



Golden Apartments, San Bernardino Desert Haven Apartments, Victorville

Solutions to Chronic Homelessness | Informational Sheet

Background

The County of San Bernardino Board of Supervisors is committed to finding solutions to end chronic homelessness in partnership with various County departments, law enforcement, and community organizations, such as the Housing Authority of the County of San Bernardino (HACSB). The Housing Authority has years of experience in the acquisition of existing rental properties and currently owns and manages, either directly or through an affiliate nonprofit, over 3,200 rental housing units throughout the county. HACSB successfully operates various federally funded permanent supportive housing programs, such as Continuum of Care grants, Veterans Affairs Support Housing (VASH), and Housing Opportunities for Persons with AIDS (HOPWA) for almost 900 households.

Property Acquisitions

To help address chronic homelessness in the County of San Bernardino, the Housing Authority, in partnership with its affiliate non-profit developer Housing Partners I, Inc., acquired both Golden Apartments and Desert Haven Apartments (formally known as Queens Motel), their first permanent supportive housing developments to house and serve chronically homeless individuals. The intent under this model is to provide a cost-effective combination of affordable housing with services that helps people live more stable, productive lives. The acquisition of these properties is a model of removing silos, building partnerships, leveraging resources, and encouraging innovation.

Golden Apartments, San Bernardino

Golden Apartments is a 21-unit apartment complex located in the City of San Bernardino that will be converted to 1-bedroom units, thus nearly doubling the apartments available to chronically homeless to 38-units, plus an on-site manager's unit, and a community center. Anticipated rehab completion is fall of 2019 with an estimated average cost per unit of \$184,000.

Funding Sources:

- County of San Bernardino HOME funds: \$3.1 million
- City of San Bernardino HOME funds: \$880,000
- Inland Empire Health Plan (IEHP) grant funds
- HACSB Loan
- Federal Housing Choice Voucher Program rental assistance

Desert Haven Apartments, Victorville

Desert Haven is a 61-unit vacant motel located in the City of Victorville that will be converted to 1-bedroom apartments, creating 31-units to provide permanent supportive housing for chronically homeless, plus an on-site manager's unit, and a community center. Anticipated rehab completion is late 2019 with an estimated average cost per unit of \$154,000.

Funding Sources:

- City of Victorville, Neighborhood Stabilization Program: \$1,520,000 (pending approval)
- Mental Health Services Act funds: \$2,173,669 (application pending)
- HACSB loan
- Federal Housing Choice Voucher Program rental assistance

Partners

Supportive housing services are intended to help insure stability and to maximize each tenant's ability to live independently. Accordingly, the services must be easily accessible and available to tenants, and evaluation of services for effectiveness and usefulness must occur on a regular basis. HACSB will seek to provide onsite supportive services, in partnership with the following entities:

- County of San Bernardino Department of Behavioral Health in cooperation with other partners
 - Case Management Services
 - Mental Health Services
 - Behavioral Health Education and Outreach
 - Substance use services
- County of San Bernardino Workforce Development Department
 - Employment services: vocational counseling, job training and placement
- Goodwill of Southern California
 - Employment services: vocational counseling, job training and placement
- Inland Empire Health Plan
 - Physical health services
- Loma Linda University
 - Research and evaluation of permanent supportive housing programs and program participants
- Step Up on Second Street
 - Property management services

The delivery of support services to residents will be essential components requiring outside assistance. A lead service provider will be utilized to ensure the ongoing and effective functioning of the services program, to serve as the lead for coordinating the delivery of services provided by other organizations, evaluating the outcomes of those services and ensuring that tenants are receiving the services necessary to achieve and maintain housing stability.