion of the County, including the cooperating cities of Adelanto (tract 91.16) and Barstow (tract 94) and non-participating cities of Ontario (tract 16), Fontana (tract 28.04) and Rialto (tract 37), and the town of Apple Valley (tract 97.10).

What are the characteristics of the market in these areas/neighborhoods?

Housing market indicators for the RCAP/ECAP census tracts are provided in the table below, with comparisons to San Bernardino County, the State of California and the U.S. As shown, of the 32,669 units located in RCAP/ECAP, 13.6% are vacant, a rate on par with that of the County but above vacancy levels for the state and nation.

The majority of households in RCAP/ECAPs rent their homes (69.8%), which is a considerably higher share than any of the comparison geographies. In terms of structure type, single family homes make up the majority of the units in the RCAP/ECAPs, although these areas have a more diverse housing stock than San Bernardino County, California, or the U.S.: 29.5% of units are in small multifamily structures (2 to 19 units), 12.7% are in large multifamily structures (20 or more units), and 6.1% are mobile homes. Other forms of housing (boats, RVs, vans, etc.) make up 0.4% of housing, four times the level in comparison geographies.

Housing in RCAP/ECAPs tends to be older. Over one-fifth of units (22.9%) were built before 1950, and 68.0% were built before 1980. The median year built is 1967, fourteen years earlier than the median for San Bernardino County.

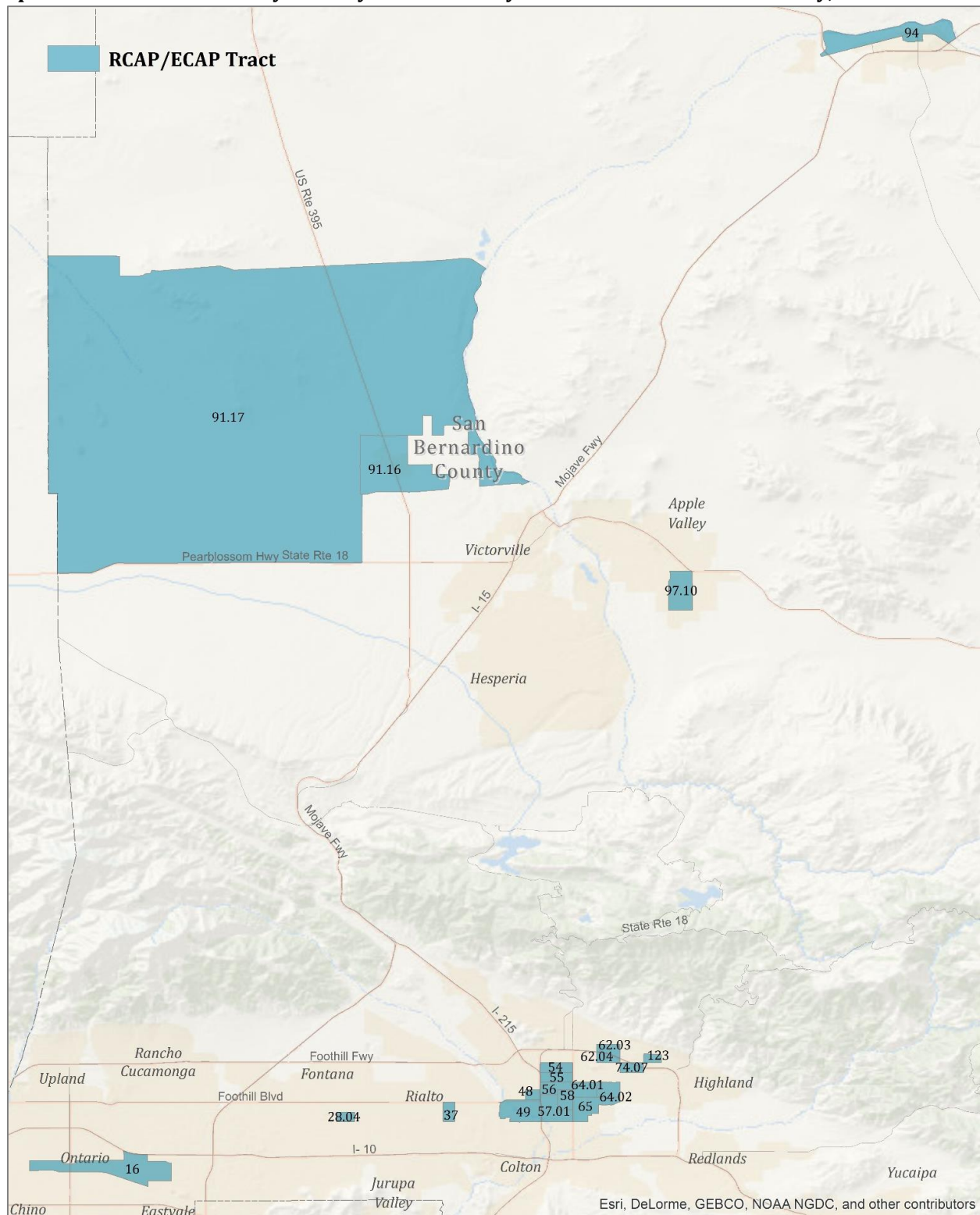
Finally, RCAP/ECAP housing tends to cost less than comparison geographies, not surprising given that households in poverty have less income to spend on housing. The median gross rent of \$834 is \$268 below the median for the County, but only \$70 below the median for the nation. These

comparisons reflect that while rental rates in RCAP/ECAPs may be more affordable than San Bernardino County and California, they are not remarkably so in comparison to the U.S. The median monthly owner cost for households with a mortgage is \$1,167 in the RCAP/ECAP tracts, which is \$661 less than the median for the County and \$1,103 less than that of the state.

Housing Market Indicators in RCAP/ECAP Tracts and Comparison Geographies, 2009-2013				
Indicator	RCAP/ECAP Census Tracts	San Bernardino County	State of California	United States
Total Units	32,669	701,332	13.7 mil.	132.1 mil.
Vacancy Rate	13.6%	13.9%	8.6%	12.5%
Occupied Units	28,228	603,879	12.5 mil.	115.6 mil.
Renter Share	69.8%	38.1%	44.7%	35.1%
Owner Share	30.2%	61.9%	55.3%	64.9%
Structure Type				
Single Family (detached or attached)	51.3%	74.0%	65.1%	67.5%
Small Multifamily (under 20 units)	29.5%	14.4%	19.5%	17.4%
Large Multifamily (20+ units)	12.7%	5.4%	11.5%	8.5%
Mobile Homes	6.1%	6.1%	3.8%	6.5%
Other (boat, RV, van, etc.)	0.4%	0.1%	0.1%	0.1%
Age of Housing				
Built before 1950	22.9%	8.1%	15.9%	18.9%
Built from 1950 to 1980	45.1%	39.8%	45.9%	38.0%
Median Year Built	1967	1981	1974	1976
Cost of Housing				
Median Gross Rent	\$834	\$1,102	\$1,224	\$904
Median Monthly Owner Costs (mortgage)	\$1,167	\$1,828	\$2,270	\$1,540
Median Monthly Owner Costs (no mortgage)	\$318	\$412	\$483	\$452

Sources: 2009-2013 5-Year American Community Survey

Map – San Bernardino County Racially and Ethnically Concentrated Areas of Poverty, 2008-2012



Source: U.S. Census 2008-2012 5-Year American Community Survey Tables B03002 and B17001

Are there any community assets in these areas/neighborhoods?

The RCAP/ECAP census tracts contain several community assets such as schools, parks and recreation centers, transit centers, and retail and other commercial areas. Specific assets are identified below by census tract:

- San Bernardino City Hall and other municipal buildings, Richardson Prep Hi Middle School, several parks, several elementary schools, Metrolink rail station, Amtrak rail station, San Manuel Stadium, and retail areas (City of San Bernardino census tracts)
- Barstow High School and community-serving retail areas (tract 94 in Barstow)
- El Mirage Community Center and parks (tracts 91.16 and 91.17 in Adelanto and unincorporated San Bernardino County)
- Ontario International Airport (tract 16 in Ontario)
- Oleander Elementary School (tract 28.04 in Fontana)
- Metrolink rail station, community recreation center/park, and community-serving retail areas (tract 37 in Rialto)

Are there other strategic opportunities in any of these areas?

Both Adelanto and Barstow are cooperating cities that receive CDBG funds through the County of San Bernardino and thus have the opportunity to address local needs by providing public services, economic development programs, and/or public facility or infrastructure improvements. The area of unincorporated San Bernardino County that includes El Mirage is rural and not densely populated, although there may be an opportunity to provide programs for area youth in conjunction with the El Mirage Community Center. The remaining areas do not participate with the County for CDBG funding.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan provided below identifies priority needs and geographic focus areas for community development and housing efforts in San Bernardino County over the next five years. These priorities are based on findings from the needs assessment and market analysis, along with public input received through a variety of engagement methods. The County of San Bernardino will continue to concentrate CDBG spending on large community facilities or infrastructure projects and HOME spending on the development or rehabilitation of multifamily rental properties. Participating jurisdictions will continue to receive a share of CDBG money for use at their discretion, which may include public services, economic development, or other eligible local activities. Projects and programs funded using CDBG, HOME, and ESG funds will meet program eligibility requirements, generate long term improvements for low and moderate income residents and communities, and help address federal, state, and local priorities, such as expanding fair housing choice and sustainability.

This Strategic Plan also identifies market conditions which may influence the use of HUD grant funds, the resources expected to be available to meet community needs, and the structure in place for delivering services. Strategies for addressing public housing, homelessness, lead-based paint hazards, and poverty are summarized. Finally, the Plan outlines barriers to housing affordability in San Bernardino County and the County's plans to monitor performance and compliance for each HUD program for which it receives funds.

SP-10 Geographic Priorities – 91.215 (a)(1)

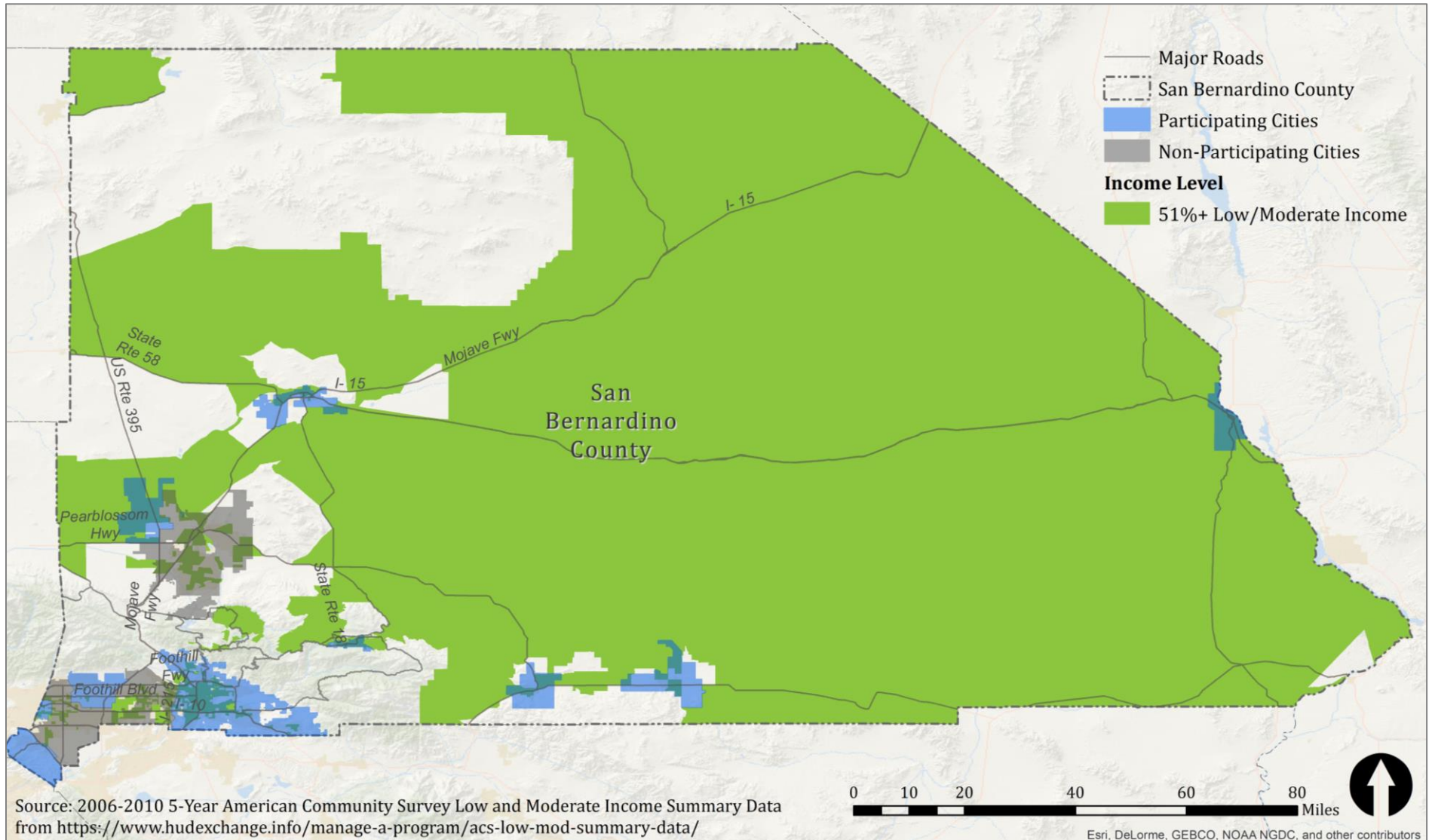
Geographic Area

The largest county in the U.S., San Bernardino County covers 20,105 square miles and includes a variety of terrains. It is divided into six regions – the East, West, and Central Valleys, the Mountain communities, the High Desert and the Morongo Basin. The County of San Bernardino spends CDBG and ESG funds in unincorporated parts of the County, along with the 13 cooperating cities of Adelanto, Barstow, Big Bear Lake, Colton, Grand Terrace, Highland, Loma Linda, Montclair, Needles, Redlands, Twentynine Palms, Yucaipa, and Yucca Valley. Three additional cities – Chino Hills, Rancho Cucamonga, and San Bernardino – are members of the County Consortium for participation in the HOME program.

Over the next five years, the County of San Bernardino intends to use its resources to assist various unincorporated communities throughout the County, along with the 13 cooperating cities for the CDBG and ESG programs and the 16 cities in the HOME Consortium. Income eligible areas (i.e., areas where 51% or more of residents have low or moderate household incomes) are shown in the map on the following page, and listed in the table that follows.

Table 52 - Geographic Priority Areas

Map – San Bernardino County Block Groups with 51% or More Low/Moderate Income Residents



Block Groups with 51%+ Low or Moderate Income Population			
Tract 1.13, BG 1	Tract 20.23, BG 1	Tract 36.09, BG 1, 3	Tract 62.01, BG 1
Tract 2.01, BG 1	Tract 21.03, BG 1	Tract 36.11, BG 1-2	Tract 62.03, BG 1-2
Tract 2.03, BG 1	Tract 21.07, BG 1-3	Tract 36.12, BG 1	Tract 62.04, BG 1-2
Tract 2.05, BG 3	Tract 21.09, BG 2	Tract 37.00, BG 1-2	Tract 63.01, BG 1-4
Tract 2.07, BG 2	Tract 22.04, BG 1-2	Tract 38.01, BG 1, 3	Tract 63.02, BG 1-3, 5
Tract 3.01, BG 1-4	Tract 23.01, BG 2, 4	Tract 38.03, BG 1-2	Tract 64.01, BG 1-2
Tract 3.03, BG 1-3	Tract 23.05, BG 3	Tract 38.04, BG 1-2	Tract 64.02, BG 1-2
Tract 3.04, BG 3	Tract 24.01, BG 1-5	Tract 39.00, BG 1	Tract 65, BG 1-4
Tract 5.04, BG 1	Tract 24.02, BG 1, 3, 4	Tract 40.01, BG 1-2	Tract 66.01, BG 2-3
Tract 6.04, BG 3	Tract 25.01, BG 1, 3	Tract 40.03, BG 1-2	Tract 66.04, BG 1-2
Tract 6.05, BG 1-2	Tract 25.02, BG 2, 4	Tract 40.04, BG 1	Tract 67, BG 2-4
Tract 8.08, BG 3	Tract 26.01, BG 1	Tract 41.01, BG 2	Tract 70, BG 1-4
Tract 8.21, BG 1	Tract 26.04, BG 3	Tract 41.03, BG 2-3	Tract 71.07, BG 1-2
Tract 8.23, BG 2	Tract 27.05, BG 3	Tract 41.04, BG 1-2	Tract 71.08, BG 1
Tract 8.24, BG 1-2, 4	Tract 27.06, BG 2	Tract 42.01, BG 1-4	Tract 71.09, BG 3-4
Tract 8.25, BG 1-2	Tract 28.01, BG 1-3	Tract 42.02, BG 1-2	Tract 72, BG 1-3
Tract 8.26, BG 3	Tract 28.03, BG 1	Tract 43.01, BG 1-2	Tract 73.03, BG 1, 3
Tract 9.01, BG 1, 3	Tract 28.04, BG 1-3	Tract 43.02, BG 1-2	Tract 73.05, BG 2
Tract 9.04, BG 1-2	Tract 29.01, BG 2	Tract 44.01, BG 1	Tract 74.03, BG 3
Tract 10.01, BG 2	Tract 29.02, BG 1, 2, 5	Tract 44.03, BG 3	Tract 74.07, BG 1-3
Tract 10.02, BG 1	Tract 30, BG 1-2	Tract 44.04, BG 1-3	Tract 74.08, BG 2
Tract 11.01, BG 1, 3	Tract 31.01, BG 3	Tract 45.05, BG 2-3	Tract 74.10, BG 1, 3
Tract 13.05, BG 3	Tract 31.02, BG 1-3	Tract 45.07, BG 1-2	Tract 76.01, BG 1-4
Tract 13.08, BG 1-2	Tract 32, BG 1, 3, 4, 6	Tract 45.10, BG 1-2	Tract 76.03, BG 1-3
Tract 13.09, BG 3	Tract 33.01, BG 1-3	Tract 46.01, BG 2, 4	Tract 76.04, BG 2
Tract 13.10, BG 1	Tract 33.02, BG 1, 3	Tract 46.04, BG 2	Tract 78, BG 1
Tract 14, BG 2	Tract 34.01, BG 4	Tract 47, BG 1-5	Tract 80.01, BG 2
Tract 15.01, BG 1	Tract 34.03, BG 1-2	Tract 48, BG 1-2	Tract 80.02, BG 2-4, 6
Tract 15.03, BG 1-2	Tract 34.04, BG 1-2	Tract 49, BG 2-4	Tract 81, BG 1-2
Tract 15.04, BG 1	Tract 34.05, BG 1, 3	Tract 51, BG 3, 6	Tract 84.01, BG 4
Tract 16, BG 1, 3, 4, 5	Tract 35.05, BG 1-2	Tract 52, BG 1-2	Tract 84.04, BG 1-2
Tract 17.02, BG 3	Tract 35.06, BG 1, 3	Tract 53, BG 1-5	Tract 87.04, BG 3, 5

Table 53 - Geographic Priority Areas

Block Groups with 51%+ Low or Moderate Income Population			
Tract 17.06, BG 1	Tract 35.09, BG 1-2	Tract 54, BG 1-4	Tract 87.05, BG 1
Tract 17.07, BG 1	Tract 35.10, BG 1	Tract 55, BG 1-2, 4-5	Tract 87.09, BG 3
Tract 18.09, BG 2	Tract 36.03, BG 1	Tract 56, BG 1-5	Tract 87.10, BG 1-3
Tract 18.10, BG 1-2	Tract 36.05, BG 1	Tract 57.01, BG 1-2	Tract 88, BG 2
Tract 18.12, BG 1-2	Tract 36.06, BG 3	Tract 58, BG 1-3	Tract 89.01, BG 1
Tract 18.13, BG 2	Tract 36.07, BG 1-2	Tract 61, BG 2, 4-5	Tract 91.07, BG 2-3
Tract 99.08, BG 1	Tract 104.02, BG 1	Tract 110.01, BG 2	Tract 99.05, BG 1, 3
Tract 99.12, BG 1-2	Tract 104.09, BG 2	Tract 111.02, BG 3	Tract 112.05, BG 1-2
Tract 99.13, BG 1-2	Tract 104.10, BG 2	Tract 112.03, BG 1-2	Tract 112.06, BG 2
Tract 100.04, BG 1-2	Tract 104.11, BG 2-4	Tract 112.04, BG 2-3	Tract 113, BG 1
Tract 100.09, BG 1	Tract 104.13, BG 1, 3	Tract 91.12, BG 1	Tract 114.01, BG 2-3
Tract 100.10, BG 2-4	Tract 104.15, BG 1	Tract 91.16, BG 1-4	Tract 114.03, BG 1-4
Tract 100.11, BG 1-3	Tract 104.16, BG 2-3	Tract 91.17, BG 1-3	Tract 114.04, BG 1
Tract 100.13, BG 3	Tract 104.17, BG 1, 3	Tract 91.19, BG 3	Tract 116, BG 1
Tract 100.14, BG 2-3	Tract 104.19, BG 2	Tract 93, BG 1	Tract 117, BG 1
Tract 100.15, BG 1-2	Tract 104.20, BG 1, 3	Tract 94, BG 1-2	Tract 118, BG 3
Tract 100.16, BG 2	Tract 104.21, BG 1-2	Tract 95, BG 1-2, 4	Tract 119, BG 1-2
Tract 100.19, BG 2-3	Tract 104.22, BG 1	Tract 97.07, BG 1	Tract 120.02, BG 3
Tract 100.20, BG 2-3	Tract 104.23, BG 1-3	Tract 97.09, BG 1, 3	Tract 121.01, BG 3
Tract 100.21, BG 3	Tract 104.24, BG 1-2	Tract 97.10, BG 1-3	Tract 121.03, BG 1
Tract 100.22, BG 1	Tract 107, BG 1-3	Tract 97.12, BG 1-4	Tract 121.04, BG 1
Tract 100.24, BG 1	Tract 108.02, BG 3	Tract 97.13, BG 3-4	Tract 124, BG 1-3
Tract 100.25, BG 1-2	Tract 108.03, BG 1, 4	Tract 97.16, BG 1-3	Tract 125, BG 1-4
Tract 100.26, BG 2	Tract 109.01, BG 1, 4	Tract 98, BG 1-4	Tract 251, BG 1-2
Tract 103, BG 1-2	Tract 109.02, BG 1	Tract 99.04, BG 1-3	Tract 9401, BG 2

Table 54 - Geographic Priority Areas (continued)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Geographic allocation priorities vary for each of the three HUD grants administered by the County. Approximately 75% of CDBG funds will be distributed amongst cooperating cities and the unincorporated County using a formula based on population, poverty rates, and overcrowded housing. Given the nature of the County's geography and sparse population in many rural areas, CDBG funds spent in the unincorporated areas will be used for large public facility or infrastructure projects; public services and/or economic development projects will be funded through the cooperating cities. The remaining one-quarter of CDBG funds will be used by the County for program administration and project delivery.

HOME funds will be typically be made available in the fall of every program year via an annual NOFA process in order to create a pipeline of potential projects; however, to meet County objectives and needs, proposals may be considered throughout the year. The County's unincorporated areas and cities participating in the HOME Consortium are eligible HOME project areas. While the County has not identified specific target areas for the use of HOME funds, priority will be given to affordable rental projects located in high opportunity (i.e. high performing schools, labor market engagement, and job access.), low poverty areas, as described in the County's 2015-2020 Analysis of Impediments to Fair Housing Choice.

ESG funds will be allocated geographically amongst population centers in each of the County's six regions – East, West, and Central Valleys, Mountain communities, High Desert and the Morongo Basin.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2015-2019 time frame are summarized below:

- The County of San Bernardino will use CDBG money to fund public facilities and public infrastructure projects in unincorporated San Bernardino County.
- The County will allocate CDBG money to participating cities to address local public service, economic development, housing, public facility, and public infrastructure needs.
- The County will use HOME funds for the construction or rehabilitation of affordable rental housing in unincorporated San Bernardino County and within cities participating in the HOME Consortium.
- The County will use ESG funds to address homeless needs throughout the County.

1	Priority Need Name	New Construction/Acquisition/Rehabilitation of Multifamily Housing Units
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income
	Associated Goals	Affordable rental housing Production of new units Rehabilitation of existing units Acquisition of existing units
	Description	Support the development of affordable rental housing, including projects located near job centers, that will be affordable to service employees and other low-wage members of the workforce.
	Basis for Relative Priority	Interviews with key community stakeholders, CHAS and other data on cost burden, market analysis
2	Priority Need Name	Acquisition/Rehabilitation/Disposition of Single-Family or Multifamily Housing Units
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income

	Associated Goals	Affordable rental housing Production of new units Rehabilitation of existing units Acquisition of existing units
	Description	Support the development of affordable rental housing, including projects located near job centers, that will be affordable to service employees and other low-wage members of the workforce.
	Basis for Relative Priority	Interviews with key community stakeholders, CHAS and other data on cost burden, market analysis
3	Priority Need Name	New Construction/Acquisition/Rehabilitation of Housing for Persons who are Elderly, Disabled, or Homeless
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income Elderly and Frail Elderly People with Disabilities Homeless
	Associated Goals	Affordable rental housing Production of new units Rehabilitation of existing units Acquisition of existing units Permanent supportive housing units
	Description	Expand the supply of rental housing (including permanent supportive housing) that is accessible to persons with disabilities, including housing located near services, job centers, and other community amenities.
	Basis for Priority	Interviews with residents and stakeholders Comments at community meetings Needs assessment
4	Priority Need Name	Rehabilitation of Existing Housing
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income
	Associated Goals	Affordable rental housing Rehabilitation of existing units
	Description	Extend the useful life of existing affordable rental housing through repair and rehabilitation projects.

	Basis for Priority	Comments at community meetings Needs assessment
5	Priority Need Name	Affirmatively Further Fair Housing Choice
	Priority Level	High
	Population	All
	Associated Goals	Fair housing education Increased accessibility Homebuyer education
	Description	Accessibility improvements, fair housing enforcement, and education
	Basis for Priority	Interviews with residents and community stakeholders; impediments identified in AI
6	Priority Need Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
	Priority Level	High
	Population	Homeless
	Associated Goals	Outreach Emergency shelter and transitional housing Rapid re-housing Homelessness prevention
	Description	Assist persons who are homeless through the development and rehabilitation of transitional housing; fund projects that provide supportive services and shelter to persons who are homeless.
	Basis for Priority	Needs assessment, comments from community meetings
7	Priority Need Name	Increase Permanent Supportive Housing for Homeless and At-Risk Populations
	Priority Level	High
	Population	Homeless Extremely Low-Income
	Associated Goals	Permanent supportive housing
	Description	Assist persons who are homeless or at risk of homelessness through the development and rehabilitation of permanent supportive housing.
	Basis for Priority	Needs assessment, comments from community meetings
8	Priority Need Name	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure

	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth
	Associated Goals	Public facilities Public improvements and infrastructure
	Description	Fund public facility improvements in unincorporated San Bernardino County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals in unincorporated San Bernardino County that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.
	Basis for Priority	Interviews with residents and stakeholders Comments at community meetings Needs assessment
9	Priority Need Name	Address Public Service Needs of Low-Income and Special Needs Populations
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth
	Associated Goals	Public services Economic development
	Description	Fund projects in cooperating cities that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.

	Basis for Priority	Interviews with residents and stakeholders Comments at community meetings Needs assessment
10	Priority Need Name	Provide Administrative Structure for Planning, Implementation, and Management of the CDBG, HOME, and ESG Programs
	Priority Level	High
	Population	All
	Associated Goals	Planning and administration
	Description	Funding for the planning and administrative of the CDBG, HOME, and ESG programs as well as other housing, community development, and homelessness programs.
	Basis for Priority	Needs assessment

Table 55 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>Cost of housing, most specifically rental housing, is the primary factor affecting the need for Tenant Based Rental Assistance (TBRA). Fair Market Rents (FMRs) for the Riverside-San Bernardino-Ontario MSA are \$766 for studio units, \$882 for 1-bedroom units, \$1,120 for 2-bedroom units, and \$1,582 for 3-bedroom units. In its 2014 <i>San Bernardino County Community Indicators Report</i>, the Community Foundation estimated the hourly wage needed to afford a 1-bedroom unit in the metro area to be \$16.96, the 3rd lowest of the seven regions compared in the report. However, FMRs remain unaffordable for persons in minimum/low wage jobs, or those receiving only Social Security retirement or disability income.</p> <p>Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD based on the 2007-2011 American Community Survey shows that in San Bernardino County, 82.9% of renters with incomes at or below 30% of the Area Median Income (AMI) (\$18,200 for a family of four) are cost burdened. A household is cost burdened if it spends more than 30% of income on housing costs. Of renters with incomes from 30% to 50% of the area median (\$18,201 to \$30,350 for a family of four), 86.3% are cost burdened. Together, these groups make up 74,825 County households.</p> <p>While it contains a substantial number of cost burdened renter households, the County of San Bernardino does not spend any of its CDBG, HOME, or ESG funds on TBRA), and does not plan to do so over the next five years. The County will instead focus on using HOME funds to support new construction or rehabilitation of affordable rental units. The County also augments Shelter Plus Care vouchers by using ESG funds to provide utility allowances to voucher holders, and will continue doing so over the next five years. TBRA is provided by the Housing Authority of San Bernardino County (HASBC), which manages 9,021 Housing Choice Vouchers used throughout the County.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	Rental housing costs (as described above) are also the primary factor affecting the need for TBRA to special needs populations. The locations of affordable housing, particularly as related to access to services and community facilities, will also influence the need for TBRA. While the County will not provide funds for TBRA to special needs households over the next five years, Housing Choice Vouchers administered by the HASBC are intended to serve low income residents who may or may not have special needs.
New Unit Production	<p>Over the next five years, the County of San Bernardino plans to use HOME funds for new construction or rehabilitation of affordable multifamily rental housing by issuing an annual Notice of Funding Availability to potential development partners. Market factors that may influence the development of new units include:</p> <ul style="list-style-type: none"> • Land costs; • Cost of necessary infrastructure improvements; • Construction requirements and costs, including building materials and labor; • Interest rates; • Age of the existing affordable housing stock; and • Vacancy rates at existing affordable housing developments. <p>The County of San Bernardino will also consider the locations of existing affordable housing to avoid concentrating subsidized housing in specific areas of the County.</p>
Rehabilitation	Funding for rehabilitation of affordable housing will be influenced by many of the same factors as the production of new units: age and condition of existing affordable units, vacancy rates, construction requirements/costs, and interest rates. The use of funds for rehabilitation may also be affected by land costs and overall costs of new construction, serving as a more viable option as the costs of new construction rise.
Acquisition, including preservation	The County does not plan to use CDBG, HOME, or ESG funds to acquire any single-family owner-occupied properties over the next five years. Potential acquisition of multifamily rental housing will be influenced by the age and condition of the housing stock, the cost of acquisition compared to costs of new construction or rehabilitation, and the availability of foreclosed properties.

Table 55 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Entitlement grant resources totaling \$10,004,903 are planned during the next fiscal year (July 1, 2015 – June 30, 2016) to address obstacles, to meet underserved needs, foster decent housing, develop institutional structures, and to enhance coordination between public and private housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report (CAPER) to be published in September 2016.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	-Acquisition -Admin and Planning -Economic Development -Housing -Public Improvements -Public Services	\$6,495,988	\$1,000,000	\$0	\$7,495,988	\$25,983,952	Anticipated funding will include Entitlement grant funds, program income, and prior year resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public - Federal	-Acquisition -Homebuyer Assistance -Homeowner -Rehab -Multifamily Rental New Construction -Multifamily Rental New Construction -New Construction for Ownership -TBRA	\$2,969,923	\$300,000	\$2,500,000	\$5,769,923	\$11,879,692	Anticipated funding will include Entitlement grant funds, program income, and prior year resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public - Federal	-Conversion and Rehab for Transitional Housing -Financial Assistance -Overnight Shelter -Rapid Re-housing (rental assistance) - Rental Assistance Services - Transitional	\$538,992	\$0	\$11,000	\$549,992	\$2,155,968	Anticipated funding will include Entitlement grant funds and prior year resources.

Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME funds are heavily leveraged through the use of gap financing. All HOME NOFAs specify that a project must be far enough along in the development process for the developer to have identified and secured its primary funding sources. Matching funds will typically consist of Low Income Housing Tax Credits, Mental Health Subsidy Act (MHSA) funds, Neighborhood Stabilization Program (NSP) funds, and Redevelopment Successor Agency land subsidies.

ESG funds are leveraged through the selection of subrecipients who are well established as homeless providers in their communities and show strong connections with multiple funding sources. All subrecipients are required to match ESG funds with other non-federal funding sources on a dollar for dollar basis. The matching amounts are specified in each subrecipient's contract. Matching funds may also include the value of any donated materials, the value of any lease on a building, any salaries paid to staff to carry out the program of the subrecipient, and the value of time and services contributed by volunteers to carry out the subrecipient's program, at a rate no greater than five dollars per hour.

The Annual Action Plan for 2015-2016 identifies as many other resources as possible. Many of the funding sources may provide leverage from private public sources for the projects that are listed in the Annual Action Plan. Funds may also be available to subrecipients through the following federal, state, County and other programs:

Federal Resources:

- Small Business Administration 504 Loan Program
- Economic Development Administration
- Supportive Housing Program
- Shelter Plus Program
- Veterans Affairs Supporting Housing
- HUD Section 202 Program
- Family Self-Sufficiency (FSS) Program
- Neighborhood Stabilization Program 1
- Neighborhood Stabilization Program 3

State Resources:

- State Housing Rehabilitation Program
- Emergency Solutions Program – Federal
- State First – Time Homebuyer Program
- Low Income Housing Tax Credits (LIHTC)

Local Resources:

- Tax Exempt Industrial Development Bond Financing
- Taxable Development Bond Program
- Equipment Only Purchase Program
- Multifamily Mortgage Revenue Bond Program

Other Resources:

- Federal Home Loan Bank - Affordable Housing Program (AHP)

The federal funding listed above is expected to be received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the County has historically received these funds and expect to continue to receive CDBG, HOME and ESG funds for the period covered by this Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County will not use any publically owned land or property located within the jurisdiction to address needs identified in this plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

San Bernardino County is a large jurisdiction consisting of urbanized areas in the West and rural and desert regions in the East. Due to the large geographical size of the County, services must be delivered by a large number and variety of organizations including agencies of the County, secular private nonprofit organizations, faith-based organizations, and other state public agencies.

Due to the large number of organizations that serve the residents of San Bernardino County it is not possible to include an exhaustive list of organizations that provide services to low- and moderate-income and other special needs households in the limited space permitted in SP40. The following table presents a summary of the institutional delivery structure in San Bernardino County, California. While the table does not contain each individual agency or organization which may provide services in the County, its intent is to portray the mixture of service providers in summary fashion.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
San Bernardino County Department of Community Development and Housing	Entitlement Jurisdiction	Administrator for HUD Grant Funds and Prepares / Administers the Consolidated Plan	San Bernardino County including Cooperating Cities
13 Cooperating Cities 1. Adelanto 2. Barstow 3. Big Bear Lake 4. Colton 5. Grand Terrace 6. Highland 7. Loma Linda 8. Montclair 9. Needles 10. Redlands 11. Twentynine Palms 12. Yucaipa 13. Town of Yucca Valley	Subrecipient – Participating Municipality	Administers CDBG funds awarded by the County	13 Cooperating Cities 1. Adelanto 2. Barstow 3. Big Bear Lake 4. Colton 5. Grand Terrace 6. Highland 7. Loma Linda 8. Montclair 9. Needles 10. Redlands 11. Twentynine Palms 12. Yucaipa 13. Town of Yucca Valley
HOME Program Housing Providers	Subrecipients, Developers, Community Housing Development Organizations	Develop affordable multifamily housing projects by accessing HOME funds as gap financing through annual NOFA or potential proposal consideration throughout the year	Countywide In HOME Program Consortium Area.
Homeless Services Current NOFA Underway for ESG	Subrecipient – Shelter Operator	Uses ESG funds awarded by the County using a NOFA process each year	Countywide In CDBG Consortium Area

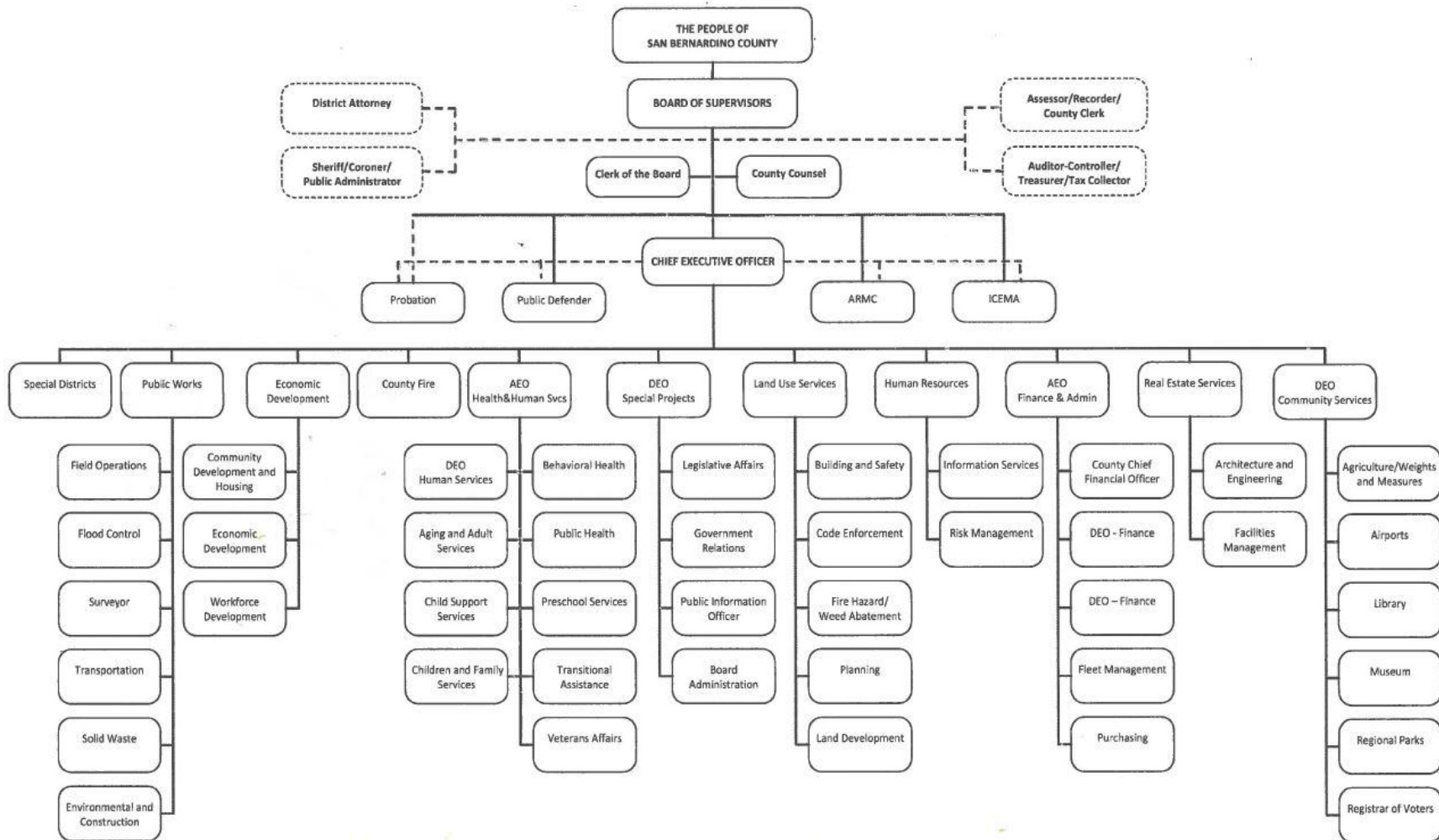
Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
San Bernardino County Department of Community Development and Housing	Entitlement Jurisdiction	Administrator for HUD Grant Funds and Prepares / Administers the Consolidated Plan	San Bernardino County including Cooperating Cities
San Bernardino County Office of Homeless Services	County Agency	Oversees Continuum of Care planning and management; provides administrative support to the San Bernardino County Homeless Partnership	Countywide
San Bernardino County Department of Aging and Adult Services	County Agency	Serves as Area Agency on Aging; Develops and manages the Area Plan; Administers programs and services for elderly and persons with disabilities	Countywide
San Bernardino County Department of Behavioral Health	County Agency	Serves persons with disabilities who have mental health and/or substance abuse problems	Countywide
City of Riverside	Entitlement HOPWA Administrator	Responsible for administering the HOPWA grant that covers San Bernardino County and Riverside	Countywide

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
San Bernardino County Department of Community Development and Housing	Entitlement Jurisdiction	Administrator for HUD Grant Funds and Prepares / Administers the Consolidated Plan	San Bernardino County including Cooperating Cities
Foothills AIDS Project	Subrecipient	Assists City of Riverside in coordinating HOPWA services; provides supportive services to persons living with HIV/AIDS; housing vouchers for persons living with HIV/AIDS	Countywide
Inland AIDS Project	Housing Provider	Transitional housing for persons living with HIV/AIDS	San Bernardino and Riverside Counties
Central City Lutheran Mission	Housing Provider	Housing for persons living with HIV/AIDS	Countywide

Table 57- Institutional Delivery Structure

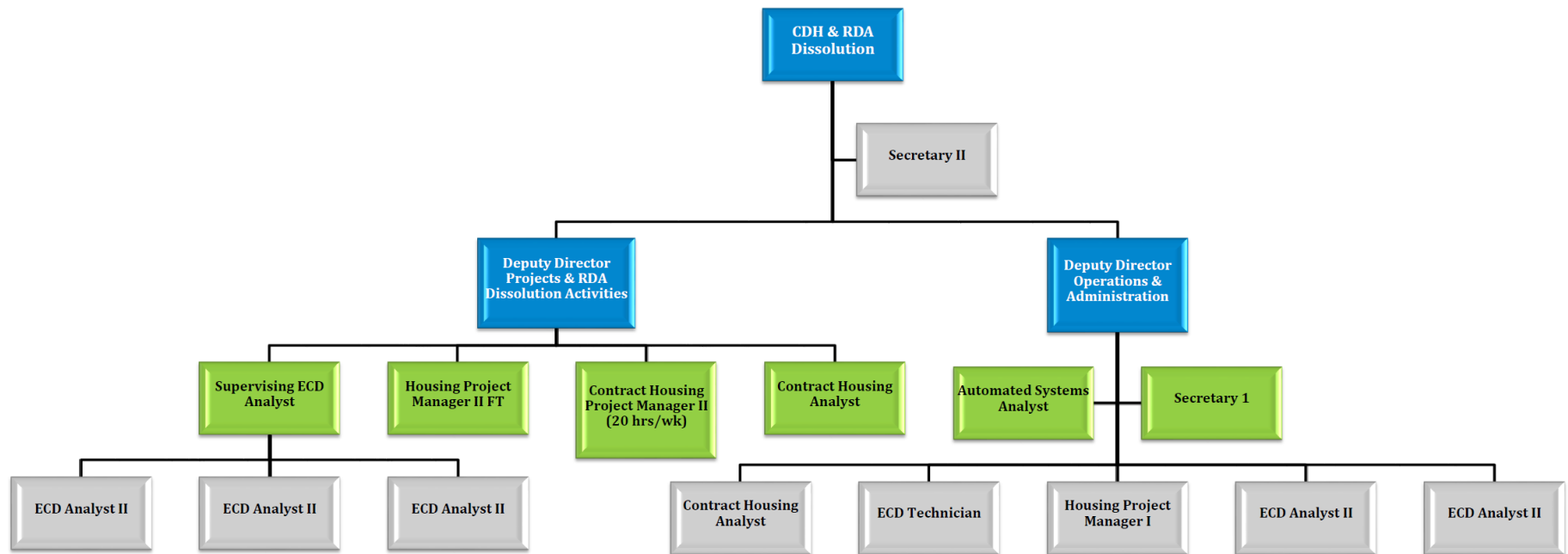
Organization charts follow for the County Government and for the Department of Community Development and Housing.

San Bernardino County Organization Chart



San Bernardino County Department of Community Development and Housing

EDA FY 14-15



Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The County has a strong centralized delivery of services for its housing and community development activities that coordinates funding and delivers programs through County agencies, cooperating cities, and subrecipient entities. By relying on the expertise of these organizations and concentrating on administration and oversight for funding and regulatory compliance, the County's Department of Community Development and Housing is able to maximize the respective competencies of each organization.

The varied skill sets provided by an extensive list of service providers enables San Bernardino County to reach more clients than might be possible if the County attempted to provide the services directly with its own personnel.

Gaps

With limited funding available, there may be gaps in service delivery when compared to pre-recession times. As a result, some delays occur in clients obtaining services because funding limitations have caused reductions in staff who are available to serve these clients.

One of the time-gaps has been caused in recent years when funding for HUD entitlement programs has been delayed due to the difficulty in getting a Federal budget approved in the United States Congress. When the budget is not adopted on time, HUD is not permitted to award funds to a locality such as San Bernardino County because the budget must be approved prior to HUD utilizing its funding formula to determine the respective grant amounts that are awarded under the entitlement programs. When San Bernardino County does not receive its grant awards from HUD in a timely fashion, the County is not able to award funds to agencies and subrecipients at the beginning of the County's HUD program year. Moreover, the County may not be able to spend these new grant dollars in a timely manner due to the late receipt of grants from HUD. This means that agencies receiving these funds may not be permitted to expand directly from the grant monies or to be reimbursed after expanding their own funds. Program beneficiaries pay the price for the late receipt of funds which may delay the delivery of needed services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care			
Education			
Employment and Employment Training	X	X	
Healthcare			
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling			
Transportation			
Other			
Other			

Table 58- Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Board of Supervisors created the San Bernardino County Homeless Partnership (SBCHP) in 2007 to provide a focused approach to addressing homelessness in the County. The Partnership's mission is to provide a system of care that is inclusive, well-planned, coordinated and evaluated and is accessible to persons who are homeless or at risk of becoming homeless.¹²

The SBCHP membership comes from community and faith-based organizations, educational institutions, nonprofit organizations, private industry, and federal, state, and local governments. The Partnership was developed to promote a strong collaboration between agencies to direct the planning, development, and implementation of the County's 10-year Strategy to End Homelessness. The Partnership provides leadership in creating a comprehensive countywide network of service delivery to the homeless and near homeless families and individuals by facilitating better communication, planning, coordination, and cooperation among all the entities that provide services and/or resources to relieve homelessness in the County. The Partnership manages programs serving homeless in the County, as well as plans the County's overall efforts to end chronic homelessness.¹³

The Partnership oversees the operation of the County's continuum of care and administers the programs which the County uses to implement the 10-Year Strategy to End Homelessness.¹⁴ The 10-year Strategy was completed in April 2009 and includes local approaches that are consistent with those recommended by the National Alliance to End Homelessness.

The Partnership provides a coordinating mechanism and leadership by creating a comprehensive countywide network of service delivery to all homeless persons including especially those individuals who are classified as chronically homeless, many of whom are families with children, veterans and families of veterans, and unaccompanied youth.

"A Guide to Homeless Service Providers" in San Bernardino County was prepared by the San Bernardino County Homeless Partnership to offer a listing of agencies and the programs they

¹² County of San Bernardino website: <http://sbcounty.gov/dbh/sbchp/>.

¹³ County of San Bernardino website: <http://sbcounty.gov/dbh/sbchp/>.

¹⁴ San Bernardino County Homeless Partnership, "10-Year Strategy to End Homelessness in San Bernardino County," June 2009.

provide to serve the homeless and the chronically homeless. The 28-page publication is organized by geography to make it user-friendly.¹⁵

One of the recent initiatives of the Partnership in 2014 was the 1,000 Homes Campaign which is a locally organized effort by organizations serving military veterans, working collaboratively to locate permanent homes for 1,000 of the county's most vulnerable homeless veterans and families by December 2015.¹⁶

The County Office of Homeless Services (OHS) was created by the Board of Supervisors in 2007 as a part of the Department of Behavioral Health. The OHS serves as the administrative support unit to the San Bernardino County Homeless Partnership, ensuring that the vision, mission, and goals of the Partnership are implemented.

The 10-Year Plan to end homelessness provided the strategic vision for actions to be taken by the County and its partners to eradicate chronic homelessness. One of the key recommendations of the plan was to the creation of an outreach and engagement system for chronically homeless persons.¹⁷

In April 2013, the County used its Interagency Council on Homelessness to prepare an evaluation of the performance of the 10-Year Strategy to End Homelessness during the first three years following the plan's implementation. The creation of the Interagency Council was Recommendation 24 of the 10 year strategy. The Interagency Council includes membership from the following organizations:

- Homeless Management Information System Lead Agency
- Community Action Partnership San Bernardino
- County Supervisors
- Elected and unelected officials representing a number of cities
- Law Enforcement
- Behavioral Health Department
- Human Services
- Public Health Department
- Public Housing Authority
- Specialty Courts
- Superintendent of Schools
- At-large (primarily nonprofit) representatives

¹⁵ San Bernardino County Homeless Partnership, "Guide to Homeless Service Providers," March 2014.

¹⁶ San Bernardino County website: <http://sbcounty.gov/dbh/sbchp/>.

¹⁷ San Bernardino County Homeless Partnership, "10-Year Strategy to End Homelessness in San Bernardino County," June 2009, pages 2, 6, 12, 20-21, 42.

- Adjunct state elected officials and a representative of the County Office of Education¹⁸

Support for the recalibration effort was provided through the County's Office of Homeless Services. The recalibration study reported on the progress achieved toward implementing the recommendations contained in the 10-Year Plan. Recommendation #2 in the recalibration report specifically addressed individuals and families who are chronically homeless as defined by HUD. The recommendation was to implement community outreach, engagement, and treatment for chronically homeless individuals and families, with emphasis on using the Housing First model. The approach will use local Housing First Engagement Teams which will identify, engage, house, and provide integrated support services to the most vulnerable and visible chronically homeless single individuals and families who have been living on the streets of San Bernardino County. Resources to be used for this effort include HUD and veterans affairs funding programs to help pay for housing and other services.¹⁹

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Board of Supervisors of San Bernardino County have approved the creation of a complex and comprehensive effort to combat chronic homelessness. By using the San Bernardino County Homeless Partnership and the Interagency Council on Homelessness and its Office of Homeless Services the administrative structure is strong and operates efficiently.

The 10-Year Plan and its recent recalibration report demonstrate the commitment of the County to accomplishing the goals and objectives established in the original plan which was adopted in 2009. The plan is far-reaching and designed to create measurable results. The major challenge facing the County and its Homeless Partnership is adequate funding of the programs needed to obliterate chronic homelessness in a jurisdiction which is the largest County by land area among the lower 48 states of the nation.

The Partnership has been both creative and realistic during the time of fiscal stress at the national level, in the State of California, and in San Bernardino County. While resources have been limited, the Partnership members have remained committed to following the 10-Year strategic plan and its performance measurement components.

¹⁸ San Bernardino County Homeless Partnership, "10-Year Strategy to End Homelessness in San Bernardino County," June 2009, page 39.

¹⁹ Institute for Urban Initiatives for the San Bernardino County Interagency Council on Homeless, "Recalibrating for Results: A Three Year Evaluation of the 2009-2019 San Bernardino County 10-Year Strategy to End Homelessness," pages 6-11.

The Interagency Council on Homelessness is responsible for coordinating and evaluating policies concerning all the recommendations and activities from the 10-Year Plan, including oversight of the performance of programs and funding to end chronic homelessness. The three year recalibration report was the initial evaluation of the 10-Year Plan and focused primarily on 25 specific recommended actions needed to address the goals and objectives outlined in the strategy. Future similar efforts will likely be directed more at performance metrics rather than recommended actions, except where adjustments are needed to adapt to changing conditions.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As part of the 10-Year Plan the local Interagency Council on Homelessness measures the implementation and performance of the County's homeless programs. One of the most important parts of this oversight responsibility is the identification of any gaps in the plan structure among agencies with roles for plan implementation and/or program operations or services to the homeless. Under this mandate, the Council provides ongoing evaluation and reporting to the Board of Supervisors. This will provide a mechanism for inclusion of any needed alterations of plans and programs when gaps are identified in the service delivery system.²⁰

²⁰ San Bernardino County Homeless Partnership, "10-Year Strategy to End Homelessness in San Bernardino County," June 2009, page 44.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
1. New Construction/ Acquisition/ Rehabilitation of Multi-Family Housing Units	2015	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME \$7,500,000	Gap financing for New Construction/ Acquisition/Rehabilitation of Multi-Family Units by private developers, cooperating cities and/or community-based organizations: 80 units
2. Acquisition/ Rehabilitation/ Disposition of Single-Family or Multi-Family Housing Units	2015	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME and/or CDBG: \$1,000,000	Acquisition/Rehabilitation/Disposition of Housing Units by private developers, cooperating cities, and/or community-based organizations: 11 Households
3. New Construction/ Acquisition/ Rehabilitation of Housing for persons who are Elderly, Disabled, or Homeless	2015	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME and/or CDBG: \$8,649,615	New Construction/Acquisition/ Rehabilitation of Supportive Housing for persons who are elderly, disabled, or homeless by private developers, cooperating cities, and/or community-based organizations: 90 Units

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
4. Rehabilitation of Existing Housing	2015	2020	Affordable Housing	Countywide	Reduce Substandard Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	CDBG: \$0 HOME: \$500,000	Rehabilitation of existing housing by private developers, cooperating cities, and/or community-based organizations: Number of Households Receiving Rehabilitation: 5 Households
5. Affirmatively Furthering Fair Housing Activities	2015	2020	Fair Housing	Countywide	Affirmatively Furthering Fair Housing Choice (AFFHC)	CDBG: \$487,800	Number of Persons Benefiting from Fair Housing Activities: 3,000 Households
6. Provide Support for Emergency Housing and Supportive Services for the Homeless	2015	2020	Homeless	Countywide	Increase Housing Options for Homeless and At Risk of Homelessness	ESG: \$2,705,890	Number of Persons Receiving Homeless Services: 8,000 Individuals
7. Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations	2015	2020	Homeless	Countywide	Increase Housing Options for Homeless and At Risk of Homelessness	ESG: \$0	Number Persons Homeless Assistance: 0 Individuals

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
8. Acquire/ Construct/ Rehabilitate Public Facilities and Infrastructure	2015	2020	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Facilities to Serve Low - Income and Special Needs Populations	CDBG: \$20,568,975	Number of Persons Benefiting from New or Improved Facilities for the County, cooperating cities, or other subrecipient organizations: 150,000 Individuals
9. Cooperating Cities Provide Funding Support, to Organizations Addressing the Public Service Needs of the County for Low-Income and Special Needs Individuals and Households	2015	2020	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Services for Low-Income and Special Needs Populations	CDBG: \$2,363,960	Number of Low-Income or Special Needs Persons Benefiting from New or Increased Services: 35,000 Individuals

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
10. Provide the Administrative Structure for the Planning, Implementation, and Management of the CDBG, HOME, and ESG grant programs as well as other housing, community development and homeless programs	2015	2020	Non-Housing Community Development Needs	Countywide	Providing Overall Program Planning and Administration	CDBG: \$8,607,185 HOME: \$1,100,000 ESG: \$187,500	Not applicable

Table 59 – Goals Summary

Goal Descriptions

Goal #1. New Construction/Acquisition/Rehabilitation of Multifamily Housing Units: Support the development of affordable rental housing, including projects located near job centers, that will be affordable to service employees and other low-wage members of the workforce.

Goal #2. Acquisition/Rehabilitation/Disposition of Single-Family or Multifamily Housing Units: Support the development of affordable rental housing, including projects located near job centers, that will be affordable to service employees and other low-wage members of the workforce.

Goal #3. New Construction/Acquisition/Rehabilitation of Housing for Persons who are Elderly, Disabled, or Homeless: Expand the supply of rental housing (including permanent supportive housing) that is accessible to persons with disabilities, including housing located near services, job centers, and other community amenities.

Goal #4. Rehabilitation of Existing Housing: Extend the useful life of existing affordable rental housing through repair and rehabilitation projects.

Goal #5. Affirmatively Further Fair Housing Choice: Accessibility improvements, fair housing enforcement, and education.

Goal #6. Provide Support for Emergency Housing and Supportive Services for the Homeless: Assist persons who are homeless through the development and rehabilitation of transitional housing; fund projects that provide supportive services and shelter to persons who are homeless.

Goal #7. Increase Permanent Supportive Housing for Homeless and At-Risk Populations: Assist persons who are homeless or at risk of homelessness through the development and rehabilitation of permanent supportive housing.

Goal #8. Acquire/Construct/Rehabilitate Public Facilities and Infrastructure: Fund public facility improvements in unincorporated San Bernardino County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals in unincorporated San Bernardino County that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.

Goal #9. Address Public Service Needs of Low-Income and Special Needs Populations: Fund projects in cooperating cities that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.

Goal #10. Provide Administrative Structure for Planning, Implementation, and Management of CDBG, HOME, and ESG Programs: Funding for the planning and administrative of the CDBG, HOME, and ESG programs as well as other housing, community development, and homelessness programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the County of San Bernardino is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

Activities to Increase Resident Involvements

HACSB undertakes a variety of initiatives to increase resident involvement, including a comprehensive, updated website that provides information on all facets of the housing authority operations, policies and procedures. HACSB has established programs that represent all San Bernardino County residents living in the HACSB developments. The New Resident Advisory Board was established to represent housing residents and voucher participants. Housing Authority staff work closely with RAB members to discuss potential policy changes, especially new initiatives with the Moving to Work Demonstration Program, get feedback on messaging and communication to residents, recruit participants for hearings and special events, and much more.

The HACSB coordinates programs, activities, and services offered to residents, including:

- Family Self Sufficiency Program - designed to assist residents with achieving self-sufficiency. This effort is accomplished through goal setting, intervention, advocacy and community collaboration. Residents can get assistance with seeking employment, job training, and educational opportunities.
- Homeownership Program – designed to help interested participants find an appropriate mortgage lender and work with the participant through the process of buying a home.
- Programs for Children - a variety of programs and services are made available to residents at various HACSB sites that include but are not limited to: scholarships, after- school tutoring, health, safety, gang prevention programs, nature projects, etc.

Is the public housing agency designated as troubled under 24 CFR part 902?

The Housing Authority of the County of San Bernardino is not designated as troubled and is considered a high performer with an assessment score of 90.

Plan to remove the ‘troubled’ designation

Not Applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As noted in the 2014 Analysis of Impediments to Fair Housing Choice, the affordable housing barriers for San Bernardino County include the following:

- Several stakeholder interviews indicated a lack of knowledge regarding how to access fair housing counseling, testing, education, advocacy, and where to direct complaints regarding housing discrimination.
- During the planning and stakeholder interview process, lack of multi-family units was identified. In addition, new properties that were recently built were described as having rental rates that exceeded affordability based on worker's wages and HUD mandates and strict credit and income requirements that many low-income residents could not meet. Residents with limited English proficiency have inadequate access to county programs and services.
- There is limited affordable housing for larger families, i.e. 4-5 bedroom units. There is limited affordable housing for single wage earners.
- Landlord hesitancy to rent to applicants with housing (Section 8) vouchers.
- The stakeholder interview process indicated limited public transportation within San Bernardino County with limited routes and frequent delays.
- Economy that is based on lower wage jobs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to remove or ameliorate the barriers to affordable housing in San Bernardino County include:

- The County of San Bernardino will encourage cities to ensure that multi-family housing developments, as they are proposed, are reviewed by the appropriate city and state agencies to ensure a percentage of affordable units which meet HUD suggestions and accessible units.
- The County of San Bernardino Community Development and Housing Department (CDH) has developed a Limited English Proficiency plan and will follow the Plan in the administration of its programs.

- The County of San Bernardino will seek to engage all housing authorities located in the study region in discussions related to regional fair housing issues, to include an evaluation of transportation between areas of the County.
- The County of San Bernardino will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes, in order to ensure that to the maximum extent possible, residents of protected classes have access to means of improving their ability to obtain and maintain decent, affordable housing. In the case that counseling is unavailable, inadequate or not well advertised, the County should work with its community partners to increase its availability and use.

SP-60 Homelessness Strategy – 91.215(d)

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

The County of San Bernardino engages in street outreach and engagement activities in order to reach homeless populations. One of these activities is the annual Point-In-Time Count which seeks to identify the homeless and assess their needs. The County's 10 Year Plan to End Homelessness seeks to expand street outreach to include multi-disciplinary practitioners from law enforcement, social services, health care, mental health care, faith-based groups, volunteers, non-profits, community-based organizations, substance abuse recovery centers, and etc.

Addressing the emergency and transitional housing needs of homeless persons

Agencies in four cities in San Bernardino County receive Homeless Prevention and Rapid Re-Housing Program (HPRP) funding: San Bernardino, Rialto, Fontana, and Ontario. The four agencies include Inland Temporary Homes in San Bernardino, Cathedral of Praise in Rialto, Water of Life Community Church in Fontana, and Mercy House in Ontario. Four agencies, Hi Desert Domestic Violence Program, Catholic Charities, Community Action Partnership of San Bernardino, and Family Services Association of Redlands, provide service for residents in unincorporated areas and 15 cities and towns, such as, Barstow, Big Bear Lake, Colton, Needles, Yucaipa, etc.

San Bernardino County Homeless Partnership (SBCHP)'s guide to homeless service providers list approximately 150 agencies that provide emergency shelter, transitional housing, permanent housing, domestic violence shelter, and other supportive services, such as, case management, rental assistance, utility assistance, and food banks, to homeless residents in the County. Resources are provided in 35 communities including: San Bernardino, Barstow, Bloomington, Big Bear Lake, Chino Hills, Fontana, Ontario, Rancho Cucamonga, Redlands, Joshua Tree, Lucerne Valley, 29 Palms, and Yucca Valley.

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 of San Bernardino has several agencies which provide mainstream services that can help homeless residents transition to permanent housing, shorten the experience of homelessness, and prevent future instances of homelessness. The County has a Homeless

Provider Network and an Interagency Council on Homelessness to help plan for and meet the needs of homeless residents within the County. Many programs are located and specific to cities throughout the County. However, there are county- wide resources which include the Transitional Assistance Department (TAD), which provides financial, nutritional, and medical assistance. TAD programs operate through the Department of Human Services and include programs to assist the homeless including financial assistance and welfare to work programs, food stamps, child care subsidies to encourage employment, cash assistance to elderly and disabled immigrants, a general relief program that provides loans for housing, food, and transportation, a refugee assistance program that provides medical and financial assistance to refugees, and Medi-Cal which provides health insurance to low- income residents.

County goals include helping low-income individuals and families avoid becoming homeless,. Extremely low-income individuals and families are more likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The County of San Bernardino's 10 year Plan to End Homelessness details several strategic steps to address homeless preventions. One of these strategies includes assessment by case managers during intake to social and human services agencies to assess needs and eligibility for resources and coordination in discharge planning from medical, foster care, mental health, and corrections facilities. Another strategy includes the provision of supportive and social services, such as, behavioral health, credit repair, benefits counseling, employment services, landlord-tenant mediation, rental and utility assistance, and veterans benefits (when applicable).

The Community Action Partnership of San Bernardino County (CAPSBC) has several programs for low-income residents that can serve as an aid to homeless prevention activities. CAPSBC offers a family development program that offers emergency assistance including rental food, transportation, and motel assistance. The organization also offers a food bank to provide food and nutritional assistance. Residents may also be offered case management services that include educational training, vocational and employment training, and training on budgeting.

The County has a Department of Behavioral Health that includes several programs targeted at assisting lo-w income and homeless residents with mental health needs, such as, the mentally ill homeless program (30 days of basic needs, case management, employment, and outreach services to homeless mentally ill adults), the housing program operated in conjunction with the Housing Authority (provides mental health services and long term permanent housing for homeless mentally ill or mentally ill/substance abuse residents), and

the employment program (provides employment skills evaluations, pre-employment services, job coaching and collateral services to residents with mental health needs).

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The County of San Bernardino has a Lead Hazard Control Program (LHCP). The LHCP partners with the Community Action Partnership of San Bernardino County to provide lead hazard control services. Services are targeted to low income households with housing stock build prior to 1978 with children ages 6 and under living in the household or housing occupied by a child with elevated lead blood levels. Evaluation and remediation of lead paint in residential settings is offered through the LHCP to targeted households.

The California Department of Health and Community Services maintains a Lead Safe Rental Registry that list properties remediated in the County between 2005 and 2011. The listing contains just under 90 properties located in the following zip codes: 92405, 92404, 92402, 92408, 92407, 92410, 9241, 92399, and 92374.²¹

In addition to evaluation and remediation, the California Department of Community Services and Development (CSD) has completed the following activities designed to increase training and capacity around lead hazard control:

- Built partnerships with local Child Lead Poisoning Prevention Programs and housing partners to increase effective responses to lead hazards.
- Created a training video on lead awareness and lead-safe weatherization.
- Decentralized LHCP to help local providers give the full range of lead hazard control services.
- Trained housing officials on implantation of HUD regulations regarding evaluating lead based paint in local housing programs.
- Held lead awareness training programs.
- Revised the Weatherization Installation Manual to include lead-safe work practices, provided lead-safe weatherization training, and provided start-up kits.
- Sponsored the development of California's lead industry accreditation and certification program administered by the Department of Health Services.

How are the actions listed above related to the extent of lead poisoning and hazards?

The leading cause of lead-based poisoning nationally is exposure to dust from deteriorating paint in homes constructed before 1978. Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. Children exposed to lead poisoning have difficulties with attention and learning, may exhibit behavioral

²¹ <http://www.csd.ca.gov/Portals/0/Documents/SanBerdu2.pdf>

problems, and are at-risk for learning disabilities, developmental delays, anemia, kidney damage, and seizures. This is due to the high lead content used in paint up until 1978 and is highly prevalent in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance among lower income households. This is an important factor since it is not the lead itself that causes health hazards, but instead the deterioration of the paint that releases lead-contaminated dust and allows children to peel and eat lead-contaminated flakes.²²

The high risk factors for lead poisoning include:

- Living in a home built before 1950
- Living in a recently remodeled home originally built before 1978

Nationally, lead poisoning is a major environmental risk factor for Hispanic children. Some public health officials advocate for targeted testing of Hispanic children and public health education programs on lead poisoning for Hispanic families.²³ In San Bernardino County, 65% of cases of lead poisoning are Hispanic children, although Hispanic children account for only 39.2% of the population. Due to the increased likelihood of lower incomes and poverty, Hispanic families are more likely to live in homes with lead-based paint. However, cultural traditions are also linked to higher rates, especially in Mexican-American families. These cultural factors include use of clay pottery and cooking utensils made with lead-based products, home remedies, and Mexican candy (which has been found to have lead in both the wrapper and candy).²⁴ Evaluation and remediation efforts appropriately target neighborhoods with a large majority of Hispanic and Mexican residents. For example, residents in the zip code 92405 are primarily Hispanic and Mexican. Out of the 31,080 residents, 18,218 are Hispanic, and amongst Hispanic residents, 84% are Mexican-American.²⁵

In San Bernardino County, 52.5% of existing homes have been built since 1980, 45.0% of the homes were built between 1950 and 1979; and 7.5% of the housing stock was built before 1950. San Bernardino County's housing stock includes over 50% of housing stock built prior to 1978 that may contain lead-based paint. The chart below lists the age of housing stock and number of units:

²² <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1241046/pdf/ehp0110-a00599.pdf>

²³ Brown, R. W., & Longoria, T. (2010). Multiple risk factors for lead poisoning in Hispanic sub-populations: a review. *Journal of immigrant and minority health*, 12(5), 715-725.

²⁴ http://www.cjhp.org/Volume1_2003/Issue2-TEXTONLY/52-58-aguirre.pdf

²⁵ <http://www.city-data.com/zips/92405.html>

San Bernardino County Housing Stock	
Year House Built	Total Units
Built 2010 or Later	6,097
Built 200 to 2009	111,422
Built 1990 to 1999	91,212
Built 1980 to 1989	160,447
Built 1970 to 1979	123,090
Built 1960 to 1969	77,959
Built 1950 to 1959	79,841
Built 1940 to 1949	27,701
Built 1939 or Earlier	25,484
Total Units Built	703,253

San Bernardino County Housing Stock Source: 2013 American Community Survey Data

The U.S. Environmental Protection Agency's Report on the National Survey of Lead-Based Paint in Housing released in 1995, found that 83% of the nation's privately owned housing units built before 1980 had lead-based paint somewhere in the building.²⁶ The survey found "no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income, or geographic region". Applying this research to the housing stock in San Bernardino County, 334,075 housing units are likely to contain lead-based paint, which is roughly 47.5% of homes located in the County. The County is working in collaboration with community partners to increase resident, provider, and builder education about lead-based health risks and safety measures.

How are the actions listed above integrated into housing policies and procedures?

²⁶ Report on the National Survey of Lead -Based Paint in Housing: Base Report. U.S. EPA/HUD, June 1995. <http://www.epa.gov/lead/pubs/r95-003.pdf>

The County of San Bernardino's policies and procedures call for full compliance and enforcement of lead-based paint regulations listed in 24 CFR Part 35. Contractors, subrecipients, and other community partners are advised of lead-based paint regulations and the Housing Authority (HACSB) works with them to ensure before and after inspections, testing, and abatement of lead hazards wherever necessary. Contractors and inspectors participating in Housing Rehabilitation Programs are offered lead-certification licensure in cases of testing or abating lead from a property. In addition, the County offers a variety of educational classes and tools related to risk factors for lead-poisoning and safety, offers evaluation and remediation services to low- income families, and maintains a rental registry.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to the 2013 American Community Survey, 15.5% of the County's households are living below the poverty level. Over the next Consolidated Plan period, the County of San Bernardino will continue to work with service providers to obtain resources and further create new partnerships to foster the development of affordable housing to reduce the number of poverty-level families residing in the County.

Additionally, the County will continue to ensure compliance with Section 3 requirements which requires to the greatest extent possible contractors on projects utilizing CDBG funds provide job training, employment and contract opportunities to low and very low-income residents. All contractors are required to signed Section 3 Plans and report to the County all Section 3 new hires.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The County will continue to combat poverty by supporting incentives to attract, retain, and expand businesses; to advocate for improved employment, affordable housing and public transportation links; to support organizations and programs that provide job training, education, and placement services; to support youth and adult literacy programs; and to preserve, increase, and improve affordable housing options as part of its strategy to prevent and alleviate poverty in San Bernardino County.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Performance monitoring is an important component in the long-term success of this Consolidated Plan. As the County agency responsible for administering the HUD Entitlement programs (Community Development Block Grant – CDBG, HOME, Emergency Solutions Grant – ESG, and Neighborhood Stabilization Program – NSP), the Department of Community Development and Housing (CDH) monitors all programs and activities receiving funds from these grants.

CDH is responsible for developing standards and procedures for ensuring that the investment of HUD Entitlement grant funds addresses the purposes of the applicable authorization and appropriations legislation and regulations. The Department provides oversight to ensure that funds are disbursed in a timely fashion in compliance with HUD established deadlines.

CDH has developed a monitoring system that ensures that the activities carried out in furtherance of the Plan goals/objectives/strategies are performed in accordance with all applicable laws, regulations, and policies. The CDH monitoring system is also designed to evaluate the management systems and accounting practices employed by entities receiving the County's HUD Entitlement grant funds and/or Program Income.

The monitoring system incorporates measurement standards and methods into the processes for awarding funds, allocating resources to programs and agencies, evaluating project and program implementation, and obtaining progress and completion reports from funded entities. The monitoring requirements and procedures described in this Consolidated Plan build upon existing monitoring systems and experience from administering prior year HUD grant funds and from other federal and state programs.

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

1. Objectives are achieved as described in the authorizing legislation for the Community Development Block Grant Program (CDBG), HOME Program, Emergency Solutions Grant Program (ESG), and the Neighborhood Stabilization Program (NSP) and in implementing regulations, guidelines, and grant agreements issued by HUD.

2. Program activities are progressing in compliance with the specifications and schedules for each program as described in written agreements executed between the County and funded entities.
3. Recipients are in compliance with other applicable laws, implementing regulations, and with the requirements to affirmatively further fair housing and minimize displacement of low-income households; and
4. Monitoring is performed using a risk-analysis based process that is consistent with HUD guidance issued for local government grantees.

The Department reviews all proposed activities for eligibility under statutory and regulatory requirements, and ensures that the needs for which funding is requested are identified in this Plan and each Annual Action Plan. The Consolidated Plan and the Action Plans will be monitored through the use of checklists and forms to facilitate uniform monitoring of program activities. The checklists and forms are evaluated on an ongoing basis to ensure that they address all HUD and County requirements. A part of this ongoing evaluation process also examines improvements that will make these program management tools more effective.

The Department identifies performance measures before the actual allocation of funds. Each description of projects and activities contains the specific metrics by which the project will be evaluated. The strategies presented in the Plan are accompanied by performance measures that will be employed. The performance evaluation tools that are selected are realistic and understandable to eliminate any potential ambiguity and to measure project progress in the most effective manner.

Fiscal monitoring includes the review of approved budgets, compliance with executed grant and subrecipient agreements, review and approval of payment vouchers, review of fiscal reports on a monthly basis, and a review of cooperating city and non-profit audits on an annual basis.

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

Descriptions of the monitoring process to be employed for programs and projects funded with HUD entitlement grant or program income funds follow.

Monitoring of Construction/Acquisition Project Progress

Upon completion of the environmental review process and the subsequent Release of Funds (ROF), CDH will contract with Delegate Agencies to implement its construction, acquisition and clearance activities. A Delegate Agency may be a cooperating city or a County department. Attachments to each contract represent the foundation for ongoing project monitoring.

The attachments are:

- Description of the project/activity;
- Specific total funding allocation available for the project/activity;
- Funding portions currently released and available to expend;
- Budget categories under which the allocation will be expended;
- Identification of the entity responsible for maintenance and operation of the completed project; and,
- Delineation of specific procedures for project/activity implementation.

The following forms/reports are used for construction/acquisition monitoring:

- Construction Project Tracking Report;
- Payroll Log;
- Project Progress Letters; and,
- Cooperating Cities Office Visit Monitoring Form.

Monitoring of Public Service Programs

Grant funded public service programs are carried out by subrecipient non-profit agencies or by cooperating cities. The subrecipient contracts or delegate agency agreements (in the case of cities) represent the foundation for the on-going monitoring of the public service activities.

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

service facilities. The following forms/reports are used in monitoring public service programs:

- Direct Benefit Form;
- Beneficiary Qualification Statement;
- Monitoring List of Community Based Organizations under Contract; and,
- Community Based Organization Office Monitoring Visit Form.

Monitoring of Continuing Eligibility of Capital Equipment and Facilities

Monitoring of the eligibility of equipment and facilities during acquisition or construction is conducted under the project implementation stage of the County's housing and community development program. Upon project completion, the ongoing eligibility is governed by the maintenance and operation agreement in effect for the project. To monitor compliance, the project is logged onto a master listing of projects to be monitored. The time for compliance is noted along with information about the project.

The scheduling of monitoring activities is controlled from this list and a monitoring schedule listing. The following forms/reports are used in monitoring continuing eligibility:

- Contract Monitoring Report;
- Monitoring Schedule;
- Procedures for On-Site Monitoring of Facilities;
- Equipment and Vehicles;
- On-Site Monitoring Form;
- Eligible and Ineligible Uses Listing;
- Review of Public Facilities/Equipment Use Certification;
- Public Facility Certification Form, Equipment Certification; and,
- Direct Benefit Certification and the Income Statement.

Monitoring of Business Development Loan Activity

The CDBG funded loan program is currently inactive. Individuals responsible for the Business Development Loan program will continue to monitor the existing loan portfolio until all of the requirement associated with this program have been met.

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

The County will look at possible legal remedies with respect to the defaults, including, but not limited to, possible foreclosure and seizure of borrowers' assets.

The primary goal of this program is to create economic opportunities for low/moderate income persons through job creation and retention. However, the County as a good steward of public funds, will take the necessary steps to safeguard these funds by ensuring repayment is made to the greatest extent feasible while not jeopardizing the business as an ongoing concern.

Monitoring of Housing Rehabilitation Activities

All affordable housing programs assisted by CDBG and/or HOME funds will be monitored in accordance with the governing federal regulations and local monitoring policies and procedures. Though the County does not currently operate a single-family housing rehabilitation program, it has operated such a program in the past and monitors the ongoing compliance of past rehabilitation activities throughout the respective periods of affordability. Beneficiaries of the program are annually required to sign an Affidavit of Ownership and Residency to confirm that the assisted property remains the household's principal residence. In the event the property is no longer owned and occupied by the beneficiary household, the County's loan of rehabilitation funds becomes due and payable.

Emergency Solutions Grant (ESG) Activities

Emergency Solutions Grant (ESG) funded activities are carried out by subrecipient non-profit organizations that provide shelter, supportive services, homelessness prevention and longer term housing solutions for homeless individuals and families. Subrecipient contracts are prepared by the County and executed with ESG agencies selected through a Request for Proposals (RFP) process. Contracts include the homeless services to be provided, the ESG contract extension specified budget line items to ensure compliance with federal ESG

program regulations, and include service and administration budgeting and expenditure caps required by HUD. The County CDH will monitor contract performance, including compliance with all ESG caps that apply to each individual grant and project being monitored.

Monitoring of Continuing Compliance of the HOME Program

Each HOME Program loan awarded for Rental Housing projects is approved by the San Bernardino County Board of Supervisors and is governed by a HOME loan agreement, which sets forth the requirements for each project. HOME agreements require the delivery of HOME project Compliance Reports and financials on an annual basis. CDH staff review the provided documentation for compliance with the HOME agreement requirements and HOME regulations.

On-site monitoring visits to HOME-assisted rental housing projects are conducted in accordance with the requirements of the HOME agreement. On-site visits involve the following processes:

- Entrance conference with program participant staff to communicate the objectives, scope and focus of the monitoring;
- File review, verification and documentation of performance data;
- Physical inspection of rental properties;
- Exit conference with participant staff.

The following forms/reports are used to monitor for continuing eligibility:

- On-Site Monitoring Schedule;
- Project Summary Sheet;
- Eligibility and Rent Analysis Form;
- Current Rent Rolls;
- Project Compliance Report;
- Housing Quality Standards (HQS) Inspection Form.

Monitoring of Continuing Compliance of Multi-Family Revenue Bond Projects

Each Multi-family Mortgage Revenue Bond issue is governed by a regulatory agreement which sets forth the guidelines for each project during the qualified project period or as long as the bonds are outstanding. The regulatory agreements require monthly, quarterly, and/or

annual certificates of continuing compliance reports with certificates of tenant eligibility and verification of income for participating tenants. On-site monitoring visits are conducted on an annual basis following a specific schedule. CDH staff review the reports and certificates for compliance with the regulatory agreement requirements.

At a minimum, on-site visits involve the following elements:

- Entrance conference with program participant staff to communicate the objectives, scope and focus of the monitoring;
- File review, verification, and documentation of performance data;
- Physical inspection;
- Exit conference with participant staff.

The following forms/reports are used in monitoring continuing eligibility:

- On-Site Monitoring Schedule;
- Site Visit Record Checklist;
- Multi-family Mortgage Revenue Bond Inspection Form.

Performance Measurement

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

Monitoring/Reporting of Minority Business Outreach Activities

The County utilizes its HUD entitlement grant funds to carry out programs and projects that are targeted to serve low and moderate income people some of whom may be members of minority races or ethnicities. All procurement efforts include outreach to minority businesses to help them understand how to do business with the County and to urge them to submit bids or proposals or to perform as subcontractors for other businesses on HUD grant-funded projects or programs.

As a part of its ongoing monitoring process, CDH staff tracks all procurement activities associated with HUD grant funds and reports on minority business activities to HUD's Office of Fair Housing and Equal Opportunity (FHEO) as a part of its annual Consolidated Annual Performance and Evaluation Report (CAPER). The County also reports in the CAPER to HUD FHEO on its efforts to award contracts to Section 3 businesses and to employee Section 3 workers on HUD grant-funded projects.

Monitoring for Comprehensive Planning Requirement Compliance

The Consolidated Plan regulations require that grantees create and follow a multi-year Strategic Plan, as implemented through respective Annual Action Plans. Through its own self-evaluation process, San Bernardino County's Department of Community Development and Housing examines its progress in addressing the long-range goals and implementing strategies that are included in the Strategic (Consolidated) Plan. This progress is evaluated by comparing performance for each Program Year (Annual Action Plan) and cumulatively against the measureable multi-year goals. The results of this internal monitoring process are reported to residents of the County and to HUD in the CAPER.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Entitlement grant resources totaling \$10,004,903 are planned during the next fiscal year (July 1, 2015 – June 30, 2016) to address obstacles, to meet underserved needs, foster decent housing, develop institutional structures, and to enhance coordination between public and private housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report (CAPER) to be published in September 2016.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	-Acquisition -Admin and Planning -Economic Development -Housing -Public Improvements -Public Services	\$6,495,988	\$1,000,000	\$0	\$7,495,988	\$25,983,952	Anticipated funding will include Entitlement grant funds, program income, and prior year resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public - Federal	-Acquisition -Homebuyer Assistance -Homeowner -Rehab -Multifamily Rental New Construction -Multifamily Rental New Construction -New Construction for Ownership -TBRA	\$2,969,923	\$200,000	\$2,500,00	\$5,669,923	\$12,679,692	Anticipated funding will include Entitlement grant funds, program income, and prior year resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public - Federal	-Conversion and Rehab for Transitional Housing -Financial Assistance -Overnight Shelter -Rapid Re-housing (rental assistance) - Rental Assistance Services	\$538,992	\$0	\$11,000	\$549,922	\$2,155,968	Anticipated funding will include Entitlement grant funds and prior year resources.

Table 60 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME funds are heavily leveraged through the use of gap financing. All HOME NOFAs specify that a project must be far enough along in the development process for the developer to have identified and secured its primary funding sources. Matching funds will typically consist of Low Income Housing Tax Credits, Mental Health Services Act (MHSA) funds, Neighborhood Stabilization Program (NSP) funds, and Redevelopment Successor Agency land subsidies.

ESG funds are leveraged through the selection of subrecipients who are well established as homeless providers in their communities and show strong connections with multiple funding sources. All grants subrecipients are required to match ESG funds with other non-federal funding sources on a dollar-for-dollar basis. The matching amounts are specified in each subrecipient's contract. Matching funds may also include the value of any donated materials, the value of any lease on a building, any salaries paid to staff to carry out the program of the subrecipient, and the value of time and services contributed by volunteers to carry out the subrecipient's program.

The Annual Action Plan for 2015 – 2016 identifies as many other resources as possible. Funds may also be available to subrecipients through the following federal, state, county and other programs:

Federal Resources:

- Small Business Administration 504 Loan Program
- Economic Development Administration
- Supportive Housing Program
- Shelter Plus Program
- Veterans Affairs Supporting Housing
- HUD Section 202 Program
- Family Self-Sufficiency (FSS) Program
- Neighborhood Stabilization Program 1
- Neighborhood Stabilization Program 3

State Resources:

- State Housing Rehabilitation Program
- Emergency Solutions Program – Federal
- State First – Time Homebuyer Program
- Low Income Housing Tax Credits (LIHTC)

Local Resources:

- Tax Exempt Industrial Development Bond Financing
- Taxable Development Bond Program
- Equipment Only Purchase Program
- Multifamily Mortgage Revenue Bond Program

Other Resources:

- Affordable Housing Program (AHP)

The federal funding listed above is expected to be received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the County has historically received these funds and expect to continue to receive CDBG, HOME and ESG funds for the period covered by this Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County will not use any publically owned land or property located within the jurisdiction to address needs identified in this plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
1. New Construction/ Acquisition/ Rehabilitation of Multi-Family Housing Units	2015	2016	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME \$3,769,923	Gap financing for New Construction/ Acquisition/Rehabilitation of Multi-Family Units by private developers, cooperating cities and/or community-based organizations: 50 units
2. Acquisition/ Rehabilitation/ Disposition of Single-Family or Multi-Family Housing Units	2015	2016	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME and/or CDBG: \$0	Acquisition/Rehabilitation/Disposition of Housing Units by private developers, cooperating cities, and/or community-based organizations: 0 Households

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
3. New Construction/ Acquisition/ Rehabilitation of Housing for persons who are Elderly, Disabled, or Homeless	2015	2016	Affordable Housing	Countywide	Increase Access to Affordable Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	HOME and/or CDBG: \$2,000,000	New Construction/ Acquisition/ Rehabilitation of Supportive Housing for persons who are elderly, disabled, or homeless by private developers, cooperating cities, and/or community-based organizations 50 Units
4. Rehabilitation of Existing Housing	2015	2016	Affordable Housing	Countywide	Reduce Substandard Housing; Affirmatively Furthering Fair Housing Choice (AFFHC)	CDBG: \$0 HOME: \$0	Rehabilitation of existing housing by private developers, cooperating cities, and/or community-based organizations: Number of Households Receiving Rehabilitation: 0 Households
5. Affirmatively Furthering Fair Housing Activities	2015	2016	Fair Housing	Countywide	Affirmatively Furthering Fair Housing Choice (AFFHC)	CDBG: \$97,440	Number of Persons Benefiting from Fair Housing Activities: 600 Households
6. Provide Support for Emergency Housing and Supportive Services for the Homeless	2015	2016	Homeless	Countywide	Increase Housing Options for Homeless and At Risk of Homelessness	ESG \$549,992	Number of Persons Receiving Homeless Services: 1,600 Individuals

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
7. Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations	2015	2016	Homeless	Countywide	Increase Housing Options for Homeless and At Risk of Homelessness	ESG: \$0	Number Persons Homeless Assistance: 0 Individuals
8. Acquire/ Construct/ Rehabilitate Public Facilities and Infrastructure	2015	2016	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Facilities to Serve Low -Income and Special Needs Populations	CDBG: \$4,459,656	Number of Persons Benefiting from New or Improved Facilities for the County, cooperating cities, or other subrecipient organizations: 25,000 Individuals
9. Cooperating Cities Provide Funding Support, to Organizations Addressing the Public Service Needs of the County for Low-Income and Special Needs Individuals and Households	2015	2016	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Services for Low-Income and Special Needs Populations	CDBG: \$472,792	Number of Low-Income or Special Needs Persons Benefiting from New or Increased Services: 7,000 Individuals

Priority Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Priority Outcome Indicator
10. Provide the Administrative Structure for the Planning, Implementation, and Management of the CDBG, HOME, and ESG grant programs as well as other housing, community development and homeless programs.	2015	2016	Non-Housing Community Development Needs	Countywide	Providing Overall Program Planning and Administration	CDBG: \$1,921,437 HOME: \$220,000 ESG: \$37,500	Not applicable

Table 61 – Goals Summary

Goal Descriptions

Goal #1. New Construction/Acquisition/Rehabilitation of Multifamily Housing Units: Support the development of affordable rental housing, including projects located near job centers, that will be affordable to service employees and other low-wage members of the workforce.

Goal #2. Acquisition/Rehabilitation/Disposition of Single-Family or Multifamily Housing Units: Support the development of affordable rental housing, including projects located near job centers, that will be affordable to service employees and other low-wage members of the workforce.

Goal #3. New Construction/Acquisition/Rehabilitation of Housing for Persons who are Elderly, Disabled, or Homeless: Expand the supply of rental housing (including permanent supportive housing) that is accessible to persons with disabilities, including housing located near services, job centers, and other community amenities.

Goal #4. Rehabilitation of Existing Housing: Extend the useful life of existing affordable rental housing through repair and rehabilitation projects.

Goal #5. Affirmatively Further Fair Housing Choice: Accessibility improvements, fair housing enforcement, and education.

Goal #6. Provide Support for Emergency Housing and Supportive Services for the Homeless: Assist persons who are homeless through the development and rehabilitation of transitional housing; fund projects that provide supportive services and shelter to persons who are homeless.

Goal #7. Increase Permanent Supportive Housing for Homeless and At-Risk Populations: Assist persons who are homeless or at risk of homelessness through the development and rehabilitation of permanent supportive housing.

Goal #8. Acquire/Construct/Rehabilitate Public Facilities and Infrastructure: Fund public facility improvements in unincorporated San Bernardino County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals in unincorporated San Bernardino County that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.

Goal #9. Address Public Service Needs of Low-Income and Special Needs Populations: Fund projects in cooperating cities that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.

Goal #10. Provide Administrative Structure for Planning, Implementation, and Management of CDBG, HOME, and ESG Programs: Funding for the planning and administrative of the CDBG, HOME, and ESG programs as well as other housing, community development, and homelessness programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the upcoming year are identified in the table below. Additional details are provided in Section AP-38.

Projects

#	Project Description
1	Food Distribution Program
2	Additional Code Compliance Officers
3	Adelanto Branch Library literacy services
4	Provision of emergency food and clothing, diapers and car seats.
5	Housing Life Skills for Homeless Families and Individuals by New Hope Village
6	Rehabilitation Improvements to New Hope Village Facility
7	Provide childcare during shelter stay and outreach services for victims of domestic violence while they attend groups, classes, counseling, case management or other needed service
8	Barstow Branch Library literacy services
9	Replace restroom facility at Dana Park to meet current ADA requirements
10	Code Enhancement Program
11	Colton Public Library seeking funding to facilitate Advance to Literacy adult basic literacy program and afterschool homework assistance program
12	Fitness and exercise opportunities for Colton low/mod income residents to increase health awareness and improve quality of their lives
13	Colton Public Library seeking funding to facilitate mobile computer and information literacy lab
14	After school programs for Colton low/mod youth at the Thompson Teen Center
15	Street improvements in Census Tract 6700, Block Group 4 in Colton
16	Street improvements in Census Tract 6601, Block Group 3 on south side of "C" Street in Colton
17	Grand Terrace Branch Library literacy services
18	Provision of Recreation, Education and Creative Arts programs to the youth of Grand Terrace; especially those with limited resources
19	Code Enforcement
20	FSA provides group meals to the senior population in San Bernardino County in 16 communities and delivers meals to homebound seniors throughout the county
21	Yearly rent and sponsorship of at-risk youth in Highland
22	Neighborhood Revitalization

#	Project Description
23	Pavement rehabilitation and curb and gutter repairs on Mira Vista Avenue and 13th Street in Highland
24	Free to reduced registration to families for the players to play baseball/softball
25	Highland Branch Library literacy services
26	Provision of qualify of life enrichment programs for seniors
27	Youth and family outreach program for low/mo income families and their children
28	Non-profit, licensed solar installer GRID Alternatives will install solar electric systems for 20 low-income households while providing hands-on job training in solar installation
29	Loma Linda Branch Library literacy services
30	Installation of new 8" waterlines at Rosarita Drive and Yardley Place in Loma Linda
31	Shelter/Transitional housing, rapid re-housing, mental health care, case management and other essential services to break the cycle of family homelessness
32	ADA improvements at the Recreation Center
33	Graffiti abatement
34	Golden Express Transportation Program
35	Dial-a-Ride Demand Response Transit Program
36	Clearance of Abandoned Houses
37	Street Improvements
38	Removal of architectural barriers at various City of Redlands public facilities.
39	Redlands Legal Aid department provides assistance by resolving legal issues such as divorce, custody, guardianship, family law, landlord/ tenant and other civil law matters
40	Rental/mortgage assistance to low income families
41	Shelter/Transitional housing, rapid re-housing, mental health care, case management and other essential services to break the cycle of family homelessness
42	FSA provides group meals to the senior population in San Bernardino County in 16 communities and delivers meals to homebound seniors throughout the county
43	Paradise Park Renovation
44	Paradise Valley Neighborhood Enhancement Program
45	Knotts Sky Park Improvements
46	Removal of existing ADA barriers and installation of ADA curb ramps at strategic intersections throughout the City
47	Design and construction of curb, gutter, sidewalk, ADA ramps an street improvements along both sides of Ave. A, between Adams St. and 1st St.
48	Yucaipa Youth Scholarship Program
49	Yucaipa Branch Library literacy services
50	Crisis intervention to victims of sexual abuse and domestic violence
51	FSA provides group meals to the senior population in San Bernardino County in 16 communities and delivers meals to homebound seniors throughout the county

#	Project Description
52	Construction of New Fire Station in the City of Needles by San Bernardino County, Department of Architectural & Engineering
53	Contract Compliance/Environmental Review
54	CDBG Program Administration
55	Fair Housing Services
56	Tenant/Landlord Mediation
57	HOME - Activities and Administration for HOME funded projects
58	HESG - Emergency Solutions Grant for the provision of homelessness prevention, rapid re-housing services and administration

Table 62 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The County of San Bernardino developed its allocation priorities with the goal of providing housing and community development improvements for as many low and moderate income residents as possible with their CDBG, HOME, and ESG allocations. CDBG funds used in the unincorporated County will be focused on public facility or infrastructure projects that can serve a significant number of residents; city funded public services, public facility, and infrastructure projects will be concentrated in incorporated cities where greater population density allows for cost effective delivery of services.

AP-38 Project Summary

Project Summary Information

AP #	County Log #	Implementing Agency	Project Description	Prior Year Funds	2015-16 Allocation	Total Allocation
1	ADEL15-011	Adelanto	Food Distribution Program		\$12,556	\$12,556
2	ADEL15-013	Adelanto	Additional Code Compliance Officers		\$81,020	\$81,020
3	ADEL15-034	Adelanto	Adelanto Branch Library literacy services		\$12,556	\$12,556
4	ADEL15-046	Adelanto	Provision of emergency food and clothing, diapers and car seats		\$12,556	\$12,556
5	BARS15-016	Barstow	Housing Life Skills for Homeless Families and Individuals by New Hope Village		\$10,000	\$10,000
6	BARS15-017	Barstow	Rehabilitation Improvements to New Hope Village Facility		\$20,000	\$20,000
7	BARS15-022	Barstow	Provide childcare during shelter stay and outreach services for victims of domestic violence while they attend groups, classes, counseling, case management or other needed services		\$12,000	\$12,000
8	BARS15-035	Barstow	Barstow Branch Library literacy services		\$3,297	\$3,297
9	BARS15-074	Barstow	Replace restroom facility at Dana Park to meet current ADA requirements		\$123,352	\$123,352
10	BBLK15-012	Big Bear Lake	Code Enhancement Program		\$33,134	\$33,134
11	COLT15-059	Colton	Colton Public Library seeking funding to facilitate Advance to Literacy adult basic literacy program and afterschool homework assistance program		\$25,000	\$25,000

AP #	County Log #	Implementing Agency	Project Description	Prior Year Funds	2015-16 Allocation	Total Allocation
12	COLT15-060	Colton	Fitness and exercise opportunities for Colton low/mod income residents to increase health awareness and improve quality of their lives		\$12,000	\$12,000
13	COLT15-061	Colton	Colton Public Library seeking funding to facilitate mobile computer and information literacy lab		\$12,000	\$12,000
14	COLT15-062	Colton	After school programs for Colton low/mod youth at the Thompson Teen Center		\$12,000	\$12,000
15	COLT15-084	Colton	Street improvements in Census Tract 6700, Block Group 4 in Colton		\$106,738	\$106,738
16	COLT15-083	Colton	Street improvements in Census Tract 6601, Block Group 3 on south side of "C" Street in Colton		\$291,000	\$291,000
17	GRAN15-037	Grand Terrace	Grand Terrace Branch Library literacy services		\$9,114	\$9,114
18	GRAN15-056	Grand Terrace	Provision of Recreation, Education and Creative Arts programs to the youth of Grand Terrace; especially those with limited resources		\$9,114	\$9,114
19	GRAN15-057	Grand Terrace	Code Enforcement		\$21,114	\$21,114
20	MULT15-067	Grand Terrace	FSA provides group meals to the senior population in San Bernardino County in 16 communities and delivers meals to homebound seniors throughout the county		\$9,114	\$9,114
21	HIGH15-019	Highland	Yearly rent and sponsorship of at-risk youth in Highland		\$7,000	\$7,000
22	HIGH15-020	Highland	Neighborhood Revitalization		\$123,997	\$123,997
23	HIGH15-021	Highland	Pavement rehabilitation and curb and gutter repairs on Mira Vista Avenue and 13th Street in Highland		\$206,000	\$206,000
24	HIGH15-025	Highland	Free to reduced registration to families for the players to play baseball/softball		\$11,000	\$11,000

AP #	County Log #	Implementing Agency	Project Description	Prior Year Funds	2015-16 Allocation	Total Allocation
25	HIGH15-038	Highland	Highland Branch Library literacy services		\$9,500	\$9,500
26	HIGH15-045	Highland	Provision of qualify of life enrichment programs for seniors		\$24,000	\$24,000
27	HIGH15-058	Highland	Youth and family outreach program for low/mod income families and their children		\$11,632	\$11,632
28	MULT15-049	Highland	Non-profit, licensed solar installer GRID Alternatives will install solar electric systems for 20 low-income households while providing hands-on job training in solar installation		\$12,000	\$12,000
29	LOMA15-039	Loma Linda	Loma Linda Branch Library literacy services		\$10,000	\$10,000
30	LOMA15-082	Loma Linda	Installation of new 8" waterlines at Rosarita Drive and Yardley Place in Loma Linda		\$112,701	\$112,701
31	MULT15-066	Loma Linda	Shelter/Transitional housing, rapid re-housing, mental health care, case management and other essential services to break the cycle of family homelessness		\$9,888	\$9,888
32	MONT15-005	Montclair	ADA improvements at the Recreation Center		\$233,154	\$233,154
33	MONT15-006	Montclair	Graffiti abatement		\$28,500	\$28,500
34	MONT15-007	Montclair	Golden Express Transportation Program		\$12,645	\$12,645
35	NEED15-008	Needles	Dial-a-Ride Demand Response Transit Program		\$7,900	\$7,900
36	NEED15-009	Needles	Clearance of Abandoned Houses		\$31,596	\$31,596
37	REDL15-043	Redlands	Street Improvements		\$165,944	\$165,944
38	REDL15-044	Redlands	Removal of architectural barriers at various City of Redlands public facilities		\$108,000	\$108,000
39	REDL15-050	Redlands	Redlands Legal Aid department provides assistance by resolving legal issues such as divorce, custody, guardianship, family law, landlord/ tenant and other civil law matters		\$9,000	\$9,000

AP #	County Log #	Implementing Agency	Project Description	Prior Year Funds	2015-16 Allocation	Total Allocation
40	MULT15-048	Redlands	Rental/mortgage assistance to low income families		\$21,343	\$21,343
41	MULT15-066	Redlands	Shelter/Transitional housing, rapid re-housing, mental health care, case management and other essential services to break the cycle of family homelessness		\$9,000	\$9,000
42	MULT15-067	Redlands	FSA provides group meals to the senior population in San Bernardino County in 16 communities and delivers meals to homebound seniors throughout the county		\$9,000	\$9,000
43	TOWN15-014	Town of Yucca Valley	Paradise Park Renovation		\$91,460	\$91,460
44	TOWN15-015	Town of Yucca Valley	Paradise Valley Neighborhood Enhancement Program		\$35,000	\$35,000
45	TWEN15-004	Twentynine Palms	Knotts Sky Park Improvements		\$117,789	\$117,789
46	YUCA15-031	Yucaipa	Removal of existing ADA barriers and installation of ADA curb ramps at strategic intersections throughout the City		\$99,437	\$99,437
47	YUCA15-032	Yucaipa	Design and construction of curb, gutter, sidewalk, ADA ramps and street improvements along both sides of Ave. A, between Adams St. and 1st St.		\$105,000	\$105,000
48	YUCA15-033	Yucaipa	Yucaipa Youth Scholarship Program		\$12,077	\$12,077
49	YUCA15-041	Yucaipa	Yucaipa Branch Library literacy services		\$8,000	\$8,000
50	YUCA15-047	Yucaipa	Crisis intervention to victims of sexual abuse and domestic violence		\$8,000	\$8,000

AP #	County Log #	Implementing Agency	Project Description	Prior Year Funds	2015-16 Allocation	Total Allocation
51	MULT15-067	Yucaipa	FSA provides group meals to the senior population in San Bernardino County in 16 communities and delivers meals to homebound seniors throughout the county		\$8,000	\$8,000
52	COUN15-081	County	Construction of New Fire Station in the City of Needles by San Bernardino County, Department of Architectural & Engineering		\$2,353,220	\$2,353,220
53	COUN15-085	Countywide	Contract Compliance/Environmental Review		\$422,239	\$422,239
54	COUN15-086	Countywide	CDBG Program Administration		\$1,499,198	\$1,499,198
55	FAIR15-068	Countywide	Fair Housing Services		\$64,960	\$64,960
56	TENA15-069	Countywide	Tenant/Landlord Mediation		\$32,480	\$32,480
57	HOME15-001	Countywide	HOME - Activities and Administration for HOME funded projects	\$3,500,000	\$3,269,923	\$6,769,923
58	HESG15-001	Countywide	HESG - Emergency Solutions Grant for the provision of homelessness prevention, rapid re-housing services and administration	\$11,000	\$538,992	\$549,992

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Over the next year, the County of San Bernardino will allocate CDBG funds for use in each of the 13 cooperating cities and in unincorporated areas of the County, as identified below. These funding percentages were determined by the County using a formula based on population, poverty rate, and rate of housing overcrowding.

Available HOME funds will be used for multifamily new construction or rehabilitation; eligible areas include the unincorporated County and all HOME Consortium cities. While the County has not identified specific target areas for the use of HOME funds, priority will be given to affordable rental projects located in high opportunity (i.e. high school proficiency, high labor market engagement, and high job access), low poverty areas (poverty concentrations exceeding 51%), as described in the County's 2015-2020 Analysis of Impediments to Fair Housing Choice.

ESG funds will be allocated geographically amongst population centers in each of the County's six regions – East, West, and Central Valleys, Mountain communities, High Desert and the Morongo Basin.

Target Area	Percentage of Funds
Adelanto	2%
Barstow	3%
Big Bear Lake	1%
Colton	7%
Chino Hills	*
Grand Terrace	1%
Highland	6%
Loma Linda	2%
Montclair	4%
Needles	1%
Rancho Cucamonga	*
Redlands	5%
San Bernardino	*
Twentynine Palms	2%
Yucaipa	4%
Yucca Valley	2%
Unincorporated County	62%
*Participate in the HOME Program only.	

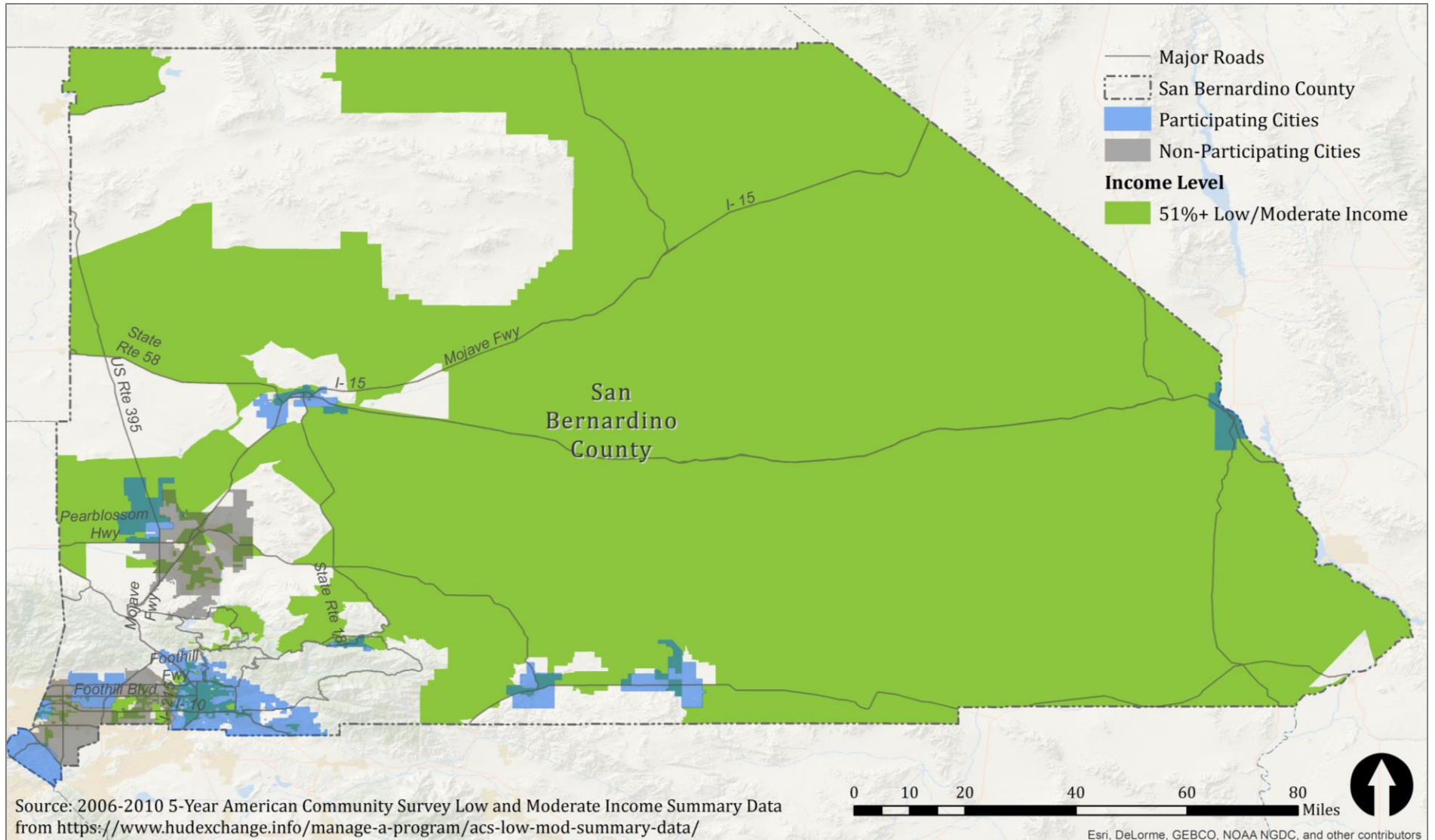
Table 63 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

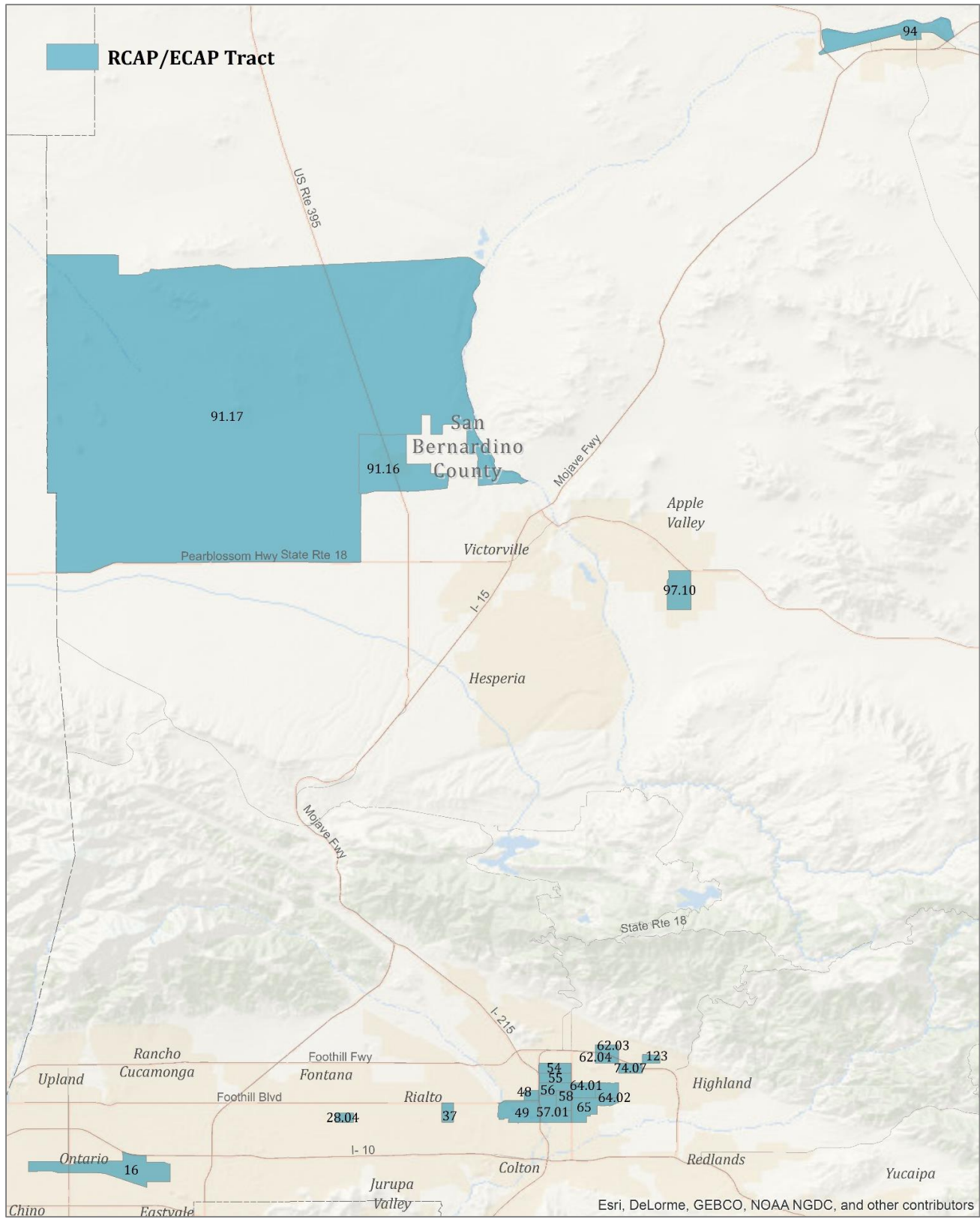
The County of San Bernardino developed the geographic priorities outlined above with the goal of providing housing and community development improvements for as many low and moderate income residents as possible with their CDBG, HOME, and ESG allocations. CDBG funds used in the unincorporated County will be focused on public facility or infrastructure projects that can serve a significant number of residents; city funded public services, public facility, and infrastructure projects will be concentrated in incorporated cities where greater population density allows for cost- effective delivery of services.

The maps on the following pages identify low- income areas in the County. The first shows areas that are income-eligible for CDBG spending, defined as block groups in which 51% or more of the population lives in low- or moderate- income households. The second map identifies racially and ethnically concentrated areas of poverty (RCAP/ECAPs) in the County, which are defined by HUD as census tracts with a minority population share above 50% and an individual poverty rate above 40%. As the County evaluates the use of HOME funds over the next year, consideration will be given to RCAP/ECAP locations and the opportunity to deconcentrate poverty by locating new affordable rental housing outside these areas.

Map – San Bernardino County Block Groups with 51% or More Low/Moderate Income Residents



Map - San Bernardino County Block Groups with 51% or More Low/Moderate Income Residents



Source: U.S. Census 2008-2012 5-Year American Community Survey Tables B03002 and B17001

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Over the upcoming Program Year, as shown in the tables below, the County of San Bernardino has established housing goals to be met with its federal CDBG, HOME and ESG allocations. In terms of goals for households to be supported, homeless households include both single person and family households receiving emergency shelter, homelessness prevention and rapid re-housing services through the ESG program and non-homeless households.

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 65 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of San Bernardino (HACSB) has been one of the leading providers of affordable housing in San Bernardino County for over 70 years. The County of San Bernardino is the largest county by land area in the contiguous United States consisting of 24 cities and covering over 20,000 square miles of land. It is the twelfth most populous county in the nation, with more residents than 15 of the country's states. The population of San Bernardino County has grown by almost five percent between 2010 and 2013 and is expected to continue to rise over the next several years. HACSB serves in excess of 30,000 people, most of whom are seniors, disabled individuals and children.

Actions planned during the next year to address the needs to public housing

HACSB participates in HUD's Moving to Work (MTW) program for housing authorities to design and test innovative, locally designed housing and self-sufficiency initiatives. The MTW designation allows participating agencies to waive certain statutes and HUD regulations in order to increase housing choice for low-income families, encourage households to increase their self-sufficiency, and improve administrative and operational cost effectiveness. HACSB's participation in MTW allows the agency to test new methods to improve housing services and to better meet local needs.

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

HACSB undertakes a variety of initiatives to increase resident involvement, including a comprehensive, updated website that provides information on all facets of the housing authority operations, policies and procedures. HACSB has established programs that represent all San Bernardino County residents living in the HACSB Developments. The New Resident Advisory Board was established to represent housing residents and voucher participants. Housing Authority staff work closely with RAB members to discuss potential policy changes, especially new initiatives with the Moving to Work Demonstration Program, get feedback on messaging and communication to residents, recruit participants for hearings and special events, and much more.

The HACSB coordinates programs, activities, and services offered to residents, including:

- Family Self- Sufficiency Program - designed to assist residents with achieving self-sufficiency. This effort is accomplished through goal setting, intervention, advocacy and community collaboration. Residents can get assistance with seeking employment, job training, and educational opportunities.

- Homeownership Program – designed to help interested participants find an appropriate mortgage lender and work with the participant through the process of buying a home.
- Programs for Children - a variety of programs and services are made available to residents at various HACSB sites that include but are not limited to: scholarships, after- school tutoring, health, safety, gang prevention programs, nature projects, etc.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of the County of San Bernardino is not designated as troubled and is considered a high performer with an assessment score of 90.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness

The County of San Bernardino will support the following one-year goals and actions for reducing and ending homelessness.

- 1) Provide funds to support emergency shelter renovations
- 2) Provide funds to support shelter operations and transitional housing.
- 3) Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

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

The County of San Bernardino will continue to engage in its street outreach and engagement activities in order to outreach to homeless populations. These activities include an annual Point-In-Time Count which helps identify homeless residents and assess their needs. The following needs are assessed during the annual count: chronic homelessness, homeless children and unaccompanied youth, the racial and ethnic makeup of the homeless population, mental health needs, and presence of a chronic health need or disability. The County will support and facilitate an expansion of street outreach to include multi-disciplinary practitioners from law enforcement, social services, health care, mental health care, faith-based groups, volunteers, non-profits, community-based organizations, and substance abuse recovery centers in alignment with its overall plan to end homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Agencies in four cities (San Bernardino, Rialto, Fontana, and Ontario) receive Homeless Prevention and Rapid Re-Housing Program (HPRP) funding. The four agencies include Inland Temporary Homes in San Bernardino, Cathedral of Praise in Rialto, Water of Life Community Church in Fontana, and Mercy House in Ontario. Four agencies, Hi Desert Domestic Violence Program, Catholic Charities, Community Action Partnership of San Bernardino, and Family Services Association of Redlands, provide service for residents in unincorporated areas and 15 cities and towns.

According to San Bernardino County Homeless Partnership (SBCHP)'s guide to homeless service providers, approximately 150 agencies provide emergency shelter, transitional

housing, permanent housing, domestic violence shelter, and other supportive services (i.e. case management, rental assistance, utility assistance, and food banks) to homeless residents in the County. Resources are provided in 35 cities across the County. The County will continue its support of these agencies, service providers, and programs.

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 of San Bernardino will continue its support to several agencies that provide mainstream services that help homeless residents transition to permanent housing, shorten the experience of homelessness, and prevent future instances of homelessness. The County has a Homeless Provider Network and an Interagency Council on Homelessness to help plan for and meet the needs of homeless residents within the County. Many programs are located and specific to cities throughout the County. However, the County will also support county wide resources and service provision which includes the Transitional Assistance Department (TAD), which provides financial, nutritional, and medical assistance. TAD programs operate through the Department of Human Services and include programs to assist the homeless including financial assistance and welfare to work programs, food stamps, child care subsidies to encourage employment, cash assistance to elderly and disabled immigrants, a general relief program that provides loans for housing, food, and transportation, a refugee assistance program that provides medical and financial assistance to refugees, and Medi-Cal which provides health insurance to low- income residents.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The County of San Bernardino has several strategic steps to address homeless prevention which are detailed in the County's 10-Year Plan to End Homelessness. The County will continue to support and facilitate action on these steps. One of these strategies includes case manager assessment during intake to social and human services agencies. These assessments will help determine needs and eligibility for resources and coordination in discharge planning from medical, foster care, mental health, and corrections facilities.

Another strategy includes the provision of supportive and social services, such as, behavioral health, credit repair, benefits counseling, employment services, landlord-tenant mediation, rental and utility assistance, and veterans benefits (when applicable).

The Community Action Partnership of San Bernardino County (CAPSBC) has several programs for low-income residents that can serve as an aid to homeless prevention activities. CAPSBC offers a family development program that offers emergency assistance including rental, food, transportation, and motel assistance. The organization also offers a food bank to provide food and nutritional assistance. Residents may also be offered case management services that include educational training, vocational and employment training, and training on budgeting. The County will continue its support for these projects and services.

In addition, the County will continue to support and facilitate mental health and supportive services to the homeless through the County's Department of Behavioral Health. The Department of Behavioral Health includes several programs targeted at assisting low-income and homeless residents with mental health needs, such as, the mentally ill homeless program (30 days of basic needs, case management, employment, and outreach services to homeless mentally ill adults), the housing program operated in conjunction with the housing authority (provides mental health services and long term permanent housing for homeless mentally ill or mentally ill/substance abuse residents), and the employment program provides employment skills evaluations, pre-employment services, job coaching and collateral services to residents with mental health needs).

Discussion

Through the partnerships and services providers involved in the SBCHP, the County will actively work to ensure that homeless individuals make the transition to permanent housing and independent living by prioritizing safe and stable housing and making affordable housing options more accessible to homeless residents. Many homeless that struggle to transition into permanent housing and independent living suffer from mental illness, substance addiction, or have disabilities. Recent trends through the Homeless Prevention and Rapid Re-housing Program and Housing First model prioritize placing homeless individuals and families in permanent housing quickly, and then linking them to supportive services in the community. During this Consolidated Plan period, the County of San Bernardino will continue to support local organizations to assist homeless persons with transitional and permanent housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing can present in a variety of aspects and multiple entities including, but not limited to government and political agencies, banking and financial institutions, insurance industry regulations, zoning regulations, social and economic variables, neighborhood conditions, public policy legislation, and fair housing enforcement. Sections MA-40 and SP-55 describe barriers to affordable housing within San Bernardino County in greater detail. This section will describe specific strategies the County will employ to address public policy barriers to affordable housing.

Actions planned 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

Discussion:

The County of San Bernardino will continue to work with government, public, private, and non-profit community agencies to remove or ameliorate the negative effects of public policies that serve as current barriers to affordable housing. Action steps as recommended and accepted by the County are summarized below:

The County of San Bernardino will work to encourage that comprehensive neighborhood plans and zoning ordinances/regulations promote a variety of housing types including single and multi-family homes, apartments, townhomes, duplexes, and live-work units in order to increase variability and affordability.

The County of San Bernardino Community Development and Housing Department will evaluate the extent to which County programs and services meet the needs of populations with limited English proficiency by conducting the four-factor analysis.

The County of San Bernardino will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes and to low- and moderate-income residents, in order to ensure that to the maximum extent possible, residents have access to means of improving their ability to obtain and maintain decent, affordable housing. In the case that counseling is unavailable, inadequate or not well advertised, the County should work with its community partners to increase its availability and use.

The County will support education and outreach efforts by community partners regarding needs assessments for affordable housing and subsidized housing.

AP-85 Other Actions – 91.220(k)

Introduction:

To address each challenge listed below, the County of San Bernardino will undertake the identified activities, or continue activities already underway, during the 2015-2016 program year.

Actions planned to address obstacles to meeting underserved needs

The County has experienced several significant obstacles to meeting underserved needs in recent years. The loss of redevelopment monies reduced public funding available to address needs and led to reductions in department staff, meaning that remaining staff are tasked with covering the County's vast and varying geographies. Further, slow economic recovery and unemployment and foreclosure rates that remain above state and national levels continue to exacerbate need.

With limited resources and continued housing and community development need, the Department of Community Development and Housing (CDH) will seek to expand partnerships with other County departments over the next program year. CDH will also explore opportunities to collaborate with non-profit agencies, social service providers, and affordable housing developers to develop a coordinated affordable housing strategy that maximizes the impact of both County grant funds and other public and private investments.

CDH will continue the collaborations currently underway, including:

- Use of ESG funds with Shelter Plus Care through the Department of Behavioral Health and the Office of Homeless Services;
- Use of HUD VASH vouchers through Veterans Affairs;
- Use of Mental Health Services Act (MHSA), HOME, and NSP funds in the development of new and/or rehabilitated affordable housing; and
- Collaboration with the Housing Authority of the County of San Bernardino (HACSB) and the County of San Bernardino Department of Workforce Development (WDD), as described later in this section.

Actions planned to foster and maintain affordable housing

Monitoring and rehabilitation are the primary tools the County plans to use to preserve existing affordable housing units. Over the next program year, the County will monitor approximately 10-20% of HOME units, including on-site inspections and file reviews to ensure program specifications are being met. HOME funds will be used for multifamily

housing rehabilitation or construction of new affordable units.

The Inland Fair Housing and Mediation Board will continue to provide tenant/landlord mediation services free of charge to County residents. These services assist in the prevention of landlord mistreatment of low- and moderate- income residents, many of whom would not otherwise have the resources to contend with abuses and remain in their current housing.

The County has established a Homeownership Protection Program Joint Powers Authority with the Cities of Ontario and Fontana to coordinate assistance to low and moderate income homeowners with underwater mortgages. While the County is still exploring program options to address foreclosures, it has established a website (<http://saveyourhomesbcounty.org/>) designed to provide information about foreclosure prevention assistance that is currently available and to prevent homeowners from falling prey to refinancing companies attempting to scam those in need.

Actions planned to reduce lead-based paint hazards

Estimates show that 9% of owner-occupied units and 15% of renter-occupied housing units in San Bernardino County are at risk of lead-based paint hazards, based on age (built prior to 1980) and presence of children.

In the upcoming program year, the County will ensure that any multifamily rehabilitation projects on buildings constructed prior to 1978 are done using lead-safe work practices, including proper lead removal or abatement. HOME monitoring site visits will include a Housing Quality Standards (HQS) unit inspection that looks for signs of lead paint hazards, such as peeling or flaking paint, particularly in properties constructed prior to 1978. Program funds will be expended on lead-based paint removal as the County does not operate any homeowner housing programs.

Two organizations in San Bernardino County address lead-based paint hazards, neither funded using HUD entitlement monies. The Community Action Partnership of San Bernardino County (CAPSBC) is a non-profit agency that provides lead-safe weatherization and lead hazard reduction services to households with children under age six living in low- and moderate- income housing built before 1978. Services are also available to property owners who rent housing to families meeting these requirements. Both single and multifamily housing units are eligible for these services.

The County of San Bernardino Department of Public Health operates a Childhood Lead Poisoning Prevention (CLPP) program designed to educate the public, identify and care for children with exposure to lead, and prevent exposure to lead. The CLPP program includes case management services, lead testing, community outreach and education, nutritional

education, and investigation of complaints about unsafe renovation and remodeling activities that may put children at risk of lead exposure.

Actions planned to reduce the number of poverty-level families

The County's ESG program, in collaboration with the Continuum of Care, will continue to coordinate with homeless providers and mainstream housing and service programs to provide case management, including counseling, addiction rehabilitation programs, and other life skills training. One goal of these programs is to increase program participants' ability to find and keep employment, allowing them to maintain housing and move out of poverty.

CDH will continue to work with the Department of Workforce Development (WDD) to promote HUD Section 3 hiring for all of its loan and grant programs. Services provided by WDD include career counseling, job search assistance, skills assessments, and occupational training services. The WDD also offers business development assistance programs, which may lead to business expansion and new job openings. The San Bernardino County Workforce Investment Board (SBWIB) oversees the programs offered through WDD and is comprised of private business representatives and public sector partners appointed by the County Board of Supervisors.

In the last program year, the County established a Memorandum of Understanding (MOU) among CDH, WDD, and the Housing Authority of the County of San Bernardino (HACSB) to provide resources and services to developers, contractors, and subcontractors working on projects subject to Section 3 of the Federal Housing and Urban Development Act of 1968 job development regulations. Under the MOU, these three entities collaborate to provide County residents employment opportunities with businesses awarded County contracts funded with federal money and to inform contractors of business development assistance available through WDD. Developers, contractors, and subcontractors working on affordable housing and/or capital projects funded with HOME and CDBG funds are required by to take part in this program, and must certify participation in a meeting with CDH, HACSB, and WDD. The County of San Bernardino will continue this program over 2015-2016.

In addition to collaborating for Section 3 hiring, the HACSB will continue to assist its residents in their efforts to move out of poverty through job skills counseling and training programs offered through a partnership with WDD.

Actions planned to develop institutional structure

During the last program year (2014-2015), the County of San Bernardino procured a new grants management, loan servicing, and project monitoring system designed to replace separate tracking systems and increase efficiency of record-keeping. The County will

continue implementation of this system over the upcoming program year, but does not anticipate additional changes in technology or record-keeping systems.

Actions planned to enhance coordination between public and private housing and social service agencies

Given that the County of San Bernardino has limited funding available to address an array of housing and community development needs across a substantial geography, collaboration with existing housing agencies, social service providers, cooperating cities, and other County departments, will be crucial. The County plans to strengthen its relationships with homeless service providers through continued participation in the Interagency Council on Homelessness, the Homeless Partnership Network, the Housing Collaborative, and the Continuum of Care review panel.

The County will also seek to strengthen its relationship with communities in unincorporated areas, including with service providers and other County departments working there. Collaboration will also be encouraged among private housing developers, service providers, and other non-profit agencies throughout the County. Improved communication and cooperation will allow for a more effective affordable housing strategy in which County efforts can build on those of the private/non-profit sectors and vice versa.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

In AP-90, the County of San Bernardino provides information that is required by regulations governing the three Entitlement grants that it receives annually from the United States Department of Housing and Urban development. The grants are the Community Development Block Grant (CDBG) Program, the HOME Program, and the Emergency Solutions Grant (ESG) Program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Information	Amounts
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0 proceeds from the sale of CDBG funded real property
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities: \$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

Overall benefit percentage: 90%

Year covered in this Action Plan: 2015

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

It is anticipated that HOME Program funds will be used as gap financing for multifamily housing projects during 2015. As in prior years, the County will use its HOME Program funds with permanent financing from private lenders, Low Income Housing Tax Credits, and other funding sources such as the Mental Health Services Act (MHSA). No additional forms of investment have been identified at this point for use with HOME program funds during 2015

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County anticipates recapturing an amount equal to or less than the original HOME investment in each loan should the property be sold prior to the end of the affordability period, pursuant to the HOME Program Recapture requirements. The “net proceeds” (sale price/value less first mortgage balance and closing costs) could be less than the original HOME investment as determined by conditions in the local housing market. Assistance may be provided to develop additional low- income housing units from a portion of any recaptured funds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (See 24 CFR 92.254(a)(4)) is as follows:

The County’s recapture policies for the use of HOME Program funds insure the affordability of units acquired with HOME Program funds. For rental units, the County secures mortgages and promissory notes for the amount of HOME funds lent to the project and includes restrictive covenants for these properties assisted with HOME Program funds. The terms of affordability are described in the covenants. The covenants and promissory notes specify that in the event of a failure to achieve affordability requirements, the HOME Program funds must be returned to the County.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

During 2015, the County does not plan to use any of its HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

(See the attached Appendix A, "County of San Bernardino Emergency Solutions Grant (ESG) Program standards.")

2. If the Continuum of Care(CoC) has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The County of San Bernardino coordinates homeless services with entitlement and non-entitlement cities throughout the County. The County Department of Behavioral Health Office of Homeless Services (OHS) serves as the lead agency for the County's CoC. The County government oversees the distribution of ESG funds for its service area that includes all unincorporated areas as well as the 13 non-entitlement cities within the County CDBG Consortium. Any subrecipient organizations that receive ESG grant funds from the County of San Bernardino are required to coordinate with and report their homeless services data in the Homeless Management Information System (HMIS) administered by the County's Office of Homeless Services on behalf of the CoC. All service providers in the CoC use a common assessment tool, data collection methods, and targeting strategy. As permitted by HUD, client data from providers of services to domestic violence victims are not reported in the County's HMIS system. These agencies must maintain and report data to the County in the same format as is used for HMIS.

The County uses a "211" Homeless Services telephone information system that operates on a 24-hour basis and may be used to refer residents of the County to nearby service providers. However, the County has developed a coordinated intake system that is standardized for use by ESG service providers. This system will be operational during 2015 and its goal for centralized intake is to, "enhance the quality of client screening and assessment and better target program assistance to where it can be the most effective." This new system will decrease fragmentation and direct clients toward resources that are most efficiently and effectively used. This system is also designed to reduce the practice of sequential referrals to numerous providers for each client.

When using the centralized intake system any person seeking services will continue to contact "211" (a toll-free number) directly, to obtain initial screening prior to being referred to the appropriate service provider in the Continuum of Care. Every service

provider will be using the same assessment tool, data collection methods, and targeting strategy for financial assistance as well as for case management prevention, rapid re-housing and any other services. Using a coordinated access process will result in a more accessible and uniform system used to connect persons who are homeless or at risk of homelessness with appropriate resources available in the County's Continuum of Care.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County uses a Notice of Funding Availability (NOFA) every year that offers the opportunity for homeless service providers to request ESG funding. This process was used in fall of 2014 to obtain proposals for the use of 2015 ESG funds. The NOFA is transmitted electronically to all identified service providers participating in the Continuum of Care, Interagency Council on Homelessness (ICH), and the Homeless Provider Network (HPN). The information is also posted on the website for the County of San Bernardino Department of Community Development and Housing.

In making awards of the ESG funds, the County is mindful that service providers should be geographically and strategically located throughout the County. To review proposals submitted to the County, an Evaluation Committee is used. The Committee consists of staff from the CDH, staff from other County departments (i.e., Department of Behavioral Health and the Office of Homeless Services, and the Housing Authority of the County of San Bernardino. Standardized rating and scoring procedures and forms are used in this process. Recommendations from the review process are used by CDH to develop a list of recommended funding choices for consideration and approval by the Board of Supervisors.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to, and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County developed new ESG Program Standards in 2012 to comply with new requirements under the new ESG Final Rule. At that time, the County included a formerly homeless person on the review committee that developed the new County standards (see Attachment A). No changes in the ESG program standards are included in Action Plan 2015.

The County works closely with the Continuum of Care and its service providers to ensure that homeless persons or persons who were previously homeless have access to the

policy development and operations processes of the COC.

5. Describe performance standards for evaluating ESG.

During 2015, the County will continue the process used during Action Plan 2014 which used performance standards that relied on “percentage of successful outcomes” and that looked at housing stability for six months and 12 months following receipt of ESG assistance. New ESG contracts associated with 2015 ESG funds will continue to emphasize the goal of tracking beneficiaries for up to 12 months following termination of assistance.