

HOUSING AUTHORITY of the
COUNTY OF SAN BERNARDINO

Annual Report 2016

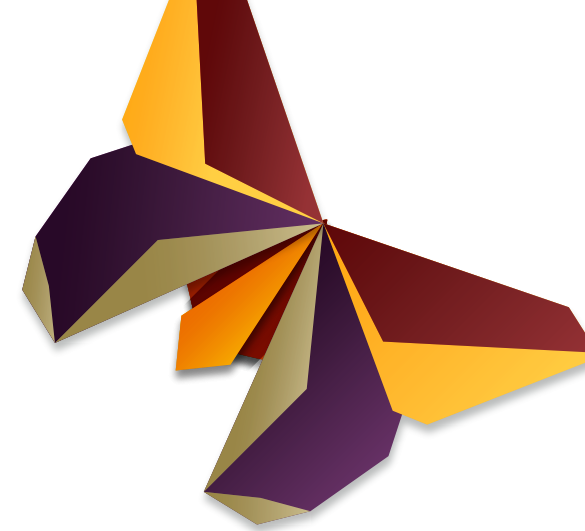


BUILDING COMMUNITIES
Changing Lives





BUILDING COMMUNITIES
Changing Lives



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ADMINISTRATION AND ACCOUNTABILITY

COUNTY BOARD OF SUPERVISORS
GOVERNING BOARD OF COMMISSIONERS

OUR MISSION

The Housing Authority of the County of San Bernardino empowers all individuals and families in need to achieve an enriched quality of life by providing housing opportunities and resources throughout San Bernardino County.

OUR VISION

The Housing Authority of the County of San Bernardino is committed to creating a world in which all people have a stable and enriched quality of life.

CORE VALUES

- RESPECT** | We believe that all people should have a stable and enriched quality of life and should be afforded the opportunity to not only survive, but to thrive in environments that are sensitive to and encourage respect and empathy for individual circumstances.
- SAFETY** | We believe that all residents deserve a safe and secure living environment that is crime- and distraction-free and where families can feel good about raising their children and seniors can enjoy a high quality of life.
- INTEGRITY** | We believe that there is a strong, mutually reinforcing connection between the integrity of our staff/programs and the success of our clients. Integrity-building within our organization is key toward fulfilling our mission statement.
- SERVICE** | We believe that in order to be successful, we must serve the public by being effective stewards of its financial resources and by developing a customer service business model based on benchmarks and measurements.



Robert A. Lovingood
Chair
First District Supervisor



Curt Hagman
Vice Chair
Fourth District Supervisor



James Ramos
Third District Supervisor



Janice Rutherford
Second District Supervisor



Josie Gonzales
Fifth District Supervisor



Gregory C. Devereaux
Chief Executive Officer



Tim Johnson
Chair



Sylvia Miller
Vice Chairman



Josi Kenline



Jessie Muñoz



Mario Saucedo



Richard Rowe



Carol Yule

SAN BERNARDINO COUNTY HOUSING COMMISSION

HACSB Welcomes New Executive Director

Maria Razo was appointed HACSB's new Executive Director in the fall of 2016. Maria, who previously served as deputy executive director of HACSB, has 20 years of experience working with affordable housing. Her career in this area began at the Housing Authority and Redevelopment Agency of the county of Riverside. The most recent 11 years have been with HACSB, where she has overseen the finance, purchasing and information technology departments along with the agency's various Housing Services and Moving to Work programs. Maria holds a bachelor's degree in business administration from the University of California, Riverside, and a master's degree in public administration from California State University, San Bernardino. Most importantly, Maria is the proud mother of two young children, Bella and Benjamin.

Special Thank You to our Agency Team

Our agency's successes and accomplishments are a result of the stellar team at HACSB who works tenaciously to provide the best level of customer service to the families we serve and those seeking housing assistance. Because of their innovation, effectiveness, and dedication to our mission, we continue to be a national model in delivering high-performing housing programs and services. With deep gratitude and appreciation, we thank our staff members for all they do on a daily basis for the families of San Bernardino County.



Executive Director's Message

This year marked a momentous year as we celebrated our 75th anniversary of service and commitment of building communities and changing lives in San Bernardino County. Back in 1941, we responded to the need for decent, safe, and affordable housing, and today we tenaciously continue this work, while we have also adapted to the changing needs of our society and families.

We work to provide our families with the resources and skills to achieve their personal and professional goals. This holistic approach is doable thanks to our enhanced partnerships with local community organizations and government entities. Our families leverage resources that equip them with the skills, knowledge, and training necessary to achieve financial independence and move from affordable housing to market-rate housing or homeownership.

Over the years, we have also expanded our housing stock in an attempt to meet the ever-growing demand for affordable housing. We continued to seek and acquire a variety of housing types, both affordable and market-rate; partnered with different housing developers for new housing construction; continued revitalization of our two oldest affordable housing sites; and worked with partners on housing for special populations, such as chronically homeless veterans and individuals.

As we build communities and change lives, we place a strong emphasis on customer service. Despite drastic funding cuts to our programs and services, our priority continues to be serving our program participants, applicants on our waiting lists, and any callers with the upmost respect, integrity and superb service. We do not want to be an obstacle in the lives of those we serve; therefore, we continue our commitment to service and excellence.

The combination of these things and the accomplishments you will read about in this report are what makes the Housing Authority of the County of San Bernardino one of the most innovative and progressive public housing authorities in the country, and we are very proud of that! We couldn't have done it without the leadership of our Governing Board of Commissioners, Housing Commission, County CEO, the relentless dedication from our staff and partners, and our program participants who continuously support us through the years.

We look forward to celebrating many more successful years ahead.

Respectfully,

Maria G. Razo



BY THE NUMBERS

| City | Voucher Rental Assistance Program Units | Public Housing Units | Authority-Owned Units | Housing Partners I, Inc. |
|-----------------------|---|----------------------|-----------------------|--------------------------|
| 29 Palms | 42 | 0 | 0 | 0 |
| Adelanto | 302 | 2 | 0 | 14 |
| Alta Loma | 98 | 0 | 0 | 0 |
| Apple Valley | 343 | 2 | 7 | 59 |
| Baker | 0 | 0 | 24 | 0 |
| Barstow | 257 | 217 | 300 | 0 |
| Big Bear City | 11 | 0 | 0 | 0 |
| Big Bear Lake | 8 | 0 | 0 | 0 |
| Bloomington | 55 | 0 | 0 | 12 |
| Bryn Mawr | 1 | 0 | 0 | 0 |
| Chino | 186 | 0 | 50 | 20 |
| Chino Hills | 4 | 0 | 0 | 0 |
| Colton | 390 | 124 | 49 | 8 |
| Crestline | 22 | 0 | 0 | 0 |
| Daggett | 1 | | | 0 |
| Fawnskin | 1 | 0 | 0 | 0 |
| Fontana | 914 | 1 | 84 | 60 |
| Grand Terrace | 32 | 0 | 0 | 0 |
| Helendale | 11 | 0 | 0 | 0 |
| Hesperia | 285 | 0 | 100 | 21 |
| Highland | 484 | 12 | 0 | 0 |
| Joshua Tree | 27 | 0 | 0 | 9 |
| Lake Arrowhead | 4 | 0 | 0 | 0 |
| Landers | 3 | 0 | 0 | 0 |
| Loma Linda | 170 | 0 | 42 | 37 |
| Lucerne Valley | 7 | 0 | 0 | 0 |
| Mentone | 53 | 0 | 39 | 0 |
| Montclair | 162 | 0 | 34 | 74 |
| Newberry Springs | 1 | 0 | 0 | 0 |
| Oak Hills | 1 | 0 | 0 | 0 |
| Ontario | 556 | 0 | 177 | 214 |
| Phelan | 2 | 0 | 0 | 0 |
| Pinon Hills | 2 | 0 | 0 | 0 |
| Rancho Cucamonga | 305 | 0 | 0 | 6 |
| Redlands | 543 | 48 | 120 | 170 |
| Rialto | 563 | 0 | 24 | 0 |
| Rimforest | 1 | 0 | 0 | 0 |
| Running Springs | 7 | 0 | 0 | 0 |
| San Bernardino | 2907 | 202 | 492 | 105 |
| Sugar Loaf | 6 | 0 | 0 | 0 |
| Twentynine Palms | 0 | 0 | 0 | 20 |
| Twin Peaks | 38 | 0 | 40 | 0 |
| Upland | 21 | 0 | 0 | 0 |
| Valley of Enchantment | 1 | 0 | 0 | 0 |
| Victorville | 929 | 1 | 168 | 55 |
| Wrightwood | 1 | 0 | 0 | 0 |
| Yucaipa | 179 | 0 | 155 | 63 |
| Yucca Valley | 71 | 0 | 0 | 30 |
| Total | 10,007 | 609 | 1,905 | 977 |

HOUSING UNITS BY CITY

Voucher Rental Assistance Program Units: 10,007

These units are privately owned, with rent subsidies paid directly to owners by the Housing Authority. These programs are managed by HACSB offices in San Bernardino, Ontario and Victorville.

Public Housing Units: 609

These units are owned and managed by the Housing Authority through its offices in Barstow, Chino, Colton, Redlands, and San Bernardino.

Authority-Owned Units: 1,905

These units, owned by the Housing Authority, 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 nonprofit public housing corporation.

Housing Partners I Inc.: 977

HACSB's nonprofit affiliate, Housing Partner I Inc., owns these units as part of its property portfolio.

HOUSING AUTHORITY

of the County of San Bernardino
by the numbers:



1,905

Authority-owned units throughout
41 developments in 16 cities



15

public housing developments in 9 cities



50+

community and government partners

29,988 residents/participants housed,
making up 1.6% of the county's population



11,862
families housed



6,059
individuals with
disabilities housed



216
clients became new
homeowners since 2000



11,860
children 18 years
and younger housed



3,401
seniors 62 years
and older housed



609
public housing units for
1,675 individuals



285

scholarship recipients since 1991



10,603

vouchers for 27,103 individuals



52,330

applicants on various waiting lists



115.6 million

infused into the county's economy
during fiscal year 2015-16



76.7 million

paid to nearly 4,000 landlords
for housing assistance



8.6 million

paid to 700 vendors for various
programs and services



3.8 million

spent on rehabilitation, construction
and acquisition of housing units

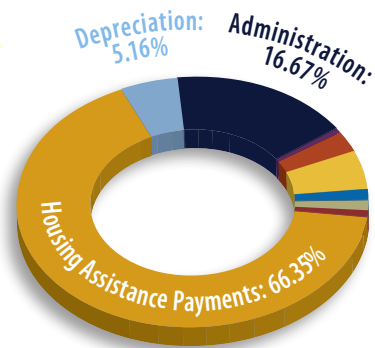
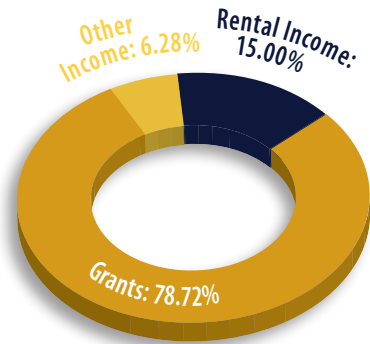


121

employees across 16 offices

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION | UNAUDITED

FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2016



- Resident Services: 0.50%
- Utilities: 2.81%
- Maintenance & Operations: 5.05%
- General Expenses: 1.30%
- Interest Expense: 1.53%
- Extraordinary Expenses: 0.62%





FOR HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
STATEMENT OF NET POSITION | UNAUDITED
 FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2016

ASSETS

| | |
|--|--------------------|
| Cash and investments | 37,433,391 |
| Accounts receivable (net) | 5,178,984 |
| Prepaid expenses | 4,282,752 |
| Due from other governments | 1,723,807 |
| Land, Buildings & Equipment (net of accumulated depreciation) | 105,497,926 |
| Inventory | 395,204 |
| Notes receivable | 6,408,418 |
| Total Assets | 160,920,482 |
| Deferred Outflows of resources | 2,245,512 |
| Total Assets and Deferred Outflows | 163,165,994 |

LIABILITIES

| | |
|---|-------------------|
| Accounts payable | 655,716 |
| Other liabilities | 5,102,472 |
| Notes payable | 50,482,267 |
| Accrued Pension & OPEB | 20,669,696 |
| Total Liabilities | 76,910,151 |
| Deferred Inflows of resources | 2,698,561 |
| Total Liabilities and Deferred Inflows | 79,608,712 |

NET POSITION

| | |
|--|--------------------|
| Investment in capital assets, Net of related debt | 55,015,659 |
| Restricted net position | 9,578,333 |
| Unrestricted net position | 18,963,290 |
| Total Net Position | 83,557,283 |
| TOTAL CAPITAL, LIABILITIES & DEFERRED INFLOWS | 163,165,994 |

FIVE-YEAR LEASE ASSISTANCE PROGRAM UPDATES

Families approach final year

Established in 2012, the Five-Year Lease Assistance Program is designed to help families achieve economic independence while they receive five years of housing assistance through the Housing Choice Voucher program. The program integrates case management and supportive services during the term of assistance to help participating families advance personally and professionally in order to be better equipped to achieve

economic self-sufficiency. As families start to transition off of the program in 2017, we are able to serve additional families from the waiting list, who often wait many years for the opportunity to be assisted. Innovative programs like this are vital to addressing the growing need for affordable housing in our communities and made possible given our special Congressional designation under the Moving to Work demonstration program.

BY THE NUMBERS

Families participating to date: **1,476**
Families with children: **85%**

Average household Size: **3.59** persons
Average age of head of household: **36**

INCOME AND EMPLOYMENT

- Families placed in jobs: **499**
- Average household income: **\$23,108**
- Families with earned income: **68.5%**
- Changes in households from year 1 to year 4:
 - **21.5%** increase in income from wages
 - **37%** decrease in income from welfare
 - **18.9%** increase in full-time employment
 - **13.4%** decrease in unemployed

EDUCATION

- Decrease in families without high school diploma (year 1 to year 4): **35.5%**
- Increase in undergrad degrees: **5.1%**

EARLY EXITS

- **38.9%** of families have voluntarily exited the program

Resources and Support

HACSB provides resources and support for its customers during their participation in the Five-Year Lease Assistance program. Participating families may have barriers, such as limited formal education and/or work experience, no access to transportation, lack of child care, and others. We have assembled a team of coaches and partners to connect families to the resources they need while they work toward their goals.

HACSB's Career Development Initiatives Team helps families with career mentoring; resume building; overcoming barriers to employment; financial literacy/capability skills, such as budgeting and credit/asset building; and other employment development services.

The partnership with the San Bernardino County Workforce Development Department (WDD) provides three on-site Workforce Development Specialists (WDS) who work exclusively with HACSB customers, particularly term-limited families. Since 2013, the WDS team has performed approximately 500 job placements with wages ranging from \$9 to \$23.50 per hour. HACSB and WDD also established the Youth Employment Program for 16- to 24-year-olds to take advantage of up to six months of subsidized employment experience.

INNOVATION & PARTNERSHIPS

Mutual customers have access to the county's Transitional Assistance Department (TAD) Programs and Supportive Services and are specifically targeted for the CalWORKS Youth Employment Program and the CalWORKS Subsidized Employment Program for adults. Services are also better aligned where HACSB provides housing support and coaching while TAD offers job training, placement opportunities, and supportive services, such as transportation assistance, paid child care, and assistance with work-related and education costs.

Program participants have access to three Career and Technology Centers that provide free resources and assistance to enhance job searches, resume development, and educational opportunities.

Staff make direct referrals to over 50 partner agencies to provide program participants with vocational training, ESL classes, financial literacy education, parenting classes, mental health services, support groups, and small business development classes.

Over the past 25-years through HACSB's Annual Scholarship Program, HACSB has awarded 285 students attending colleges, universities, and technical/vocational schools with \$208,750 in scholarships.



Awards for Program Innovation

HACSB received two national awards for its partnership with the county's Workforce Development Department from both the National Association of Housing and Redevelopment Officials (NAHRO) and the National Association of Counties. As families achieve economic independence and move off of housing assistance, HACSB can serve more families on the waiting lists. HACSB hopes that its partnership and programs will serve as a model for other housing agencies and their local partners to establish similar services in their communities.



Pictured left to right: John Bohm (NAHRO Interim Executive Director), Mario Saucedo (HACSB's Commissioner), and Stephen Merritt (NAHRO National President)



FOURTEEN COLLEGE STUDENTS AWARDED SCHOLARSHIPS

For its 25th annual scholarship, the Housing Authority awarded 14 students a total of \$15,750.

This year's scholarship recipients are attending: California State University, Fullerton; California State Polytechnic University, Pomona; Crafton Hills Community College; Chaffey College; University of California, Riverside; University of La Verne; University of Redlands; Riverside Community College; San Bernardino Valley College; and Victor Valley College.

"Many high school students are not engaged in school, and I am determined to become a teacher to help inspire those students to succeed and find their place, just like my teacher did for me," says

Leandra Macias, a Cal Poly Pomona student studying to be a math teacher.

As a participant in HACSB's five-year lease assistance program, Karen Piggee is taking the opportunity to go back to school to become a social worker.

"As the population continues to grow, mental health needs are increasing," she says. *"This is my motivation to reach my goal in education working with aging adults to be their advocate and give back to my community."*



Pictured left to right: Brittany Salazar, Racquel Pantaleon, Felicia Zelaya, Leandra Macias, Antonia Garcia, Odessa Downing, and Hortencia Rosales Santos

RESIDENT SERVICES & SUCCESSES



Resident Advisory Board members
Front Row: Brigita Miller, Maria Moreno, Sanito Taliau
Back Row: Roxanne Chiappone, Andrea Vejar, Miriam Quates-Jackson, Enrique Munoz

New Resident Advisory Board

The new Resident Advisory Board (RAB) members embarked on their two-year term representing Housing Authority residents and discussing critical issues affecting residents. The board includes six residents from the Public Housing Program and two participants from the Voucher Rental Assistance Program. 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.



Grant Provides Broadband Access to Low-Income Households

The California Public Utilities Commission awarded the Housing Authority a \$366,581 grant from the California Services Fund Broadband Public Housing Account to provide broadband infrastructure to 1,026 low-income households throughout the cities of Colton, Fontana, Loma Linda, Redlands, Rialto, and San Bernardino. Broadband connectivity is helping program participants access essential online services, education, and economic opportunities from their homes.

\$207,000 Grant Promotes Resident Economic Independence

The Housing Authority received a \$207,000 renewal grant for its Family Self-Sufficiency (FSS) Program. Through various community partners and resources, families in this program access tools to achieve their education and employment goals. HACSB staff work directly with families to: 1) develop a personalized education and/or professional five-year action plan; and 2) provide on-going case management assistance to ensure each family/individual is achieving their planned goals. As a family's income rises, an escrow credit is deposited into an interest-bearing escrow account by the Housing Authority. If the family successfully completes its FSS contract, the family receives the escrow funds that can be used for any purpose, including educational expenses, starting a business or paying debt.

Surpassing the Odds

After graduating from the Family Self-Sufficiency Program, Tamisha moved off of housing assistance to rent a home in the private rental market. She's employed by the state of California and will soon graduate with her master's degree in health care administration.

She recalls her struggles in reaching her goals: "As a young single mother of three children, I have no compelling success stories, but I do have persistence in the midst of hard circumstances," she says. "As a young mother, I knew people started to count me out. When I got married and put my education aside, I started to count myself out as well. But when hard life circumstances hit me, I knew I only had one of two options: fight or flight. I chose to fight. When I first moved into the public housing in 2012, I was discouraged and frustrated with my situation until I enrolled in the FSS Program. The money I saved through this program helped pay for the moving and furnishing expenses of our new home. I'm truly thankful to the Housing Authority for the opportunity and the assistance to help my children, and I continue to make a better life for ourselves."

Funds Saved Help Maintain Stability

The day before Sybil graduated from the FSS program, her car broke down. She used her escrow savings check to buy a new car.

"The timing was perfect! This check helped me purchase a car so that I can continue to have reliable transportation to commute for work," Sybil says. The FSS program helped Sybil overcome her personal and professional setbacks, and she encourages others to participate as well.

"It encouraged me to do better in life. This is money I wouldn't have been able to save on my own ... I'm proud of myself!"



Sybil, a Family Self-Sufficiency Program graduate



Tamisha, a Family Self-Sufficiency Program graduate



Rhonda, a Family Self-Sufficiency Program graduate

A Detour to Homeownership

While living in the Los Angeles area, Rhonda attended college and worked for Los Angeles County. But because of her son's medical issues, they moved to San Bernardino to be closer to his doctor. Rhonda left everything behind and needed a new job and stable housing. After waiting years for housing assistance, Rhonda and her son received help through the Housing Authority's Housing Choice Voucher Program, and



Rhonda also enrolled in the Family Self-Sufficiency Program. Rhonda was goal-oriented and determined.

"I wanted to clean up my credit, graduate college, get a full-time job and buy a home," she recalls.

Within a few years, she did just that —graduated from the FSS program with great credit, graduated from college with a degree in accounting, secured a full-time job with San Bernardino County, and purchased her new home in San Bernardino.

"I feel special, I have accomplished so much," she says. "I'm a homeowner!"



Lawanda, a Housing Choice Voucher Program recipient

Homeless to Homeowner

"Homeownership is a miracle, considering I use to be homeless," says Lawanda, a single mother of four children who was in the Housing Choice Voucher Program for four years before purchasing her own home. For years, Lawanda endured an abusive husband (whom she divorced), moved back and forth from shelters, and lived with family and in rented rooms until she and her family started receiving housing assistance and she found a job as a paralegal.

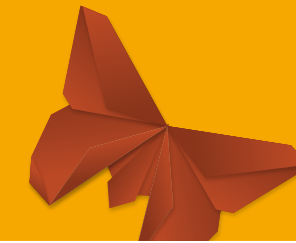
Lawanda saved money and worked on repairing her credit in the hopes of owning her own home. With the help of the Housing Authority's Homeownership Assistance Program, Lawanda and her family achieved their goal.

"I'm so grateful to the Housing Authority for the assistance; I couldn't have accomplished this without it! I had to make a lot of sacrifices, but it's all well worth it," Lawanda says. "After all I've been through in life, I still can't believe I'm in my own home, and I also give thanks to God for His guidance in the process," she says.

Father and Daughter Purchase Home

After renting for 20 years, Rafael and his family purchased their first home in Bloomington and no longer rely on housing assistance. Rafael is a retired welder and his daughter Cindy works in production/development for a bridal company in Los Angeles.

"We never thought homeownership would be possible," says Cindy, who has always wanted to achieve the American Dream of homeownership. However, she says the process is not easy, and "the experience of buying a home was an emotional roller coaster of both excitement and fear." Her recommendation for aspiring homebuyers is to "research how loans work, attend the homeownership class from start to finish, and read, read, read."



ACHIEVING HOMEOWNERSHIP

HACSB's Homeownership Assistance Program has helped 10 families become homeowners this fiscal year. Moving from a rental unit to a home of their own is a dream come true for many of our families, and we are proud to have assisted in that process.



Alice, a Housing Authority's Homeownership Assistance Program recipient

Senior Fights Many Health Battles, Buys Her First Home

Seventy-five-year-old Alice has battled many health issues, such as cancer and heart problems, for nearly 10 years. Using a wheelchair made her small home seem even tinier. When her health was better, she knew she didn't want to "live or die in that tiny trailer" and reached out to the Housing Authority's Homeownership Assistance Program.

Alice worked on establishing credit and finding a bank to finance her home loan. She couldn't believe that "on my tiny Social Security income I could be a homeowner." Alice and her daughter Stephanie hunted for the right house in an area close to Stephanie. Alice recommends that potential homeowners "listen to the advice of the people assisting you, don't give up, do your research, be patient and keep your faith."



Valencia Grove Housing Community Grand Opening

The Housing Authority and its affiliate nonprofit developer, Housing Partners I Inc., celebrated the grand opening of Valencia Grove in Redlands, its newly revitalized 75-year-old affordable housing site, marking a new beginning for the residents of the site and the surrounding community. During the first phase, 62 of the original 115 units were demolished to make way for the 85 new units and community center. The Housing Authority is working on the financing for phase two of the development. Once complete, Valencia Grove will offer 228 units with three park/playground areas, a recreational center with a swimming pool and educational facility.

Gale, a resident of the original housing site who moved back to the community once the first phase of construction was completed, spoke at the grand opening.



Valencia Grove exteriors and interior

Bottom Left: *Gail, resident of this affordable housing community*

“I truly appreciate our new architectural design built in the style of Redlands, along with the green development, which means maintaining and restoring the balance and nature of our environment,” she told the audience.

REAL ESTATE DEVELOPMENT

Arrowhead Grove Neighborhood Revitalization

Now known as the Arrowhead Grove Neighborhood Revitalization effort in the city of San Bernardino, the overall redevelopment plan calls for more than 400 affordable, senior and market-rate housing units, community amenities, upgraded infrastructure and an integrated educational environment. This phased-in development is a partnership between the Housing Authority, National Community Renaissance, Hope through Housing Foundation, and the city of San Bernardino. Below are the highlights of the two phases to date.

Olive Meadow Groundbreaking

The Housing Authority celebrated the groundbreaking for the first on-site phase of the Waterman Gardens Housing Community redevelopment – the second oldest public housing site in the county. This phase of the development, renamed Olive Meadow at Arrowhead Grove, will include 62 units. The new development will feature a resident center, after-school program facility, computer lab, and children’s play area.

Valencia Vista Grand Opening

Valencia Vista at Arrowhead Grove celebrated its grand opening. It’s the first phase of the much-anticipated transformation of one of San Bernardino’s oldest neighborhoods. The 76-unit workforce housing community is part of the \$150 million to \$200 million redevelopment.



Top: Artist concept rendering and construction of Olive Meadow at Arrowhead Grove.

Below: Valencia Vista playground and exterior





Horizons at Yucaipa

New Senior Community Breaks Ground in Yucaipa

Housing Partners I Inc., the HACSB's affiliate nonprofit, broke ground on Horizons at Yucaipa, a 77-unit senior apartment complex in Yucaipa being built in partnership with Urban Housing Communities and the Housing Authority, which provided 50 project-based vouchers for the first phase of construction. Phase one of this project is expected to be completed by February 2017.

Security Grant Awarded to Protect San Bernardino Residents

The U.S. Department of Housing and Urban Development awarded the Housing Authority with a \$225,000 safety and security grant to provide security fencing, lighting, and surveillance equipment for the Arrowhead Grove Housing Community in San Bernardino. The Housing Authority has had success in minimizing criminal activities by deploying armed security guards as well as utilizing proactive property management techniques in collaboration with local law enforcement under the Crime-Free Multi-Family Housing Program.

Rental Assistance Demonstration Program

In 2014, the Housing Authority received approval from the Department of Housing and Urban Development to convert its remaining public housing units to project-based vouchers under the Rental Assistance Demonstration program (RAD), which helps preserve affordable housing. Under RAD, housing authorities are able to generate and leverage equity on the properties to renovate and repair this aging housing stock. By the end of 2016, HACSB had converted 552 public housing units. In 2017, HACSB will finalize the conversion of the remaining 354 public housing units.

Coming in 2017

HACSB is continuing its partnership efforts in multiple projects commencing throughout the county in 2017, such as:

- In January, a 77-unit affordable housing complex adjacent the Veterans Administration Hospital in Loma Linda will break ground. HACSB collaborated with Meta Housing and Housing Partners I Inc. to deploy project-based Veterans Affairs Supportive Housing (VASH) vouchers supporting homeless veterans, paired with project-based vouchers supporting homeless veterans receiving mental health services from the county's Department of Behavioral Health.
- In the spring, Related Companies will also break ground on the construction of the Sierra Family Apartments project in Fontana. HACSB provided project-based vouchers to assist Related Companies and Housing Partners I Inc. in developing this 70-unit affordable family-housing project.
- In the spring, BRIDGE Housing will complete phase 2 of Ivy at College Park in Chino. HACSB provided project-based voucher assistance to support the development of this new 200-unit affordable family apartment complex.

- Similarly, in the summer, Related Companies will complete construction at the Bloomington Intergenerational Housing Phase 2 project. HACSB also collaborated with Related Companies and Housing Partners I Inc. to provide project-based vouchers to assist in the development of 84 new affordable family-housing units.
- Finally, by the end of 2017, HACSB anticipates breaking ground on another project dedicated to house homeless veterans in Redlands. HACSB provided A Community of Friends with project-based VASH vouchers to support the development of 80 units for homeless veterans who will also receive a variety of supportive services from either the Veterans Affairs office in Loma Linda or the county Department of Behavioral Health.



SERVING HOMELESS INDIVIDUALS AND FAMILIES

Following the successful county-led effort to house more than 400 homeless veterans in one year, the Board of Supervisors voted in August 2016 to expand that initiative and target chronic homelessness and youth homelessness. There are 376 people identified as chronically homeless countywide, and 31 of them are chronically homeless youth ages 18 to 24. Homeless youth face increased risks from chronic homelessness, including victimization, anxiety disorders, depression, PTSD and suicide.

The San Bernardino Advisory Board on Ending Homelessness has discussed strategies to access more housing units, resources, and services for chronically homeless individuals and families. One of the fastest ways to secure and make available housing locations specifically for the chronically homeless is to directly acquire and rehab existing housing sites. The Housing Authority is poised to do this and has years of experience in the acquisition of existing rental properties.

Housing First Model

Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation. Supportive services are offered to maximize housing stability and prevent returns to homelessness. Stabilizing individuals with safe and sanitary housing also helps stabilize their personal lives and eventually lead to increased contribution to our community's economic vitality. This is a positive step toward ending chronic homelessness in our communities.

Solutions to Chronic Homelessness

The Housing Authority purchased properties in San Bernardino and Victorville to alleviate chronic homelessness. The two cities were identified by the 2016 Point in Time Count with the highest number of homeless individuals in the county. After rehabilitation, these combined sites are projected to provide 70 housing units for chronically homeless individuals.

Partnership with Step Up on Second Inc.

In San Bernardino, Step Up was awarded \$1.5 million as part of HUD's Continuum of Care grant dollars to help house 112 individuals experiencing chronic homelessness and mental health issues. Through the Housing First Approach, Step Up's efforts will include street outreach and engagement to services such as mental health, medical, vocational, and substance abuse treatment, and housing support. The one-year program is expected to renew annually. The permanent supportive housing subsidy is ongoing. HACSB has partnered with Step Up to either acquire, rehabilitate or otherwise commit Authority-owned units to help meet the housing need for this program.

No Child Left Unsheltered

The Housing Authority's No Child Left Unsheltered program houses homeless children on the street and their families through various housing programs. To date, 135 people have been housed through this program, which includes 79 children.

The county's Department of Behavioral Health continues to provide intensive case management and behavioral health services to support the long-term stability of these families, such as: helping families identify and remove barriers to employment, housing and/or education; assessing the family's physical and emotional health and safety; developing an action plan to stabilize the families; and providing ongoing case management.

This program strives to create a stable family environment, improve educational and social advancement of children and parents, and advance the economic well-being of the household.

GRANTS HELP HOUSE HOMELESS INDIVIDUALS

The Housing Authority received funding to permanently house a total of 407 homeless veterans who also qualify for clinical support services from the Veterans Administration medical clinics across the county.

San Bernardino County received more than \$9.3 million in federal Homeless Assistance Program funds, \$3.75 million of which was awarded to the Housing Authority (\$3.5 million) and its affiliate nonprofit Knowledge & Education for Your Success (\$241,000) to serve approximately 325 homeless families in the county through housing assistance and case management.

The county's Transitional Assistance Department awarded the Housing Authority with \$1.75 million to administer the CalWORKs Housing Support Program, which promotes housing stability for homeless families. During the fiscal year, the Housing Authority and its various partners served 442 families and housed 315 families.



Point in Time Count

During the 2016 Point in Time Count, 24 Housing Authority and KEYS employees volunteered to help count and assist in housing homeless veterans, like Michael Halladey and his fiancé (pictured), through HUD's VASH program.

"Being in the Army so long, it was just really tough for me to adjust and to find the right type of networking and the right type of support group to get back on my feet," said Halladey, 32, originally of Beaumont. Thanks to the Housing Authority and the VASH program, Halladey and his family now have a place to call home.

Picture and quote courtesy of The San Bernardino Sun

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We are proud of the work that we do and happy for your interest and support.

Thank You



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