

San Bernardino Investment Playbook

Project Details: Heart of Mobility

The Heart of Mobility Project will transform downtown San Bernardino and the diverse neighborhoods that surround it into a thriving and resilient urban community. The project will encourage healthier lifestyles for residents by reducing pollution and greenhouse gas emissions, diversifying transportation options in underserved communities, and encouraging construction of workforce housing in and around the downtown (including the Seccombe Lake inclusionary housing project, which will be led by a public-private partnership and will include a Federally Qualified Health Center to provide needed primary care and other health services for lower-income San Bernardino residents).

The project incorporates a wide range of climate-friendly measures, including energy-efficiency improvements for low-income residents, solar canopies for parking lots, renewable energy projects for residential and commercial properties, and urban greening collaborations with the local community college and elementary schools. It will complement the Carousel Mall redevelopment and catalyze revitalization of dilapidated commercial corridors near the Transit Center.

RATIONALE

Downtown San Bernardino has faced several years of disinvestment resulting in vacant buildings, outdated technologies, and underutilized properties. New investments will be needed catalyze equitable and sustainable transit-oriented development of the City's core.

OBJECTIVES

- Create a vibrant, walkable, transit-oriented downtown that aligns with community needs and goals
- Enhance quality of life for residents, visitors, students, employees, and business owners who frequent downtown San Bernardino
- Improve climate readiness in and around downtown (e.g., renewable energy, energy efficiency, zero-emission mobility options)
- Mitigate the ongoing housing crisis by supporting workforce housing development near the San Bernardino Transit Center

COST

\$10M Active Transportation Plan – add / expand walkways and bicycle lanes, improve pedestrian crossings, install scramble crosswalks, implement streetscape improvements (e.g., LED lighting), increase access to zero-emission mobility options

Solar infrastructure and green energy investments – install community microgrid powered by solar canopies at key facilities (e.g., Transit Center, San Bernardino Valley College, Seccombe Lake Park, San Manuel Stadium), provide energy-efficient appliance upgrades for low-income residents within the project area

Seccombe Lake recreation project – improve access to recreation areas, renovate existing facilities, replace playground equipment, install smart irrigation and rainwater capture systems

\$6M -
10M Seccombe Lake workforce housing project – site preparation, development

\$12M -
20M Seccombe Lake Federally Qualified Health Center (FQHC)
\$8M-16M buildout, \$4M equipment acquisition

\$6M -
10M Transit Center/San Manuel Stadium workforce housing project – land
acquisition, site preparation, development

\$22M
- 30M **TOTAL**

POTENTIAL FUNDING

Federal

ARPA funding for cities and counties
Bureau of Reclamation Water and Energy Efficiency Grants
DOE Energy Efficiency and Conservation Block Grant Program
DOE Energy Infrastructure Federal Financial Assistance Program
DOE Smart Grid Investment Grant Program
DOE Renewables Advancing Community Energy Resilience (RACER) Program
DOT Charging and Fueling Infrastructure Grants
DOT Congestion Mitigation and Air Quality (CMAQ) Improvement Program
DOT Safe Streets and Roads for All Grant Program
DOT Strengthening Mobility & Revolutionizing Technology (SMART) Grants
DOT Surface Transportation Block Grant Program (STBGP)
DOT/FTA Transit-Oriented Development Planning Pilot
EPA Preventing Outages & Enhancing the Resilience of the Electric Grid

State

Active Transportation Program
CALFIRE Urban and Community Forestry Program
Caltrans Clean California Local Grant Program
CEC Energy Conservation Assistance Act (ECAA) program
CEC Reliable, Equitable, and Accessible Charging (REACH)
CNRA Environmental Enhancement and Mitigation Grant Program
CSCDA Open PACE Program
General Fund
Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP)
IBank Statewide Energy Efficiency Program (SWEEP)
IBank Light Emitting Diode Street Lighting Program (LED Program)
ICARP Climate Adaptation Planning Grant Program
ICARP Community Resilience and Heat Grant Program
Infill Infrastructure Grant
Pollution Control Financing Authority Green Bonds
Regional Climate Collaboratives (RCC) Program
Transformative Climate Communities Grant Program (TCC)
Other state grants

City

Measure S
Other city grants

Other

Private equity

LEAD ORGANIZATION

City of San Bernardino