San Bernardino County HOMELESS PARTNERSHIP

Mountain Regional Steering Committee
Monday, **November 9, 2026,** 1:30 p.m. to 3:00 p.m.

St. Richard Episcopal Church Hall 28708 CA Hwy-18, Sky Forest, CA 92385
IN PERSON for Board members, et al.

IN PERSON & Via Zoom Teleconference at *Alternate Meeting Satellite Sites*:
Big Bear City Hall, Training Room: 39707 Big Bear Blvd, Big Bear Lake, CA 92315 &
Family Assistance: 1255 E. Highland Avenue, Suite #210, San Bernardino, CA 92401

Teleconference info for all:
https://us02web.zoom.us/j/87234447524?pwd=URxbnsWuN81bwh1RKcK6rLc1Cy376D.1
Meeting ID: **872 3444 7524** + Passcode: **744133** - Dial in for just audio: (669) 444-9171

Public participation at the meeting via Zoom is being offered as a courtesy and may be unavailable if technology fails. In the event of a disruption, the in-person meeting of the Mountain Regional Sterring Committee (Committee) will continue. If participating remotely, please MUTE your device. DO NOT place this teleconference on hold should you get another call. Leave the meeting and then rejoin afterwards.

To address the Committee regarding an item on the agenda, or an item within its jurisdiction not on the agenda, submit a Public Comment Request form. If joining virtually, type "Public Comment" in Chat Box. Requests must be submitted *before* the item is called. Speakers may address the Committee for up to three (3) minutes on Public Comment, up to three (3) minutes on the Consent agenda, and up to three (3) minutes on each item on the Presentation and Discussion agenda.

AGENDA

OPENING REMARKS	PRESENTER
A. Call to Order. B. Roll Call of Committee Members. C. Welcome and Introductions.	Wendell Wilson
PUBLIC COMMENT	
D. Any member of the public may address the Committee on any matter not on the agenda that is within the subject matter jurisdiction of the Committee.	
CONSENT CALENDAR	
E. Approve the minutes for October 19, 2026 Committee meeting.	Wendell Wilson
PRESENTATION	
F. Receive presentation from Director, Monique Reza-Arellano of the San Bernardino Regional Housing Trust (SBRHT) Program to Assist Funding of Housing Projects.	Monique Reza-Arellano
G. Receive updates from meeting attendees on Homeless Services from agencies. H. Discussion of the County & Mountain Strategic Action Plans.	Wendell Wilson
CLOSING	
I. Adjournment.	Wendell Wilson
Next Meeting: **December 14, 2026** - (2nd Monday) 1:30 pm–3:00 pm. IN PERSON at St. Richard's / Big Bear / Highland & via Zoom Teleconference.	

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 San Bernardino County Homeless Partnership meeting facility is accessible to persons with disabilities. If you require a reasonable modification or accommodation for a disability in order to participate in the public meeting, requests should be made through the Office of Homeless Services (OHS) at least three (3) business days prior to the partnership meeting. The OHS telephone number is (909)501-0610 and the office is located at 560 E. Hospitality Lane suite 200. San Bernardino CA 92415. Agenda and documentation can be obtained there or by email. OHS@HSS.SBCOUNTY.GOV

Minutes for Mountain Regional Steering Committee Meeting

October 19, 2026 — 1:30pm

28708 CA-Hwy 18 — Skyforest, CA 92385

Minutes were recorded by Zoom, transcribed in part by Gary Bradley w/use of AI summary for Presentation.

TOPIC	PRESENTER	OPENING REMARKS
Call to Order	Paul Fournier	The Co-Chair called the meeting to order at 1:36pm
Roll Call	Paul Fournier	The following Committee Members or their alternates were present at the meeting with the Roll taken by the Chair: Wendell Wilson, Paul Fournier, Annemieke Stalcup, Kelly Tinker, QUORUM **present,** 4 of 7. (Voting Members' emails & phones below) Member Absent: Isaac Garcia Members Excused: Joselyn Field, Shonda Szabo; Members arriving late: **none;**

		PUBLIC COMMENT
Introductions & Public Comment	Paul Fournier	The Chair invited Public Comment from Attendees: **TOTAL ATTENDANCE: 18** Brian Jones APS (Adult Protective Services) Brian.Jones@hss.sbcounty.gov 909-756-1613 Jason Mattingly – PRESENTER - Wolf Pace Construction alpha@WolfPackConstMgmt.com 909/485-0504 Sharmarie Torres - Op. Grace -storres@operationgrace.com - 909-382-8540 Gary Bradley, Secretary GaryB@mtnhomeless.com 909/744-7999 Tyrese Crawford. Homeless program – SB Superintendent of Schools Tyrese.crawford@sbcss.net Cell 909-331-5040 Tasha Keeting – Sober Living Home – Fontana – Mind Over Matter MOMLivingCA@gmail.com 909-577-5611 Rayshell Brownridge – Lighthouse Social Service Center RayshellB@lighthouse-ssc.org Vernon Alderson – Housing Solved, LLC info@housingsolved.com; 909351-3538 Ginger Bedolla – Family Assistance Program ginger@familyassist.org; (760) 843-0701 - Ext.: 2020 Cliff Beacham – New Secretary for MtRSC CliffBeacham@gmail.com (840) 215-0785 -Veronica Flores (Operation Grace) -Mark Avila -Secretary – Kelly Tinker's office

		-Zazette Scott - Family Assistance Prog. (Working in the Margins) announced a Lunch and Learn event scheduled for October 27th in San Bernardino, featuring presentations on partnerships and collaborations, with space for a few vendors.
		CONSENT ITEMS
Item #1. Current Agenda Item #2. Meeting Minutes for **June 8, 2026**	Paul Fournier	• The Chair opened the consent calendar portion of the agenda. • The Chair opened Items #1 and #2 for comment by the Committee members. No comments ensued. The Chair asked for a motion to approve Consent Calendar Items #1 & #2, Motion made by Annemieke; seconded by Kelly. Membership polled. Unanimous approval.
	PRESENTER	**PRESENTATIONS**
Item #3. **ADU (Additional Dwelling Units) in San Bernardino Mountains**	**Jasen Mattingly**	The Chair opened Item #3, inviting the Presenter to speak. Jasen, CEO of Wolfpack Construction Management, presented his company's approach to accelerating ADU (Accessory Dwelling Unit) construction, reducing the timeline from 6-14 months to 4-4.5 months through their panelized construction method. He explained their focus on affordable housing solutions, particularly for homeless veterans, with units costing around $180,000 compared to traditional ADUs costing half a million dollars. Jasen discussed his ongoing work with San Bernardino County Land Services to make ADUs feasible in mountain areas like Big Bear Lake, noting that after November 3rd elections, progress on ADU programs is expected to accelerate. **ADU Pre-Approval Process Updates** Jasen explained that San Bernardino County is working on pre-approval processes for ADUs across all unincorporated areas to comply with California state mandates by January 2025. He noted that inconsistent interpretations of building codes by different reviewers can cause submission issues, emphasizing the importance of building rapport with land use services staff. The discussion also covered Big Bear's experience with ADUs, where City officials clarified that while there were previous concerns about ADUs affecting vacation rental programs, recent ordinance amendments now allow properties with ADUs to participate in vacation rental programs without restrictions on property sales. **Affordable Housing Funding Strategies** Jasen explained that ADU programs typically involve homeowners with paid-off properties taking out home equity loans for additional income, rather than homeless individuals securing large loans. He described Wolfpack's approach to building affordable and transitional housing to help homeless individuals transition into employment and community participation, emphasizing the importance of securing funding from city, county, state, and federal sources. Jasen illustrated his point about small contributions adding up by calculating that if 8.7 billion people each gave a penny monthly, it would generate $80 million per month for construction projects. **ADU Construction and Grant Updates** Jasen provided a virtual tour of a 1143 square foot ADU construction project, showing a three-bedroom, two-bath unit that is approximately five and a half weeks from completion. He explained that units under 1000 square feet no longer require sprinklers or solar requirements by state code, though customers can still request them. Jasen discussed his legislative work in Sacramento with state assembly and senate housing committees, mentioning upcoming $600 million in grants available for both for-profit and non-profit entities ranging from $20,000 to $1 million, and confirmed his company's readiness to work with nonprofits on ADU projects.

		Jasen discussed ADU construction requirements, explaining that mountain areas have increased snow load requirements of up to 24% compared to the standard 12.9% for high desert areas, which equates to about 350 pounds per square foot versus the standard 200 pounds. He addressed various questions about setbacks, which require 4-foot setbacks on the side and 6-foot setbacks from the back of existing houses, and confirmed that all interior walls can be customized while maintaining exterior shear wall dimensions.
TOPIC	**PRESENTER**	**DISCUSSION ITEM ACTION/OUTCOME**
Item #4: Mountain Area Homeless Services Updates	Paul Fournier	The Chair opened ITEM #4 for discussion - The conversation included announcements about upcoming events, including the presentation of the five-year strategic plan on October 28th and the next meeting scheduled for November 9th. Paul provided updates on the county's five-year strategic plan, the San Bernardino Regional Housing Trust, the Housing Development Finance Committee, and the Inland Empire Community Foundation. Vernon from Housing Solve shared information about his organization's medical-needs housing program. The conversation ended with a reminder about upcoming COC meetings and the next regional meeting on November 9th. FOLLOW UP: **Gary:** Send out the five-year strategic plan to the regional steering committee members for review before the next meeting. **Paul:** Put the five-year strategic plan on the agenda for the next meeting on November 9th for discussion. **Wendell**: Attempt to schedule the San Bernardino Regional Housing Trust to present at the next meeting on November 9th.

TOPIC	**PRESENTER**	**ADJOURNMENT**
Adjournment	Paul Fournier	Motion was made and approved to end the meeting at 2:55pm The next meeting for the Mountain Regional Steering Committee. **November 9, 2026** at: 28708 CA-Hwy 18, Skyforest, CA 92385 (St. Richard's Hall) & satellite sites (above)

VOTING MEMBERS -- Quorum will be 4 of 7

First Name	Last Name	Organization	Email Address	Best Phone
Shonda	Szabo	Bear Valley USD	shonda_szabo@bearvalleyusd.org	951-532-0830 or 866-4631x 6231
Kelly	Tinker	Comm.Dev.-City of Big Bear Lake	ktinker@citybigbearlake.com;	909-866-5831 ext. 160
Joscelyn	Field	Rim Family Services	jfield@rimfamilyservices.org	909-283-0221
Paul	Fournier	CoChair Mt.RSC+HPN	paulfour@gmail.com	909-307-4467
Annamieke	Stalcup	Bear Valley Community Health Services	annemieke.stalcup@bvchd.com 909/878-2316 (desk)	909-866-6501, ext. 8316
Wendell	Wilson	Mountain Homeless Coalition (CoChair)	wendellw@mtnhomeless.com	360-350-8692
Isaac	García	Dept. of Rehabilitation	Isaac.garcia@dor.ca.gov;	951-782-6690
non-voting: Secretary	Gary Bradley	Mt. Homeless Coalition	garyb@mtnhomeless.com	909/744-7999
New Secretary	Cliff Beacham	Mountain Free Masons	cliffbeacham@gmail.com	840/215-0785