



Office of Homeless Services
 560 E. Hospitality Lane, Suite 200 • San Bernardino, CA 92408-0044
 Phone: (909)501-0610 • Fax: (909)501-0622
 Email: homelessrfp@hss.sbcounty.gov • Website: <https://sbchp.sbcounty.gov/>

Agenda for the meeting of the Interagency Council on Homelessness (ICH)

**Meeting date,
 time, and place**

Date: **April 24, 2024**
 Time: **9:00 am – 10:30 am**
 Place: Workforce Development Department
 290 N D Street, 6th Floor, San Bernardino, CA 92415
 **Public Parking on the 4th and 5th level of the parking structure, with main entrance on D St. ** Please enter Vanir Building through front entrance.

ICH members must attend the meeting in person.
 The public may observe the meeting online on **Zoom**:
<https://us02web.zoom.us/j/84962440685?pwd=OW5pUjVyT0RWU21CVkk2WWNCRHZsdz09>
 Webinar ID: 849 6244 0685 - Passcode: 030568

Or One tap mobile: +16699009128,,84962440685#,,,,*030568#

Note: Please remember to MUTE your phones. DO NOT place this call on hold should you get another call. Hang up and then rejoin the meeting.

		Time
Call to Order	Chair or Designee will call the meeting to order	9:00 – 9:01 am
Invocation/Pledge	Chair or Designee will lead the Invocation and Pledge of Allegiance	9:01 – 9:03 am
Introductions	Chair or Designee will lead the Introductions of the ICH Members by roll call.	9:03 – 9:05 am
Agenda Items:	The following items are presented for informational, consent, and discussion purposes.	
Public Comment	Open to the public for comments. Members of the public wishing to address the ICH Board on items within the subject matter jurisdiction of the ICH and the items on the agenda, please submit a Public Comment Request form or if you're joining us virtually, indicate by typing "Public Comment" in the chat box. Your name will be called in the order they are received. When your name is called, please proceed to the microphone, or unmute yourself and you will then have up to 3 minutes to address the council.	
Consent		
1	Approve Minutes of the March 25, 2024, Special ICH Meeting -Jessica Alexander, Chair	9:05 – 9:10 am <i>Pg. 3</i>
Information Sharing		
2	Office of Homeless Services (OHS) Update - Marcus Dillard, Office of Homeless Services	9:10 – 9:30 am <i>Pg. 9</i>



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3	Presentation on SB 4: Yes, In God's Backyard -Ruben Mendoza, Uplift San Bernardino	9:30 – 9:50 am Pg. 10
Discussion/ Action Item		
4	Approve the Continuum of Care (CoC) Funding Reallocation Policy and Procedures - Marcus Dillard, Office of Homeless Services	9:50 – 10:15 am Pg. 13
Council Roundtable		
	Open to comments by the Council	10:15 – 10:30 am
Adjournment		
10:30 am		
Next ICH Meeting	The next regularly scheduled Interagency Council on Homelessness meeting is scheduled for: <p style="text-align: center;">May 22, 2024 San Bernardino County Superintendent of Schools 601 N. E Street, San Bernardino CA 92410</p>	

Mission Statement

The mission of the San Bernardino County Homeless Partnership is to provide a system of care that is inclusive, well planned, coordinated, and evaluated and is accessible to all who are homeless and those at-risk of becoming homeless.

THE INTERAGENCY COUNCIL ON HOMELESSNESS MEETINGS ARE ACCESSIBLE TO PERSONS WITH DISABILITIES. IF ASSISTIVE LISTENING DEVICES OR OTHER AUXILIARY AIDS OR SERVICES ARE NEEDED IN ORDER TO PARTICIPATE IN THE PUBLIC MEETING, REQUESTS SHOULD BE MADE THROUGH THE OFFICE OF HOMELESS SERVICES AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE PARTNERSHIP MEETING. THE OFFICE OF HOMELESS SERVICES TELEPHONE NUMBER IS (909) 501-0610 AND THE OFFICE IS LOCATED AT 560 E. HOSPITALITY LANE, SUITE 200, SAN BERNARDINO, CA 92408-0044. <https://sbchp.sbcounty.gov/> AGENDA AND SUPPORTING DOCUMENTATION CAN BE OBTAINED AT 560 E. HOSPITALITY LANE, SUITE 200, SAN BERNARDINO, CA 92408-0044.



**Minutes for San Bernardino County Homeless Partnership
Interagency Council on Homelessness (ICH)
Rescheduled Special Meeting**

March 25, 2024
8:00 a.m. – 10:00 a.m.

Minutes Recorded and Transcribed by Claudia Doyle, Office of Homeless Services

TOPIC	PRESENTER	ACTION/OUTCOME
Call to Order	Jessica Alexander, Chair	The meeting was called to order at 8:04 a.m.
ICH Board Member Introductions	Jessica Alexander, Chair	Marcus Dillard took ICH Member roll call. Members of the public are not introduced. There were 50 members of the public who joined the ICH meeting in person, via Teams and/or telephoned in.
ICH Board Members Present		<ul style="list-style-type: none"> • The following ICH members or their alternates were present for the meeting: <ul style="list-style-type: none"> ○ Joe Baca Jr, Acquanetta Warren, Erika Lewis-Huntley, Curtis Yakimow, Paul Anthony Courtney, Paul Fournier, Juan Preciado, Paul Durham, Carrie Harmon, Diana Alexander, Dr. Alyce Belford-Saldana, Sharon Green, Don Smith, Jessica Alexander, Sue Walker, Wayne Hamilton, Ruben Mendoza. • Members arriving late: Acquanetta Warren (8.08 am), Paul Anthony Courtney (8:45 am), Sue Walker (8:12 am), Ruben Mendoza (8:08 am) • Absent: Sandra Ibarra, Maria Razo
PUBLIC COMMENTS	PRESENTER	ACTION/OUTCOME
		The Chair recognized Public Comments from: No public comments were made. The Chair closed Public Comment.
CONSENT	PRESENTER	ACTION/OUTCOME
Rescind the approval of Minutes of the February 28, 2024, ICH Meeting a. Rescind the retroactive designation, effective February 6, 2024, of the San Bernardino County (County), as the Administrative Entity for the CA-609 San Bernardino City & County Continuum of Care (SBC CoC) for the	Jessica Alexander, Chair	The Chair opened the consent calendar portion of the agenda. Supervisor Baca made a motion to approve the consent calendar and was seconded by Curtis Yakimow. The Chair opened the item for comment by the ICH Board members. No Discussion ensued. Vote was taken: <ul style="list-style-type: none"> • 0 members were opposed.

<p>Housing and Homelessness Incentive Program (HHIP) and rescind the authorization of the County, as the Administrative Entity, to undertake a competitive Request for Proposals process for HHIP.</p> <p>b. Rescind the retroactive authorization, effective February 6, 2024, of the County, to accept and distribute \$11,500,000 in HHIP funds on behalf of the SBC CoC, from Inland Empire Health Plan (IEHP)</p> <p>Approve Minutes of the February 28, 2024, ICH Meeting</p>		<ul style="list-style-type: none"> Absent: Sandra Ibarra, Paul Anthony Courtney, Maria Razo, Sue Walker <p>The motion was approved.</p>
DISCUSSION / ACTION ITEM	PRESENTER	ACTION/OUTCOME
<p>a. Retroactively designate, effective February 6, 2024, San Bernardino County (County), as the Administrative Entity for the CA-609 San Bernardino City & County Continuum of Care (SBC CoC) for the Housing and Homelessness Incentive Program (HHIP) and authorize the County, as the Administrative Entity, to undertake a competitive Request for Proposals process for HHIP.</p> <p>b. Retroactively authorize, effective February 6, 2024, the County, to accept and distribute \$11,500,000 in HHIP funds on behalf of the SBC CoC, from Inland Empire Health Plan (IEHP)</p>	<p>Carrie Harmon, Community Development and Housing and Marcus Dillard, Office of Homeless Services</p>	<p>The Chair recognized Carrie Harmon, Community Development and Housing and Marcus Dillard, Office of Homeless Services to present Item #4.</p> <p>Supervisor Baca made a motion to approve item #4 and was seconded by Diana Alexander, Vice Chair</p> <p>The Chair opened the item for comment by the ICH Board members. No discussion ensued:</p> <p>Vote was taken:</p> <ul style="list-style-type: none"> 0 members were opposed. Absent: Sandra Ibarra, Paul Anthony Courtney, Maria Razo <p>The motion was approved</p>
<p>Approve the recommendation of the High Desert Regional Steering Committee (HDRSC) to amend Victor Valley Family Resource Center's (VVFRC) scope of work</p>	<p>Jessica Alexander, Chair</p>	<p>The Chair opened Item #5.</p> <p>Two Board members recused themselves from Item #5:</p> <ul style="list-style-type: none"> Paul Fournier Sharon Green

<p>submitted in response to Request for Applications (RFA) OHS 23-01, redirecting Homeless Housing, Assistance and Prevention (HHAP) Round 3 funds awarded for the acquisition of a property located at 16045 Chiwi Road Apple Valley, CA 92307</p>		<p>Supervisor Baca made a motion to approve item #5 and was seconded by Juan Preciado</p> <p>The Chair opened the item for comment by the ICH Board members. No discussion ensued:</p> <p>Vote was taken:</p> <ul style="list-style-type: none"> • 0 members were opposed. • Absent: Sandra Ibarra, Paul Anthony Courtney, Maria Razo <p>The motion was approved.</p>
<p>Approve the Memoranda of Understanding (MOU) with San Bernardino County (County), through its Office of Homeless Services (OHS):</p> <ol style="list-style-type: none"> a. Designating the County, through its OHS, as the Collaborative Applicant b. Designating the County, through its OHS, as the Administrative Entity c. Designating the County, through its OHS, as the Administrative Entity for the Homeless Management Information System 	<p>Marcus Dillard, Office of Homeless Services</p>	<p>The Chair recognized Marcus Dillard, Office of Homeless Services to present Item #6.</p> <p>Supervisor Baca made a motion to approve item #6 and was seconded by Aquanetta Warren</p> <p>The Chair opened the item for comment by the ICH Board members. No discussion ensued:</p> <p>Vote was taken:</p> <ul style="list-style-type: none"> • 0 members were opposed. • Absent: Sandra Ibarra, Paul Anthony Courtney, Maria Razo <p>The motion was approved</p>
<p>Approve Homeless Housing, Assistance and Prevention Round 5 (HHAP 5) Memorandum of Understanding (MOU), effective as of March 12, 2024, with San Bernardino County, through its Office of Homeless Services</p>	<p>Marcus Dillard, Office of Homeless Services and Dr. Joe Colletti, Urban Initiatives</p>	<p>The Chair recognized Marcus Dillard, Office of Homeless Services and Dr. Joe Colletti to present Item #7.</p> <p>Supervisor Baca made a motion to approve item #7 and was seconded by Curtis Yakimow</p> <p>The Chair opened the item for comment by the ICH Board members. Discussion ensued:</p> <ul style="list-style-type: none"> • The Chair thanked and recognized the people and agencies that attended the HHAP Round 5 meetings and stated for the record that there were more people invited than attended. • The Chair requested a correction on page 154, on behalf Inland Valley Hope Partners in regard to the EFG contact for the FEMA Funding information was noted incorrectly; it's not Inland SoCal United Way 211 rather it is Inland Valley Council of Churches doing business as Inland Valley Hope Partners. • Don Smith thanked Dr. Colletti and Mr. Dillard for the information, agreed that this is an evolving plan and a lot of work yet to be done, however stated that his objection to the item stands. Mr. Smith stated he does not believe that the meetings conducted meet the requirements or expectations of the

		<p>State. The plan put together lacks clear strategies and outcome goals to reduce the number of people experiencing homelessness or create more beds. What is presented today does not include the funding plan. The State has 90 days to review and provide feedback. He hopes that after the State provides feedback that the board will be notified, and we'll all take the opportunity to make the corrections and meet the requirements and expectations placed on the CoC and Board members.</p> <ul style="list-style-type: none"> • Question (could not clearly catch the name of individual asking) – Have we received any additional information or what our assurance level is on the State budget process for HHAP 5 funding. • Marcus Dillard replied that the HHAP 5 allocation has been earmarked for the County, but it was listed on the governor's recent submission together with Encampment Resolution funding for possible pullback, however after a conversation with the State the HHAP 5 allocation is expected to go through. • Sharon Green mentioned that with the regions being so different if moving forward the discussions should be happening with-in the regions. • Marcus Dillard responded that conversations regarding strategies should already be happening within the regions to be prepared for funding opportunities. • Ruben Mendoza stated that the State is has proposed a sixth round of HHAP funding, however funding after that is not guaranteed. • Don Smith stated that HHAP 3 was structured to be regionally based and that ICH approved \$200,000 for a consultant two years ago to help develop regional plans and coordinated plans. He hope this conversation will start that process soon. • Diana Alexander stated she hopes the conversation on collaboration could be a broader conversation, because she represents several departments that could have their funding affected by the budget deficit. She has been having the conversation with several assembly members and senators to see if they would allow recommendations on what programs to cut that would not increase homelessness when funding to needed social programs are cut. She stated that we need to have a strategy for the entire county, invite other to join the conversation. <p>Vote was taken:</p> <ul style="list-style-type: none"> • 2 members were opposed. • Absent: Sandra Ibarra, Paul Anthony Courtney, Maria Razo <p>The motion was approved.</p>
COUNCIL ROUNDTABLE	PRESENTER	
	Jessica Alexander, Chair	<p>The Chair opened the floor for comment to the ICH Board members.</p> <ul style="list-style-type: none"> • Jessica Alexander announced that the Form 700 is due on April 2nd. Also remember those that have lost a loved one recently, Mrs. Razo and Mrs. Dowdy. Mentioned that the CoC meeting will be on March 27 from 9-12 noon, keep in mind that to vote during the CoC meeting you need to be a CoC member, please

		<p>fill out the application and send it to OHS not to her. Also, thanked Marcus Dillard and Carrie Harmon for attending the National Alliance conference and meeting with HUD leaders in L.A and to Rishad Mitha for also attending. Jessica Alexander also thanked the Faith Based leaders for attending the In God's Backyard conference and asked that both conferences be presented in the next ICH meeting in April.</p> <ul style="list-style-type: none">• Wayne Hamilton requested a correction to last months meeting minutes, stating that he is there as an alternate representing the East Valley and that Astrid Johnson should not have been placed in the minutes as absent.• Sharon Green thanked the board for approving Item #5• Ruben Mendoza shared that he is being sent to Vienna to attend a field study on social housing. He stated that social housing is a public option for housing is permanent and deeply affordable, socially owned and, deco modified. Assemblymember Alex Lee Introduced Assembly Bill 2881 to Create Social Housing in California. Also last year Assembly Constitutional Amendment (ACA) 10 was introduced into the legislature which will make housing a constitutional right and is making its way through appropriations.• Diana Alexander mentioned that we have a representative from the Department of Legislative affairs from the County at the CoC meeting next week. He will discuss new laws that will affect homelessness.• Marcus Dillard mentioned he has had several good conversations with leadership here in terms of strategies and how the CoC will move forward with HHAP Round 6 going away. A lot of conversations centered around money will go away because agencies will contract back to talking about CoC and HUD dollars, although the government goes into a contraction the people who we service will not, the need of the people increases. He recommends that as the conversations change, they focus more on service delivery rather than process of paperwork. At the end of the day there must be a shift at the table to see what is going on with Cal Aim, prop 1, to see where the regions fit in, to see what providers have provided services and the work needs to start now. Two years ago, the PITC had a 20% increase, but as of now there has not been a conversation centered around how the CoC will stymie the increase of homelessness. He hopes the conversation shifts to how the CoC will help the people of the county.• Paul Fournier extended an invitation to the board and community to attend the groundbreaking for Lutheran Social Services for their Homekey Funded Expansion on Friday. In the mountains the primary social service underlayment was the church, and it will go back to the church.• Supervisor Baca thank everyone for taking the time to attend the special meeting. He stated that the County must look at the broader picture of what is being done and that led to creation of a subcommittee which includes himself, Supervisor Hagman, Carrie, Marcus, and Diana, the CEO, plus a few other staff members. They meet every other month to talk about homeless strategies. They found that the biggest issue is capacity. In response some of the things that the fifth district is doing with affordable housing is Bloomington 3.0, Las Terrazas affordable housing project, they helped Rialto with 2.2 million with an affordable housing project, allocated 5 million dollars to the Housing Authority for the Waterman project in San Bernardino and they are working on a Bloomington 4.0 and are in the process of acquiring property. With all that, it is clearly not enough. They have had conversations with cities and offered 20 million dollars for housing projects. Water of Life has started a project that the County and the City of Fontana are helping to fund, and the City of San Bernardino is working on their Navigation Center, but it will all
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		<p>take time. The County is looking to convert a chapel in Pacific Village into housing with approximately 30 beds and Pacific Village will house the drug treatment, since DBH needs about 99 drug treatment beds. The challenge is that some of the facilities go to the highest bidder and if they are offered more money, they will take it. The other thing the county is working on is a discharge plan for Arrowhead Regional Medical Center, who receives people from all over the county who are brought in by law enforcement and when discharged, they have no where to go. That is the conversation we need to have, and many cities welcome the beds but do not want the facility. The City of Barstow has been brought up several times, but the challenge with Barstow is that they are a small city, they don't have the staff or capacity to do it, so the County is looking at how to give them beds for an amount so they have a place and a plan to place people. Needles is in a similar situation. The county has the staff, but it's important that when the staff is working that they are focused, but they also have ICH and work on multiple things. The HOPE team will also state that the number one thing they need is beds to get people off the streets. The County is looking at emergency beds, potentially leasing two hotels in Adelanto, Colton to start. With Colton and San Bernardino that's almost 70% of homelessness in the county. Supervisor Baca also gave Victorville credit, they have done a good job with their navigation center. The county is also looking at having a war room, where several street teams, outreach teams will meet, work together, and have conversations. The county is working to get to the point once they have beds to reach out to the providers and see where they fit in the plan to help improve the quality of life for those who are homeless and residents of the county. The County is here to help and wants to be supportive of the cities, the providers, but we must move past the criticism of the county and work together.</p> <ul style="list-style-type: none"> • Aquanetta Warren thanked the entire group; the direction has to be more focused on getting the people off the street. Going forward all must work together, the cities she has reached out to all want to be part of the solution. The goal of the cities is to provide the capacity and are looking at affordable projects to see how they can move people out of those projects and into permanent housing. She will be traveling to Washington DC with the US Council of Mayors to talk about assistance for the homeless issues. • Comment (name not clearly stated) The board member stated that the mountain and Morongo Basin have been overlooked when plans for affordable housing are being made and that they also have a homeless issue that needs to be addressed and considered by the County when funding for affordable housing is available. • Jessica Alexander closed out the meeting with information on the upcoming CoC meeting on March 27 in the same building and welcomed members to partake on the available snacks.
Adjournment		Being no further business, the meeting was adjourned at 8:52 a.m.
Next Meeting		<p>The next ICH meeting will be held as follows:</p> <p style="text-align: center;"><u>ICH Special Meeting</u> <u>Wednesday, April 24, 2024</u> <u>9:00 am – 11:00 am</u></p>



**County of San Bernardino
Office of Homeless Services**

Item # 2

560 E. Hospitality Lane, Suite 200 • San Bernardino, CA 92415-0044
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Update on Homeless Housing, Assistance and Prevention (HHAP) Rounds 3 and 4

Date April 24, 2024

Presenter Stephanie Navarro Community Development and Housing, and
Marcus Dillard, Chief of Homeless Services

Announcements The table below lists the announcements for today’s meeting.

Announcements
<p><u>HHAP Round 3</u></p> <p>A total of 12 contracts have been issued with HHAP-3 funds awarded to the CoC.</p> <ul style="list-style-type: none"> • One contract was issued to support the Youth Advisory Board. • Eleven contracts have been issued as a result of the HHAP-3 Request for Applications (RFA) for homeless/youth services. One contract was pending due to a change in the project scope. The Interagency Council on Homelessness (ICH) Board approved the request on March 25, 2024. The contract will be presented to the County Board of Supervisors for execution upon completion of contract development/negotiations. <p>Additional contracts are expected to be issued upon completion of evaluations and ICH’s approval of funding recommendations.</p> <ul style="list-style-type: none"> • The HHAP-3 Committee has evaluated submissions for the Capacity Building Services, Strategic Planning and Systems Support, and Equity Analysis RFPs. <p><u>HHAP Round 4</u></p> <p>Over 40 submissions were received for the HHAP-4 RFA for homeless/youth services. The Office of Homeless Services has completed an initial review for responsiveness.</p> <p>The Regional Steering Committees have been asked to select at least three, non-conflicted volunteers to evaluate submissions for each region. Evaluators will participate in an orientation meeting, independently review and score submissions, and develop funding recommendations for approval by the RSCs and the ICH Board.</p>

The California Affordable Housing on Faith Lands Act (SB 4) provides a streamlined process for religious organizations and nonprofit colleges to develop affordable multi-family housing on their property regardless of local zoning restrictions.

SB 4 aims to address the challenges faced by religious groups and nonprofit colleges located in areas where local zoning rules prohibit multi-family housing, making it legal “by-right” for these organizations to build 100% affordable, multi-family homes on lands they own by overriding local zoning restrictions and streamlining the permitting process.

1 Provisions and Key Items to Note

- Allows 100% affordable, multi-family housing on any church-owned property that is NOT: rural, industrial or industrial-adjacent, current housing, designated historical resource
- Streamlined approval: 60/90 days (if design review applies); no public or discretionary review
- Requires prevailing wage & health care for contractors
- Combine with AB 1851: allows congregational parking to count toward residential requirements
- Mullin density on residentially-zoned or mixed-use sites (typically 30 du/ac), 54 du/ac with density bonus
- 40 du/ac on commercially-zoned sites, 72 du/ac with density bonus

2 Affordability and Restrictions

- Deed-restricted affordability of 55 years (rental) & 45 years (ownership)
- Density and height restrictions aligned to affordable housing standards
- 75% low income (80% AMI), 20% moderate income (120% AMI), 5% congregational staff

3 Construction Workforce Support

- Prevailing wage for construction workers with projects over 10 units
- On projects with at least 50 units, contractors must offer apprentices employment and health care for the worker and their dependents

For additional information about SB 4:





SB 4 – The California Affordable Housing on Faith Lands Act

The California Affordable Housing on Faith Lands Act (SB 4) provides a streamlined process for religious organizations and nonprofit colleges to develop affordable housing on their property regardless of local zoning restrictions.

Across California, there are over 171,749 acres of potentially developable land owned by faith-based organizations or nonprofit colleges. Unfortunately, much of this land is located in areas that are not zoned to permit multifamily housing.

SB 4 aims to address the challenges faced by religious groups and nonprofit colleges located in areas where local zoning rules prohibit multi-family housing, making it legal “by-right” for these organizations to build affordable, multi-family homes on lands they own by overriding local zoning restrictions and streamlining the permitting process.

- **Streamlined Process:** The Act allows religious groups and certain nonprofit colleges to build affordable housing on their properties while bypassing most local permitting, zoning, and environmental review rules. This streamlining process facilitates quicker approvals and reduces the time-consuming and expensive rezoning process.
- **By-Right Approval:** SB 4 guarantees "by-right" approval of new homes on faith-based lands, as long as they adhere to objective building standards and comply with existing environmental protections. This provision helps cut down on uncertainty and delays in the housing development process.
- **Ending Misuse of Environmental Regulations:** The bill also aims to end the misuse of the California Environmental Quality Act (CEQA), which is sometimes invoked to block affordable housing projects. By preventing unwarranted appeals and lawsuits, SB 4 promotes housing development.
- **Worker Provisions:** Construction workers on SB 4 projects will be paid prevailing wages for projects with over 10 homes. On projects with at least 50 homes, contractors must offer apprentices employment and provide health care for construction workers and their dependents. These provisions support both workers and the state's skilled workforce necessary for building much-needed homes.
- **Affordability Requirements:** Any housing built under SB 4 must be deed-restricted affordable for a minimum of 55 years for rental properties and 45 years for homes offered for ownership. Density and height restrictions align with appropriate standards for affordable housing under existing housing element law.

SB 4 was signed into law by Governor Newsom on October 11, 2023, and represents a positive step toward addressing California's housing crisis and ensuring more accessible housing options for its residents.

The Housing Potential for Land Owned by Faith-Based Organizations and Colleges

Findings

Across California, there are over 171,749 acres of potentially developable land owned by FBOs or nonprofit colleges.

Overview of Senate Bill 4

SB 4 would streamline affordable housing on land owned by religious institutions and nonprofit colleges.¹⁰ New housing projects would go through a ministerial process, bypassing the California Environmental Quality Act (CEQA) and subjective local design standards.

SB 4 includes detailed zoning and density regulations, including provisions for developments located in zones that do and do not allow residential uses. The bill would allow for a baseline density level,¹¹ with an option to seek further increases through state density bonus law. The allowed height is the greater of one story above the maximum already applicable to the site or the height of any adjacent parcel. The bill also includes specific affordability criteria, specifically that 100 percent of the units be affordable to lower-income households, with exceptions that 20 percent of the units may be for moderate-income households and 5 percent of the units may be for staff of FBO or college institutions. SB 4 also limits required parking to one space per unit, and would be applicable in the California Coastal Zone. SB 4 also would allow for various ground-floor ancillary uses, including childcare centers and community-based organizations, in single-family zones as part of the SB 4 development.

Projects that are eligible for SB 4 incentives would be subject to labor standards established in Assembly Bill 2011 (2022). These standards mandate that construction projects with more than ten units adhere to prevailing wage requirements for all workers and provide health-care benefits. Developments involving more than 50 housing units must engage contractors and subcontractors that either participate in a state-approved apprenticeship program or request apprentices from such a program.

Table 1A - Eligible FBO Land for Selected Counties¹²

	Total Potentially Developable Acres	Total Potentially Developable Parcels	Median Parcel Size (Acres)	Share of Total FBO Acreage Statewide
Alameda	881	612	0.74	1.8%
Contra Costa	1,159	493	1.17	2.4%
Fresno	1,893	589	1.01	4.0%
Los Angeles	4,339	3,064	0.74	9.2%
Orange	1,907	707	1.6	4.0%
Riverside	2,800	855	1.65	5.9%
Sacramento	1,722	712	1.49	3.6%
San Bernardino	4,063	914	1.99	8.6%
San Diego	4,000	1,128	1.59	8.5%
San Francisco	100	159	0.42	0.2%
Santa Clara	1,544	559	1.48	3.2%
State Total	47,019	15,041	1.06	100%

Source: Turner Center analysis of LightBox data

Table 1B - Eligible Nonprofit Colleges Land for Selected Counties

	Total Potentially Developable Acres	Total Potentially Developable Parcels	Median Parcel Size (Acres)	Share of Total Nonprofit College Acreage Statewide
Alameda	2,740	156	1.53	2.1%
Contra Costa	1,673	49	3.8	1.0%
Fresno	1,344	92	1.98	1.0%
Los Angeles	6,544	715	0.98	5.0%
Orange	2,742	444	0.79	2.1%
Riverside	14,350	468	5.56	11.1%
Sacramento	924	119	1.79	0.7%
San Bernardino	7,116	349	1.14	5.5%
San Diego	5,144	342	1.77	4.0%
San Francisco	180	40	1.68	0.1%
Santa Clara	8,466	438	1.0	6.5%
State Total	124,730	4,410	1.94	100%

Source: Turner Center analysis of LightBox data

CA-609 San Bernardino City & County Continuum of Care
Funding - Reallocation

Policy and Procedures



CA-609 San Bernardino City & County Continuum of Care Funding - Reallocation Policy and Procedures

Table of Contents

Chapter Overview	Introduction 1 Background..... 1 Overview..... 1 Voluntary Reallocations..... 2 Involuntary Reallocations 2 Terms and Definitions..... 2 1 1 1 2 2 2
-------------------------	---	--

SECTION I: Involuntary Reallocation Exemptions	Introduction I-2 New Projects in Operation for Fewer than Two Years I-2 Recently Reallocated Projects..... I-2 Recently Consolidated Projects..... I-2 Projects Undergoing Consolidation I-2 I-2 I-2 I-2 I-2 I-2
---	--	---

SECTION II: Reallocation Process	Introduction II-2 Renewal Project Thresholds..... II-2 Renewal Project Below Thresholds..... II-2 II-2 II-2 II-2
---	---	--

SECTION III: Policy Implementation	Introduction III-2 Notification to Project Operator III-2 Appeals Process..... III-2 Project Application Changes III-2 Reprogramming Reallocated Grant Funding..... III-2 III-2 III-2 III-2 III-2 III-2
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Chapter Overview

Introduction This policy and procedures document provides reallocation guidelines for the CA-609 San Bernardino City & County Continuum of Care (SB CoC) Funding.

Background As the lead administrator and collaborative applicant for the SB CoC, San Bernardino County submits the annual CoC Consolidated Application to the U.S. Department of Housing and Urban Development (HUD) on behalf of the SB CoC. HUD expects communities to use the reallocation process to ensure that funding for the CoC program is competitive.

Reallocation is a process CoCs use to shift funds in whole or part from existing eligible renewal projects to create one or more new projects without decreasing the CoC's Annual Renewal Demand (ARD). The goals of the reallocation process include the following:

- Helping communities progress toward improving system performance,
- Ensuring:
 - High standards for performance outcomes, and
 - Effective use of limited funding.

CoCs receive a score each year through the CoC Consolidated Application, which determines the order in which CoCs are funded and competitiveness for renewal and new funding. Part of the score is based upon the CoC's use of the reallocation process.

Reallocated funds can be used to perform the following:

- Create new projects,
 - Eliminate under-performing projects,
 - Shift projects to other, more appropriate funding streams,
 - Ensure the CoC inventory matches local need, and
 - Provide HUD-mandated Coordinated Entry services and the Homeless Management Information System (HMIS).
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Overview As the decision-making body for the SB CoC, the Interagency Council on Homelessness (ICH) Board is responsible for decisions regarding reallocation. The ICH actively encourages new and existing providers to apply for new projects through reallocation. Decisions about reallocation are formally voted on by the Board and are based on a thorough analysis of project performance, grant utilization, as well as local need. SB CoC renewal projects are reviewed no less than annually by SB CoC staff and the Board to identify opportunities for reallocation. Projects are assessed on funding utilization, housing retention, system performance measures, annual performance reports, and other factors.

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Chapter Overview, Continued

Voluntary reallocations

Voluntary reallocations (partial or full) are initiated by a renewal project applicant. Voluntary reallocation decisions can be made at any point during the operating year and must be formalized in writing. Voluntary reallocations may also be identified by the project operator in the Declaration of Intent to Renew process for renewal projects.

Involuntary reallocations

Involuntary reallocation includes any renewal projects that are entirely eliminated or that have their funding reduced by the SB CoC. The SB CoC may pursue involuntary reallocation for renewal projects for multiple reasons, including but not limited to two or more years of consecutive, significant underspending, scoring very low during the CoC renewal application process, non-submission of a project renewal application, or non-compliance with federal or other statutory CoC Program regulations.

Terms and definitions

Below is a list of abbreviations, acronyms, and terms commonly used in this handbook:

Term	Definition
CoC	<p>Continuum of Care - a network of Community Based Organizations (CBOs), in partnership with the County, to provide services to homeless individuals and families. It is composed of representatives from organizations, including:</p> <ul style="list-style-type: none"> • Non-profit homeless providers, • Victim service providers, • Faith-based organizations, • Governments, • Businesses, • Advocates, • Public housing agencies, • School districts, • Social service providers, • Mental health agencies, • Hospitals, • Universities, • Affordable housing developers, • Law enforcement, • Organizations that serve homeless and formerly homeless veterans, and • Homeless and formerly homeless persons who represent the geographic area and are available to participate.
ARD	<p>Annual Renewal Demand - the sum of the annual renewal amounts for all projects within the CoC eligible to apply for renewal in that fiscal year's competition, before any adjustments to rental assistance, leasing, and operating budget line items based on changes to the Fair Market Rent (FMR).</p>

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Chapter Overview, Continued

Terms and definitions, continued

Term	Definition
CES	<p>Coordinated Entry System - a centralized or coordinated assessment system developed pursuant to 24 CFR 576.400(d) or 578.7(a)(8), as applicable, and related requirements, designed to coordinate program participant intake, assessment, and referrals. To satisfy this subdivision, a centralized or coordinated assessment system must:</p> <ul style="list-style-type: none"> • Cover the entire geographic area, • Include a comprehensive and standardized assessment tool, and • Be: <ul style="list-style-type: none"> - Easily accessed by individuals and families seeking housing or services, and - Well-advertised.
CBO	<p>Community Based Organization – most often nonprofit organizations, particularly service organizations, that work at the local level to provide services to communities and specific target audiences which improve a community's health and well-being.</p>
Collaborative Applicant	<p>A collaborative applicant is the eligible applicant that has been designated by the CoC to apply for a grant for CoC planning funds on behalf of the Continuum.</p>
HUD	<p>U.S. Department of Housing and Urban Development - the executive department of the U.S. federal government that administers federal housing and urban development laws. HUD runs or participates in many programs intended to support homeownership, increase safe and affordable rental housing, reduce homelessness, and fight housing discrimination.</p>
ICH	<p>Interagency Council on Homelessness - the policy making body for the SB CoC.</p>
HMIS	<p>Homeless Management Information System - the information system designated by the CoC to comply with HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness. The use of a comparable database by a victim services provider or legal services provider that is permitted by HUD under 24 CFR 576.</p>
OHS	<p>Office of Homeless Services - the County department designated as the Administrative Entity and the Collaborative Applicant for the SB CoC and, as such, provides administrative support to the SB CoC.</p>

Section I

Involuntary Reallocation Exemptions

Introduction This section provides information regarding involuntary reallocation exemptions for the SB CoC funding.

New projects in operation for fewer than two years Projects in operation fewer than two years are exempt from the involuntary reallocation process to allow projects sufficient time to ramp up and reach full operating capacity. Projects will continue to be exempt from involuntary reallocation until they have been in operation for two or more years.

Recently reallocated projects Projects either voluntarily or involuntarily reallocated during the most recent SB CoC competition are exempt from further reallocation due to underspending during the two subsequent SB CoC competitions. Projects may still be considered for reallocation due to factors unrelated to grant utilization, including poor performance, non-compliance with regulations, etc.

Recently consolidated projects Projects that were consolidated in the most recent SB CoC competition are exempt from involuntary reallocation in the subsequent competition.

Projects undergoing consolidation Projects being consolidated during the current competition are exempt from involuntary reallocation during that competition. The CoC Board has the discretion to approve or deny consolidation requests.

Section II

Reallocation Process

Introduction

This section provides the process for both voluntary and involuntary reallocations of SB CoC funding.

Renewal project thresholds

The Board will review all renewal projects and will consider fully or partially reallocating funding for projects that are not exempt from reallocation and have either the following thresholds:

1. Spent less than 80% on average of its awarded funds over the past two program years, or
2. Received 60% or fewer of the total available points in the most recent renewal application.

Any decision to reallocate is finalized by a majority CoC Board vote. The Board may make reallocation decisions before the opening of, or during an open SB CoC program competition.

Renewal project below thresholds

If a renewal project falls below thresholds established in either number 1 or 2 listed above, the CoC Board will:

1. Direct the Collaborative Applicant to establish measurable improvement goals with project operator/sub-recipient within 60 days of the CoC competition closing.
 - If the renewal project is directly administered by the Collaborative Applicant, the Board will establish measurable improvement goals with the Collaborative Applicant.
 - The project's progress towards the established goals over the course of the year will be brought back to the CoC Board during the subsequent SB CoC competition, and the Board will make a decision to:
 - ✓ Not reallocate,
 - ✓ Partially reallocate, or
 - ✓ Entirely reallocate the project's funding.
 - The Board may also elect to reevaluate the project's progress toward established improvement goals in the subsequent SB CoC competition, or
2. During the same SB CoC competition without giving the project operator any opportunity to improve, the CoC Board can make a decision to:
 - Not reallocate,
 - Partially reallocate, or
 - Entirely reallocate project funding.

Note: If the SB CoC requires funding to remain in compliance with HUD requirements, such as maintaining a Coordinated Entry System (CES) or HMIS, the CoC Board can elect to partially or fully reallocate any renewal project during the evaluation process in order to make available funding for the required element of the SB CoC.

Section III

Policy Implementation

Introduction This section provides information regarding policy implementation for the SB CoC funding reallocation process.

Notification to project operator Any project that triggers Board review for reallocation will be notified in writing. All projects that are considered for reallocation will be given an opportunity to appeal and receive the Board's final determination in writing from CoC members.

Appeals process Any project that would otherwise be reallocated during the competition may appeal the reallocation decision within five calendar days if the project applicant believes that the project underwent an extraordinary change or impact during the evaluation period. Formal appeals must include supporting documentation that contains evidence of the extraordinary project change or impact. Appeals and supporting documentation will be reviewed and considered by the Board. All appeals decisions made by the Board are final.

Project application changes Projects that are partially reallocated will have the opportunity to proportionally adjust their budget and unit/bed configuration prior to the submission of all renewal projects to HUD's system.

Reprogramming reallocated grant funding If the Board votes to partially or fully reallocate a project's funding prior to the opening of the SB CoC competition, the SB CoC will make the funding available to new projects during the local competition. If the Board makes a decision to partially or fully reallocate a renewal project's funding during the SB CoC's local competition for new projects, a notification of the additional available funding will be posted to the San Bernardino County Homeless Partnership (SBCHP) website and emailed to all attendees of the new projects workshop. Any reallocated funding that becomes available after the new projects local competition will be added to the budget of one or more selected new project(s) in accordance with the SB CoC's funding priorities for new projects as well as the SB CoC's program needs.
