

HOUSING AUTHORITY | COUNTY OF SAN BERNARDINO

ANNUAL REPORT

2017



BUILDING Communities,
CHANGING LIVES



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ADMINISTRATION & ACCOUNTABILITY

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 to 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
Chair
First District Supervisor



Janice Rutherford
Second District Supervisor



James Ramos
Third District Supervisor



Curt Hagman
Vice Chair
Fourth District Supervisor



Josie Gonzales
Fifth District Supervisor



Gary McBride
Chief Executive Officer

SAN BERNARDINO COUNTY HOUSING COMMISSION



Tim Johnson
Chair



Sylvia Miller
Vice Chair



Beau Cooper



Cassie MacDuff



Jessie Muñoz



Mario Saucedo



Caroll Yule



EXECUTIVE DIRECTOR'S MESSAGE

Every year we pride ourselves on the ability to continuously transform our agency. It's this constant motion that keeps us innovative, unique, and inspired to accomplish our agency's mission and vision. At the forefront of our daily work are both the families we serve and those that are waiting for housing assistance.

As housing costs rise and vacancy rates hit all-time lows, and more families struggle to afford and find stable quality housing, the demand for housing that is affordable continues to increase.

Therefore, it is imperative for us to continue to acquire and build housing that is affordable, work on providing our families with the resources and skills to achieve an enriched quality of life, and advocate for the families on our waiting lists who also need housing assistance in order to stabilize their lives.

Partnerships continue to be key to our success. As affordable housing providers, we rely on our social service, community, and development partners to provide additional services for the families we serve. Together we leverage each other's resources for a larger reach and bigger impact on our communities.

Thank you to our Board of Governors, Housing Commission, community partners, landlords, staff, and program participants for their continuous support and dedication. We look forward to many more years of success.

We invite you to continue reading about this year's successes and our various partnership endeavors.

Respectfully,

Maria Razo



“It's this constant motion that keeps us innovative, unique, and inspired to accomplish our agency's mission and vision.”

BY THE NUMBERS

HOUSING UNITS BY CITY

Voucher Rental Assistance Program Units: 10,653

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

Public Housing Units: 646

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

Housing Authority-Owned Units: 1,926

These units are owned by the Housing Authority and 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 Partners I, has these units as part of its property portfolio.

City	Voucher Rental Assistance Program Units	Public Housing Units	Authority-Owned Units	Housing Partners I, Inc.
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	0	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	2968	141	513	105
Sugar Loaf	6	0	0	0
Twentynine Palms	42	0	0	20
Twin Peaks	38	0	40	0
Upland	606	98	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	10,653	646	1,926	977

HOUSING
AUTHORITY
OF THE
COUNTY
OF SAN
BERNARDINO
**BY THE
NUMBERS**



1,926
Housing Authority-owned units
throughout **42 developments** in **17 cities**



13
public housing developments in **10 cities**



50+
community and government partners



292
scholarship recipients since **1991**



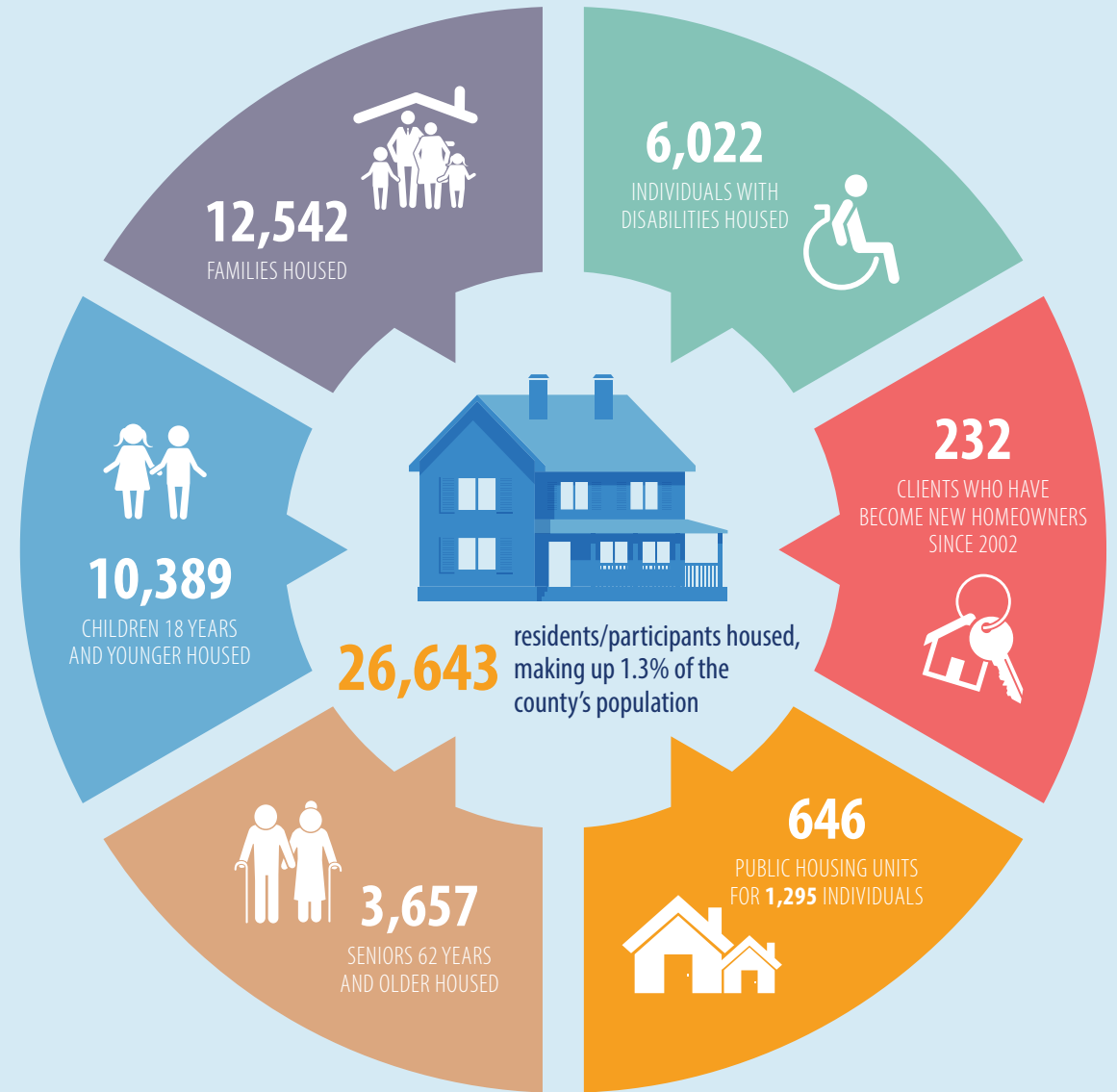
10,653
vouchers for **25,348 individuals**



61,448
applicants on various waiting lists



128
employees across **17 offices**



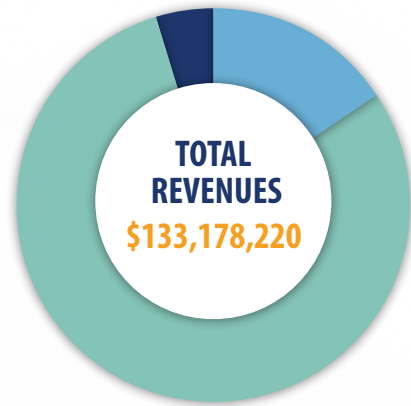
\$131 million
added to the county's economy
during fiscal year 2016-17

\$86 million
paid to nearly 4,600 landlords
for housing assistance

\$9.9 million
paid to 678 vendors for various
programs and services

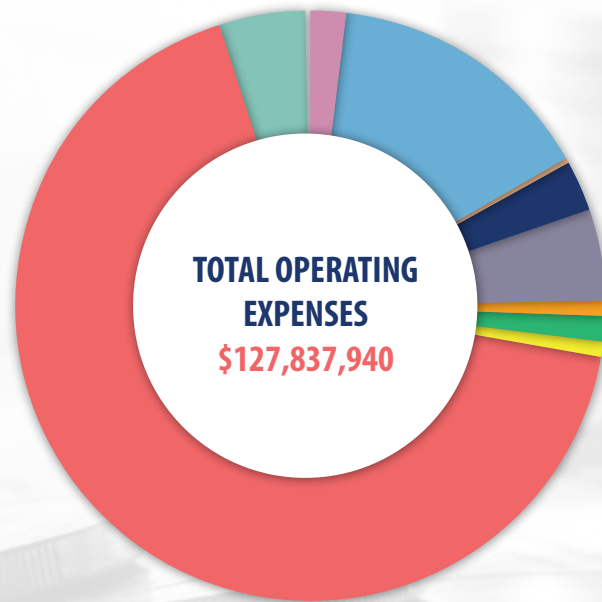
\$3.4 million
spent on rehabilitation, construction
and acquisition of housing units

FOR HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION | UNAUDITED FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017

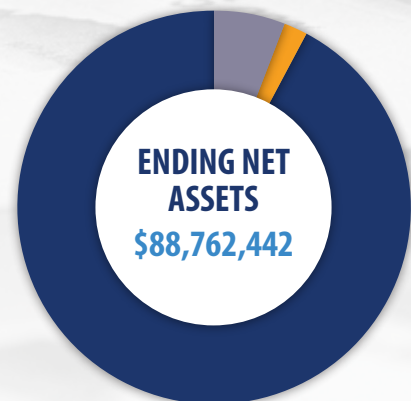


RENTAL INCOME | \$21,085,794
GRANTS | \$106,012,937
OTHER INCOME | \$6,079,489

GRANT EXPENSES | \$2,623,271
ADMINISTRATION | \$18,883,799
RESIDENT SERVICES | \$500,461
UTILITIES | \$3,449,192
MAINTENANCE & OPERATIONS | \$6,240,861
GENERAL EXPENSES | \$1,263,630
INTEREST EXPENSE | \$1,829,064
EXTRAORDINARY EXPENSES | \$833,080
HOUSING ASSISTANCE PAYMENTS | \$86,024,146
DEPRECIATION | \$6,200,811
OPERATING TRANSFERS | -\$10,374



TOTAL OPERATING EXPENSES
\$127,837,940



INCREASE IN NET ASSETS | \$5,340,280
ADJUSTMENTS | \$1,676,726
BEGINNING ASSETS | \$81,745,437

FOR HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
STATEMENT OF NET POSITION | UNAUDITED FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017

ASSETS

Cash and investments	\$48,423,705
Accounts receivable (net)	\$3,430,279
Prepaid expenses	\$4,515,585
Due from other governments	\$1,122,719
Land, Buildings & Equipments (net of accumulated depreciation)	\$99,361,321
Inventory	\$290,403
Notes receivable	\$9,034,779

Total Assets \$166,178,790

Deferred Outflows of resources \$2,505,910

Total Assets and Deferred Outflows \$168,684,700

LIABILITIES

Accounts payable	\$3,937,037
Other liabilities	\$5,839,974
Notes payable	\$45,995,863
Accrued Pension & OPEB	\$23,686,002

Total Liabilities \$79,458,876

Deferred Inflows of resources \$463,382

Total Liabilities and Deferred Inflows \$79,922,258

NET POSITION

Investment in capital assets, Net of related debt	\$53,365,458
Restricted net position	\$15,922,163
Unrestricted net position	\$19,474,821

Total Net Position \$88,762,442

TOTAL CAPITAL, LIABILITIES & DEFERRED INFLOWS \$168,684,700

TERM-LIMITED LEASE ASSISTANCE PROGRAM UPDATES

First set of Families Complete Fifth Year of Program

The Term-Limited Lease Assistance Program combines five years of housing assistance with coaching and supportive services to help participating families achieve economic self-sufficiency. In April 2017, the first set of families who leased under this new program began to transition off the program after five years of assistance. By the fiscal year end September 2017, 219 families had transitioned off the program; of those, about 11% have received a six-month hardship exemption due to completion of a self-sufficiency activity such as homeownership or an educational degree or unforeseen involuntary loss of income.

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 (MTW) demonstration program. MTW provides only 1% of all housing authorities nationwide with the unique opportunity to design and test innovative, locally designed programs and services to best meet their local communities and residents.

For several years, the Housing Authority has partnered with Loma Linda University to conduct a longitudinal study of the families participating in the Term-Limited Lease Assistance Program. The statistics below highlight the results of the program's fifth-year results.

By the Numbers

Families participating to date: **1,620**

Average household size: **3.5** persons

Average age of head of household: **33**

Income and Employment

- Families placed in jobs: **550**
- Average household income: **\$25,312***
- Families with earned income: **75.4%**
- Changes in households from year 1 to 5:
 - **12.8%** increase in income from wages*
 - **52.5%** decrease in income from welfare
 - **25%** increase in full-time employment
 - **18%** decrease in unemployment

Education

- **96.5%** families with high school diploma
- **17.1%** increase in vocational degrees

Early Exits

- **55%** of families have exited the program prior to their fifth year of assistance

*Excludes income from higher income households that exited the program early. Year 4 results had a 21.5% increase in income from wages, the drop in Year 5 is due to higher income households that exited the program early.



Family Testimonials

“

*I was able to keep my kids **safe** and take better care of them.*

“

*The team is **amazing** ... they took me under their wing and now I can fly ... I am so **thankful**.*

“

*It helped me to budget financially and to strive for higher and **better goals** in life and rise above any circumstance and to not let nothing hold me down or back.*

PARTNERSHIPS GENERATE EMPLOYMENT OPPORTUNITIES FOR RESIDENTS

Resources and Support

HACSB provides resources and support for its customers during their participation in the Term-Limited 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. HACSB has 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 550 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.

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.

Mutual HACSB, TAD, and WDD customers have access to Employment Resource Centers that provide free resources and assistance to enhance job searches, resume development, and educational opportunities. These centers are located throughout the county at the local America's Jobs Centers of California and TAD offices.

Staff make direct referrals to over 25 partner agencies to provide program participants with vocational training, English as a second language classes, financial literacy education, parenting classes, mental health services, support groups, and small business development classes.

Over the past 26 years through HACSB's Annual Scholarship Program, HACSB has awarded 292 students attending colleges, universities, and technical/vocational schools with \$219,250 in scholarships.

MOVING TO WORK CONGRESSIONAL SPOTLIGHTS

U.S. Rep. Mario Diaz-Balart Visits San Bernardino County

The County of San Bernardino welcomed Rep. Mario Diaz-Balart, of Florida's 25th District, to a site visit. As chairman of the House of Representative's Transportation, Housing and Urban Development subcommittee, Rep. Diaz-Balart plays an instrumental role in appropriating taxpayer dollars for programs that help grow our economy. We are honored that he wanted to learn about our county's affordable housing efforts.



Pictured: Maria Razo, HACSB's executive director; Rep. Diaz-Balart; Linda Jara-Mariles, owner, Jose's Restaurant; James Ramos, Third District Supervisor

During his visit, the Housing Authority staff highlighted various innovative initiatives implemented as a result of its Moving to Work designation. He also toured Valencia Grove and Vista del Sol, two housing communities in the city of Redlands that were made possible thanks to MTW flexibilities.

U.S. Rep. Ed Royce Praises MTW Efforts



On October 12, 2017, during a House Financial Services Committee hearing called "The Future of Housing in America: Oversight of HUD," Rep. Ed Royce, of California's 39th District, invited U.S. Housing and Urban Development (HUD) Secretary Dr. Ben Carson to visit our county and learn about our Housing Authority's successes through the Moving to Work designation. We are thankful for Rep. Royce's leadership on the committee and his efforts to urge HUD to learn from local efforts that can help shape national policy.



VOLUNTARY TRANSFER OF THE UPLAND HOUSING AUTHORITY

As housing authorities continue to undergo federal funding cuts for affordable housing programs, it's becoming increasingly difficult for smaller agencies to continue to operate at optimal levels. In an effort to protect housing assistance for approximately 700 families and ensure continued payments to landlords and vendors, the Housing Authority partnered with the Upland Housing Authority (UHA) and requested permission from HUD to transfer the UHA's Housing Choice Voucher and Public Housing Programs. HACSB became the first MTW agency to embark on a voluntary transfer of a traditional housing authority thanks to the tenacious efforts by the city of Upland, the county, and HACSB staff. As of July 1, 2017, HUD approved all housing assistance services provided by UHA to be transferred to HACSB.

26TH ANNUAL SCHOLARSHIP AWARDS

7 college students awarded scholarships

For its 26th year of the annual scholarship program, the Housing Authority awarded seven students a total of \$10,500.

The awardees attribute their successes to staying focused on their educational goals and challenging themselves to do better despite life's roadblocks. "Goals and aspirations are what keep me going," said Vanessa Mascasil, a participant in the Term-Limited Lease Assistance Program who wants to be a family law attorney. "Without those two things, I would be nothing. I want to be a greater person than I was yesterday."

Dieanna Prudholme, who is using her time in the program to complete her educational goals, has a similar message: "I have gone through hardships in the past, but can honestly say that everything I have overcome have made me a stronger individual, which is why I strongly believe in my dreams and feel that I have the ability to accomplish them."

AWARD RECIPIENTS

Jose Enciso
University of California, Riverside

Vanessa Mascasil
California State University, San Bernardino

Moyet Parris
Alabama A&M University

Portrait Plair
Prairie View A&M University in Texas

Dieanna Prudholme
California State University, Fullerton

Sade Wilcox
California State Polytechnic University, Pomona

Felicia Zelaya
University of Redlands



Pictured left to right: Portrait Plair, Dieanna Prudholme, Sade Wilcox, Moyet Parris, Vanessa Mascasil, and Felicia Zelaya

Landlord Donates to Scholarship Program

Once again, Mr. Bob Doshi and his family, longtime landlords of the voucher program, donated funds to the Housing Authority's annual scholarship program. Mr. Doshi believes in helping our program participants succeed.

“

We care about the families we serve through the Housing Authority, and obtaining an education is a key component to success. – Bob Doshi

Pictured left to right: Tim Johnson, Housing Commission Chair, Bob Doshi, and Maria Razo, HACSB's Executive Director



2015–2017 RESIDENT ADVISORY BOARD

Welcome New Resident Advisory Board Members

The Housing Authority's Resident Advisory Board (RAB) is instrumental in helping review and discuss critical issues that affect residents and program participants. On an ongoing basis, Housing Authority staff work closely with RAB members to discuss potential policy changes, get feedback on messaging and communication to residents, recruit participants for hearings and special events, and much more. This year, five new RAB members joined the team. The board of eight includes a mix of participants from the Public Housing Program, the Term-Limited Lease Assistance Program, Project Based Voucher Program, Veterans Affairs Supportive Housing (VASH), and the traditional Housing Choice Voucher Program.



Pictured: (Front Row) Christopher Williams, Cassie Ford, Brigita Miller, (Back Row) Michael Bailey, Marchaina Greely, Valarie Bennett, Roxanne Chiappone, Christy Black

FAMILIES THRIVE IN SELF-SUFFICIENCY PROGRAM

Residents Achieve Economic Independence

The Housing Authority received a \$207,000 renewal grant for its Family Self-Sufficiency (FSS) Program. Families in this program access tools to achieve their education and employment goals. The FSS Program is a holistic approach to helping families make progress toward self-sufficiency. Upon enrollment, the participant develops a five-year training and services plan that outlines the steps to become employed, increase their earnings, and become independent of government assistance. As the

family's earnings increase, the family's rent goes up. The amount of the increase goes into an escrow account that the family receives upon successful graduation of the FSS Program. Successful FSS graduates have used their escrow accounts for homeownership, education, to purchase a reliable car, or to start their own business.



Successful Saver

Khiari, a FSS Program graduate, is "completely grateful" for the opportunity to save money for the down payment of her future home. With the support of HACSB staff, in five years, thanks to her hard work and perseverance, Khiari secured full-time employment, increased her credit score by 300 points, saved for a home down payment, and improved her self-confidence, which is a priceless accomplishment.



A Program You Can Bank On

Priscilla says being on the FSS Program is a "win-win." Within five years, she secured full-time employment and has transitioned off housing assistance.



“

The FSS Program allowed me to build a future for my family and would recommend that other families give it a try.

Perseverance Pays

Christy, a graduate of the FSS program, has advice for other program participants:

“

The key is work hard, don't give up, and believe you can do it.

At one point, Christy questioned her ability to succeed; however, her perseverance boosted her self-esteem and consequently helped her accomplish her goals. With the money she saved, Christy plans to purchase her first home.



HOMEOWNERSHIP GOALS ACHIEVED

Since 2002, 232 families have become homeowners through the Housing Authority's Homeownership Assistance Program. Similar to the housing assistance for participants in other affordable housing programs, the Homeownership Assistance Program provides mortgage assistance for up to 15 years for working families and up to 30 years for disabled families, if the homeowners meet income requirements. 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.

Family completes Homeownership Assistance Program

Lisa, a single mother of four, was one of the first program participants, and 15 years later, she says it was a wise decision she does not regret. Lisa says it's an unbelievable feeling to provide a safe and stable home for her children, where they were able to grow up going to the same school and made lifelong friends in the neighborhood.

"You can do it!" she says to anyone considering the homeownership program. "It can happen! Just never give up." Her participation in the homeownership program is coming to an end, and she is prepared to pay the mortgage on her own and continue to provide for her family.

Family of 8 Finds Home

"Words cannot express our gratitude for the programs available through the Housing Authority," says M'billi, who along with his wife, Martha, and their six children are participating in the Term Limited Lease Assistance Program. With guidance from the Housing Authority staff, the family accelerated their course to homeownership by saving money and improving their credit.

With a large family, renting was a challenge. Buying a home was not an easy process, but they found the perfect home in their community of Colton, which kept their children in their established schools.

“

We regained hope, thanks to the Housing Authority. -M'billi

Stability Achieved

After eight years of receiving housing assistance, Yvonne's homeownership dream came true. Her life shifted when she started the process to adopt her toddler grandson and received a monetary inheritance. She used these opportunities to search for a home.

"Buying a home is a scary challenge," says Yvonne, but one well worth it, because she is now raising her grandson in a stable home. "We now have a home instead of just a place to live. This is an enormous accomplishment."



Breaking the Cycle of Poverty

After living in affordable housing for five years, Nichole, a single mother of three young children, accomplished her dream of homeownership. When she was 19, Nichole's grandmother passed away, and with estranged parents, she was left without any family support.

"My grandmother's only goal for me was that I graduate from high school — no other goals, so after graduating from high school, I just worked and raised my children," Nichole says. "However, I knew I needed to break the cycle of poverty." Leveraging the resident services offered at her housing site, she learned how to budget and save her money, which prepared her for homeownership.

“

How do you get ahead in life without stable housing? I'm living proof of how the Housing Authority programs help people succeed. Having the opportunity to receive housing assistance while I steered my family into homeownership is truly priceless.

No Secret to His Success

Julian credits his homeownership to smart choices and discipline. He left the Housing Authority's term-limited program before his fifth year.

“

Life is about choices. I took the opportunity I was given, disciplined myself and not spend money foolishly. I saved, and it began to add up.

Homeownership Success

Sherron left the Housing Authority's term-limited program before the fifth year to become a homeowner. The program was a stepping stone for her.

"It wasn't easy, and at first I didn't think it was possible," she says. "With the coaching and support I received from the Housing Authority staff, I learned what I needed to do. My family and I became disciplined of how we spent money and learned to save. On the program, we chose to rent a home that was affordable to our household, which allowed us to save even more money. I knew this was my time to really change my life for myself, and my family and I was motivated to get it done in the five years on the program. It's amazing what you can do when you put your best foot forward, believe in God, and believe in yourself."



REAL ESTATE DEVELOPMENT

Valencia Grove Receives Awards for Innovation

The Housing Authority received two national awards for Phase 1 of the Valencia Grove Housing Community in Redlands, California: the Award of Excellence from the National Association of Redevelopment Officials (NAHRO); and the 2017 Nan McKay & Associates Development Award.

Both of these recognitions are due to the three-pronged innovative approach to revitalizing the 75-year old public housing site: 1) demolition through a deconstruction/construction program; 2) use of factory-built modular units; and 3) transitioning from a traditional public housing site to a mixed-use community (eventually to include homeownership), with a multi-use educational and recreational facility.



Pictured: Gustav Joslin, HACSB's Deputy Executive Director (middle) with Nan and John McKay



Pictured: Valencia Grove Housing Development

Smoke Free Housing Award

The Housing Authority received the Tobacco Free Living Leadership Award from the California Health Collaborative for transitioning 552 public housing units into smoke-free housing. Prior to HUD's Smoke-Free Public Housing Rule, HACSB joined the Coalition for a Tobacco-Free San Bernardino County, which served as a motivator for the transition. In the upcoming months, HACSB will transition the remaining 350 public housing units to smoke-free units and eventually hopes to make its entire housing property portfolio smoke free.



California
Health Collaborative

Historical Plaque Installation for the Frankish Building



The city of Ontario's Historical Society installed two plaques at the Frankish Building on June 15, 2017: one at the front detailing the building's history, and the second by the entrance of the Charlemagne Apartments that detail the "high class and modern living" amenities of these 1916 apartments.

In March 2009, the Housing Authority acquired the Frankish Building, its first mixed-use (commercial and residential) property. Designed and built by Charles Frankish and his son, Hugh, the three-story building has 16 residential units over approximately 7,100 square feet of ground-floor commercial/retail space. At the time of its construction, the Frankish Building was considered the finest building in the city, partly because each unit was equipped with built-in buffets, gas ranges and heaters, wood floors, bathrooms, kitchens, telephone lines,

and an electric elevator. The rents at that time for the two- to four-room apartments ranged from \$12.50 to \$30 per month. Construction of the three-story building, which also has a full basement, took about five years to complete, with Charles and Hugh overseeing each construction detail: the use of steel reinforcement, glazed brick, precast concrete block, and pressed tin ceilings. The building was added to the National Register of Historic Places in 1980 and became Ontario's Historic Landmark Number 12 in 1988.



Olive Meadow Update and Grand Opening

In the fall of 2017, The Housing Authority, in partnership with National Community Renaissance, the city of San Bernardino, the County of San Bernardino, the Hope through Housing Foundation, various other partners, the community and the residents celebrated the grand opening of the Olive Meadow Affordable Housing Community, consisting of 62 high-quality affordable homes. This represents the first onsite phase of the Waterman Gardens Affordable Housing site revitalization, part of a larger Arrowhead Grove Neighborhood Revitalization effort, which calls for more than 400 housing units, community amenities, upgraded infrastructure and an integrated educational environment.



*Olive Meadow Housing Development.
Picture Courtesy of National Community Renaissance*



With each new phase, Arrowhead Grove is redefining the community at large. We're thrilled for the families who are moving into Olive Meadow, and eagerly look forward to the continued redevelopment of this vital neighborhood. -Maria Razo, Executive Director – Housing Authority

Olive Meadow Housing Community Earns LEED Platinum Certification

Olive Meadow also received LEED Platinum Certification from the U.S. Green Building Council for energy efficiency and environmental stewardship. The Platinum designation, the highest under the council's Leadership in Energy & Environmental Design program, underscores the quality of design and construction at the site.

Rental Assistance Demonstration Program

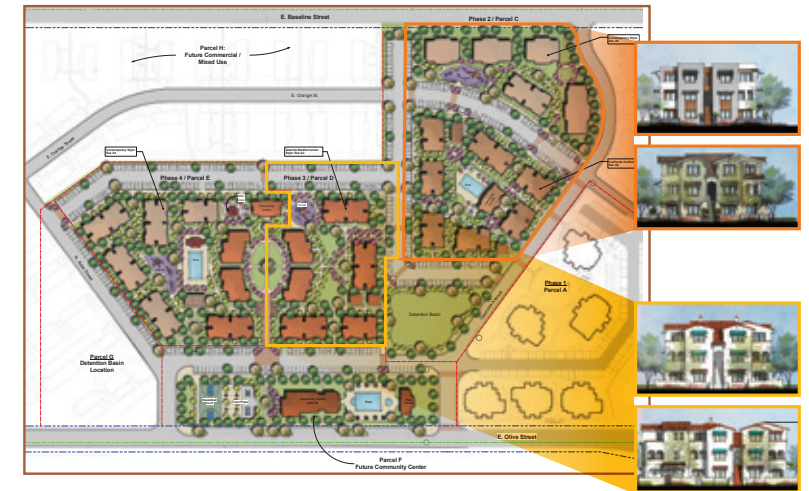
In 2014, the Housing Authority received approval from the U.S. Department of Housing and Urban Development to convert its remaining public housing units to project-based vouchers under the Rental Assistance Demonstration program (RAD), which helps preserve affordable housing. Under RAD, housing authorities are able to generate and leverage equity on the properties to renovate and repair this aging housing stock. In 2016, 552 public housing units were converted under RAD and the remaining 354 public housing units will be converted by the end of March 2018.



Coming in 2018

The Housing Authority is continuing its partnership efforts in multiple projects commencing throughout the county in 2018, such as:

- Complete the one-for-one replacement of the remaining 116 public housing units at the former Waterman Gardens Public Housing site, now called Arrowhead Grove, in partnership with National Community Renaissance. In January 2018, the development team applied for \$20 million in funding under the California Strategic Growth Council's Affordable Housing and Sustainable Communities (AHSC) Program. If successful, this funding will support the completion of the one-for-one replacement of all of the original 252 public housing units on site.



Arrowhead Grove site plan for future development phases.

- Complete the 77-unit affordable housing development adjacent to the Veterans Affairs hospital in Loma Linda. The Housing Authority is collaborating with Meta Housing and Housing Partners I Inc. to deploy 50-project-based Veterans Affairs Supportive Housing (VASH) vouchers and 27-project-based vouchers supporting homeless veterans. The households will receiving mental health services from either the County's Department of Behavioral Health or LifeSTEPS.



Rendering of future veterans housing development.

Coming in 2018 (continued)

- Continue partnering with Related Companies and Housing Partners I to complete construction of the Sierra Family Apartments project in Fontana. The Housing Authority is providing 8 project-based vouchers to assist in the development of 70 new affordable family housing units.



OLIVE STREET
APARTMENT COMMUNITY
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- Complete the Housing Authority's first two projects that will provide permanent supportive housing for the chronically homeless. The acquisition and rehabilitation of Golden Apartments in San Bernardino will convert 21 existing two-story, two-bedroom apartments to 38 one-bedroom flats. Similarly, the acquisition and rehabilitation of the 61-room Queens Motel in Victorville will convert the facility to 31 one-bedroom apartments. To ensure the success of individuals and families, the Housing Authority is using the Housing First Model. Supportive services will be offered to maximize housing stability and prevent individuals from returning to homelessness.



Housing First Model

Housing First is an approach to quickly and successfully connect homeless individuals and families 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 individuals from returning to homelessness. Stabilizing individuals with safe and sanitary housing also helps stabilize their personal lives and eventually leads to increased contribution to our community's economic vitality. This is a positive step toward ending chronic homelessness in our communities.

HOUSING SPECIAL POPULATIONS

Grants Help House Homeless Individuals

The Housing Authority received funding to permanently house a total of 418 homeless veterans who also qualify for clinical support services from the Veterans Affairs medical clinics across the country.

San Bernardino County received \$10.3 million in federal Homeless Assistance Program funds, approximately \$4.03 million of which was awarded to the Housing Authority (\$3.5 million) and its affiliate nonprofit Knowledge & Education for Your Success (KEYS) (\$526,500) to combine and serve approximately 346 homeless families in the county through housing assistance and case management. The Housing Authority partners with the County's Department of Behavioral Health to provide mental health services for the HACSB families.

The Housing Authority also received \$2.3 million from the County's Transitional Assistance Department to administer the CalWORKs Housing Support Program (HSP), which promotes housing stability for homeless families. Together, the Housing Authority and its affiliate nonprofit KEYS work with homeless families and private landlords to provide rapid rehousing and rental assistance. The county Department of Behavioral Health also provides case management through the Family Stabilization and Life Skills programs. The HSP program can now support a total of 370 households annually, but this last grant year was able to serve 391 households.

Challenge Awards Honor County Innovation

Each year, the California State Association of Counties honors the most innovative programs developed and implemented by California counties through our Challenge Awards. This year, San Bernardino County's Transitional Assistance Department, the Housing Authority, and KEYS received the unique award for the CalWORKs Housing Support Program, which is the County's largest rapid rehousing program that promotes housing stability for homeless families.

Recognition for Efforts to End Homelessness

The Housing Authority received the Achievement Award from the National Association of Counties for assisting in the county's efforts to end homelessness by taking the lead in securing housing resources by acquiring and rehabbing existing housing sites and leveraging state and federal homeless assistance grants. These various approaches and the leveraging of various county resources and strong partnerships have resulted in a model initiative that is truly working on eradicating homelessness.

HOUSING SPECIAL POPULATIONS (continued)

No Child Left Unsheltered Update

The Housing Authority's No Child Left Unsheltered program houses homeless children and their families through various housing programs. To date, 152 people have been housed through this program, which includes 88 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 families' physical and emotional health and safety; developing an action plan to stabilize 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.

Loma Linda University evaluated the NCLU participating families. The research demonstrated that stable housing helped the families stabilize themselves, which in turn also helped their children succeed in school. Overall, the self-esteem and household dynamics improved.

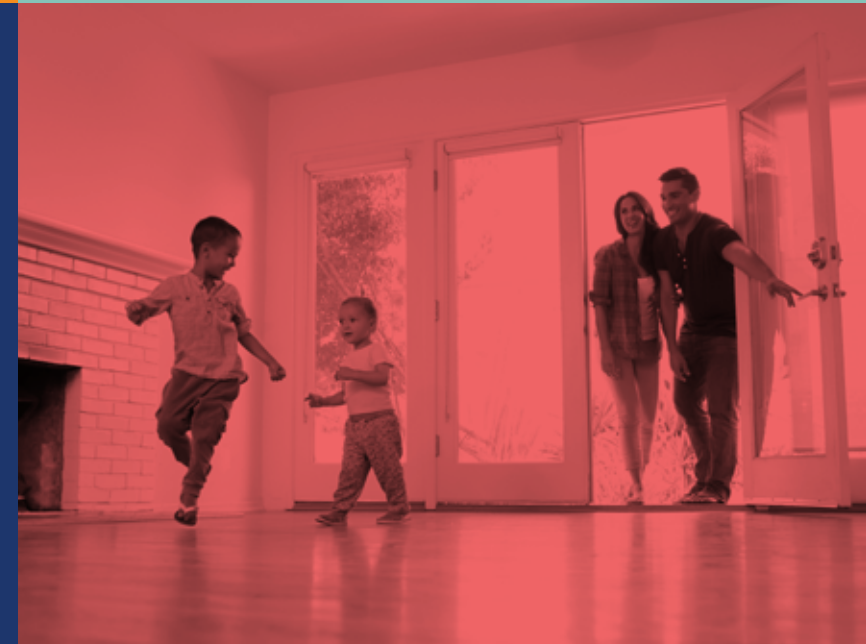
Families report, for the most part, that their children could just be children again:

“

She's a normal kid now; she's like everyone else.

“

[The children] are so happy now that we're all together, because they were always worried for us, where we were going to sleep, if we were warm, you know.



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