

# Action Plan

**Grantee: San Bernardino, CA**

**Grant: B-08-MN-06-0520**

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<b>LOCCS Authorized Amount:</b>	\$ 8,408,558.00
<b>Grant Award Amount:</b>	\$ 8,408,558.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 3,741,693.68
<b>Total Budget:</b>	\$ 12,150,251.68

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

Within the last 24 months there has been a dramatic rise in the number of foreclosed residential properties in the City of San Bernardino. In fact, the City of San Bernardino only ranked behind the City of Stockton as the city with the highest foreclosure rate in California. Also, there have been approximately 3,700 foreclosed residential properties in the City of San Bernardino from January 1, 2008 to March 31, 2010. This represent approximately 10% of the City's housing stock. Such a high level of foreclosures has the potential to destabilize communities. There is added slum and blight, vandalism, homelessness, and other types of damage to the fabric of the community as a result of a high foreclosure rate.

### Distribution and Uses of Funds:

The City of San Bernardino, needs funding from an outside source, such as the NSP Program, in order to refurbish and re-sell some of the many foreclosed homes currently on the market. This will help to stabilize property market values, as there will be fewer foreclosed homes on the market. Also, funding is needed to provide affordable, rental housing for those who can no longer afford to live in their own house. This would help to reduce the number of homeless in the community. Finally, funds are needed to clean up some of the slum and blight created whenever there are a large number of foreclosed and abandoned houses in the community.

### Definitions and Descriptions:

#### Low Income Targeting:

Project E (Activity #NSP 005) targets households at 50% of Area Median Income (LH25).

#### Acquisition and Relocation:



**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance		<i>No activities in this project</i>	
A	Acquisition / Rehabilitation /	NSP-0003	NSP Intermediary Services Program	
Admin	Administration	NSP-000A	Administration	
BCKT	Bucket Project		<i>No activities in this project</i>	
C	Acquisition / Rehabilitation /	NSP-0002	NSP Rental Housing Opportunities Program	
D	Acquisition / Demolition	NSP-0004	NSP Acquisition & Demolition	
		NSP-0004(A)		
		NSP-0004(c)		
E	New Construction Rental	NSP-005	Waterman Gardens Redevelopment	
		NSP-005 B	Eastpointe Village Intentional Community	
		NSP-005 C	Secombe Lake Park Housing Development	



# Activities

**Project # / A / Acquisition / Rehabilitation / Resale**

**Grantee Activity Number: NSP-0003**

**Activity Title: NSP Intermediary Services Program**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

A

**Projected Start Date:**

07/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Acquisition / Rehabilitation / Resale

**Projected End Date:**

09/30/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,762,997.37

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,762,997.37

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
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37	7	14	56.76
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# of Households

37	7	14	56.76
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**Proposed Accomplishments**

# of Singlefamily Units

**Total**

37

# of Housing Units

37

# of Properties

37

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Economic Development Agency of the City of San Bernardino

**Organization Type**

Unknown

**Proposed Budget**

\$ 4,762,997.37



**Location Description:**

Those census tract blocks within the City of San Bernardino identified as having the greatest risk of being affected by the current wave of foreclosure activity affecting the housing market in the City of San Bernardino. These census tract blocks are effectively the "NSP Target Zone". These census tract blocks were identified by using the three metrics suggested and provided by HUD: 1. The incidence of sub-prime mortgages within the census tract block; 2. The risk of abandonment or foreclosure of homes within the census tract block and 3. The 18-month projected foreclosure rate for the census tract block.

**Activity Description:**

To acquire foreclosed or abandoned single-family homes according to the discount price and other requirements stipulated by the NSP Program for the purpose of rehabilitating them and re-selling them to households whose income is at or below 120% of AMI.

Reduced budget in summer 2019 as activity is complete.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / Admin / Administration**



**Grantee Activity Number: NSP-000A**

**Activity Title: Administration**

**Activity Type:**

Administration

**Project Number:**

Admin

**Projected Start Date:**

06/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

06/30/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 753,732.78

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 753,732.78

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Economic Development Agency of the City of San Bernardino	Unknown	\$ 753,732.78

**Location Description:**

Those census tract blocks within the City of San Bernardino identified as having the greatest risk of being affected by the current wave of foreclosure activity affecting the housing market in the City of San Bernardino. These census tract blocks are effectively the "NSP Target Zone". These census tract blocks were identified by using the three metrics suggested and provided by HUD: 1. The incidence of sub-prime mortgages within the census tract block; 2. The risk of abandonment or foreclosure of homes within the census tract block and 3. The 18-month projected foreclosure rate for the census tract block.

**Activity Description:**

Manage, monitor and coordinate the various activities needed to set-up and implement the City of San Bernardino's NSP Housing Programs, from entering the Action Plan in DRGR to rehabilitating and selling the individual properties. The flags show that there have been no draws in 720 days. Since the activities associated with this grant have been completed there has not been no charges to administration of the program. It is anticipated that as staff continues to resolve flags, edit the Action Plan and possible amend the plan, that administration will be charged



in the future.  
Anticipate all draws to be completed by June 2022.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / C / Acquisition / Rehabilitation / Rental**



**Grantee Activity Number: NSP-0002**

**Activity Title: NSP Rental Housing Opportunities Program**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

C

**Projected Start Date:**

07/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition / Rehabilitation / Rental

**Projected End Date:**

09/30/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,012,651.72

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,012,651.72

**Proposed Accomplishments**

# of Properties

**Total**

8

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Economic Development Agency of the City of San Bernardino

**Organization Type**

Unknown

**Proposed Budget**

\$ 3,012,651.72

**Location Description:**

Those census tract blocks within the City of San Bernardino identified as having the greatest risk of being affected by the current wave of foreclosure activity affecting the housing market in the City of San Bernardino. These census tract blocks are effectively the "NSP Target Zone". These census tract blocks were identified by using the three metrics suggested and provided by HUD:

1. The incidence of sub-prime mortgages within the census tract block;
2. The risk of abandonment or foreclosure of homes within the census tract block and
3. The 18-month projected foreclosure rate for the census tract block.

**Activity Description:**

To acquire foreclosed or abandoned multi-family properties according to the discount price and other requirements stipulated by the NSP Program for the purpose of rehabilitating them and renting them to households whose income is at or below 50% of AMI.



**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / D / Acquisition / Demolition**





**Grantee Activity Number: NSP-0004****Activity Title: NSP Acquisition & Demolition****Activity Type:**  
Clearance and Demolition**Project Number:**  
D**Projected Start Date:**  
06/01/2009**Project Draw Block by HUD:**  
Not Blocked**Activity Draw Block by HUD:**  
Not Blocked**Block Drawdown By Grantee:**  
Not Blocked**National Objective:**  
Not Applicable (for Planning/Administration or Unprogrammed Funds only)**Benefit Report Type:**  
Area Benefit (Census)**Activity Status:**  
Completed**Project Title:**  
Acquisition / Demolition**Projected End Date:**  
09/30/2010**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 855,472.47**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 855,472.47**Proposed Beneficiaries**

# of Households

**Total****Low****Mod****Low/Mod%**

11

0.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

11

11

11

**LMI%:****Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Economic Development Agency of the City of San Bernardino

**Organization Type**

Unknown

**Proposed Budget**

\$ 855,472.47

**Location Description:**

Those census tract blocks within the City of San Bernardino identified as having the greatest risk of being affected by the current wave of foreclosure activity affecting the housing market in the City of San Bernardino. These census tract blocks are effectively the "NSP Target Zone". These census tract blocks were identified by using the three metrics suggested and provided by HUD:

1. The incidence of sub-prime mortgages within the census tract block;
2. The risk of abandonment or foreclosure of homes within the census tract block and
3. The 18-month projected foreclosure rate for the census tract block



**Activity Description:**

To acquire foreclosed or abandoned residential properties according to the discount price and other requirements stipulated by the NSP Program for the purpose of demolishing them and holding them until a future redevelopment opportunity is identified.

Activity qualifies for National Objective LMMA.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-0004(A)****Activity Title: NSP Acquisition & Demolition****Activity Type:**  
Clearance and Demolition**Project Number:**  
D**Projected Start Date:**  
06/01/2009**Project Draw Block by HUD:**  
Not Blocked**Activity Draw Block by HUD:**  
Not Blocked**Block Drawdown By Grantee:**  
Not Blocked**National Objective:**  
Not Applicable (for Planning/Administration or Unprogrammed Funds only)**Benefit Report Type:**  
Area Benefit (Census)**Activity Status:**  
Completed**Project Title:**  
Acquisition / Demolition**Projected End Date:**  
09/30/2010**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 423,210.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 423,210.00**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# of Households	16		16	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	16
# of Housing Units	16
# of Properties	4

**LMI%:****Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Economic Development Agency of the City of San Bernardino	Unknown	\$ 423,210.00

**Location Description:**

19th & Sunrise Project Area -  
 1900 Argyle, 2074 Sunrise, 2084 Sunrise & 2069 East 19th  
 Address correction: The address of Argyle property acquired and demolished is actually 1888 Argyle.  
 The 2074 Sunrise Lane property was acquired by a private party and not the City.

**Activity Description:**

These properties are being aquired and demolished as part of a project with the overall goal to acquire 46 adjoining parcels, landbank them for future affordable housing development purposes. The properties noted above were demolished, but have not been developed as anticipated. Consequently, there are no accomplishments to report at this time. However, the City is working with an entity to develop the properties into single family affordable housing. Activity qualifies for National Objective LMMA

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP-0004(c)**

**Activity Title: NSP Acquisition & Demolition**

**Activity Type:**  
Clearance and Demolition

**Project Number:**  
D

**Projected Start Date:**  
06/01/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**  
Area Benefit (Census)

**Activity Status:**  
Completed

**Project Title:**  
Acquisition / Demolition

**Projected End Date:**  
09/30/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 26,887.34

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 26,887.34

**Proposed Accomplishments**

# of Properties

**Total**

1

LMI%:

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Economic Development Agency of the City of San Bernardino

**Organization Type**

Unknown

**Proposed Budget**

\$ 26,887.34

**Location Description:**

220 west orange - 4-plex property

**Activity Description:**

Aquisition and demolition fo a 4-plex property for use in future development activities to benefit moderate income household(s). Activity qualifies for National Objective LMMA

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None



**Environmental Reviews:** None

**Activity Supporting Documents:** None

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**Project # / E / New Construction Rental**



## Grantee Activity Number: NSP-005

### Activity Title: Waterman Gardens Redev-Rental

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

09/01/2019

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

New Construction Rental

**Projected End Date:**

06/30/2021

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,500,100.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,500,100.00

**Proposed Beneficiaries**

# Renter Households

**Total**                      **Low**                      **Mod**                      **Low/Mod%**

7

# of Households

7

**Proposed Accomplishments**

# of Multifamily Units

**Total**

7

# of Housing Units

7

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Housing Authority of the County of San Bernardino

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,500,100.00

**Location Description:**

The project site is located at the southeastern corner of Baseline Street and North Waterman Avenue and stretches from north-south from Baseline Street to Olive Street and east-west from La Junta Street to North Waterman Avenue.

**Activity Description:**

Redevelopment of a 252 unit public housing project in the city of San Bernardino. Phase 2 will result in the new construction of 184 units (147 affordable, 35 market rate and 2 manager units). total project cost is



approximately \$78 million. Other funding sources include \$21 million in Affordable Housing and Sustainable Communities (AHSC); \$2.9 million in HOME funds from the County of San Bernardino; \$4.3 million from the Housing Authority of the County of San Bernardino and \$55 million from Bank of America. The City of San Bernardino will reserve XX number of units as NSP affordable units.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: NSP-005 B

### Activity Title: Eastpointe Village Intentional Community

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

05/01/2021

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Planned

**Project Title:**

New Construction Rental

**Projected End Date:**

05/01/2023

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 300,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 300,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households				0.0
# Owner Households	30			0.00
# of Households	30			0.00

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Economic Development Agency of the City of San Bernardino

**Organization Type**

Unknown

**Proposed Budget**

\$ 300,000.00

**Location Description:****Activity Description:**

Predevelopment costs for the construction of approximately 30 single family units utilizing manufactured housing product.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: NSP-005 C

### Activity Title: Seccombe Lake Park Housing Development

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

06/01/2021

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Planned

**Project Title:**

New Construction Rental

**Projected End Date:**

06/01/2024

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 515,200.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 515,200.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	75	19		25.33
<b># Owner Households</b>				0.0
<b># of Households</b>	75	19		25.33

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Economic Development Agency of the City of San Bernardino

**Organization Type**

Unknown

**Proposed Budget**

\$ 515,200.00

**Location Description:****Activity Description:**

Predevelopment costs for the construction of approximately 75 unit mixed income multi-family project consisting of a range of 2-4 bedroom units.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Action Plan Comments:

- Reviewer - Revision in January 2010 (Council action Dec. 2009) was to move funds away from slower moving activities to be able to concentrate funds on a multiple parcel complex of fourplexes, where there are multiple opportunities to acquire foreclosed and abandoned properties.
- Reviewer - Plan opened in error and resubmitted. Approved 2/10/10 JWY
- Reviewer - Action plan opened in error and resubmitted. Approved 4/27/10 jwy
- Reviewer - Action plan opened in error and resubmitted. Approved 6/16/10 jwy
- Reviewer - Action plan is being restructured to remove activities from the bucket project. This work is not quite complete. Approval at this time is to allow of the submittal of the QPR. Approved 6/30/10 jwy
- Reviewer - Minor amendment to remove addresses input for uncompleted activities. Approved 7/22/10 jwy
- Reviewer - Minor amendment to correct budget entries. Approved 7/23/10 jwy
- Reviewer - Minor amendment to add missing performance measurements. Approved 7/27/10 jwy
- Reviewer - Minor amendment to adjust performance measurements. Approved 7/29/10 jwy
- Reviewer - Minor change. Approved 7/29/10 jwy
- Reviewer - Minor change to clean up performance measures. Approved 8/4/10 jwy.
- Reviewer - Further data cleanup. Approved 8/24/10 jwy
- Reviewer - More data cleanup. Approved 8/24/10 jwy
- Reviewer - Even more data cleanup. Approved 8/24/10 jwy
- Reviewer - Opened in error. No changes. Approved 9/30/10 jwy
- Reviewer - Performance measurement changes made per HQ direction. Approved 2.3.11 jwy



- Reviewer - Minor amendment to increase estimated PI amount from \$432,040.44 to \$617,030. Approved. EOO. 7/24/12.
- Reviewer - Technical amendments to increase estimated PI to \$1,000,000, increase Project A budget while adjusting Activity # NSP-0003 upward by the same amount, and reduction to demolition Activity #NSP-0004 by \$274,321.53. Approved. EOO. 9/7/12.
- Reviewer - Minor amendment to transfer funds from NSP Demo Activity 0004(c)-\$40,317.75 and Admin 000A-\$92,618.23 to acquisition/rehab/resale 0003 for a total amount of \$132,935.98 to close out the activity. Approved. EOO. 1/30/13.
- DiGruccio, TA provider assisted grantee to make necessary prior period corrections. Beneficiary information is now up to date. Approved. RMD. 8/20/14.
- DiGruccio, Updated activity budgets to include program income, to be consistent with the program reconciliation we recently completed. Approved. RMD. 11/15/16.
- DiGruccio, Updates for QPR review. Grantee working on flags. Approved. RMD. 5/8/19
- DiGruccio, updates to budget items. In the process of clearing flags. Approved. RMD. 5/16/19.
- DiGruccio, Submission to submit QPR. Revisions to follow. Approved. RMD. 7/30/19.
- DiGruccio, Approval for QPR submission. RMD. 10/31/19.
- DiGruccio, New project approved by council. Approved. RMD. 4/22/2021.

## Action Plan History

Version	Date
B-08-MN-06-0520 AP#12	04/22/2021
B-08-MN-06-0520 AP#11	10/31/2019
B-08-MN-06-0520 AP#10	07/30/2019
B-08-MN-06-0520 AP#9	05/16/2019
B-08-MN-06-0520 AP#8	05/08/2019
B-08-MN-06-0520 AP#7	11/15/2016
B-08-MN-06-0520 AP#6	08/20/2014
B-08-MN-06-0520 AP#5	01/30/2013
B-08-MN-06-0520 AP#4	09/07/2012
B-08-MN-06-0520 AP#3	07/24/2012
B-08-MN-06-0520 AP#2	02/03/2011
B-08-MN-06-0520 AP#1	08/24/2010

