

# San Bernardino Investment Playbook

## Project Details: Homelessness Initiative

In order to meet the rising demand for support services and shelter capacity among unhoused San Bernardino residents, the City is partnering with local stakeholders and nonprofits to expand interim / transitional housing options in the City. Two separate projects will provide additional shelter capacity and improve access to supportive services (e.g., substance use disorder counseling, behavioral health, workforce training, help with entitlement benefits, medical care) in order to help homeless individuals successfully exit homelessness.

1. *Interim housing for men and men with children.* Homeless men in the City of San Bernardino outnumber homeless women 2:1, but there are currently no shelter beds available for men. To address this need, the City will partner with a local nonprofit to develop a 200-bed, low-barrier, non-congregate facility offering interim housing for men and men with children. This project will provide men and men with children a dignified place to rest, recover, and reconnect to society. The City will serve as lead applicant for California's Project Homekey grant program, which, if approved, will provide funding for construction and two to three years of operations. (Note: Because Project Homekey requires a proforma outlining program sustainability over 15 years, long-term funding sources will need to be identified to supplement state support.)
2. *Transitional / permanent student housing.* A growing number of San Bernardino college students lack stable housing and face multiple socioeconomic challenges. In order to improve student outcomes, the City will partner with San Bernardino Valley College (SBVC) to develop 60 – 100 units of transitional or permanent student housing for SBVC students (including those who have aged out of foster care). These dormitories will provide individual living units with communal dining, recreation, and restroom amenities. Case management and on-site wraparound support services will be provided to assist residents as they pursue their studies. Eligible SBVC students will receive housing while attending SBVC and possibly up to one year after completing coursework.

## RATIONALE

The City of San Bernardino has the largest population of people experiencing homelessness within San Bernardino County and recognizes that it cannot tackle this challenge on its own. Several shelters that serve various sub-populations operate within the City but most are at capacity. The lack of stable housing options exacerbates housing insecurity in the City by making it more difficult for homeless individuals and households to get back on their feet.

## OBJECTIVES

- Expand availability of supportive housing for individuals experiencing homelessness
- Improve student success by ensuring that homeless SBVC students have access to stable housing and wraparound support services

## ADDITIONAL DETAILS

1. *Interim housing for men and men with children*  
A two-story, 200-unit building constructed using prefabricated modular units. Support services will include case management, housing navigators, and therapists (40 FTEs)
2. *Transitional / permanent student housing*  
A two-story, 60-100-unit building constructed using prefabricated modular units. Support services will include case management, student success coaches, and workforce development navigators. (15 FTEs)

## COST

### *Interim housing for men and men with children*

\$26M  
- 30M Construction (land already owned by partner nonprofit)

\$15M  
- 20M Operations over five years

### *Transitional / permanent student housing*

\$10M  
- 12M Construction (land donated by the City)

\$1.5M Operations over five years  
- 2.5M (\$5000 per student based on the College Housing Assistance Program [CHAP] at Tacoma Community College)

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**\$52.5M**  
**- 72.5M** **TOTAL** over five years

## POTENTIAL FUNDING

*Federal*  
ARPA funding  
Community Development Block Grant (HUD)  
HOME-ARP (HUD)

*State*  
Project Homekey

*Other*  
Philanthropic grants  
Public-private partnership

## LEAD ORGANIZATION

City of San Bernardino – Cassandra Searcy, Deputy Director of Housing and Homelessness

## SIMILAR PROJECTS ELSEWHERE

The [College Housing Assistance Program \(CHAP\)](#) in Tacoma, WA offers access housing and wraparound support for students experiencing homelessness. The Tacoma Housing Authority provides housing support (e.g., rental assistance, subsidized apartments) and Tacoma Community College and the University of Washington Tacoma handle support service provision (workshops, completion coaches, workforce development navigators, cohort-based peer support). The Harvard Kennedy School selected this program as one of its [Top 25 Innovations in American Government for 2018](#).

The [Lotus Living Rise Above Resilient Community](#) at Imperial Valley College in El Centro received some \$3 million in state Homekey funding to house 26 homeless college students. This model is similar to project 2 outlined above. SBVC is currently determining how many modular living units (i.e., tiny houses) can fit on the one-acre parcel of land that the City will donate.

The City of Victorville received \$28 million in Homekey grants to create a 170-bed/110-unit, low barrier, non-congregate [Wellness Center Campus](#) for homeless women, men, and families that will provide onsite services, recuperative care and a medical clinic. Although the City's 200-bed facility will be built more densely on smaller acreage, the programming will be very similar to the Victorville project.