



**San Bernardino County Homeless Partnership  
West Valley Regional Steering Committee**

**Wednesday September 15, 2021 • 9:00 a.m. to 11:00 a.m.**

**Join Zoom Video Conference hosted by the City of Rancho Cucamonga:  
<https://us02web.zoom.us/j/85194946723?pwd=TUh0cHZGM1JEZ0I3S1I3YXFEUnAvQT09>**

**Meeting ID: 851 9494 6723- Password: 183200**

Dial in +1 669 900 6833 - One tap mobile +16699006833,,89595982006# US (San Jose)

**AGENDA**

OPENING REMARKS	PRESENTER
A. Call to Order B. Welcome and Introductions	Erika Lewis-Huntley Don Smith
REPORTS & UPDATES	
C. Interagency Council on Homelessness D. Homeless Provider Network E. Office of Homeless Services F. Regional City & Service Provider Partners	Erika Lewis-Huntley Don Smith OHS staff member Committee Members
CONSENT ITEM	
G. Approve Meeting Minutes from August 11, 2021	Erika Lewis-Huntley
PRESENTATIONS / DISCUSSION ITEMS	
<b>H. City Spotlight: City of Ontario Homeless Continuum of Care - A Holistic &amp; Humane Approach to a Healthier &amp; Safer Community for All</b>	Natalie Komuro, Continuum of Care Mgr. Katryna Gonzales, Housing Director Judy Conner, Mercy House
<b>I. Open Discussion: Confronting the Housing Availability &amp; Affordability Crisis in San Bernardino County</b>	Steering Committee Members
CLOSING	
J. Public Comment (3 mins) K. Steering Committee Member Roundtable L. Adjournment	Don Smith Erika Lewis-Huntley
<p>Next Scheduled Meeting: West Valley Regional Steering Committee Wednesday, October 13, 2021, 9:00am – 11:00am Goldy S. Lewis Community Center – Creative Corner Room (tentative, if able) 11200 Baseline Rd., Rancho Cucamonga, CA 91701</p> <p align="center">Or by Zoom Video Conference</p>	

*Mission Statement*

*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 ASSISTIVE LISTENING DEVICES OR OTHER AUXILIARY AIDS OR SERVICES ARE NEEDED IN ORDER TO PARTICIPATE IN THE PUBLIC MEETING, REQUESTS SHOULD BE MADE THROUGH THE OFFICE OF HOMELESS SERVICES AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE PARTNERSHIP MEETING. THE OFFICE OF HOMELESS SERVICES TELEPHONE NUMBER IS (909) 386-8297 AND THE OFFICE IS LOCATED AT 303 E. VANDERBILT WAY SAN BERNARDINO, CA 92415. <http://www.sbcounty.gov/sbchp/>

AGENDA AND SUPPORTING DOCUMENTATION CAN BE OBTAINED AT 303 E VANDERBILT WAY, SAN BERNARDINO, CA 92415 OR BY EMAIL: [HOMELESSRFP@HSS.SBCOUNTY.GOV](mailto:HOMELESSRFP@HSS.SBCOUNTY.GOV).

## Minutes for San Bernardino County Homeless Continuum of Care West Valley Regional Steering Committee Meeting

August 11<sup>th</sup>, 2021

9:00 A.M. – 11:00 A.M.

Via Zoom Video Conference hosted by City of Rancho Cucamonga

Minutes recorded and transcribed by Don Smith, RSC Co-Chair

OPENING REMARKS	PRESENTER	ACTION / OUTCOME
<p>Call to Order</p> <p>Welcome and Introductions</p> <p>Steering Committee Members Present</p>	<p>Don Smith</p> <p>Erika Lewis-Huntley</p>	<ul style="list-style-type: none"> <li>• Meeting was called to order at 9:05 am.</li> <li>• Attendees were welcomed to the meeting. Introductions were made by all attendees.</li> <li>• Don Smith, Deborah Allen (Rancho Cucamonga), Ted Bistarky (Chino), Yvette Brunetto (Chino Hills), Gabriel Fondario (Montclair), Natalie Komuro (Ontario), Ashley Esquivel (Upland), Andre Bossieux, Amanda Tower, Leif Ozier, Kami Grosvenor, Judy Conner, Za Zette Scott, Ken Bell</li> </ul>
REPORTS & UPDATES		
<p>Interagency Council on Homelessness (ICH)</p>	<p>Don Smith</p>	<ul style="list-style-type: none"> <li>• Last ICH meeting was on June 23<sup>rd</sup>, 2021. No ICH Meeting held in July.</li> <li>• HACSB has received 455 HUD <u>Emergency Housing Vouchers</u> targeted to people who are experiencing homelessness, at risk of experiencing homelessness, fleeing, or are attempting to flee domestic violence or human trafficking situations, or were recently homeless and are at high risk of housing instability. Per the HUD EHV Operating Requirements, “the PHA must enter into a Memorandum of Understanding (MOU) with the CoC to establish a partnership for the administration of the EHV.” At the June 23<sup>rd</sup> Meeting, ICH Board members agreed to an MOU in principle with requested revisions and an opportunity for Board members to provide direct input into the final Agreement. As of the West Valley RSC Meeting in August, ICH Board members have not been provided with a copy of the revised version of the MOU Agreement adopted by the HACSB Board and continue to be denied the opportunity to play a leadership role in the development of the requisite partnership between the HACSB and the CoC for the administration of the EHV program.</li> <li>• At the June 23<sup>rd</sup> ICH Meeting, board members voted to establish an <u>Ad Hoc Committee on CoC Strategic Alignment of COVID-19 Recovery Resources</u> to help maximize the impact of the historic investment in new and existing resources to help facilitate long-term solutions to homelessness in San Bernardino County. Members interested in serving on the Committee were identified with an initial assignment to work on revisions to the EHV MOU Agreement. Initial attempts to launch the time sensitive work of this Ad Hoc Committee following the June ICH Meeting were halted and put on hold until further notice.</li> </ul>

- The CA Homeless Coordinating and Finance Council announced Round 3 allocations for the Homeless Housing, Assistance, and Prevention (HHAP) which includes \$3,901,874 to the San Bernardino City & County CoC and \$3,641,749 to the County of San Bernardino. In addition, the ICH needs to adopt a spending plan for \$1,453,114 in HHAP Round 2 funding allocated to the CoC.
- 2<sup>nd</sup> round of funding for the Permanent Local Housing Allocation is now available to eligible jurisdictions. Year 2 (2020) allocations to West Valley Region cities include: Chino-\$387,590; Chino Hills-\$275,556; Ontario-\$1,429,994; Rancho Cucamonga-\$700,179; Upland-\$431,845; and SB County \$5,376,577.
- Additional info and supporting documentation shared with the West Valley RSC attendees can be found in the WV RSC August report to ICH, available upon request.
- Next ICH meeting scheduled for August 25, 2021.

Other News & Updates -

- Out of Reach 2021: The High Cost of Housing – The National Low Income Housing Coalition released their annual *Out of Reach* report calling attention to the gulf between actual wages and what people need to earn to afford their rents. Every year, the report documents that an affordable rental home is out of reach for millions of low-wage workers and other low-income families. Key findings include:
  - In 2021, the 2-bedroom national housing wage is \$24.90 meaning that a full-time worker must earn at least \$24.90 an hour to afford a modest two-bedroom apartment without spending more than 30% of income on rent. Nationwide 1 in 4 renter households (10.8 million households) have extremely low-incomes and cannot afford the 2021 average two-bedroom fair market rent (\$1,295). Most market rate apartments remain out of reach for extremely low-income renters. Rent affordable for a family of four with poverty-level income is \$663.
  - In California, the Fair Market Rent (FMR) for a two-bedroom apartment is \$2,030. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn \$6,766 monthly or \$81,191 annually which translates into a 40-hour work week State Housing Wage of \$39.03 per hour. 21% of renter households in California are extremely low-income, 37% of whom are among the labor force, 34% are seniors, and 13% are disabled.
  - In San Bernardino County, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,390. In order to afford a two-bedroom apartment at FMR without paying more than 30% of their income a household must earn \$4,633 monthly or \$55,600 annually which translates into an hourly County Housing Wage of \$26.73 per hour. The average number of hours at minimum wage needed to afford a two-bedroom apartment at FMR is 76 hours (1.9 full-time jobs) and to afford a one-bedroom apartment at FMR (\$1,106) is 61 hours (1.5 full-time jobs).
  - In San Bernardino County, rent affordable at the estimated median household income (\$3,741/mo.) is \$1,122, at the estimated mean renter wage (\$2,730) is \$819, with a full-time job paying minimum wage (\$2,427) is \$728, at 30% area median income (\$1,938) is \$581, and affordable to the average SSI recipient (\$955) is \$286.

		<ul style="list-style-type: none"> <li>○ Reminder from the NLIHC 2021 Gap Report - The Riverside-San Bernardino-Ontario MSA tied for 4<sup>th</sup> among metropolitan areas with the most severe shortages of rental homes affordable to extremely low-income households with only 21 affordable and available rental homes per 100 renter households.</li> <li>○ <u>One additional note</u> – the Riverside-San Bernardino-Ontario Metropolitan area had the 3<sup>rd</sup> largest increase in median rent in the nation (20%) during the period of March 2020 – May 2021.</li> <li>○ See more from the Out of Reach report - <a href="https://www.outofreach.org/">Out of Reach   National Low Income Housing Coalition (nlihc.org)</a></li> </ul> <p>For the last several months, many of the RSC Meeting participants have expressed deep frustration and grave concerns about the lack of any available and affordable housing options in the region, and countywide, even for people with housing vouchers or other rental assistance available. At our next meeting we will discuss how we can engage in more collective advocacy and action to focus more public policy attention on the tsunami-level housing crisis and the critical need to create more housing that people can afford in all of our communities.</p>
Homeless Provider Network (HPN)	Don Smith	<ul style="list-style-type: none"> <li>● Homeless Provider Network held its 3<sup>rd</sup> Quarterly meeting of the year on July 20<sup>th</sup>, 2021.</li> </ul>
Office of Homeless Services (OHS)		<ul style="list-style-type: none"> <li>● No report this meeting.</li> </ul>
Regional City & Services Partners	<p>Ted Bistarkey, City of Chino</p> <p>Yvette Brunetto, City of Chino Hills</p> <p>Gabriel Fondario, City of Montclair</p> <p>Natalie Komuro, City of Ontario</p> <p>Ashley Esquivel, City of Upland</p>	<ul style="list-style-type: none"> <li>● Has had a number of changes in their Community Services Department team in the last couple of months and has a new SWAG team member, Marquis Palmer, assigned to work with their community.</li> <li>● Will be utilizing their PLHA allocation to support the development of a new 50-unit Senior project and will soon be releasing an RFP for the project. They are also working with Habitat for Humanities to develop single family homes for two very low-income veteran families.</li> <li>● Continues to engage in pro-active street outreach activities; helped to facilitate shared housing placements for two individuals in the last month. Still looking for sites for Homekey funding project in Montclair.</li> <li>● Has initiated a coordinated effort involving the Police and Fire Departments along with Mercy House to identify their most “frequent users” of emergency response services for more targeted engagement and housing placement solutions, the top six of whom have been identified as having severe mental health challenges. The City also has funding for Emergency Rent &amp; Utility Assistance for Ontario residents, application available at <a href="https://www.ontarioca.gov/Housing">https://www.ontarioca.gov/Housing</a>. Low and bad credit has become major barrier for those seeking housing, even with meeting income requirements and good rental history.</li> <li>● Continues to provide temporary motel assistance for a number of Upland households that lost their housing due to a fire at their apartment building. Catholic Charities has</li> </ul>

	<p>Amanda Tower, Housing Authority</p> <p>Leif Ozier, Catholic Charities</p> <p>Judy Conner, Mercy House</p> <p>Za Zette Scott, Team Heart</p> <p>Ken Bell, Inland So Cal 211+</p>	<p>been providing the households assistance with basic needs and housing search and placement. The City has also assisted 16 families with rental assistance for up to 3 months using CARES Act funding and recently purchased a new outreach vehicle.</p> <ul style="list-style-type: none"> <li>• HACSB hosting a Landlord Forum on Wednesday, 8/25/21, 6:00pm - 7:15pm. Agenda includes Income Discrimination Overview, VASH overview and HACSB Program Updates. Contact: Vanessa Castro 909-890-9533 Ext. 5380 or <a href="mailto:landlordinfo@hacsb.com">landlordinfo@hacsb.com</a></li> <li>• Deeply concerned about the lack of available, affordable housing options. How can we identify/create affordable rental housing opportunities?</li> <li>• Funding for Eviction Prevention and Rapid Rehousing move-in assistance available. Focus is on West End but able to serve county wide.</li> <li>• Za Zette announced the availability of rooms for rent in shared housing environments in the high desert for people with incomes of less than \$1,000 a month as well as rooms in shared housing available in San Bernardino and LA County for people on probation or parole. Also looking for new single family rental opportunities in the West Valley Region. Contact Za Zette at <a href="mailto:zscott@vofrc.com">zscott@vofrc.com</a> or 909-908-8053.</li> <li>• Main focus has been getting county leadership to address staffing infrastructure needs to better coordinate the CES entry process through funding. Ken shared new CES Staff Infrastructure Plan and expressed continued frustration with accessing resources that have been committed by the CoC to support the administration of the CoC Coordinated Entry System including CESH and HHAP funding. He also shared regional 211 Call Center data for the month of July 2021 (attached).</li> </ul>
<b>CONSENT ITEMS</b>		
<p>Review of Meeting Minutes from July 14<sup>th</sup>, 2021</p>	<p>Don Smith</p>	<ul style="list-style-type: none"> <li>• July meeting minutes not available. Tabled to next scheduled RSC Meeting.</li> </ul>
<b>DISCUSSION ITEMS</b>		
<p>Updates on COVID-19 Response in San Bernardino County</p>	<p>Don Smith</p>	<ul style="list-style-type: none"> <li>• <i>The COVID-19 pandemic is not over. We must all remain vigilant and continue taking all precautions possible to prevent the transmission of the virus that causes COVID-19 including continuing to wear masks in public indoor spaces, social distance whenever possible, avoid large crowds and wash your hands and use hand sanitizer regularly.</i> Even those who have been fully vaccinated, while protected against serious illness, are not immune from contracting and spreading the virus to others. San Bernardino County case rates as of August 10<sup>th</sup> included: Total Cases - 313,149, Adjusted Case Rate - 23.03/100,000 (up 400% from a month earlier); Positivity Rate – 8.86% (up from 250%), Total Deaths – 4,865. Less than half of eligible SB County residents have been fully vaccinated (49.4%) and those unvaccinated represented 93.2% of positive cases. There were 416 people in the county hospitalized due to COVID-19, median age 37, with 104 in ICU beds. The County of San Bernardino is engaged in an aggressive vaccine equity effort focused on zip codes in the lowest Healthy Places Index (HPI) Quartile and highly</li> </ul>

		<p>vulnerable populations including those experiencing homelessness. For information on scheduling a vaccination appointment and all COVID-19 related info, visit the County's COVID-19 webpage at <a href="http://sbcovid19.com/">http://sbcovid19.com/</a>.</p>
<p>Updates on CA COVID-19 Eviction Protections &amp; Temporary Court Process</p>	<p>Karl Wallen, Legal Aid Society of San Bernardino</p>	<ul style="list-style-type: none"> <li>• See power point slides attached. The California COVID-19 “Eviction Moratorium” extended to September 30<sup>th</sup>, 2021; Same tenant declaration of COVID-19 financial distress, 25% payment of monthly rent, on-going rent debt accrual still apply. After September 30, a temporary Unlawful Detainer Process will be in effect until March 31, 2022, for cases due to nonpayment of accumulated rent due to COVID-19 hardship where the landlord will have to demonstrate a good faith attempt to obtain available rent assistance where applicable and/or a complete failure by the tenant to comply with the COVID-19 eviction protection requirements. In addition, landlords must go through Small Claims Court to pursue recovery of outstanding COVID-19 rental debt beginning November 1, 2021.</li> </ul>
<p>Updates on COVID-19 Emergency Rent Relief Resources</p>	<p>Nick Vallejo, Inland SoCal United Way/211+  CA Rent Relief Local Partner Network</p>	<ul style="list-style-type: none"> <li>• See power point slides attached. Funding from the federal Emergency Rental Assistance Program continues to be available to provide emergency rent and utility relief for eligible San Bernardino County renters and landlords impacted by COVID-19 financial distress. Renters with a household income at/or below 50% AMI can apply for assistance through the <a href="http://sbcrentrelief.com">San Bernardino County Rent Relief Partnership (sbcrentrelief.com)</a> administered by Inland SoCal 211+ and renters with a household income between 51 and 80% AMI can apply to the <a href="http://housingiskey.com">CA COVID-19 Rent Relief - Housing Is Key</a>. All residents of the City of Fontana at or below 80% AMI must apply to the state program at Housing Is Key. All residents of the City of San Bernardino at or below 80% AMI can apply directly to the <a href="http://sbcityrent.com">City of San Bernardino Rental Assistance Program (sbcityrent.com)</a>. See attached flyer for more information on where to apply and/or receive assistance with the application process.</li> </ul> <p>The <a href="http://sbcrentrelief.com">SBC Rent Relief Partnership</a> continues to pay 100% of outstanding rental and utility arrears for up to 12 months starting in March 2020 and is also paying up to 3 months of prospective rent for qualifying San Bernardino County residents. The <a href="http://housingiskey.com">CA Rent Relief Program</a> is now paying 100% of outstanding rental and utility arrears from April 1, 2020 and is making direct payments to tenants to remit to their landlords in situations where the landlord cannot otherwise be engaged in the application process. Several other adjustments have been made to the state application process to make it easier to apply and qualify for this rent assistance with simplified documentation requirements.</p> <p>As of August 12<sup>th</sup>, Inland SoCal 211+ has paid out over \$7 million in rent relief to qualifying San Bernardino County residents and has over \$59 million in funding requests in progress. As of August 11<sup>th</sup>, the state program has received over 3100 applications for over \$34 million requested from San Bernardino residents and paid out over \$5.7 million to date (\$2.8 million for residents of West Valley Region cities) for an average of \$10,324 per household. The state has also received over 700 applications from Fontana</p>

		<p>residents requesting over \$7.1 million in rent relief and paid out \$1.5 million to date for an average of \$10,149 per household. Round 2 of the U.S. Treasury Emergency Rent Assistance program funding authorized under the American Rescue Plan includes an additional \$56.7 million in direct federal funding along with \$49.5 million allocated by the state to San Bernardino County, another \$8.2 million in direct funding and \$6.1 million state allocation to the City of San Bernardino and \$5 million in direct funding plus \$6 million from the state for the City of Fontana.</p>
<b>CLOSING</b>		
Public Comment		<ul style="list-style-type: none"> <li>• No public comments submitted or voiced.</li> </ul>
Steering Committee Roundtable		<ul style="list-style-type: none"> <li>• See Reports and Updates above.</li> </ul>
Adjournment	Don Smith	<ul style="list-style-type: none"> <li>• Being no further business to discuss, the meeting was adjourned at 11:07 am.</li> </ul>
Next Meeting		<ul style="list-style-type: none"> <li>• The next West Valley Regional Steering Committee Meeting is scheduled for September 8<sup>th</sup>, 2021.</li> </ul>

**August 11, 2021, Attendees: West Valley Regional Steering Committee Meeting (Sign-in sheet not available for meeting. Attendees identified in Zoom Chat)**

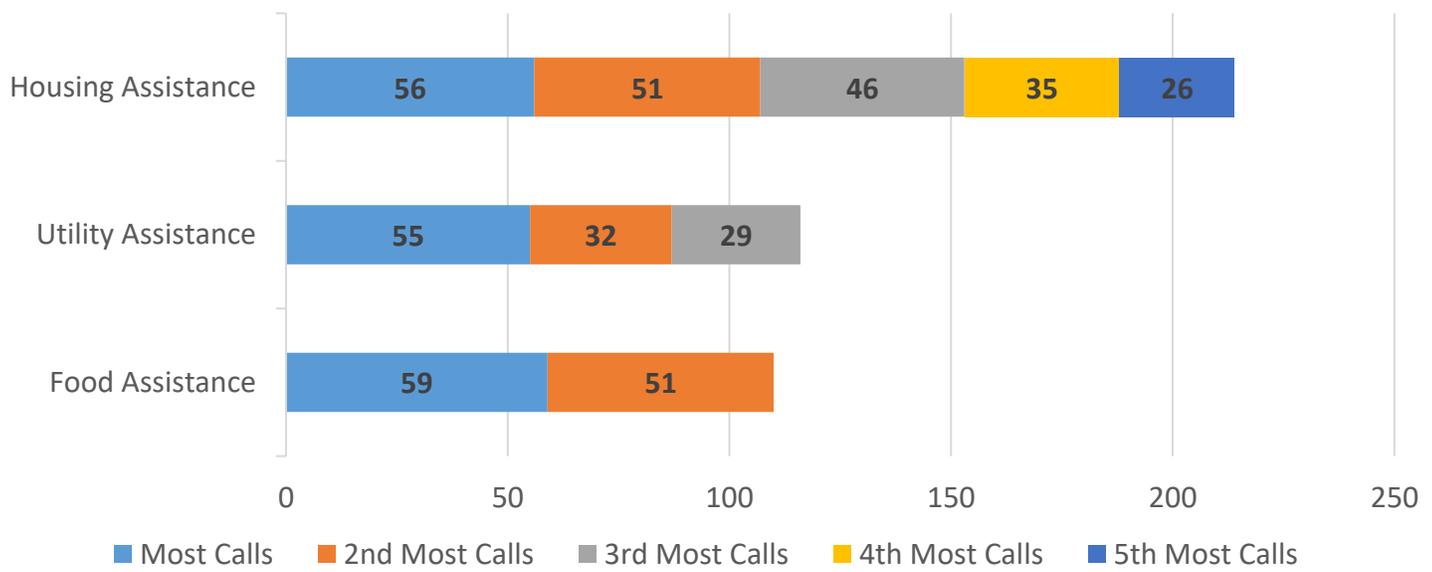
LAST NAME	FIRST NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS
Alexander	Jessica	Operation Grace		<a href="mailto:pastorjessicaalexander@gmail.com">pastorjessicaalexander@gmail.com</a>
Allen	Deborah	City of Rancho Cucamonga		<a href="mailto:Deborah.Allen@cityofrc.us">Deborah.Allen@cityofrc.us</a>
Baeza	Dori	SBC Community Vital Signs		<a href="mailto:dbaeza@dph.sbcounty.gov">dbaeza@dph.sbcounty.gov</a>
Baughman	Brian	Heart2Serve, Inc	9096105815	<a href="mailto:brian.baughman@h2si.org">brian.baughman@h2si.org</a>
Bell	Ken	ISCUW	323-972-2744	<a href="mailto:kbell@iscuw.org">kbell@iscuw.org</a>
Bistarkey	Ted	City of Chino	909-334-3464	<a href="mailto:tbistarkey@cityofchino.org">tbistarkey@cityofchino.org</a>
Bossieux	Andre	DBH TAY	19097305527	<a href="mailto:abossieux@dbh.sbcounty.gov">abossieux@dbh.sbcounty.gov</a>
Bravo	Alex	Molina Healthcare	8.00233E+15	<a href="mailto:alexandra.bravo@molinahealthcare.com">alexandra.bravo@molinahealthcare.com</a>
Brazier	Anthony	Reentry Clinical and Housing Supportive Services	19519904833	<a href="mailto:abrazier@rechss.org">abrazier@rechss.org</a>
Brunetto	Yvette	City of Chino Hills	909-364-2783	<a href="mailto:ybrunetto@chinohills.org">ybrunetto@chinohills.org</a>
Candela	Jessica	Foothill Family Shelter Upland	9099200453	<a href="mailto:jessica@foothillfamilyshelter.org">jessica@foothillfamilyshelter.org</a>
Callejas	Samantha	Inland SoCal 211+		<a href="mailto:scallejas@iscuw.org">scallejas@iscuw.org</a>
Comparan	Myryam	City of Chino		<a href="mailto:mcomparan@cityofchino.org">mcomparan@cityofchino.org</a>
Conner	Judy	Mercy house	909 391-2630	<a href="mailto:Judyc@mercyhouse.net">Judyc@mercyhouse.net</a>
Elliott	Janice	Upland City Council		<a href="mailto:Janiceelliott4upland@gmail.com">Janiceelliott4upland@gmail.com</a>
Esquivel	Ashley	Upland PD		<a href="mailto:aesquivel@uplandpd.org">aesquivel@uplandpd.org</a>
Evans	Leslie	Foothill AIDS Project	9093809761	<a href="mailto:leslie@fapinfo.org">leslie@fapinfo.org</a>
Flores	Denise	Ontario-Montclair School District		
Fondario	Gabriel	City of Montclair	909-256-9589, Cell	<a href="mailto:gfondario@cityofmontclair.org">gfondario@cityofmontclair.org</a>
Garibaldi	Christina	Foothill AIDS Project		<a href="mailto:christinag@fapinfo.org">christinag@fapinfo.org</a>
Gonzalez	Katryna	City of Ontario	9093952322	<a href="mailto:kgonzalez@ontarioca.gov">kgonzalez@ontarioca.gov</a>
Grosvenor	Kami	Inland Valley Hope Partners	909-622-3806	<a href="mailto:Kamig@inlandvalleyhopepartners.org">Kamig@inlandvalleyhopepartners.org</a>
Hargett	Robert	City of Montclair Code Enforcement	(909) 447-3554	<a href="mailto:rhargett@cityofmontclair.org">rhargett@cityofmontclair.org</a>
Holer	Sarah	Mental Health Systems- Ontario TAY Center	(909) 983-4466	<a href="mailto:sarah.holer@mhsinc.org">sarah.holer@mhsinc.org</a>

**August 11, 2021, Attendees: West Valley Regional Steering Committee Meeting**

LAST NAME	FIRST NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS
Johnson	Tania	Lighthouse SSC		
Keres	Rene	DBH		<a href="mailto:Rene.keres@dbh.sbcounty.gov">Rene.keres@dbh.sbcounty.gov</a>
Knaus	Kimberly	Office of Supervisor Baca	909-387-3200	<a href="mailto:Kimberly.knaus@bos.sbcounty.gov">Kimberly.knaus@bos.sbcounty.gov</a>
Knight	Michael	DBH		<a href="mailto:Michael.Knight@dbh.sbcounty.gov">Michael.Knight@dbh.sbcounty.gov</a>
Komuro	Natalie	City of Ontario	(909) 395-2897	<a href="mailto:nkomuro@ontarioca.gov">nkomuro@ontarioca.gov</a>
Lopez	Delia	Rolling Start Inc	9098909516	<a href="mailto:dlopez@rollingstart.com">dlopez@rollingstart.com</a>
Minatrea	Kary	City of Twentynine Palms		
Palmer	Marquis	SWAG Chino		<a href="mailto:marquis@theswag.org">marquis@theswag.org</a>
Ozier	Leif	Catholic Charities San Bernardino & Riverside	9095792461	<a href="mailto:lozier@ccsbriv.org">lozier@ccsbriv.org</a>
Perry	Shonie	SB County Superintendent of Schools		<a href="mailto:Shonie_perry@sbcss.k12.ca.us">Shonie_perry@sbcss.k12.ca.us</a>
Ramirez	Pablo	Legal Aid Society of San Bernardino		<a href="mailto:Pabl@legalaidofsb.org">Pabl@legalaidofsb.org</a>
Reilly	Litza	Foothill AIDS Project		<a href="mailto:Litza@fapinfo.org">Litza@fapinfo.org</a>
Sanquist	jeramy	DBH	(909)421-4678	<a href="mailto:Jsanquist@dbh.sbcounty.gov">Jsanquist@dbh.sbcounty.gov</a>
Schauppner	Kurt	The Desert Trail Newspaper		
Scott	Za Zette	Pathways Team Heart Shared Housing	9099088053	<a href="mailto:zazette45@gmail.com">zazette45@gmail.com</a>
Smith	Don	SBC Pathways to Housing Network	909-210-0639	<a href="mailto:DonSmithSolutons@outlook.com">DonSmithSolutons@outlook.com</a>
Tona	Maritza	Foothill AIDS Project		<a href="mailto:mtona@fapinfo.org">mtona@fapinfo.org</a>
Tower	Amanda	HACSB	909-890--5341	<a href="mailto:atower@hacsb.com">atower@hacsb.com</a>
Ulloa	Raquel	LHSSC	909-953-5968	<a href="mailto:raquelu@lighthouse-ssc.org">raquelu@lighthouse-ssc.org</a>
Vallejo	Nicholas	Inland SoCal United Way/211+		<a href="mailto:nicholasv@iscuw.org">nicholasv@iscuw.org</a>
Walker	Susan	Mountain Homeless Coalition	909 337-1279	<a href="mailto:svwalker@gmail.com">svwalker@gmail.com</a>
Wallen	Karl	Legal Aid Society of San Bernardino		<a href="mailto:Karlw@legalaidofsb.org">Karlw@legalaidofsb.org</a>
Watkins	Erica	SBC Community Development & Housing		<a href="mailto:Erica.watkins@cdh.sbcounty.gov">Erica.watkins@cdh.sbcounty.gov</a>
Young-Lowe	Karyn	LightHouse Social Service Center		<a href="mailto:karynyl@lighthouse-ssc.org">karynyl@lighthouse-ssc.org</a>

## West Valley Regional Steering Committee Data Report August 11, 2021

West Valley Regional Assistance  
 211 Call Center Data  
 July 2021



	Housing Assistance	Utility Assistance	Food Assistance	
	<b>214 Total Calls</b>	<b>116 Total Calls</b>	<b>110 Total Calls</b>	
	Transitional Housing 56	Electric Service Payment Assistance 55	Food Stamps/SNAP Applications 59	
	Rental Payment Assistance 51	Utility Service Payment Assistance 32	Food Pantries 51	
	Low Income/Subsidized Housing 46	Gas Service Payment 29		

Inland SoCal United Way is changing lives through:



# Inland SoCal United Way

Rancho Cucamonga: 9644 Hermosa Avenue, Rancho Cucamonga, CA 91730  
 Riverside: 1835 Chicago Avenue, Suite B, Riverside, CA 92507  
 Victorville: 15367 Tamarack Drive, Suite A, Victorville, CA 92392  
 Rancho Cucamonga: (909) 980-2857 Riverside: (951) 686-4402 Victorville: (760) 242-5370  
 Fax: (909) 980-2957 inlandsocaluw.org



Inland SoCal United Way

	Housing Related CES Agency			
	35			
	Homeless Shelter			
	26			

## Prevailing Needs Total Calls Differentiations

(June 2021/July 2021)

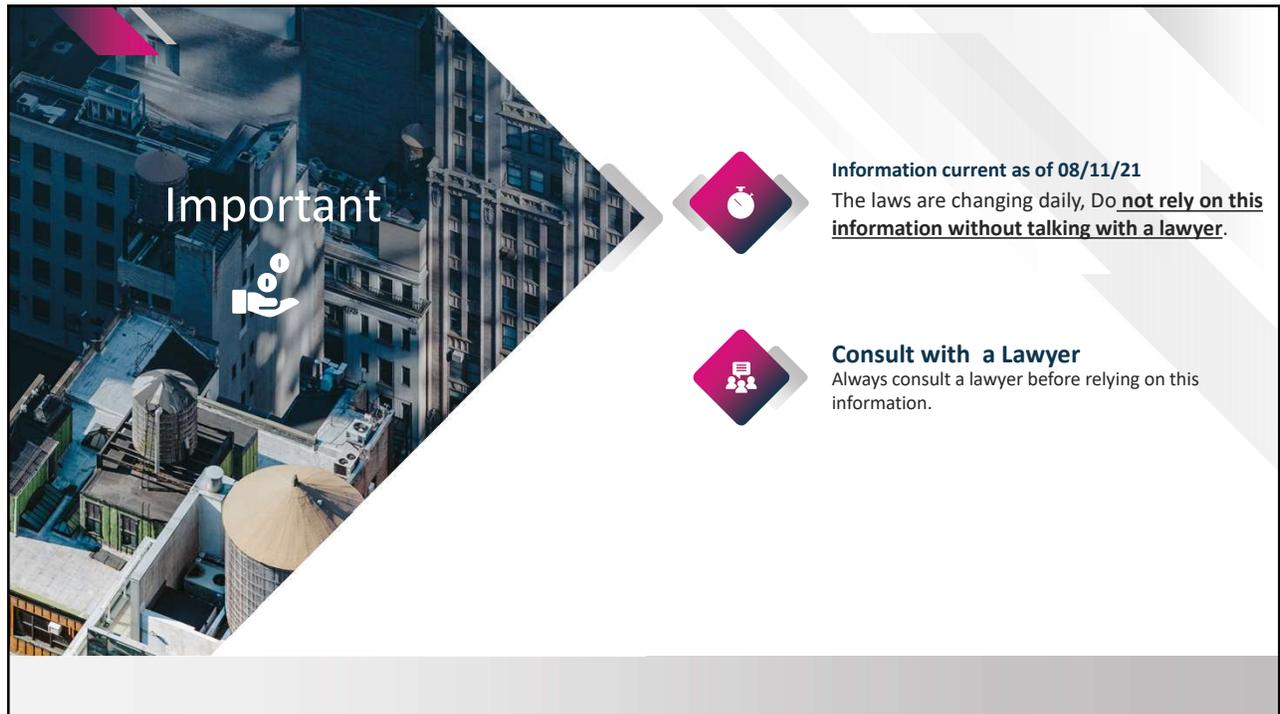
- I. Housing Assistance  
 188 Total Calls Received for June 2021  
 214 Total Calls Received for July 2021 (13.8 % Increase)
  
- II. Utility Assistance  
 100 Total Calls Received for June 2021  
 116 Total Calls Received for July 2021 (16 % Increase)
  
- III. Food Assistance  
 131 Total Calls Received for June 2021  
 110 Total Calls Received for July 2021 (16 % Decrease)

Inland SoCal United Way is changing lives through:





1



2

## Who we are?




LASSB is a 501c3 nonprofit that offers free legal services to seniors and low-income families

Areas served: San Bernardino and Riverside County

- ◆ 501(c)3
- ◆ Free Legal Assistance to Eligible Applicants
- ◆ San Bernardino County
- ◆ Riverside County

3

## Covid-19 Tenant Relief Act



The COVID-19 Rental Housing Recovery Act

- Covid-19 Pandemic Protection
- Provides additional protections for tenants that meet COVID – 19 ELIGIBILITY.
- Moratorium Expiration: 09-30-2021\* is subject to change




\*AB832: COVID-19 Rental Housing Recovery Act

4

## JUST CAUSE TO TERMINATE LEASE

**JUST CAUSE - At Fault**

- Breach of Lease, Nuisance, Waste, Failure or refusal to extend lease, assigning or subletting out, entry refusal, unlawful use of premises, failing to vacate.

**No Fault**

- Intent to occupy the property by the owner or family members, withdrawal from the rental market, sale to buyer who intends to occupy the property, compliance with a government order to vacate the property.

(CA Code of Civil Procedure § 1179.03.5, Civil Code § 1946.2 (b)(1) (2))

5

## Landlord Requirements

## The COVID-19 Rental Housing Recovery Act

## Non-Payment of Rent

(Applicable Period: March 1, 2020 through Sept 30, 2021)

15-day Notice to Pay or Quit

Covid-19 Related Financial Distress Form + Notice from State of California

Conversion of Unpaid Rent into Civil Debt

Civil Debt Cannot Be Collected Until Nov 1, 2021

Non-Payment Evictions can be filed, if Declaration is not signed and returned within 15-days of Service

\*AB832: COVID-19 Rental Housing Recovery Act

6

## TENANT REQUIREMENTS

### Non-Payment of Rent

(Applicable Period: March 1, 2020 through Sept 30, 2021)

-  **Submit, Submit, Submit**  
Submit COVID-19 –Related Financial Distress Declaration to the landlord within 15 days from the day a notice to pay rent was served.
-  **25% Monthly Rent**  
Pay 25% of monthly rent every month or by a lump sum due by 9/30/2021.
-  **Rental Assistance**  
Rental assistance approval and or payment is an affirmative defense.
-  **Sealed Case**  
Non-Payment Eviction cases from 3/1/20 to 9/30/21 are sealed by the court
-  **Civil Debt**  
Unpaid rent will be converted into civil debt



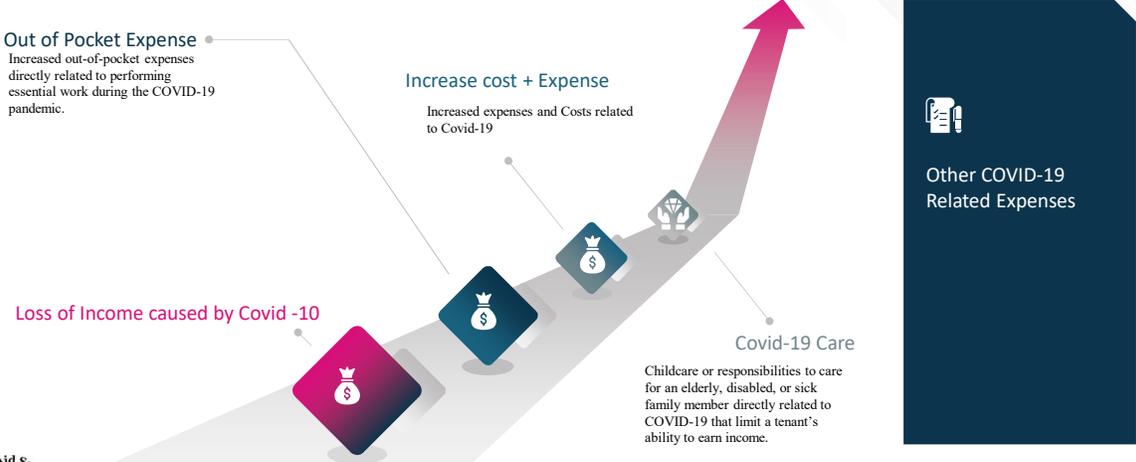
(CA Code of Civil Procedure §§ 1179.03 et seq , 1161.2.5)  
\*AB832: COVID-19 Rental Housing Recovery Act

7

## TENANT REQUIREMENTS CONTINUED

### Financial Distress Declaration

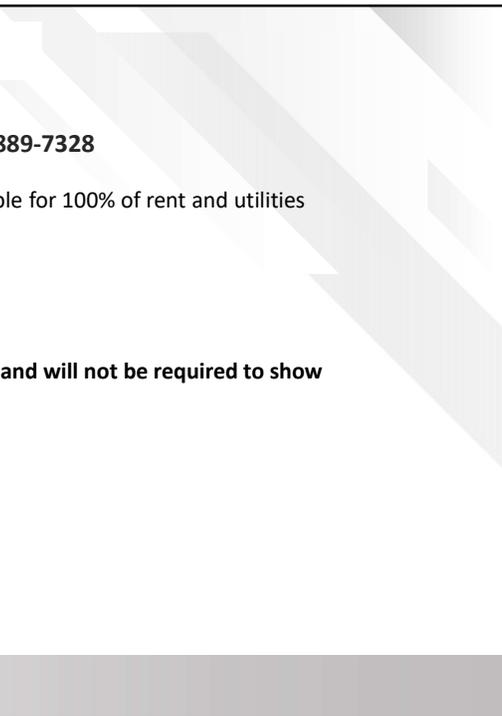
(Applicable Period: March 1, 2020, to Sept 30, 2021)



- Out of Pocket Expense**  
Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
- Loss of Income caused by Covid -10**
- Increase cost + Expense**  
Increased expenses and Costs related to Covid-19
- Covid-19 Care**  
Childcare or responsibilities to care for an elderly, disabled, or sick family member directly related to COVID-19 that limit a tenant's ability to earn income.
- Other COVID-19 Related Expenses**

(CA Code of Civil Procedure §§ 1179.03 et seq , 1161.2.5)

8






## STATE RENTAL ASSISTANCE

**APPLICATION THROUGH: HousingIsKey.com or by calling 909-889-7328**

**Who can apply?:** Both landlords and tenants can apply and may be eligible for 100% of rent and utilities owed dating back to April 1, 2020.

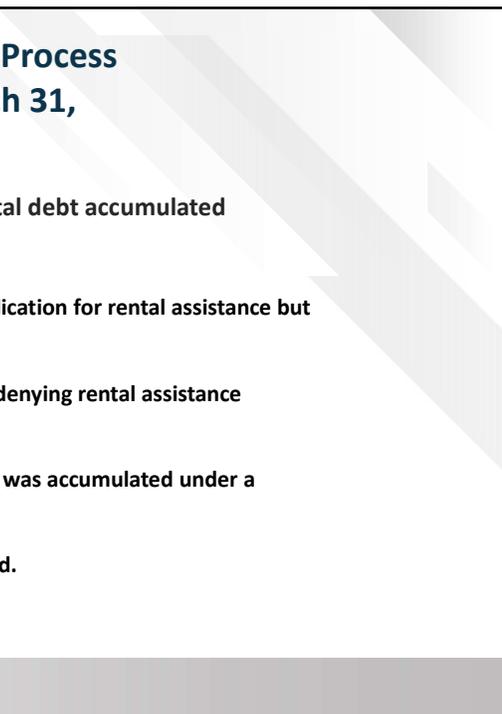
**The renter's household must be income eligible.**

**Income-eligible applicants may qualify regardless of immigration status and will not be required to show proof of citizenship.**






9



## Unlawful Detainer Temporary Process October 1, 2021 through March 31, 2022

**In actions based in whole or in part on nonpayment of rental debt accumulated due to COVID-19 hardship Landlord is required to file:**

**Statement under penalty of perjury that landlord has completed an application for rental assistance but the application was denied.**

**A copy of a final decision from a government rental assistance program denying rental assistance application.**

**Or A statement under penalty of perjury that the rental debt demanded was accumulated under a tenancy that was initially established on or after October 1, 2021.**

**A court will not issue a summons until these are provided by the landlord.**



10

## Small Claims Temporary Process November 1, 2021 through October 1, 2025

Small claims court has jurisdiction in any action for recovery of COVID-19 rental debt, regardless of the amount demanded (may exceed \$10,000):

If landlord was paid 25% of the rent or more of the amounts demanded during the COVID-19 rental period, landlord cannot acquire unlawful detainer judgment for this back rent.

Landlord can however sue for the remainder of rent owed through small claims beginning November 1, 2021 through small claims.



11

## Protections that last until January 1, 2030 – AB 1482

### Rent Increase Protections

AB 1482



#### California Rent Cap

1. Increase limited to 5.0% + CPI or 10 %, whichever is lower
2. Max two-increases in a 12-month period
3. Exclusions apply for Subsidized Housing, Schools, and others.
4. Effective 7/1/20



#### Notice of Rent Increase

1. Must be in writing
2. 30-day notice for 10% or less
3. 90 days for 10% or more



#### State of Emergency

Penal Code 396 (a) also limits rent increases to 10% during a state of emergency. Note at time of writing only certain counties affected by wildfires are in a State of Emergency.



(CA Civil Code §§ 1947.12 &amp; 827)

12

## Complying with AB 1482

### OVERVIEW

- **Rent Cap** – 5% + CPI annually, up to a maximum of 10%
- **Just Cause** – Just Cause for termination of tenancy after 12 months



#### EXEMPTIONS

- **Exclusions and Exceptions** – Certain categories of units are excluded and there are some exceptions to just cause to be aware of



13

## ARE YOU COVERED



### WHAT UNITS ARE COVERED BY THE LAW

- Single-family homes, unless they are owned or controlled by a corporation
- Any units covered by a local rent control ordinance that is lower than the cap
- Units constructed in the past 15 years
- Mobile homes
- Duplexes in which the owner is living in one of the units at the time the tenancy in the other unit commences, but only as long as the owner continues to live there.
- Affordable housing subject to a deed restriction, regulatory agreement or other agreement with a governmental agency.
- Dorms



14




**Exemptions specific to just cause requirements:**

- Housing in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, or an adult residential facility.
- Transient and tourist hotel occupancies.
- Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner who lives at the property.
- Single-family owner-occupied residences in which the owner-occupant rents or leases no more than two units or bedrooms
- Accessory dwelling units and junior accessory dwelling units.



15




## Rent Cap

- A landlord cannot increase the rent more than 5% + the regional CPI in any 12-month period or 10% whichever is less.
- Rent increases can be implemented in up to 2 separate increases during that time period.
- Rent increase is calculated against the lowest rent charged during the prior 12-month period
  - Excludes any rent discounts, incentives, concessions, or credits
  - Discounts, etc. must be agreed to by tenant and listed in lease or rental agreement
- Vacancy decontrol applies – upon complete turnover landlord can raise rent without limit.



16

## When is Relocation required?



- **No Fault = Relocation Required**
  - Payment equal to one month's rent. But...can be a waiver of rent
  - But
    - If local law requires more relocation, that applies instead
    - But payment is not additional to TPA requirement



17

## Are you entitled to Just Cause?



- Just cause is not required until tenant has lived in the unit at least 12 months.

**Note:** Tenants who already meet this are covered when law takes effect.



### EXEMPTIONS

- Exception for new adult roommates:
- If within the first 24 months a new adult moves in, just cause turns off until:
- All tenants have lived there 12 months
- Any one tenant has lived there 24 months
- After at least one tenant has lived there 24 months just cause for all



18

**Need Legal Help?**

**NEED HELP?  
ASK US!**

**Call us at 909-889-7328**  
Legal Aid Society of San Bernardino can assist eligible applicants. Assistance is based on resources. Please call us to find out, if we can assist you.

**Visit us  
ONLINE!**

**LegalAidofSB.Org**

Learn about the history of L.A.S.S.B., and what we do.  
**Free legal services to QUALIFIED individuals in the areas of: housing, conservatorship, guardianship, family law and some civil matters.**



# SAN BERNARDINO COUNTY RENT RELIEF PARTNERSHIP



## Inland SoCal 211+ supports



### SB County Rent Relief Partnership

County of San Bernardino

- **ALL cities** except Fontana and City of San Bernardino
- **Unincorporated San Bernardino areas**
- Visit [www.sbcrentrelief.org](http://www.sbcrentrelief.org) to apply

### Support for excluded cities

- City of Fontana
  - Visit <https://housing.ca.gov/>
- City of San Bernardino – residents can apply at [www.sbcityrent.com](http://www.sbcityrent.com)



## Program Eligibility – ISC 211+ area ONLY

An “eligible household” is defined as a renter household in which at least one or more individuals meets the following criteria:

- **Qualifies for unemployment or has experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due to COVID-19;**
- **Demonstrates a risk of experiencing homelessness or housing instability; and**
- **Has a household income at or below 50 percent of the area median.**
- Rental assistance provided to an eligible household should not be duplicative of any other federally funded rental assistance program.



## SBC Rent Relief Partnership Details

- 100% of arrears paid - up to 12 months starting March 2020
- Up to 3 months of prospective rent
- Written Lease – signed by Landlord and Tenant
- 100% of past-due utilities
- <50% AMI
- Landlord participation required

**Apply at [SBCRentRelief.org](https://SBCRentRelief.org)**



# Additional Rent Relief Partnership Info

- Amount is **UNCAPPED!**
- If tenant/landlord are related, they must provide pre-pandemic proof of paid rent (Zelle, bank statements, Venmo)
- Applicants will **NOT** be asked about their citizenship, nor will they be required to show proof of citizenship
- Tenants will be asked to provide a self-certification of COVID impact
- Funds will be paid directly to landlords and utility service providers
- Household income is determined as either the household's total income for calendar year 2020 **OR** the household's monthly income at the time of application.



# What Documentation is needed to apply

- ✓ Form of identification
- ✓ Copy of written lease/rental agreement (can be provided by landlord)
- ✓ Proof of Pandemic impact or related loss of income/financial impact
- ✓ Proof of either 2020 or 2021 Income / Unemployment
- ✓ Landlord's phone number and email address



# How to Apply for RRP Program



- Visit [SBCRentRelief.org](http://SBCRentRelief.org) or [SBCRentelief.com](http://SBCRentelief.com)
  - Advantage of applying online is access to the application portal for status, communicate with the coordinator and upload additional documents
  - Can be enrolled via email or phone number (SMS capabilities required)
- Call 211 extension 5
  - Connect with a coordinator to ask questions and have them assist in up to 140 languages
  - Will need to upload documents later



# Income Eligibility for Tenants



50% Area Medium Income in San Bernardino County - 2020										
Household Size	1	2	3	4	5	6	7	8	9	10
Annual	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700	52,750	55,750
50% Area Medium Income in San Bernardino County - 2021										
Household Size	1	2	3	4	5	6	7	8	9	10
Annual	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,900	\$52,150	55,300	58,500



# How can I help my tenant(s) with this program?

If your tenant owes you unpaid rent from after March 13, 2020, you are encouraged to initiate an application at [sbcrentrelief.org](https://sbcrentrelief.org).

You should also notify your tenant(s) about the availability of rental assistance through this program so that they can apply on their own and inform them that you have applied.

Program 1099s will NOT be sent out at year-end

If you are interested in hosting an in-person application event at your property (minimum 20 tenants that are behind) or wish to be trained on how to assist your tenant(s) with their application, please email [rentalassistance@iscuw.org](mailto:rentalassistance@iscuw.org)



# Landlord Expectations



- Landlord applies through the landlord section of the application portal at [sbcrentrelief.org](https://sbcrentrelief.org) (NOTE - If landlord has more than one rental household, they will need to submit an application form for EACH rental household).
- On the Landlord Application Form, the landlord will provide contact information for themselves and their tenant(s) and will fill out an IRS Form W-9 and a Landlord Certification Form.
- Once the landlord has completed the Landlord Application Form, their tenant will be notified by email or phone via SMS (if phone provided) and will receive specific instructions on how to complete the tenant portion of the application.
- If the tenant consents to participate in the program by completing the tenant portion of the application, their application will be reviewed by the program administrators and either approved or denied for rental assistance based on the program's eligibility requirements.
- **If the application is approved, ISCUW sends the rental assistance payment directly to the landlord**



# Community Engagement



## How can you help?

- Host a Pop-Up Event in your community
- Volunteer or volunteer staff at one of our pop-up events
- Support outreach efforts
  - Flyers at your location
  - Invite ISCUW team to community events
  - Convene/host an info session for your community/residents
- Spread the word (using the social media toolkit)



**SAN BERNARDINO COUNTY**  
RENT RELIEF PARTNERSHIP

## Visit [SBCRelief.org](https://SBCRelief.org)

For Marketing or Presentation contact

Kim Starrs

VP External Affairs

[Kstarrs@iscuw.org](mailto:Kstarrs@iscuw.org)

Program Information & Partnership Opportunities contact

Shirli Driz

VP Operations

[Sdriz@iscuw.org](mailto:Sdriz@iscuw.org) or call 909-980-2857 ext 204





# COVID-19 Tenant Relief Act AB 832 Update

June/July 2021  
Modified for SBC West Valley RSC Meeting – August 11<sup>th</sup>



1

## AB 832 Signed

### New Rent Relief Law Signed

- ✓ 100% of Unpaid Rent (Past & Future)
- ✓ Extends Eviction Protections

Keeping renters housed & making landlords whole.

Apply Now: [HousingIsKey.com](https://HousingIsKey.com) or  
833-430-2122.





02

2

## AB 832 Signed

### Rents Covered at 100%

- Increase rental assistance payments to 100% of unpaid rent.
- Making landlords whole and keeping tenants housed.
- 100% of rental arrears and prospective rent.

### Critical Protections for Californians

- 3-month eviction protection extension until Sept 30, 2021.
- Additional protections to tenants that apply by Sept 30, 2021.

### Simple & Accessible Application

Takes less than an hour to apply.  
Requires less paperwork.  
Simplified questions.

### Applicants Must Prove Financial Hardship

COVID-19 impact.  
Income eligible.  
Sign hardship declaration form under oath of perjury.

Help is available  
for landlords and  
tenants.

Visit [HousingIsKey.com](https://HousingIsKey.com) to learn more.



03

3

## CA COVID-19 Rent Relief – Program Overview

- **Focus:** Stabilize low-income households through the payment of rent arrears, prospective rent, and utilities to tenants and landlords. The goal of the program is to prevent evictions and housing instability due to the COVID-19 pandemic.
- Participating landlords will be compensated 100% of unpaid rent from April 1, 2020 – September 30, 2021. Accepts as payment in full for all rental debt for that period.
- If a landlord declines to participate, eligible households can still apply for and receive 100% of back rent owed for the covered period.
- Rental arrears are prioritized over utilities (inclusive of internet service) and prospective rental payments. However, utilities have begun to be processed.



04

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## Same Eligibility, Prioritization & Eligible Uses

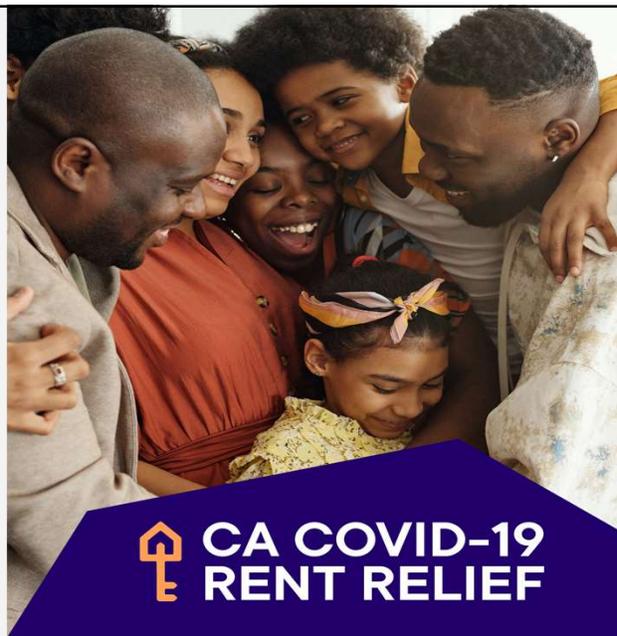
- Round 1 + Round 2 funds = Estimated \$5.2 billion in federal funds to the state and local governments for rental assistance.
- Eligibility
  - Income must be below 80% AMI.
  - Risk of experiencing homelessness or housing instability.
  - Experienced financial hardships due, directly or indirectly, to COVID-19.
- Prioritization will be given to those most at risk of eviction and impacted by COVID-19.
- Eligible uses to include rental arrears, prospective rent, utility arrears, prospective utilities, and other housing related services.



5

## Key Program Updates:

- Makes all Recipients Whole: Allows those already paid by the program to be "topped off" at 100% without having to reapply
- Authorizes Non-Occupancy Payments: Allows rental assistance to be paid in situations where tenants have vacated the premises but still owes rental arrears.
- Sublease: Households who have a sublease may apply and receive rental assistance if they meet certain criteria. (income qualification, agreement with the Tenant and can document their portion of the unpaid rent)
- Broadens Arrears Timeframe: Amends the definition of arrears starting "on or after April 1, 2020".
- Adds Payment Protections: Requires tenants that receive direct payments to remit the payment to the landlord within 15 business days or face penalty.



6

## Program Improvements

- New simplified application
  - Uptick in applications submitted
  - Less time to complete
  - Quicker to review
- Website fully translated in six languages
- Easier to navigate website

**It just got easier to apply for rent and utility relief!**

- ✓ Simplified questions
- ✓ Fewer documents to upload
- ✓ Takes less time to complete

Check eligibility and apply at [HousingIsKey.com](https://HousingIsKey.com) or call 833-430-2122.

CA COVID-19 RENT RELIEF

7

## Updated Website

CA COVID-19 RENT RELIEF

Apply Now Program Overview Get Help Resources Local Governments/Tribes

Qualifying renters and landlords now eligible for 100% of rent and utilities owed.

CA COVID-19 RENT RELIEF AYUDA CON LA RENTA DE COVID-19 EN CALIFORNIA 加州新冠疫情期间 租房援助 COVID-19 RENT RELIEF SA RENTA SA CA

### Need help with unpaid rent or utilities?

The CA COVID-19 Rent Relief program provides financial assistance for unpaid and/or future rent and utilities to income-eligible California renters and their landlords who have been impacted by COVID-19. Both renters and landlords can apply for assistance. Depending on the address of your rental property, you may be eligible for a local program. Click [Apply Now](#) to determine which program is right for you.

**APPLY NOW**

Have you already started an application? [Click here to continue](#) or refer to the email you received when you started your application.

8

# Local Partner Network

- Over 100 partners statewide.
- Serving 22 different languages in person and more by phone.
- Assistance available in person, by phone, or at home.
- Help filling out an application or uploading required paperwork.
- Make an appointment: **833-687-0967**



To find a Local Partner Network organization who can assist you, visit [HousingIsKey.com](https://HousingIsKey.com) or call 833-687-0967.



## San Bernardino County Rent Relief Partnership

San Bernardino County renters\* with a household income at or below 50% of Area Median Income (see table below), may qualify for financial assistance with up to 100% of past due rent and utilities starting from March 13, 2020. For more information on program eligibility, application requirements and to start the application process, please visit [San Bernardino County Rent Relief Partnership \(sbcrentrelief.com\)](https://sbcrentrelief.com) or call 211 ext 5 or 909-327-3187.

# of Persons in Household	1	2	3	4	5	6	7	8
50% AMI	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,700	\$46,700	\$49,700

## California COVID-19 Rent Relief Program

San Bernardino County renters\* with a household income above 50% but below 80% Area Median Income (see table below), may qualify for financial assistance with up to 100% of past due rent and utilities dating back to April 1, 2020. For more information on program eligibility, application requirements and to start the application process, please visit [Housing Is Key \(housing.ca.gov\)](https://housing.ca.gov) or call 833-430-2122.

# of Persons in Household	1	2	3	4	5	6	7	8
80% AMI	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,550

\*All income-eligible renter households in the City of Fontana must apply to the state program [Housing Is Key \(housing.ca.gov\)](https://housing.ca.gov). All income-eligible renter households in the City of San Bernardino must apply to the City's program [City of San Bernardino Rental Assistance Program \(sbcityrent.com\)](https://sbcityrent.com).



For More Information and to Apply Now go to [Housingiskey.com](https://housingiskey.com)

- Call Center - 833-430-2122
- Appointment Center - 833-687-0967

[Which Jurisdiction Do I Apply To? \(arcgis.com\)](https://arcgis.com)

[California COVID-19 Rent Relief Program Dashboard - Housing Is Key](#)

**SBC CA Rent Relief Local Partner Network -**

- Don Smith – 909-353-1269
- Family Assistance Program – 909-571-5659
- Inland Housing Solutions – 909-796-6381
- LightHouse Social Service Centers – 951-571-3533
- Legal Aid Society of San Bernardino – 909-406-5302



011