



HOUSING AUTHORITY OF THE  
COUNTY OF SAN BERNARDINO

# ANNUAL REPORT 2014

Building Communities, Changing Lives





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## 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.

# COUNTY BOARD OF SUPERVISORS | GOVERNING BOARD OF COMMISSIONERS

**Robert A. Lovingood**  
*Vice Chair, First District Supervisor*



**James Ramos**  
*Chair, Third District Supervisor*



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*Second District Supervisor*



**Curt Hagman**  
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**Gregory C. Devereaux**  
*Chief Executive Officer*

## HOUSING COMMISSION

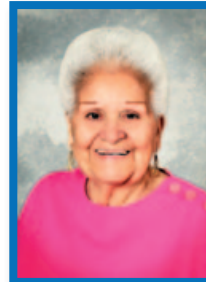
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**Stephen Compton**



**Jessie Muñoz**



**Mario Saucedo**



**Benton Lamson, *Vice Chair***



**Sylvia Miller**



**Richard Rowe**



**Robert Messinger**  
*General Counsel*

# EXECUTIVE DIRECTOR'S MESSAGE

Americans today may not know how far we have come in housing conditions and stability over the years. Dismal conditions were prevalent as the industrial revolution hit, but even around the time of World War II there were "slums" across the U.S. with open sewage, rodents, overcrowding, diseases, fires, as well as a shortage of housing caused by returning military and local military workers. There was rampant racism in housing as well.

Most of today's issues are at least on top of decent, safe and sanitary housing: Low employment levels, high crime, weak educational results, and health issues caused by environmental surrounds, poor systems, and unhealthy diets.

Housing Authorities are a deep part of this history and amongst today's 3,400 agencies our agency does stand out. We are approaching the issues mentioned above head-on through our local redistribution of funding and our unique ventures in assisting our residents. A quick list of these follows:

- **Progressive Practices:** Continued to develop innovative initiatives that reduce bureaucracy, save tax payer dollars, and help families move towards economic independence. Two include the Five Year Lease Assistance Program that provides five years of housing assistance for new non-elderly/disabled households served; and the Pilot "Work" Requirement for all non-elderly/disabled residents at our Maplewood Homes Affordable Housing site.
- **Rent Reform:** Simplified rent calculations for residents and removed disincentives for employment.
- **University Partner:** Partnered with Loma Linda University to revise and continue to test the effectiveness of our various new programs through a research based tracking system.
- **New Money:** Received almost \$341,000 in new grants in 2014 to specifically provide opportunities for families to find stable employment, attain higher education levels, and strengthen job skills.
- **Local Economics:** Worked with our non-profit affiliate KEYS to oversee and implement various resident services initiatives leading to self-sufficiency.
- **Jobs:** Partnered with the Workforce Development Department which placed 75 individuals into jobs since April 2014.
- **Careers:** Offered residents direct training and employment opportunities such as The ReUse Warehouse recycling and deconstruction; Urban Conversation Corp landscape work crews; and Sprout of Life gardening and irrigation.
- **Training:** Took over and succeeded in regional "Section 3" job training and employment requirements.
- **Family Support:** Formed the Bouncing Forward Family Groups to help families in the Five Year Lease Assistance Program work towards their educational and professional goals.
- **Veterans:** Received a grant for \$492,406 to help house 65 additional homeless veterans in San Bernardino County; HACSB can now subsidize housing for 255 veterans.
- **College:** Awarded college scholarships for the 23rd year to HACSB resident students.

- **Neighborhood Revitalization:** Secured \$12 million in state tax credits and \$2.3 million from the City's HOME funds for the first phase of the Waterman Gardens Public Housing site revitalization.
- **New Housing:** Continued construction on the Valencia Grove project via factory built homes that are built off site and transported to the Redlands site for installation.
- **Homeownership:** Created 21 new homeowners from previously low-income residents over the past two years.
- **Neighborhood Investment:** Developed the "Build San Bernardino" coalition which is investing in building high quality housing for new and existing homeowners.
- **More Housing:** Partnered with the cities of Apple Valley, Bloomington, Chino, Ontario, San Bernardino, and Yucaipa to build affordable housing in the near future.
- **Homeless Children:** Saved 25 people from homelessness through the No Child Left Unsheltered program; an initiative to help end true homelessness among children and their families.
- **Prison Reentry Partners:** Assisted in housing 50 probationers through a housing and employment focused program.
- **Partnerships:** Expanded our partnerships, in conjunction with our two affiliate non-profits- KEYS and Housing Partners I Inc. – in the areas of real estate development, education, health, job training and placement, homeownership, financial management, resource sharing, and other social services.
- **County Vision:** Participated in County Vision implementation workshops and led specific changes.
- **Wait List Reduction:** Worked daily on achieving our agency's 30 year strategic goal of making sure that one day, families in need of housing don't wait longer than 10 days to be housed.

Our staff is putting their mark on the long history of housing in the U.S. As one of the largest Housing Authorities amongst the 3,400 we are one of only 39 to be designated a Moving to Work site and are therefore drastically streamlining HUD's historical autocracy and bureaucracy. We have 130 employees, a budget of \$115,000,000 and most importantly a dedicated, caring, hands-on staff that measures success through fiscal prudence, tangible metrics, and an un-paralleled and well-documented record of customer service. We have an outward focus, launch our own programs in a similar manner to private company practices, build and buy properties, create new business enterprises, and have managed our budgets in times of severe cuts so well that we are growing in a time of reduction for most others.

2014 was a great year, but watch us now!



Respectfully,  
Daniel J. Nackerman



## HOUSING UNITS BY CITY

### **Housing Choice Program Units: 8,324**

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

### **Public Housing Units: 1,215**

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

### **Authority-owned Units: 1,361**

These units 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 affiliate of the Housing Authority.

CITY / COMMUNITY	VOUCHER RENTAL ASSISTANCE PROGRAM UNITS	PUBLIC HOUSING UNITS	AUTHORITY-OWNED UNITS
29 Palms	25	0	0
Adelanto	281	2	0
Alta Loma	67	0	0
Apple Valley	311	2	7
Baker	0	0	24
Barstow	127	219	300
Big Bear City	8	0	0
Big Bear Lake	7	0	0
Bloomington	41	1	0
Cedarpines Pak	1	0	0
Chino	104	50	0
Chino Hills	4	0	0
Colton	342	124	49
Crestline	19	0	0
Fawnskin	1	0	0
Fontana	815	1	84
Grand Terrace	25	0	0
Helendale	8	0	0



CITY / COMMUNITY	VOUCHER RENTAL ASSISTANCE PROGRAM UNITS	PUBLIC HOUSING UNITS	AUTHORITY-OWNED UNITS
Hesperia	265	0	100
Highland	409	13	0
Joshua Tree	22	0	0
Lake Arrowhead	5	0	0
Landers	2	0	0
Loma Linda	152	0	42
Lucerne Valley	6	0	0
Mentone	53	0	39
Montclair	149	0	34
Morongo Valley	2	0	0
Oak Hills	0	0	0
Ontario	587	0	177
Oro Grande	1	0	0
Phelan	2	0	0
Pinon Hills	2	0	0
Rancho Cucamonga	259	3	0
Redlands	405	124	45
Rialto	505	0	24
Running Springs	6	0	0
San Bernardino	2206	675	73
Sugar Loaf	7	0	0
Twentynine Palms	11	0	0
Twin Peaks	37	0	40
Upland	18	0	0
Valley of Enchantment	1	0	0
Victorville	798	1	168
Wrightwood	0	0	0
Yucaipa	159	0	155
Yucca Valley	69	0	0
<b>Total</b>	<b>8,324</b>	<b>1,215</b>	<b>1,361</b>





# MOVING TO WORK

HACSB was designated as a Moving to Work (MTW) demonstration site by HUD in 2008, a highly important designation. MTW agencies can design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW agencies are exempt from many existing public housing and voucher rules and have more flexibility with how they use their Federal funds. To date, we have developed 25 MTW initiatives. Currently, there are 39 MTW agencies out of 3,400 Housing Authorities nationwide.

Two initiatives to help families achieve economic independence include progressive time limits and work requirements:

- **The Five Year Lease Assistance Program** provides five years of housing assistance for new non-elderly/non-disabled households served. Over time, HACSB also anticipates serving more families by being able to pull applicants from the waiting list as participants reach the end of their participation in the program.

- **The Pilot “Work” Requirement** is for all non-elderly/disabled residents at our Maplewood Homes Affordable Housing site. This program requires adult household members to participate for a minimum of 15 hours per week in “work” activities. The definition of work includes: volunteerism, educational and training programs, drug/alcohol rehabilitation, mental health treatment, and paid employment.

Households under both of these programs have access to extensive workforce readiness and job attainment services, life skills workshops, and case management assistance. Through these services, families have the opportunity to secure better employment and achieve other personal and professional goals.

Below are some updated statistics on the progress of the families since the implementation of both programs:

<b>Five Year Lease Assistance Program</b>			
<b>Data</b>	<b>April 1, 2013</b>	<b>September 30, 2014</b>	<b>% Change</b>
Number of Families	700	770	10%
Average Household Income <i>(all income sources)</i>	\$18,401	\$22,721	23.5%
Average Earned Income <i>(wages)</i>	\$12,181	\$13,709	12.5%
Number of adults enrolled in educational program	43	85	97.6%
Number of heads of household employed	383	417	8.8%
Number of work-able heads of household unemployed	329	248	-24.6%
Employment placements <i>(through onsite WDS)</i>	n/a	56	n/a
Average hourly wage <i>(WDS employment placement)</i>	n/a	\$11.59 (\$8.00 to \$25.00/hr.)	n/a

Data	April 1, 2013	September 30, 2014	% Change
Average Household Income <i>(all income sources)</i>	\$11,061	\$16,854	52.4%
Average Earned Income <i>(wages)</i>	\$12,934	\$14,562	12.6%
Average Total Tenant Payment	\$251	\$286	13.9%
Number of heads of household enrolled in educational program	2	7	250%
Number of heads of household employed	61	97	59.0%
Number of work-able heads of household unemployed	198	133	-32.8%
Employment placements <i>(through onsite WDS)</i>	n/a	22	n/a
Average hourly wage <i>(WDS employment placement)</i>	n/a	\$9.47 (\$9.00 to \$16.00/hr.)	n/a

## STREAMLINED LEASE ASSISTANCE PROGRAM UPDATE

HUD programs often contain disincentives for employment. For example, as household income goes up, rent goes up as well. This new initiative will be implemented in 2015 and its goal is to remove these types of disincentives and simplify the cumbersome rent calculation for households in the Housing Choice Voucher (Section 8) and Affordable Housing (Public Housing) programs (except those in the Five Year Lease Assistance Program). Non-elderly/non-disabled households will be subject to a tiered rent calculation while elderly/disabled households to a fixed rent calculation. Both of these processes will eliminate all other deductions and allowances. This program will help families better understand the rent structure, allowing them to budget for expenses and preparing them for economic independence.



### Yardi Voyager Conversion

In January 2014, HACSB successfully completed implementation of a new enterprise software system, Yardi Voyager, on-time and on-budget. This system consolidates 6 of the 8 prior systems used in Operations and Administration, and will provide new efficiencies, flexibilities for supporting organizational initiatives, and opportunities for collaboration to the agency.

# NEW SKILLS LEARNED THROUGH VARIOUS JOB TRAINING PROGRAMS

HACSB launched 3 various job training programs in 2014 that initially recruited and trained 33 low income community members. The trainees gained skills in landscape construction, urban farming, deconstruction, maintenance, and remodeling. Each group completed 735 hours of classroom and on-the-job training. The various partners included: Cal Poly Pomona, National Education, Advocacy, and Training, Inc., San Bernardino Employment and Training Agency (SBETA), Technical Employment Training (TET), and The ReUse People of America, Inc.

With guidance from Cal Poly Pomona, the students from the urban farming and landscape construction course set up a 1,000 square foot organic "Sprout of Life" community garden at the Maplewood Homes Affordable Housing Community in the City of San Bernardino. In the future, community residents will be able to access fresh fruits and vegetables from this garden.

In partnership with The ReUse People of America, the job training included taking down units from Valencia Grove during the demolition process. Trainees learned how to salvage and recycle the building materials. These materials are now being sold at The ReUse Warehouse in San Bernardino which opened to the public in September 2014. This local effort is aimed at reducing solid waste, salvaging building materials, and distributing them for reuse.



## PILOT LANDSCAPING PROGRAM PUTS YOUTH TO WORK

Urban Conservation Corp (UCC) and HACSB started a pilot landscaping program with 12 young adult residents. The youth attended landscape training to learn about equipment use, nursery management, growing vegetables and marketing and sale of these vegetables. Their courses also covered soft skills such as interviewing, time management and working well under supervision. These young residents are now employed as private landscapers at our public housing properties.



*Green Top:* Trainees and their course instructors pose proudly at the Sprout of Life Garden upon completion of their training course  
*Green Left:* Chris poses with raised flower & vegetable bed he built during training  
*Green Right:* Sprout of Life Community Garden  
*Blue Top:* The ReUse Warehouse Ribbon Cutting Celebration  
*Blue Bottom:* Browsing the ReUse Warehouse store merchandise

# PARTNERSHIP RECEIVES ACHIEVEMENT AWARD FOR JOB CREATION

The County's Workforce Development Department (WDD) and HACSB received the National Association of Counties 2014 Achievement Award in the category of Employment & Training. The WDD helps HACSB families find and retain work by providing career counseling, employment services workshops, job referrals, and job skills enhancement services. The program has served a total of 135 low income residents, of which almost 75 have been placed in jobs where the salary ranges are \$8.00-\$25.00/hour.



Employer	Job Title	Wage
AI Imaging	Medical Biller ▶▶▶▶▶▶▶▶	\$12.00
Alli Check & Go	Supervisor ▶▶▶▶▶▶▶▶	\$15.00
Allied Barton	Security Guard ▶▶▶▶▶▶▶▶	\$11.50
Allied Injury Collector	Collector ▶▶▶▶▶▶▶▶	\$10.00
Amapollo	Customer Service ▶▶▶▶▶▶▶▶	\$9.00
Amazon	Warehouse Assoc. (3) ▶▶▶▶	\$11.00
Amazon Warehouse	Warehouse Assoc. (6) ▶▶▶▶	\$11.50
Armour Warehouse	Warehouse Assoc. (2) ▶▶▶▶	\$9-10.00
Baron Employment	Customer Service Rep. ▶▶▶▶	\$8.00
Barstow Library	Page/Associate (2) ▶▶▶▶▶▶	\$10.00
Burlington Coat Factory	Customer Service ▶▶▶▶▶▶▶▶	\$9.00
Check & Go	Customer Service ▶▶▶▶▶▶▶▶	\$15.00
Childrens Services	Office Assistant III ▶▶▶▶▶▶▶▶	\$11.00
Core Staffing	Fraud Analyst ▶▶▶▶▶▶▶▶	\$14.00
County of San Bernardino	Office Assistant II ▶▶▶▶▶▶▶▶	\$14.00
CPI with Apple One	Data Entry ▶▶▶▶▶▶▶▶▶▶	\$10.00
CSC Security	Security Guard ▶▶▶▶▶▶▶▶	\$10.00
Dollar General	Customer Service Lead ▶▶▶▶	\$12.00
Dollar Tree	Warehouse Assoc. ▶▶▶▶▶▶▶▶	\$12.50
Edward's Child Care	Child Care Provider ▶▶▶▶▶▶▶▶	\$9.75
Excel Warehouse	Warehouse Assoc. ▶▶▶▶▶▶▶▶	\$9.00
Farmer' Insurance	Office Clerk ▶▶▶▶▶▶▶▶▶▶	\$9.00
Food For Less	Security Guard ▶▶▶▶▶▶▶▶▶▶	\$9.00
Highland Library	Library Assist. ▶▶▶▶▶▶▶▶▶▶	\$10.00
IHSS	Home Health Aide (2) ▶▶▶▶▶▶▶▶	\$10.00
Ilink	Forklift Operator ▶▶▶▶▶▶▶▶	\$12.00

Employer	Job Title	Wage
JoAnn's	Customer Service ▶▶▶▶▶▶▶▶	\$8.00
Kimco Staffing	Order Processor ▶▶▶▶▶▶▶▶	\$9.00
Kimco Staffing	Warehouse Associate ▶▶▶▶▶▶▶▶	\$9.00
Kohl's	On line Rep ▶▶▶▶▶▶▶▶▶▶	\$10.00
Kohl's Distribution	Warehouse Assoc. (2) ▶▶▶▶▶▶▶▶	\$11.50
Kohl's Warehouse	Warehouse Assoc. (4) ▶▶▶▶▶▶▶▶	\$11.00
L.A. County Fair	Cook ▶▶▶▶▶▶▶▶▶▶▶▶▶▶	\$10.00
LDS	Warehouse Assoc. ▶▶▶▶▶▶▶▶▶▶	\$8.00
Maxim Healthcare	Caregiver ▶▶▶▶▶▶▶▶▶▶▶▶	\$10.00
Personal Home	Childcare Provider ▶▶▶▶▶▶▶▶▶▶	\$9.00
Redlands School District	Substitute Teacher ▶▶▶▶▶▶▶▶▶▶	\$12.75
Rialto Unified School District	Bus Driver ▶▶▶▶▶▶▶▶▶▶▶▶	\$17.00
Ross Distribution	Warehouse Assoc. ▶▶▶▶▶▶▶▶▶▶	\$10.00
San Bernardino Court	Security Guard ▶▶▶▶▶▶▶▶▶▶	\$10.00
Select Staffing	Warehouse Assoc. ▶▶▶▶▶▶▶▶▶▶	\$10.00
Shandon Hills Rehab Center	Home Health Aide ▶▶▶▶▶▶▶▶▶▶	\$8.00
Sierra Vista Rehab Center	Nurse Assistant ▶▶▶▶▶▶▶▶▶▶	\$9.00
Steinmart Distribution	Traffic Clerk ▶▶▶▶▶▶▶▶▶▶▶▶	\$10.50
Summit College	Instructor ▶▶▶▶▶▶▶▶▶▶▶▶▶▶	\$25.00
Taylor Warehouse	Labeler ▶▶▶▶▶▶▶▶▶▶▶▶▶▶▶▶	\$9.00
Traditions Health Care	Home Health Aide (2) ▶▶▶▶▶▶▶▶▶▶	\$10.00
Truth & Light Outreach	Server (4) ▶▶▶▶▶▶▶▶▶▶▶▶▶▶	\$8.00
U.S. Security	Security Guard ▶▶▶▶▶▶▶▶▶▶▶▶	\$10.00
Warehouse	Bookkeeper ▶▶▶▶▶▶▶▶▶▶▶▶▶▶	\$15.00
West Coast Dermatology Billers	Medical Biller ▶▶▶▶▶▶▶▶▶▶▶▶	\$13.00

## FAMILIES COACHING FAMILIES TOWARDS SOCIOECONOMIC MOBILITY

HACSB and Loma Linda University (LLU) formed the Bouncing Forward Family Groups to help families in the Five Year Lease Assistance Program support each other. During the 8-week course, families work towards educational and professional goals. The objectives are to:

1. increase a family's social support by building relationships with other families;
2. increase resilience and self-efficacy; and
3. achieve the family's 8 week goal plan.

After a few months in place, 32 people have completed the program.



Shamaia and her two children Sariyah and Sir engage in a family group activity

## SCHOLARSHIPS HELP ELEVEN COLLEGE STUDENTS

For 23 years, HACSB has awarded college scholarships to resident students. This year eleven students were awarded almost \$12,000 combined to help pay for educational expenses. The scholarship recipients are attending the following colleges/universities: California State University, San Bernardino; Chaffey Community College; Grand Canyon University; San Bernardino Valley Community College; University of California, Riverside; and West Coast University. Areas of study include majors such as accounting, biology, business, child development, computer science, human services, marriage family therapy, Master's in social work, nursing, psychiatric nursing, and social work.



HACSB's 2014 Scholarship Awardees pictured, from left to right:

*Front row:* Love Smith

*Middle Row:* Romanethia Watts, Antonia Garcia, Blanca Villanueva, April Driver, and Michelle Dorsey

*Back Row:* Tricia Favela and Andy Flores

## GRANTS AWARDED TO PROMOTE SELF-SUFFICIENCY ACTIVITIES

HACSB was awarded almost \$341,000 in HUD Family Self Sufficiency (FSS) Program grants to continue to help families find stable employment and/or advance educational goals to eventually strengthen job skills. HACSB staff works directly with families to:

1. develop a personalized education and/or professional 5-year action plan; and
2. provide on-going case management assistance to ensure each family/individual is achieving their planned goals.

Through various community partners and resources, families in this program access tools to complete their education and job training and placement services.



## TRICIA FAVELA REACHING HER EDUCATIONAL DREAMS



Ms. Tricia Favela, a young single mother of one from Colton, recently graduated from Cal State San Bernardino with a Bachelor's in Criminal Justice and is now enrolled full time in the Master's in Social Work Program. After completing her Master's degree, she plans to purchase her first home using the money she saved in her Family Self-Sufficiency escrow account.

Ms. Favela has lived in affordable housing for five years and is looking forward to moving off the program. She acknowledges that the housing assistance is a stepping stone towards self-sufficiency. "I'm very thankful for all the help. Without it, it would have been difficult to achieve what I have to date."

## FAMILIES WORKING TOWARDS HOMEOWNERSHIP

This fiscal year through HACSB's Homeownership Assistance Program, ten families became homeowners. 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.



## MS. SHARON OVERCOMES LIFE BARRIERS AND BECOMES HOMEOWNER



After ten years in the Housing Choice Voucher Program, Ms. Sharon is now a proud homeowner in Montclair. Achieving her goal of homeownership wasn't easy. Personal and financial problems resulted in Child Protective Services taking her then toddler son. Determined to get her life back on track, Ms. Sharon enrolled in a drug treatment program and received housing assistance through the Housing Authority's Family Unification

Program. Six months later, Ms. Sharon secured a job, went back to school, began saving money, and regained custody of her son. Through the Housing Authority's Homeownership Assistance Program, Ms. Sharon received help for six years until her credit was repaired and was income-qualified to buy a home. Ms. Sharon is currently working on her Bachelor's Degree in Sociology and plans to become a social worker.

## NEVER TOO LATE FOR HOMEOWNERSHIP

After raising her four children and putting them through college, Ms. Carolyn, a disabled senior, can finally call herself a homeowner. After living in a senior affordable housing complex, she moved into her newly renovated home in San Bernardino. Aside from Housing Authority, partners such as the City Lift Program through Neighborhood Housing Services of the Inland Empire, the Community Housing Trust Program through Neighborhood Partnership Housing

Services, and the City of San Bernardino HOME Program helped make her long awaited dream a reality. "A home provides a stable environment and I'm so honored and pleased to finally be a homeowner," expresses Ms. Carolyn. "I'm excited every day to be here. I can finally spend more time with my grandchildren who can visit freely unlike when I lived in the senior community. This means a lot to me."



## FIRST TIME HOMEOWNER BUYS CITY REHABBED HOME



Ms. Duffy poses proudly in front of her new home with Angela Joyner, HACSB's Homeownership Specialist.

Ms. Faith received the keys to her first home, a dream come true thanks to the affordability of this rehabbed home in San Bernardino. Ms. Duffy is a disabled woman who recently retired from her career as a Respiratory Therapist. She is proud of her long journey to homeownership: "It feels great! I'm walking into a daze still. Tired of renting, I have finally succeeded in something I've always wanted."

This previously foreclosed and abandoned home was significantly rehabbed through grant dollars from the HUD's Neighborhood Stabilization Program (NSP). The City of San Bernardino partnered with the Housing Authority and its non-profit affiliate Housing Partners I to revitalize this and other homes throughout the city - creating stable neighborhoods with a higher quality of life for new homeowners. Ms. Duffy also received help from HACSB's Homeownership Assistance Program staff who guided her through the escrow process; City LIFT Program provided down payment assistance; and she purchased the home through Affordable Housing Solutions of San Bernardino.

## HOMEOWNER TWICE

Ms. Francine knows what pride of ownership feels like. She purchased a home through the Housing Authority's Homeownership Assistance Program for the second time. In 2004 Ms. Francine attended homebuyer's education classes and learned how to prepare for her first purchase. After minor repairs to her credit, and with assistance from the Housing Authority, she purchased her first home in Barstow. After ten years, she decided to move to a city closer to amenities and services. Ms. Francine worked with the Housing Authority to sell her home and purchase a new one in Victorville. "When you rent, you may not take much interest in your home. But when you own your home, things change. You take interest and you get more supportive of your neighborhood", states Ms. Francine.



## PREVIOUS RESIDENTS GIVE BACK

### USING AFFORDABLE HOUSING AS A STEPPING STONE

Ms. Nikia found herself in tough personal circumstances that led her to seek housing assistance for her family. "I knew that I wanted to use this opportunity as a stepping stone to go to college, complete my master's degree, secure a job, and move out" stated Ms. Nikia. And she did just that! She quickly completed her Master's Degree and soon after began teaching as an English Professor at a local community college. Speaking at a community meeting, she states: "I quickly realized I wanted a better life for my children and I was the only one that would do that for them" continued Ms. Nikia. Ms. Nikia defined her success as "being able to help other people and give back to the community..." which she feels she does in her current job as a professor.

*Left to Right:*  
Darlene McIntosh (HACSB),  
Erica Youngblood (KEYS),  
Nikia Chaney, Brandi Wilson (KEYS), and  
Janice Simmons-Rodgers (HACSB)



### SHAREECE WRIGHT CURRENT NFL PLAYER GIVES BACK

Shareece Wright, cornerback for the San Diego Chargers, personally donated and distributed turkeys and food baskets to the residents of the Parkside Pines Apartments in Colton. After being a resident for 11 years and a super star player at Colton High School, he attended University of Southern California where he played football and was later drafted into the National Football League by the Chargers, where he now starts as a defensive back.

He happily distributed the turkeys and shared laughs with the youth who see him as a role model, many of who grew up with him. Mr. Wright gives the youth advice, "Follow your dreams. Don't follow the crowd. Be a leader! No matter what, stay in school and work hard." Despite his success, Mr. Wright never forgets to give back to the community he grew up in.

*Above:* Mr. Wright poses with old friend and current resident.

## MORE VETERANS GET HOUSING

HACSB received a grant for \$492,406 that will help house 65 additional homeless veterans in San Bernardino County; HACSB can now subsidize housing for a total of 255 veterans. HUD and the VA provide funding for homeless veterans through its Veterans Affairs Supportive Housing Program (HUD-VASH). HACSB partners with the Loma Linda Veterans Affairs Medical Center who offer veterans a lifeline of supportive services coupled with housing by HACSB.

## HELPING HOUSE RE-ENTRY INDIVIDUALS

Technical Employment Training, Inc (TET) was awarded funding through the County of San Bernardino to establish the Inland Empire Employment Initiative. HACSB, The Way World Church, and various San Bernardino County departments, have joined TET in this initiative to provide workforce housing and wrap around services for over 50 re-entry citizens and homeless veterans that are from the City of San Bernardino.

Due to the Assembly Bill 109 law that was implemented in 2011, the release of thousands of probationers into San Bernardino County is inevitable; therefore, ignoring the situation is not a viable solution. However, housing at least some of these San Bernardino residents returning “home” is a proactive solution to an inevitable circumstance.

To ensure the safety and success of the residents, this program is designed to transition these individuals into working and responsible citizens in our society. Onsite services include: case management, behavioral health, alcohol and drug free environment with daily screenings, safe living environment, and access to public transportation. In the long run, this endeavor is saving tax payer dollars by avoiding recidivism; amongst many other benefits to all.

## STREET HOMELESS CHILDREN HOUSED



### **New Initiative Provides Preference to Homeless Families**

HACSB's No Child Left Unsheltered Program aims at housing truly street homeless children and their families. Children on the street are simply not acceptable in these modern times. To date, 25 people have been housed at the Waterman Gardens Affordable Housing Community; which includes 14 children under 18 years of age, 2 children under 19 years of age, 1 disabled adult dependent, and 6 head of households and 2 co-head of household adults.

To ensure the success of the family, key partners are helping families settle into their new home such as the local school districts that provides additional education and social services; a multi-denominational faith-based organization that formed “Welcome Home Teams” to provide immediate furnishings and support; Priscilla's Helping Hands, Building a Generation, Department of Behavioral Health, and SAC Health Systems provide direct physical and mental health services; and staff from HACSB's affiliate nonprofit KEYS, Inc. are providing customized supportive and wraparound services and resources.

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. We now know that after full launch there will never be another child living on the streets of San Bernardino County.

Top: Erica and her daughters were homeless for three years and slept in their car until they got housed through the No Child Left Unsheltered Program.

# VALENCIA GROVE HOUSING COMMUNITY IN REDLANDS COMING TOGETHER



Built over 70 years ago, Valencia Grove, a large affordable housing community in Redlands, is under major revitalization construction. The initial phase of development includes construction of 85 family units, and subsequent phases will result in a total of 228 units; an increase from the previous 115 affordable housing units. Silver Creek Industries manufactures the factory built homes off site and transports them to the Redlands site for installation by U.S. Modular under subcontract to Perera Construction. The inside of the units are completely finished with tiled and carpeted floors, kitchen appliances and cabinets, and other amenities. Phase one of the construction is scheduled to be complete June 2015.

*Featured: Crane sets the modular home into place*

*Top Green: Construction underway in the factory*

*Bottom Green: Modular loaded for transportation to Redlands*



## WATERMAN GARDENS REVITALIZATION UPDATE

HACSB and its development partner National Community Renaissance (CORE) made significant progress this past year in the revitalization efforts of Waterman Gardens Affordable Housing Site and the surrounding neighborhood in San Bernardino. Built in 1942, this is the second oldest affordable housing site built in the County and is in great need of a complete revitalization. The 252-unit housing site was fully entitled by City Council for complete demolition and new construction of a mixed use, mixed income community.

The first phase, which includes revitalizing 76-units on an adjacent land parcel to Waterman Gardens, is clear to begin after it received \$12 million in state tax credits and \$2.3 million from the City's HOME funds. The total cost for this first phase is \$25 million.

To help facilitate the revitalization, HACSB was granted designation by HUD to be a Rental Assistance Demonstration (RAD) site; making HACSB among the 199 out of 3,200 Housing Authorities to get this award. This designation will help change the rent structure of affordable housing and provides techniques for new financing. This designation will greatly assist with the \$200 million needed for this neighborhood revitalization.

## WATERMAN GARDENS COMMUNITY CENTER DEDICATED TO BOBBY VEGA



Bobby Vega, a local community leader and youth advocate, passed away in February 2014 and left behind a powerful legacy, especially for the residents of the Housing Authority's Waterman Gardens Housing Community. The residents and youth of that community have great memories of Bobby who stood up for the rights of people and developed programs aimed at helping youth, among many other things. In his honor, the Waterman Gardens Community Center was renamed and dedicated to him.

## “BUILD SAN BERNARDINO” COALITION

“Build San Bernardino” focuses on investing in San Bernardino neighborhoods to build vibrant communities that provide high quality housing for both new and existing homeowners. Habitat for Humanity, Hope Through Housing, Housing Partners I, Inc., Inland Empire Economic Recovery Corporation, National Community Renaissance, Neighborhood Housing Services of the Inland Empire, and HACSB have joined their resources to acquire properties to develop and/or rehabilitate to create new homeowners, to beautify homes for existing homeowners and to work collaboratively with landlords and residents to improve neighborhood appearance and housing quality. Build San Bernardino is striving to create higher rates of ownership and increase resident engagement in the targeted neighborhoods within the City.



## DEVELOPMENTS COMING IN 2015

HACSB and its affiliate non-profit HPI, Inc. partnered with Urban Housing Communities for the development of a new **77 unit affordable senior housing development in the city of Yucaipa**. The development will be funded through 4% tax credits, tax-exempt bonds, County HOME and Mental Health Services Act funding. The initial 50 unit phase of the development, wherein HACSB has committed 50 project-based vouchers, is expected to commence in the summer of 2015.

Phase I of the **Bloomington Intergenerational Affordable Housing Development** received an allocation of 9% tax credits in September 2014. HACSB and HPI, Inc. partnered with the Related Companies for the initial phase of this development which is slated to start construction in early 2015. Phase I will consist of 106 units and will incorporate a public library within a senior affordable housing facility, while phase 2 will add 86 family units. The project has unprecedented levels of funding committed from the County of San Bernardino.

HACSB is in discussions with the City of Ontario and the Related Companies regarding the development of a **new 32 unit family housing community**. Given the reduction in local funding sources, the partnership will devise a unique and creative physical and financial structure to bring this development to fruition.

HACSB received word from HUD on October 17, 2014 that our second application for the **Rental Assistance Demonstration (RAD) Program** had received contingent approval. Due to the application's high position on the waiting list, we expect full approvals and commencement of the RAD conversions in 2015. This means that we expect to commence the conversion of our entire public housing portfolio to Housing Choice Voucher rental assistance, and effectively “privatize” ownership of the units.













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