



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

Wednesday February 9, 2022 • 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=TUh0cHZGM1JEZ0l3S1l3YXFEUnAvQT09>**

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 October 20 & November 17, 2021 Meeting Minutes	Erika Lewis-Huntley
PRESENTATIONS / DISCUSSION ITEMS	
H. County Dept. of Behavioral Health – Substance Use Disorders (SUD) & Screening, Assessment, and Referral Centers (SARC) programs I. Confronting Housing Availability & Affordability Challenges in the West Valley Region a. City Housing Element/RHNA updates b. Current/Prospective New Housing Activity in West Valley Cities c. Prospects/Opportunities for Regional Collaboration on Homelessness/Housing Service Delivery	Jennifer Alsina, Deputy Director Department of Behavioral Health Regional Steering Committee Members
CLOSING	
J. Public Comment (3 mins) K. Adjournment	Don Smith Erika Lewis-Huntley
Next Scheduled Meeting: West Valley Regional Steering Committee Wednesday, March 9, 2022, 9:00am – 11:00am Goldy S. Lewis Community Center – Creative Corner Room (tentative, if able) 11200 Baseline Rd., Rancho Cucamonga, CA 91701 Or by Zoom Video Conference	

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.

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

October 20, 2021

9:00 A.M. – 10:00 A.M.

Via Zoom Video Conference hosted by City of Rancho Cucamonga

Minutes recorded and transcribed by Dawn Spencer, RSC Secretary & Programs Manager, Knowledge Education for Your Success, Inc.

OPENING REMARKS	PRESENTER	ACTION / OUTCOME
Call to Order Welcome and Introductions	Don Smith Erika Lewis-Huntley	<ul style="list-style-type: none"> • Meeting was called to order at 9:05 am. • Attendees were welcomed to the meeting. Introductions were made by all attendees.
REPORTS & UPDATES		
Interagency Council on Homelessness (ICH)	Don Smith, Co-Chair, SBC Pathways to Housing Network	<ul style="list-style-type: none"> • ICH Ad Hoc Committee on Strategic Alignment of Resources currently meets bi-weekly. Committee using the California Interagency Council on Homelessness strategic planning tool - Putting the Funding Pieces Together: Guide to Strategic Uses of New and Recent State and Federal Funds to Prevent and End Homelessness. • All CoC program renewal applications were approved on 10/13/21 (ranked in Tier 1) for a total of \$11,247,893. Two New Permanent Housing bonus applications (Tier 2) – DV Bonus and Family Assistance Program for a total of \$2,239,034. CoC Bonus for Step Up on Second Street at \$746,345. Total potential 2021 funding award of \$14,681,079. • HPN Leaders proposed a resolution for regional distribution of the \$1,453,114 in CoC HHAP 2 funding to be on the October 27th ICH Agenda. • Point-in-Time Count set for January 27th, 2022. • Monthly partner meetings for Emergency Housing Vouchers (EHV) occur on the 3rd Thursday from 1:00-2:00pm beginning on October 21st. Email EHV@hacsb.com with questions. • All San Bernardino County residents, except for City of San Bernardino, must now apply to the CA Rent Relief Program at Housing Is Key (housing.ca.gov) or call 833-430-2122 for emergency rental assistance. • National Advocates Urge Congress to Protect Key Housing Investments in “Build Back Better Act” – \$90 billion in new rental assistance, \$80 billion to repair and preserve public housing, and \$37 billion to build affordable apartments through the Housing Trust Fund.
Homeless Provider Network (HPN)	Don Smith	<ul style="list-style-type: none"> • Membership in the San Bernardino City & County CoC (San Bernardino County Homeless Partnership) can be achieved by registered with the Homeless Provider Network. Form available at OHS-HPN-Fillable-Registration-Form.pdf

Office of Homeless Services (OHS)		<ul style="list-style-type: none"> No report this meeting.
Regional City & Services Partners		<ul style="list-style-type: none"> Reports saved for next meeting due to time constraints.
CONSENT ITEMS		
Review of Meeting Minutes from September 15, 2021	Don Smith	<ul style="list-style-type: none"> September meeting minutes tabled until October meeting.
DISCUSSION ITEMS		
Confronting Housing Availability & Affordability Challenges in the West Valley Region/SB County, Part I	<p>Don Smith</p> <p>Za Zette Scott, Team Heart Shared Housing</p> <p>Leif Ozier, Catholic Charities</p> <p>Janice Elliot, Upland City Council</p> <p>Sharon Green, All County HPN Chair</p> <p>Natalie Komuro, City of Ontario</p> <p>Ashley Esquivel, Upland Police Department</p> <p>Don Smith</p>	<ul style="list-style-type: none"> Topic introduced with brief overview for upcoming meetings followed by open discussion. See attached slides. Recommends more investment in multi-unit property for shared housing. There has to be a solution due to price of housing – sharing the cost of market rate rent. Lack of affordable inventory means we have to create our own inventory. Experienced shared housing model with Ms. Scott and sees that the model works for those with income and credit history barriers. Recommends that this model be expanded, and help people understand what shared housing is. Inventory of shared housing needs to grow, including locations that can have some program oversight to assist people with other barriers. Concurs with statements made regarding shared housing. Cities have constraints on program costs but in agreement with shared housing needs. Teamwork, county wide through MOU of providers instead of silo work is needed. We should look at property for shared housing utilizing models that combine youth and seniors, like the effective models in Europe. Automation through CES is not effective for shared housing, because shared housing needs to be individualized. City of Ontario owns housing that the city can control and assist those with income and credit barriers. Need starting ground like emergency/transitional shelters. People out on street for many years need intensive case management thought transitional type housing and then transition to shared housing. Provide needed level of support. HACSB Landlord Workshop on November 3rd. Meet landlords to help with challenges, will send out flyer. We will continue with this discussion at our meeting next month.

Innovations in Housing Production: Case Studies of Scalable Solutions for San Bernardino County webinar		<ul style="list-style-type: none"> Meeting to be adjourned at 10:00am to allow members to attend webinar on Innovations in Housing Production: Case Studies of Scalable Solutions for San Bernardino County sponsored by Southern California Association of Non-Profit Housing (SCANPH) and SB County Community Development & Housing
CLOSING		
Public Comment		<ul style="list-style-type: none"> No public comments submitted or voiced.
Adjournment	Don Smith	<ul style="list-style-type: none"> Being no further business to discuss, the meeting was adjourned at 10:00am.
Next Meeting		<ul style="list-style-type: none"> The next West Valley Regional Steering Committee Meeting is scheduled for November 10, 2021.

October 20, 2021, Attendees: West Valley Regional Steering Committee Meeting

LAST NAME	FIRST NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS
Barrera	Carmen	Ontario-Montclair School District	909-418-6923	carmen.barrera@omsd.net
Bistarkey	Ted	City of Chino	909-334-3464	tbistarkey@cityofchino.org
Bolbolian	Alex	Capre Real Estate	9092170514	alex@capre.biz
Bossieux	Andre	DBH TAY	909-387-7212	abossieux@dbh.sbcounty.gov
Bravo	Alex	Molina Healthcare	800-232-9998 ext. 127741	alexandra.bravo@molinahealthcare.com
Brazier	Anthony	Reentry Clinical and Housing Supportive Services	19519904833	abrazier@rechss.org
Brunetto	Yvette	City of Chino Hills	909-364-2783	ybrunetto@chinohills.org
Burch	Sierra	Heart2Serve	9093428912	Sierra.baughman@h2si.org
Candela	Jessica	Foothill Family Shelter	9099200453	Jessica@foothillfamilyshelter.org
Dickason	Cristina	John Muir Charter Schools	(626) 945-0257	cdickason@johnmuircs.com
Elliott	Janice	City of Upland	9092923875	jelliott@ci.upland.ca.us
Esquivel	Ashley	UPD, Homeless Coordinator		
Evans	Leslie	Foothill AIDS Project	9093809761	leslie@fapinfo.org
Fondario	Gabe	City of Montclair	909-256-9589	gfondario@cityofmontclair.org
Garibaldi	Christina	Foothill AIDS Project	9098842722 x249	christinag@fapinfo.org
Green	Sharon	Countywide HPN Chair		sgreen@vfvrc.com
Grosvenor	Kameron	Inland Valley Council of Churches, dba Inland Valley Hope Partners	909-622-3806, x101	kamig@inlandvalleyhopepartners.org
Hargett	Robert	City of Montclair Code Enforcement	(909) 447-3554	rhargett@cityofmontclair.org
Haymond	Gina	With Open Arms, Inc	909-789-0109	gina@withopenarms.us
Holloway	Khalis	Salvaged Lives Resources LLC		-
Johns	Marvin	Salvaged Lives Resources LLC	16024515070	slresources6@yahoo.com
Johnson	Tania	Lighthouse Social Service Centers		-
Komuro	Natalie	City of Ontario	9093952897	nkomuro@ontarioca.gov

October 20, 2021, Attendees: West Valley Regional Steering Committee Meeting

LAST NAME	FIRST NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS
Lewis-Huntley	Erika	City of Rancho Cucamonga	9097742008	erika.lewis-huntley@cityofrc.us
Lopez	Delia	Rolling Start Inc.	9098909516	dlopez@rollingstart.com
Louis	Goodwin	Fifth Third Bank	9092607795	louis.goodwin@53.com
Monroy	Kevin	U.S. VETS	951-206-0384	kmonroy@usvets.org
Ozier	Leif	Catholic Charities San Bernardino & Riverside	9095792461	lozier@ccsbriv.org
Perry	Shonie	SBCSS - Homeless Ed. & Foster Yth Services	(909) 386-2914	Shonie.Perry@sbcss.net
Scott	Za Zette	Team Heart Shared Housing	909-908-8053	zazette45@gmail.com
Smith	Don	SBC Pathways to Housing Network	909-210-0639	DonSmithSolutions@outlook.com
Spencer	Dawn	Knowledge Education for Your Success	909-332-6385	dspencer@keysnonprofit.org
Ulloa	Raquel	LHSSC	909-953-5968	raquelu@lighthouse-ssc.org
Walker	Sue	Mountain Homeless Coalition	909 337-1279	svwalker@gmail.com

The Solution to Homelessness is Straightforward: **Housing**

***Confronting Housing Availability & Affordability
Challenges in the West Valley Region/SB County, Part I***

West Valley Regional Steering Committee Meeting
October 20, 2021, 9:00am

***Immediately followed by CDH/SCANPH Training:
Innovations in Housing Production:
Case Studies of Scalable Solutions for San Bernardino County
10:00 a.m. to 11:30 a.m.
[RSVP by clicking here.](#)***

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SCANPH

Southern California Association of Non Profit Housing

Workshop Recap: Training on Innovations in Housing Production for SBDO County

You can find a recap of the session, as well as a recording, on the SCANPH website.

<http://www.scanph.org/member-spotlight-blog/workshop-recap-training-on-innovations-in-housing-production-for-sbdo-county>

Find an overview of a session convened in partnership with the Housing and Community Development Department of [San Bernardino here](#).

OCTOBER 20, 2021

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West Valley RSC Meeting, 10/20/21 - Quick Updates

- **FY 2021 CoC Program Application** – All renewal applications ranked in Tier 1, total \$11,247,893. Two New Permanent Housing Bonus Applications ranked in Tier 2 – DV Bonus, Family Assistance Program, \$2,239,034; CoC Bonus, Step Up on Second Street, \$746,345. Potential 2021 Funding Award, \$14,681,079.
- **Emergency Rental Assistance Program** – All SB County residents, except for City of San Bernardino, must now apply to the CA Rent Relief Program at [Housing Is Key \(housing.ca.gov\)](https://housing.ca.gov) or call 833-430-2122.
- **Emergency Housing Vouchers** – Monthly Partner Meetings, 3rd Thursday of the month, 1:00-2:00pm, starting October 21st. Contact EHV@hacsb.com if you have any questions.
- **ICH Ad Hoc Committee on Strategic Alignment of Resources** – Currently meeting bi-weekly. Committee using the CA Interagency Council on Homelessness strategic planning tool – [Putting the Funding Pieces Together: Guide to Strategic Uses of New and Recent State and Federal Funds to Prevent and End Homelessness.](#)
- **Homeless Housing, Assistance and Prevention Program (HHAP) Round 2** – HPN Leaders have proposed a resolution for regional distribution of the \$1,453,114 in CoC HHAP 2 funding to be on the October 27th ICH Agenda.
- **2022 Point-in-Time Count** – Date set for January 27th, 2022.
- **San Bernardino County Homeless Partnership, CoC Membership** – As per Governance Charter, CoC membership achieved through Homeless Provider Network registration, [OHS-HPN-Fillable-Registration-Form.pdf \(sbcounty.gov\)](#)
- **National Advocates Urge Congress to Protect Key Housing Investments in “Build Back Better Act”** – \$90 billion in new rental assistance, \$80 billion to repair and preserve public housing, and \$37 billion to build affordable apartments through the Housing Trust Fund.
- **Governor Newsom Signs Suite of Bills to Support \$22 Billion Affordable Housing and Homelessness Package** - [Governor-Approves-Several-Legislative-Bills-Concerning-Homelessness-Draft-III-1.pdf \(homelessstrategy.com\)](#); [Heeding-State-Funding-Sources-Draft-V.pdf \(homelessstrategy.com\)](#)

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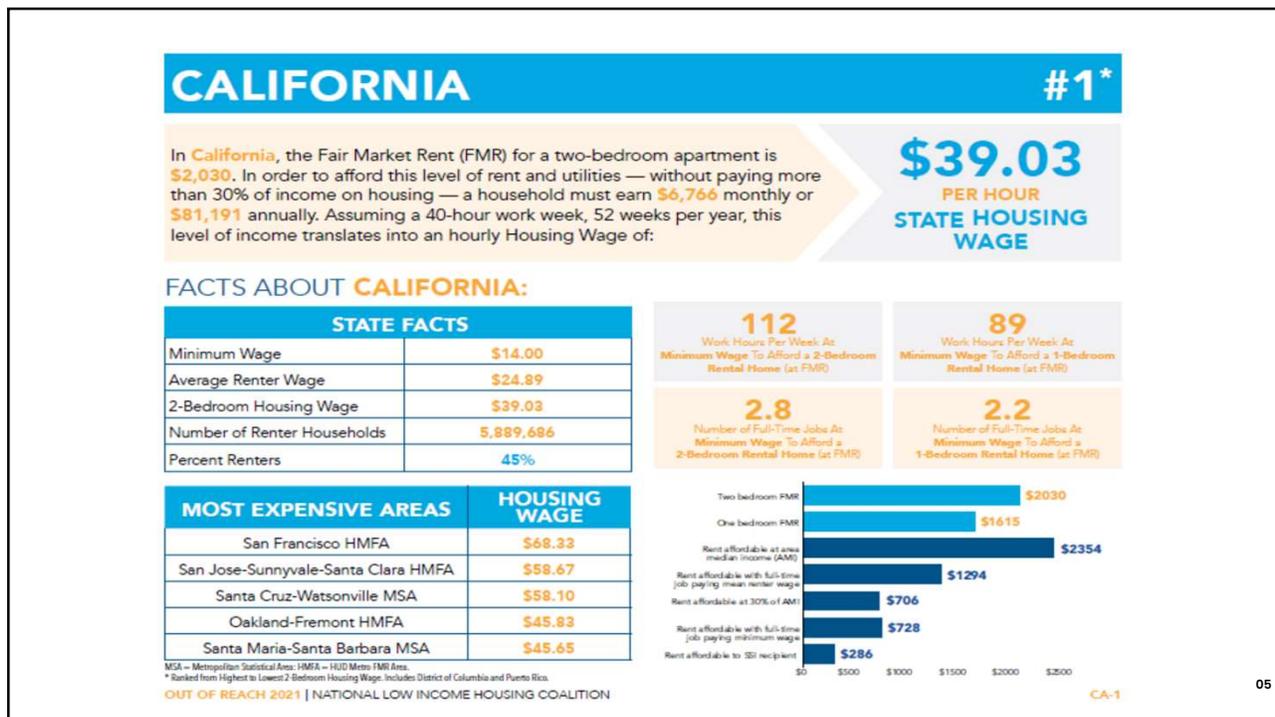
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NLIHC - Out of Reach 2021: The High Cost of Housing

- **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.**
- Reminder from the **NLIHC 2021 Gap Report** - The Riverside-San Bernardino-Ontario MSA tied for 4th 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.**
- **One additional note** – **the Riverside-San Bernardino-Ontario Metropolitan area had the 3rd largest increase in median rent in the nation (20%) during the period of March 2020 – May 2021.**
- See more from the Out of Reach report - [Out of Reach | National Low Income Housing Coalition \(nlihc.org\)](#)

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NLIHC - Out of Reach 2021: The High Cost of Housing

COMPARE JURISDICTIONS

Number of Households	California	San Bernardino County
TOTAL	13,044,266	636,041
RENTER	5,889,686	255,760
PERCENT RENTERS	45%	40%

Housing Wage	California	San Bernardino County
ZERO-BEDROOM	\$26,80	\$18,37
ONE-BEDROOM	\$31,06	\$21,27
TWO-BEDROOM	\$39,03	\$26,73
THREE-BEDROOM	\$52,84	\$36,87
FOUR-BEDROOM	\$60,68	\$45,56

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NLIHC - Out of Reach 2021: The High Cost of Housing

<u>Fair Market Rent</u>	<i>California</i>	<i>San Bernardino County</i>
ZERO-BEDROOM	\$1,394	\$955
ONE-BEDROOM	\$1,615	\$1,106
TWO-BEDROOM	\$2,030	\$1,390
THREE-BEDROOM	\$2,747	\$1,917
FOUR-BEDROOM	\$3,155	\$2,369

<u>Annual Income Needed to Afford</u>	<i>California</i>	<i>San Bernardino County</i>
ZERO-BEDROOM	\$55,751	\$38,200
ONE-BEDROOM	\$64,615	\$44,240
TWO-BEDROOM	\$81,191	\$55,600
THREE-BEDROOM	\$109,899	\$76,680
FOUR-BEDROOM	\$126,211	\$94,760

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NLIHC - Out of Reach 2021: The High Cost of Housing

<u>Minimum Wage</u>	<i>California</i>	<i>San Bernardino County</i>
MINIMUM WAGE	\$14.00	\$14.00
RENT AFFORDABLE AT MINIMUM WAGE	\$728	\$728

<u>Work Hours/Week at Minimum Wage</u>	<i>California</i>	<i>San Bernardino County</i>
ZERO-BEDROOM	77	52
ONE-BEDROOM	89	61
TWO-BEDROOM	112	76
THREE-BEDROOM	151	105
FOUR-BEDROOM	173	130

<u>Renter Wage</u>	<i>California</i>	<i>San Bernardino County</i>
ESTIMATED MEAN RENTER WAGE	\$24.89	\$15.75
RENT AFFORDABLE AT MEAN RENTER WAGE	\$1,294	\$819

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NLIHC - Out of Reach 2021: The High Cost of Housing

Income Levels	California	San Bernardino County
30% OF AREA MEDIAN INCOME (AMI)	\$28,249	\$23,250
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	\$56,378	\$44,896

Rent Affordable at Different Income Levels	California	San Bernardino County
30% OF AREA MEDIAN INCOME (AMI)	\$706	\$581
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	\$1,409	\$1,122

Supplemental Security Income (SSI) Payment	California	San Bernardino County
SSI MONTHLY PAYMENT	\$955	\$955
RENT AFFORDABLE TO SSI RECIPIENT	\$286	\$286

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2021 CALIFORNIA HOUSING PROFILE

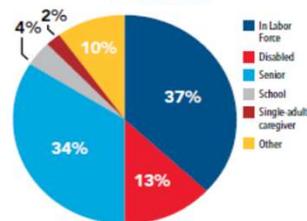


Across California, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Dianne Feinstein and Alex Padilla

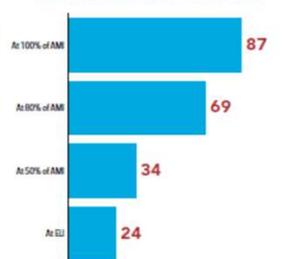
KEY FACTS	1,271,125 OR 21% Renter Households that are extremely low income	\$27,330 Maximum income of 4-person extremely low income households (state level)	-962,667 Shortage of rental homes affordable and available for extremely low income renters	\$76,879 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.	76% Percent of extremely low income renter households with severe cost burden
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EXTREMELY LOW INCOME RENTER HOUSEHOLDS



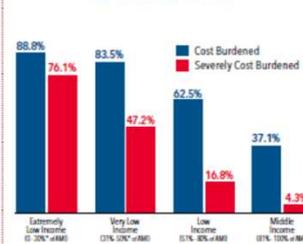
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 14% of extremely low-income renter households are single adult caregivers, more than half of whom usually work more than 20 hours per week. Source: 2019 ACS PUMS.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2019 ACS PUMS.

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2019 ACS PUMS.

Extremely Low Income = 0-30% of AMI
 Low Income = 31-80% of AMI
 Note: "0" poverty guideline, if higher.
 Very Low Income = 31%-50% of AMI
 Middle Income = 51%-100% of AMI

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Updated: 03/16/2021
 1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 WWW.NLIHC.ORG

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California Affordable Housing Needs Report 2021

Key Findings

California needs 1.2 million more affordable homes by 2030 – approximately 120,000 per year – to keep pace with demand.

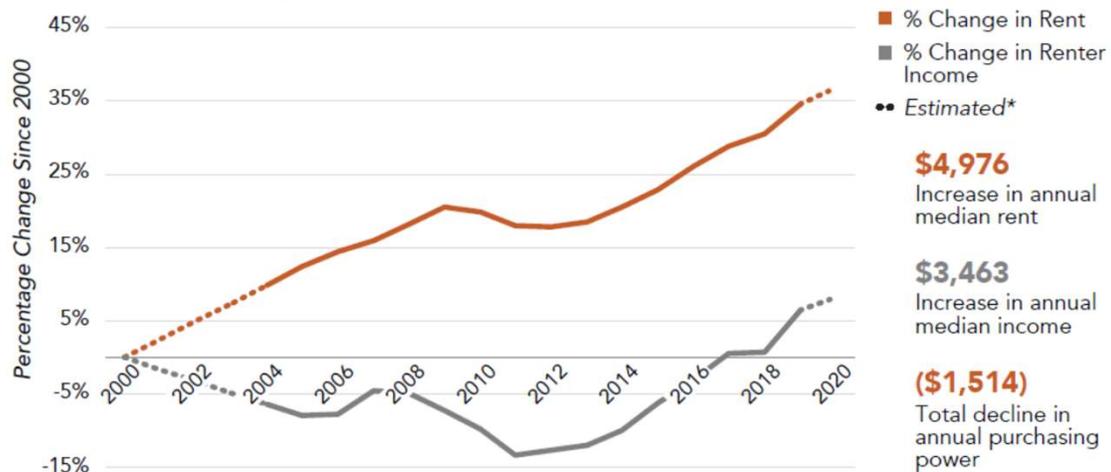
- Median rent in California has increased 35% since 2000 while median renter household income has only increased by 6% (adjusted for inflation).
- 78% of extremely low-income (ELI) renter households are paying more than half of their income on housing costs compared to 6% of moderate-income renter households.
- Renters need to earn nearly 3 times the state minimum wage to afford average asking rents in California.
- California spends nearly 5 times more supporting homeowners than renters.

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California Affordable Housing Needs Report 2021

FROM 2000 TO 2019, CALIFORNIA'S MEDIAN RENT INCREASED 35% WHILE MEDIAN RENTER INCOME INCREASED ONLY 6%



Source: California Housing Partnership analysis of 2000-2019 Census ACS data. Median rent and median renter income are inflation-adjusted to 2019 dollars. *Median renter income and rent from 2001-2004 and 2020 are estimated trends.

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SAN BERNARDINO COUNTY 2021 Affordable Housing Needs Report



**California
Housing
Partnership**
*California's Experts on Affordable
Housing Finance, Advocacy & Policy*

KEY FINDINGS

- **79% of extremely low-income households** are paying more than half of their income on housing costs compared to just 2% of moderate-income households.
- **59,882 low-income renter households** in San Bernardino County do not have access to an affordable home.
- Low-Income Housing Tax Credit production and preservation in San Bernardino County **increased by 21%** between 2019 and 2020.
- Renters in San Bernardino County need to earn \$26.69 per hour - **2.1 times** the state minimum wage - to afford the average monthly asking rent of \$1,544.
- In San Bernardino County, state funding **increased 110%** while federal funding **decreased 47%** for housing production and preservation from FY 2018-19 to FY 2019-20.

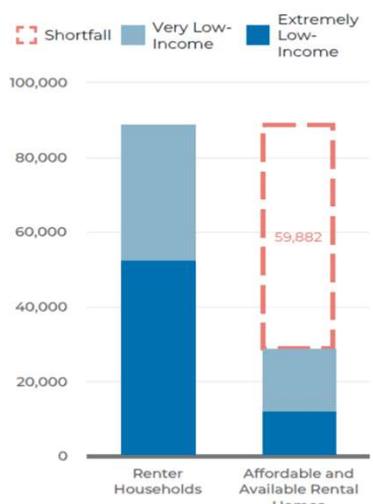
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San Bernardino County 2021: Affordable Housing Needs Report

AFFORDABLE HOMES SHORTFALL

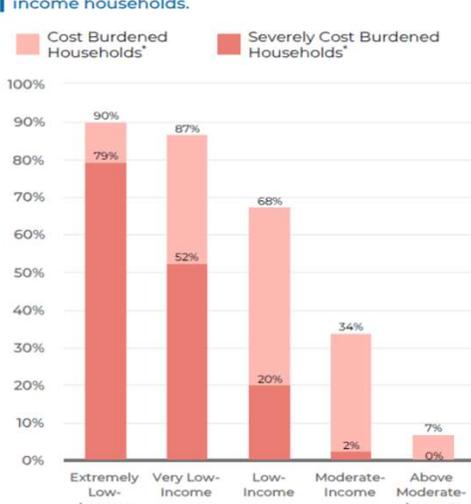
59,882 low-income renter households in San Bernardino County do not have access to an affordable home.



Category	Extremely Low-Income	Very Low-Income	Total
Renter Households	~52,000	~36,000	~88,000
Affordable and Available Rental Homes	~12,000	~18,000	~30,000
Shortfall			59,882

COST BURDENED RENTER HOUSEHOLDS

79% of ELI households in San Bernardino County are paying more than half of their income on housing costs compared to just 2% of moderate-income households.



Income Level	Severely Cost Burdened Households*	Cost Burdened Households*	Total
Extremely Low-Income	79%	11%	90%
Very Low-Income	52%	35%	87%
Low-Income	20%	48%	68%
Moderate-Income	2%	32%	34%
Above Moderate-Income	0%	7%	7%

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San Bernardino County 2021: Affordable Housing Needs Report

WHO CAN AFFORD TO RENT

Renters need to earn **2.1 times** minimum wage to afford the average asking rent in San Bernardino County.



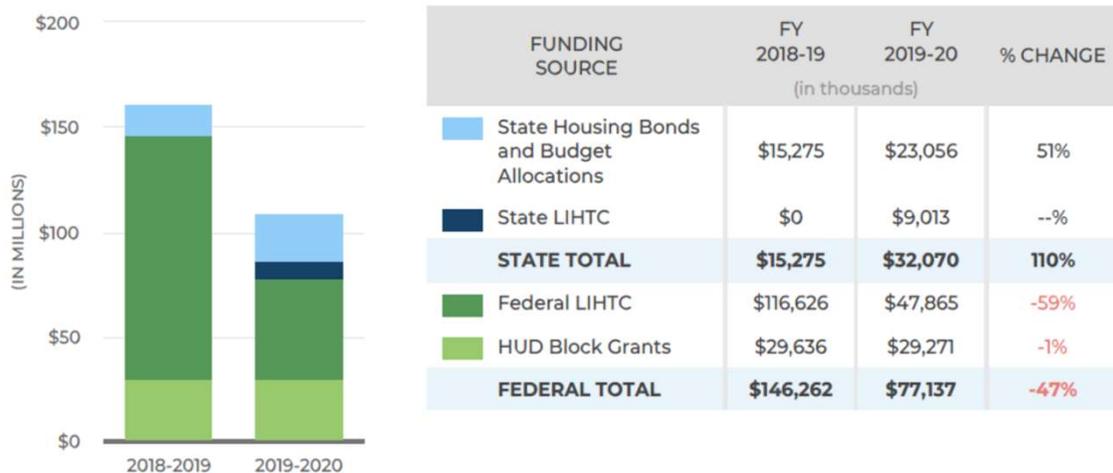
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San Bernardino County 2021: Affordable Housing Needs Report

FUNDING FOR HOUSING

In San Bernardino County, state funding **increased 110%** while federal funding **decreased 47%** for housing production and preservation from FY 2018-19 to FY 2019-20.



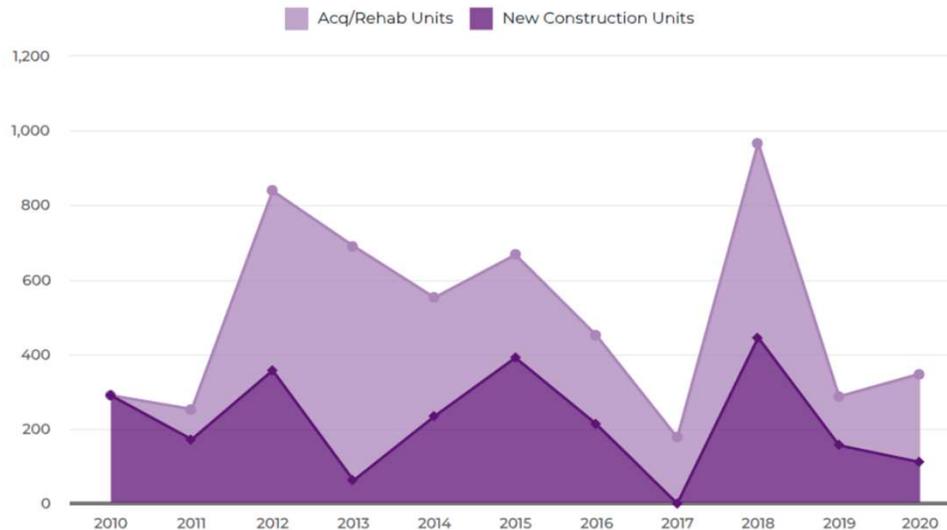
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San Bernardino County 2021: Affordable Housing Needs Report

LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in San Bernardino County **increased by 21%** between 2019 and 2020.



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San Bernardino County 2021: Affordable Housing Needs Report

STATEWIDE POLICY RECOMMENDATIONS

In addition to critical COVID-19 efforts, the Partnership calls on State leaders to take the following actions to provide relief to low-income families struggling with unaffordable and unstable housing:

- Initiate a \$10 billion statewide housing bond to fund five more years of affordable housing for low-income families and people experiencing homelessness.
- Permanently fund local governments to implement flexible homelessness solutions by recapturing \$2.4 billion per year lost through corporate tax loopholes and reductions.
- Make permanent the \$500 million expansion of the state Low-Income Housing Tax Credit to increase affordable housing production through public/private partnerships.
- Empower voters to support building affordable homes locally by lowering the supermajority approval threshold required for housing ballot measures to 55%.
- Fund the conversion of commercial properties and market-rate rental properties occupied by low-income households into affordable homes.
- Allow new apartment and condominium developments to be built in commercial and mixed-use zones when at least 20% of the homes are affordable to low-income households.
- Speed the construction of affordable homes and reduce uncertainty and costs by streamlining the award of state funding for affordable housing developments from four different state agencies into one decision-making process.

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Housing Affordability Metrics in San Bernardino County 2021					
Unit type	2021 HUD FMR	50% rent-income	Hourly wage	3x income to rent	Hourly wage
studio	\$955	\$1,910	\$11.02	\$2,865	\$16.53
1 bedroom	\$1,106	\$2,212	\$12.76	\$3,318	\$19.14
2 bedroom	\$1,390	\$2,780	\$16.04	\$4,170	\$24.06
3 bedroom	\$1,917	\$3,834	\$22.12	\$5,751	\$33.18
4 bedroom	\$2,369	\$4,738	\$27.33	\$7,107	\$41.00

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Homeless Housing, Assistance, and Prevention (HHAP)

Round 2 allocations for the San Bernardino County CoC and the County of San Bernardino are as follows:

- **CoC: \$1,453,114 / County: \$1,300,625**

Round 3 allocations for the San Bernardino County CoC and the County of San Bernardino are as follows:

- **CoC: \$3,901,874.80 / County: \$3,641,749.82**

Eligible activities include:

- Rapid rehousing, including rental subsidies and incentives to landlords, such as security deposits and holding fees.
- Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, and navigation centers. Operating subsidies may include operating reserves.
- Street outreach to assist persons experiencing homelessness to access permanent housing and services.
- Services coordination, which may include access to workforce, education, and training programs, or other services needed to promote housing stability in supportive housing.
- Systems support for activities necessary to create regional partnerships and maintain a homeless services and housing delivery system, particularly for vulnerable populations, including families and homeless youth.
- Delivery of permanent housing and innovative housing solutions, such as hotel and motel conversions.
- Prevention and shelter diversion to permanent housing, including rental subsidies.
- Interim sheltering, limited to newly developed clinically enhanced congregate shelters, new or existing non-congregate shelters, and operations of existing navigation centers and shelters based on demonstrated need.

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Permanent Local Housing Allocation (PLHA)

Provides a permanent source of funding (\$75 state recording fee on real estate documents) available to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding will help cities and counties:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation
- Ensure geographic equity in the distribution of the funds

Direct PLHA formula allocations are available annually to 11 entitlement cities and SB County on behalf of the rest of the cities and unincorporated areas. The projected 5-year combined allocation of PLHA funding within San Bernardino County is estimated to be \$60,946,990. The first two years of PLHA formula allocations to eligible cities in the West Valley Region include:

Chino - \$636,995; Chino Hills - \$452,841; Ontario - \$2,350,012; Rancho Cucamonga - \$1,150,655; Upland - \$709,602; and SB County - \$8,835,718.

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Permanent Local Housing Allocation (PLHA) - Eligible activities for the formula allocations are:

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
2. The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120-percent of AMI, or 150-percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
3. Matching portions of funds placed into Local or Regional Housing Trust Funds.
4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
5. Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.
6. Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
7. Accessibility modifications in lower-income owner-occupied housing.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
10. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing projects, or matching funds invested by a county in an affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project.

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Homekey Grant funds: \$1.45 billion (FY 2021-22)

The Homekey Round 2 Notice of Funding Availability (NOFA) was released on September 9, 2021 and the Homekey Round 2 Application became available on September 30, 2021. Completed applications will be accepted on a rolling basis until funds are exhausted or May 2, 2022, whichever comes first. Note: all applicants must complete a [Pre-Application Consultation](#) prior to application submission.

Funding Overview - Homekey Round 2 Key Items

- **Capital Award Per Door** - \$150,000 - \$200,000. Higher level of support for Homeless Youth or Youth At Risk of Homelessness, Chronically Homeless, and Family Units. Award level must be justified by appraisal and other documentation.
- **Capital Match** - 1:1 up to an additional \$100,000 per door.
- **Operating Award per Unit** - \$1,000 -\$1,400 per Assisted Unit per month. Higher level of support for Homeless Youth or Youth At Risk of Homelessness and Chronically Homeless. Award level must be justified by appraisal and other documentation.
- **Operating Match** - Two (2) years if Applicant commits three (3) years of operating funding; Three (3) years if Applicant commits four (4) years of operating funding.
- **Capital Expenditure Deadline** - Eight (8) months from the date of the award, per statute.
- **Operating Expenditure Deadline** - June 30, 2026
- **Occupancy Deadline** - Within 90 days of construction or rehab completion.
- **Bonus Awards** - For applications submitted by January 31, 2021; for expedited occupancy within eight (8) months of award.

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Homekey Grant funds: \$1.45 billion (FY 2021-22)

Eligible Applicants

Homekey requires lead applicants to be cities, counties, cities and counties, and all other state, regional, and local public entities, including councils of government, metropolitan planning organizations, and regional transportation planning agencies; or Tribal Entities. Each of the foregoing entities may apply independently, or each entity may apply jointly with a nonprofit or for-profit corporation as a Co-Applicant.

Eligible Uses / Projects

Awarded funds must be used to provide housing for individuals and families experiencing homelessness or who are at risk of homelessness. The list of eligible Homekey uses is as follows:

1. Acquisition or rehabilitation, or acquisition and rehabilitation, of motels, hotels, hostels, or other sites and assets, including apartments or single-family homes, adult residential facilities, residential care facilities for the elderly, manufactured housing, commercial properties, and other buildings with existing uses that could be converted to permanent or interim housing.
2. Master leasing of properties for non-congregate housing.
3. Conversion of units from nonresidential to residential.
4. New construction of dwelling units.
5. The purchase of affordability covenants and restrictions for units.
6. Relocation costs for individuals who are being displaced as a result of the Homekey Project.
7. Capitalized operating subsidies for units purchased, converted, constructed, or altered with funds awarded under the Homekey Round 2 NOFA for FY 2021-22.

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HUD Home Investment Partnerships Program (HOME)–American Rescue Plan Act Funding.

[HOME](#) assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.

The American Rescue Plan (ARP) provides \$5 billion through the HOME-ARP program to Participating Jurisdictions (PJs) to make targeted, strategic investments in housing and other assistance for people experiencing or at imminent risk of homelessness, and other vulnerable populations to reduce homelessness and increase housing stability across the country.

HOME-ARP funds can be used for four eligible activities: Production or Preservation of Affordable Housing; Tenant-Based Rental Assistance (TBRA); Supportive Services, Homeless Prevention Services, and Housing Counseling; Purchase and Development of Non-Congregate Shelter which can be converted to emergency shelter, permanent supportive housing, or affordable housing.

Local allocations – SB County \$12.7 million; SB City \$5 million; Ontario \$2.7 million; Fontana \$2.6 million.
State allocation, \$155 million (to be applied to Homekey funding)

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Accessory Dwelling Unit Financing - \$100 million in one-time funding statewide. The FY 2021-22 Budget includes an additional \$81 million one-time General Fund to expand CalHFA's ADU program for a total of \$100 million in available funds to finance ADUs for low- and moderate-income households. Up to \$25,000 per eligible household will be granted to cover predevelopment costs such as site prep, architectural designs, permits, soil tests and other such costs.

Excess Site Local Government Matching Grant Program - \$45 million one-time funds statewide. Establishes the Excess Site Local Government Matching Grant Program administered by HCD to provide selected developers with one-time grants of up to \$10 million for development activities to enable development on excess state-owned property and that will receive contributions from a local government in support of that affordable housing.

Foreclosure Intervention Housing Preservation - \$500 million one-time funds statewide. Establishes the Foreclosure Intervention Housing Preservation Program and allows HCD to contract with program administrators to offer grants or loans to qualifying nonprofits, community land trusts, or qualifying LLCs to purchase housing properties (one to 25 units) either out of foreclosure or after the property has defaulted on its loans but before it enters foreclosure.

Golden State Acquisition Fund—\$50 million one-time General Fund to the Golden State Acquisition Fund. This provides additional financing from HCD matched with funds from various community development financial institutions in a revolving fund to leverage additional capital for five-year loans to developers for acquisition or preservation of affordable housing statewide.

Infill Infrastructure Grant Program—\$250 million one-time General Fund and reallocation of \$284 million in remaining Proposition 1 funds to HCD for the Infill Infrastructure Grant Program. This provides a total \$534 million for critical infrastructure (e.g., streets, parking, utilities) for affordable housing.

Mixed Income Housing Program—\$45 million one-time General Fund to the California Housing Finance Agency for the Mixed-Income Housing Program to provide loans to developers for new mixed-income housing, specifically between 30 percent and 120 percent of the Area Median Income, at a lower subsidy level than traditional state programs.

State Low-Income Housing Tax Credits—\$500 million allocated in 2022 for a third year of state tax credits through the California Tax Credit Allocation Committee. These dollar-for-dollar tax credits, paired with federal credits attract valuable private investment in low- and mixed-income affordable housing financing.

Community Care Expansion program - \$805 million in one-time funding for FY 21-22, for competitive grants to qualified county and tribal entities for the acquisition and rehabilitation of adult and senior care facilities for those who are homeless or at-risk of becoming homelessness and have higher level of care needs, or for capitalized operating reserves to help preserve existing facilities.

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

November 17, 2021

9:00 A.M. – 11:00 A.M.

Via Zoom Video Conference hosted by City of Rancho Cucamonga

Minutes recorded and transcribed by Dawn Spencer, RSC Secretary & Programs Manager, Knowledge Education for Your Success, Inc.

OPENING REMARKS	PRESENTER	ACTION / OUTCOME
<p>Call to Order</p> <p>Welcome and Introductions</p>	<p>Don Smith Erika Lewis-Huntley</p>	<ul style="list-style-type: none"> • Meeting was called to order at 9:10 am. • Attendees were welcomed to the meeting. Introductions were made by all attendees.
REPORTS & UPDATES		
<p>Interagency Council on Homelessness (ICH)</p>	<p>Don Smith, Co-Chair, SBC Pathways to Housing Network</p>	<ul style="list-style-type: none"> • On 10/27/21 ICH conducted technical assistance activity on the HUD Coordinated Entry System; adopted HUD Antidiscrimination Policy to ensure Equal Access to Housing programs regardless of Sexual Orientation and Gender Identify. Conducted CoC Training on the Policy on 10/28/21. On 11/8/21, tabled HHAP Regional distribution resolution. Next ICH meeting is 12/8/21. • Homeless Housing, Assistance and Prevention Program (HHAP) - Round 2: CoC application for \$1,453,114 HHAP 2 allocation approved in May 2021. HPN leaders' effort to secure regional distribution of HHAP 2 funds continue to be rejected by ICH. Round 3: \$3.9 million allocated to CoC, \$3.6 million to County. Application to be released in early 2022. • ICH Ad Hoc Committee on Strategic Alignment of Resources – Currently meeting bi-weekly. Committee using the CA Interagency Council on Homelessness strategic planning tool – Putting the Funding Pieces Together: Guide to Strategic Uses of New and Recent State and Federal Funds to Prevent and End Homelessness. • 2022 Point-in-Time Count – SBC PITC set for 1/27/22. Erika Lewis Huntley leading PITC Committee. • Emergency Housing Vouchers – As of 11/10/21, HACSB has received 307 referrals. For more information - Emergency Housing Voucher (EHV) Program - Housing Authority of the County of San Bernardino (hacsb.com) • Emergency Rental Assistance Program – As of 11/15/21, 3,108 SB County households served, \$34,578,453 paid, avg. \$11,126 per household. Chino-143 households, \$1.8 million; Chino Hills-92 households, \$1.3 million; Montclair-47 households, \$634k; Ontario-353 households, \$4.1 million; Rancho Cucamonga-372 households, \$4.5

		<p>million; Upland-152 households, \$1.4 million. CA Rent Relief Program - Housing Is Key (housing.ca.gov) or call 833-430-2122.</p> <ul style="list-style-type: none"> • Homekey funding – Completed applications will be accepted on a rolling basis until funds are exhausted or 5/2/22, whichever comes first. All applicants must complete a Pre-Application Consultation prior to application submission. Front page Homekey (ca.gov) • Encampment Resolution Funds/100 Day Challenge – RFA for competitive grant funding now available, due 12/31/21. SB County is 1 of 5 jurisdictions selected to participate in “100-Day Challenge Cohort”. Homeless Coordinating and Financing Council (HCFC) (ca.gov). • Accessory Dwelling Unit (ADU) Grants - CalHFA has opened its portal for eligible homeowners to participate in its ADU Grant Program. The program provides grants of up to \$25,000 to reimburse pre-development costs associated with construction of ADUs.
Homeless Provider Network (HPN)	Don Smith	<ul style="list-style-type: none"> • San Bernardino County Homeless Partnership, CoC Membership – All stakeholder partners encouraged to submit your registration for CoC membership through the Homeless Provider Network, OHS-HPN-Fillable-Registration-Form.pdf
Office of Homeless Services (OHS)		<ul style="list-style-type: none"> • No report this meeting.
Regional City & Services Partners	<p>Yvette Brunetto, City of Chino Hills</p> <p>Natalie Komuro, City of Ontario</p> <p>Hope Velarde, Rancho Cucamonga</p> <p>Leif Ozier, Catholic Charities</p> <p>Kami Grosvenor, Inland Valley Hope Partners</p> <p>Judy Connor, Mercy House</p>	<ul style="list-style-type: none"> • Executed agreement with Habitat for Humanity for 2-bedroom homes and currently going through plan checks for construction. Beginning the process to declare parcels as surplus land for development of affordable housing. Expect to get RFP out for 50-unit rental complex beginning of January. • Social Worker position open for Continuum of Care - deadline is this Sunday. • Developing RFP for affordable housing project and exploring 3D printed housing as a pilot. • As of 11/1/21 connected with Super 8 motel in San Bernardino. There are 150 rooms and they are looking to make them available 24 hours per day, year round for those who need them. Seeking for MOUs with partners that have funding for bridge housing. • Subcontracting with city of Pomona to assist people access state rental assistance, but not confined to Pomona, can be used in anywhere in the area. • Available rapid rehousing and prevention funding and assistance. Short- or medium-term assistance and can use shared housing.

	Zazette Scott, Team Heart Ministries	<ul style="list-style-type: none"> • Need is greater than availability of housing currently. Need partners to develop more opportunities for shared housing. Waiting list is growing – calling to other agencies to respond to shared housing need.
	Samantha Callejas, United Way 211	<ul style="list-style-type: none"> • Calls received for the month of October for West Valley region: transitional housing 83 calls, low-income housing 50 calls, 48 calls for emergency shelter. 187 for food resources and 102 calls for utility assistance. Recommends community partner meeting for discussing those needing PSH.
CONSENT ITEMS		
Review of Meeting Minutes from September 15, 2021	Don Smith	<ul style="list-style-type: none"> • With no objections, minutes were approved as presented.
DISCUSSION ITEMS		
County of San Bernardino Homeless Strategic Plan	Don Smith	<ul style="list-style-type: none"> • County Board of Supervisors (BOS) initiated a strategic plan process last November, Last month the initial strategy was presented to the BOS. Additional information was requested by the BOS and county staff will be bringing back that information in January. See slide presentation for mission, vision, data, strategies and solutions.
	Natalie Komuro, City of Ontario	<ul style="list-style-type: none"> • Strategic Plan did not have clearly defined problem statements, leaving gaps in discussions about solutions. Recommended income support programs. Housing needed, addressing what is driving the barriers. Import to understand collectively what the problem is in order to appropriately address it.
	Dr. Rene Keres, DBH	<ul style="list-style-type: none"> • Clients in community that will not engage with services that are available present disconnect of what should and could be done for intervention. Recommends training in best practices for engaging with persons with mental illness. Exploring legal side of what options are for intervention.
Confronting Housing Availability & Affordability Challenges in the West Valley Region, Part 2	Don Smith	<ul style="list-style-type: none"> • See slide presentation attached which includes info on - <ul style="list-style-type: none"> ○ Recent study - Priced Out: Homelessness Rises Faster in Communities Where Rent Exceeds 1/3 of Income. People being priced out of market. ○ State law requirements for local jurisdiction Housing Element ○ Regional Housing Needs Allocations for each of the West Valley cities.
a. Current/Prospective New Housing Activities in West Valley Cities	Yvette Brunetto, City of Chino Hills	<ul style="list-style-type: none"> • Submitted draft housing elements and awaiting response. Difficulty is coming up with places for units due to topography and expenses to build (grating). ADUs are mentioned in the plan, and they encourage to build ADUs offering four different types. Increase in interest for ADU, one or two applications per week – some investments, some multi-generational housing. Evaluating all open space land for affordable housing.
b. Promoting/ Advocating for More Affordable Housing Solutions in the Region		
c. Prospects/ Opportunities for Regional Collaboration on Homeless/Housing Issues		

	<p>Katryna Gonzalez, City of Ontario</p> <p>Leif Ozier, Catholic Charities</p> <p>Za Zette Scott, Team Heart Ministries</p>	<ul style="list-style-type: none"> • City is currently updating housing element in Ontario Plan. Exploring different housing types, including ADUs, that impact density and parking concerns while maximizing land. Affordability requirements are in all specific neighborhood plans. Exploring hybrid of permanent supportive housing, permanent housing and homeless shelter units, all on one property to maximize services and move people through what was a traditional continuum of care. Regional spaces will need to have support and be able to maintain trauma informed care in created space. Due to airport expansion, some empty land is not residential and has to be used for commercial or industrial purposes. • Has had success in using shared housing, in partnership with Zazette Scott, Teran Heart Ministries. People are moving in, addressing needed issues, increasing oncome and able to move forward. • Shared housing effective and does not require new builds – utilize existing units for shared housing.
CLOSING		
Public Comment		<ul style="list-style-type: none"> • No public comments submitted or voiced.
Adjournment	Don Smith	<ul style="list-style-type: none"> • Being no further business to discuss, the meeting was adjourned at 11:05am.
Next Meeting		<ul style="list-style-type: none"> • The next West Valley Regional Steering Committee Meeting is scheduled for January 12, 2022.

November 17, 2021, Attendees: West Valley Regional Steering Committee Meeting

LAST NAME	FIRST NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS
Baughman	Brian	Heart2Serve	909-610-5815	brian.baughman@h2si.org
Brazier	Anthony	Reentry Clinical and Housing Supportive Services	19519904833	abrazier@rechss.org
Brunetto	Yvette	City of Chino Hills	909-364-2783	ybrunetto@chinohills.org
Callejas	Samantha	ISC 211+		scallejas@iscuw.org
Comparan	Myryam	City of Chino	909-334-3462	mcomparan@cityofchino.org
Conner	Judy	Mercy House	909 641-3216	Judyc@mercyhouse.net
Dalpe	Greg	SBMD Properties	909 912-4811	myfsginc@gmail.com
Evans	Leslie	Foothill AIDS Project	9093809761	leslie@fapinfo.org
Flores	Denise	OMSD Health & Wellness Services	909-418-6923	denise.flores@omsd.net
Gonzalez	Katryna	City of Ontario Housing Department	(909) 395-2322	kgonzalez@ontarioca.gov
Grosvenor	Kami	Inland Valley Hope Partners	909-622-3806, x101	kamig@inlandvalleyhopepartners.org
Johns	Marvin	Salvaged Life Resources LLC	16024515070	dr.marvinindacut@gmail.com
Jones	Mike	Hope	909-387-0623	
Komuro	Natalie	City of Ontario Community Life & Culture	9093752897	nkomuro@ontarioca.gov
Kratzer	Pamela	Love Chapel Life Changing Ministries	951-212-6104	Pamela.kratzer2@gmail.com
Limon	Janette	Congresswoman Norma Torres	9094816474	janette.limon@mail.house.gov
Lopez	Delia	Rolling Start Inc.	9098909516	dlopez@rollingstart.com
Mason	Sheila	ANEW Beginning PDS	9093302150	smason@anewbeginningprofessionaldevelopmentsservicesinc.org
Mercer	NAncy	Step Up	9096011054	NMercer@stepup.org
Monroy	Adolisca	LightHouse SSC	9518424432	adoliscam@lighthouse-ssc.org
Monroy	Kevin	U.S. VETS	951-206-0384	kmonroy@usvets.org
Montoya-Bell	Sue	Health Service Alliance/Montclair Community Health Center	909-281-5800	smontoyabell@healthservicealliance.org
Ozier	Leif	Catholic Charities San Bernardino & Riverside	9095792461	lozier@ccsbriv.org

The Solution to Homelessness is Straightforward: **Housing**

Confronting Housing Availability & Affordability Challenges in the West Valley Region/SB County, Part 2

West Valley Regional Steering Committee Meeting
November 17, 2021, 9:00am

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West Valley RSC Meeting, 11/17/21 - Quick Updates

- **ICH Updates** – On 10/27, ICH conducted technical assistance activity on the HUD Coordinated Entry System; adopted HUD Anti-Discrimination Policy to ensure Equal Access to Housing programs regardless of Sexual Orientation and Gender Identify. Conducted CoC Training on the Policy on 10/28. On 11/8, tabled HHAP Regional distribution resolution. Next Meeting on December 8th.
- **Homeless Housing, Assistance and Prevention Program (HHAP) - Round 2:** CoC application for \$1,453,114 HHAP 2 allocation approved in May 2021. HPN leaders' effort to secure regional distribution of HHAP 2 funds continue to be rejected by ICH. **Round 3:** \$3.9 million allocated to CoC, \$3.6 million to County. Application to be released in early 2022.
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- **2022 Point-in-Time Count** – SBC PITC set for January 27th, 2022. Erika Lewis Huntley leading PITC Committee.
- **Emergency Housing Vouchers** – As of 11/10, HACSB has received 307 referrals. For more information - [Emergency Housing Voucher \(EHV\) Program - Housing Authority of the County of San Bernardino \(hacsb.com\)](#)
- **Emergency Rental Assistance Program** – As of 11/15, 3,108 SB County households served, \$34,578,453 paid, avg. \$11,126 per household. Chino-143 households, \$1.8 million; Chino Hills-92 households, \$1.3 million; Montclair-47 households, \$634k; Ontario-353 households, \$4.1 million; Rancho Cucamonga-372 households, \$4.5 million; Upland-152 households, \$1.4 million. CA Rent Relief Program - [Housing Is Key \(housing.ca.gov\)](#) or call 833-430-2122.
- **Homekey funding** – Completed applications will be accepted on a rolling basis until funds are exhausted or May 2, 2022, whichever comes first. All applicants must complete a [Pre-Application Consultation](#) prior to application submission. [Front page | Homekey \(ca.gov\)](#)
- **Encampment Resolution Funds/100 Day Challenge** – RFA for competitive grant funding now available, due December 31. SB County is 1 of 5 jurisdictions selected to participate in "100-Day Challenge Cohort". [Homeless Coordinating and Financing Council \(HCFC\) \(ca.gov\)](#).
- **Accessory Dwelling Unit (ADU) Grants** - CalHFA has [opened its portal](#) for eligible homeowners to participate in its ADU Grant Program. The program provides grants of up to \$25,000 to reimburse pre-development costs associated with construction of ADUs.
- **San Bernardino County Homeless Partnership, CoC Membership** – All stakeholder partners encouraged to register CoC membership through Homeless Provider Network registration, [OHS-HPN-Fillable-Registration-Form.pdf \(sbcounty.gov\)](#)

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California Affordable Housing Needs Report 2021

Key Findings

California needs 1.2 million more affordable homes by 2030 – approximately 120,000 per year – to keep pace with demand.

- Median rent in California has increased 35% since 2000 while median renter household income has only increased by 6% (*adjusted for inflation*).
- 78% of extremely low-income (ELI) renter households are paying more than half of their income on housing costs compared to 6% of moderate-income renter households.
- Renters need to earn nearly 3 times the state minimum wage to afford average asking rents in California.
- California spends nearly 5 times more supporting homeowners than renters.

04

4

NLIHC - Out of Reach 2021: The High Cost of Housing

- **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**.
- Reminder from the **NLIHC 2021 Gap Report** - The Riverside-San Bernardino-Ontario MSA tied for 4th 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.**
- One additional note – the Riverside-San Bernardino-Ontario Metropolitan area had the **3rd largest increase in median rent in the nation (20%)** during the period of March 2020 – May 2021.
- See more from the Out of Reach report - [Out of Reach | National Low Income Housing Coalition \(nlihc.org\)](https://www.nlihc.org/out-of-reach)

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NLIHC - Out of Reach 2021: The High Cost of Housing

COMPARE JURISDICTIONS

Number of Households

	<i>California</i>	<i>San Bernardino County</i>
TOTAL	13,044,266	636,041
RENTER	5,889,686	255,760
PERCENT RENTERS	45%	40%

Housing Wage

	<i>California</i>	<i>San Bernardino County</i>
ZERO-BEDROOM	\$26.80	\$18.37
ONE-BEDROOM	\$31.06	\$21.27
TWO-BEDROOM	\$39.03	\$26.73
THREE-BEDROOM	\$52.84	\$36.87
FOUR-BEDROOM	\$60.68	\$45.56

06

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Priced Out: Homelessness Rises Faster Where Rent Exceeds a Third of Income

- Communities where people spend more than 32 percent of their income on rent can expect a more rapid increase in homelessness.
- Income growth has not kept pace with rents, leading to an affordability crunch with cascading effects that, for people on the bottom economic rung, increases the risk of homelessness.
- The areas that are most vulnerable to rising rents, unaffordability and poverty hold 15 percent of the U.S. population – and 47 percent of people experiencing homelessness.

In pricey coastal markets including New York, Boston, Los Angeles, San Francisco and Seattle, rising rents have created a no-win situation for many financially strapped renters. Although incomes in those markets tend to be higher than the national median, income growth has not kept pace with rents, leading to an affordability crunch with cascading effects: Some high-income renters who typically rent more expensive apartments turn to lower-priced rentals, pushing middle-income renters into even less expensive housing. The lowest earners are forced to work multiple jobs, find multiple roommates and otherwise struggle to make ends meet. Renters on the bottom rung are at risk of falling completely off the housing ladder if their rents rise even a small amount.

In those pricey coastal markets, renters earning the area's median income already spend more than 32 percent of their income for rentals priced at the median market rate, crossing that critical second threshold and entering territory in which they should expect local homeless numbers to more rapidly balloon. In Los Angeles, for example, if affordability worsens by 2 percentage points – if renters are required to spend 51 percent of their income on a typical apartment, up from 49 percent at the time of this analysis – the number of homeless is likely to rise by an additional 4,227 people, or 6 percent above estimated 2017 levels.

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Housing Affordability Metrics in San Bernardino County 2021					
Unit type	2021 HUD FMR	50% rent-income	Hourly wage	3x income to rent	Hourly wage
studio	\$955	\$1,910	\$11.02	\$2,865	\$16.53
1 bedroom	\$1,106	\$2,212	\$12.76	\$3,318	\$19.14
2 bedroom	\$1,390	\$2,780	\$16.04	\$4,170	\$24.06
3 bedroom	\$1,917	\$3,834	\$22.12	\$5,751	\$33.18
4 bedroom	\$2,369	\$4,738	\$27.33	\$7,107	\$41.00

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SAN BERNARDINO COUNTY 2021 Affordable Housing Needs Report



KEY FINDINGS

- **79% of extremely low-income households** are paying more than half of their income on housing costs compared to just 2% of moderate-income households.
- **59,882 low-income renter households** in San Bernardino County do not have access to an affordable home.
- Low-Income Housing Tax Credit production and preservation in San Bernardino County **increased by 21%** between 2019 and 2020.
- Renters in San Bernardino County need to earn \$26.69 per hour - **2.1 times** the state minimum wage - to afford the average monthly asking rent of \$1,544.
- In San Bernardino County, state funding **increased 110%** while federal funding **decreased 47%** for housing production and preservation from FY 2018-19 to FY 2019-20.

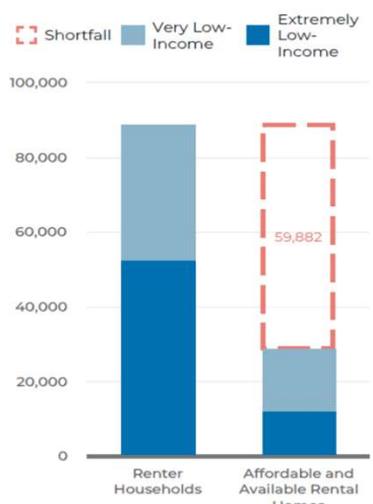
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San Bernardino County 2021: Affordable Housing Needs Report

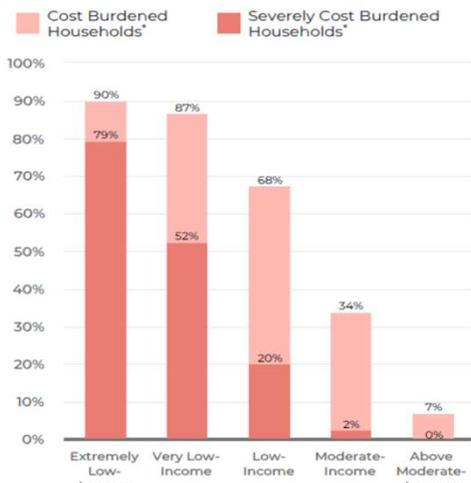
AFFORDABLE HOMES SHORTFALL

59,882 low-income renter households in San Bernardino County do not have access to an affordable home.



COST BURDENED RENTER HOUSEHOLDS

79% of ELI households in San Bernardino County are paying more than half of their income on housing costs compared to just 2% of moderate-income households.



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The Solution to Homelessness is Straightforward: **Housing**

Confronting Housing Availability & Affordability Challenges in the West Valley Region/SB County, Part 2

- a. Current/Prospective New Housing Activity in West Valley Cities
- b. Promoting/Advocating for More Affordable Housing Solutions in the Region
- c. Prospects/Opportunities for Regional Collaboration on Homelessness & Housing Issues

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HOUSING ELEMENT - State Law Requirements

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state).

California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements.

All communities across California are required to prepare a Housing Element every eight years to address their local housing needs and a share of the region's need for housing. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs.

State Law requires that the Element include the following components:

- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A statement of the Housing Plan to address the identified housing needs.

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Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles.

The major goal of the RHNA is to assure an equitable distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the SCAG region covers an eight-year planning period (June 30, 2021, to October 15, 2029)² and is divided into four income categories: very low, low, moderate and above moderate.

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The City of Chino 2021-2029 RHNA growth need is as follows:

- 2,113 units - Very low income (0-50% County MFI)
 - 1,284 units - Low income (51-80% of County MFI)
 - 1,203 units - Moderate income (81-120% of County MFI)
 - 2,378 units - Above moderate income (120% or more of County MFI)
- 6,978 units - Total**

RHNA allocation for this 6th Cycle Housing Element is presented in Table 1-2 below.

Table 1-2. Chino Hills RHNA for the 6th Cycle Housing Element	
TOTAL RHNA UNITS FOR CHINO HILLS*	3,729
Very low income (<50% of AMI**)	1,388
Low income (50-80% of AMI)	821
Moderate income (80-120% of AMI)	789
Above moderate income (> 120% of AMI)	731
*Calculation difference due to rounding; **AMI = Area median income, based on the County of San Bernardino average incomes.	

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Montclair RHNA Allocation (2021-2029)	
Income Levels	Housing Units
Very Low Income	696
Low Income	382
Moderate Income	398
Above Moderate Income	1,110
Total	2,586

Table 2-31
Ontario Regional Housing Needs Goals, 2021-2029

Household Income Levels for the RHNA	Number of Housing Units	Percentage of Units by Affordability level
Extremely Low Income	2,820	14%
Very Low Income	2,820	14%
Low Income	3,286	16%
Moderate Income	3,329	16%
Above Moderate Income	8,599	41%
Total	20,854	100%

Source: Southern California Association of Governments 2021.

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Rancho Cucamonga

Table HE-47: RHNA Credits and Remaining Need

	Extremely Low/ Very Low (Below 50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (Over 120% AMI)	Total
RHNA	3,245	1,920	2,038	3,322	10,525
Potential ADUs	36	56	56	12	160
Entitlements	0	0	2,000	3,085	5,085
The Resort	0	0	2,000	0	2,000
Victoria Gardens	0	0	0	385	385
Etiwanda Heights	0	0	0	2,700	2,700
Remaining Need	3,209	1,864	0	225	5,280

Table H-8 Upland Regional Housing Needs Allocation, 2021-2029

Income Category	Definition	RHNA Allocation	
		Number of Units	Percentage
Extremely Low*	30% or less of MFI	792	14%
Very Low*	31-50% of MFI	792	14%
Low	51-80% of MFI	959	17%
Moderate	81-120% of MFI	1,013	18%
Above Moderate	above 120% of MFI	2,130	37%
Total		5,686	100%

Source: Southern California Association of Governments, 3/4/2021.

Note: Extremely-low-income units are estimated as half of the very-low-income need, pursuant to Government Code Sec. 65583(a)(1).

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Permanent Local Housing Allocation (PLHA)

Provides a permanent source of funding (\$75 state recording fee on real estate documents) available to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding will help cities and counties:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation
- Ensure geographic equity in the distribution of the funds

Direct PLHA formula allocations are available annually to 11 entitlement cities and SB County on behalf of the rest of the cities and unincorporated areas. The projected 5-year combined allocation of PLHA funding within San Bernardino County is estimated to be \$60,946,990. The first two years of PLHA formula allocations to eligible cities in the West Valley Region include:

Chino - \$636,995; Chino Hills - \$452,841; Ontario - \$2,350,012; Rancho Cucamonga - \$1,150,655; Upland - \$709,602; and SB County - \$8,835,718.

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Permanent Local Housing Allocation (PLHA) - Eligible activities for the formula allocations are:

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
2. The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120-percent of AMI, or 150-percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
3. Matching portions of funds placed into Local or Regional Housing Trust Funds.
4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
5. Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.
6. Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
7. Accessibility modifications in lower-income owner-occupied housing.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
10. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing projects, or matching funds invested by a county in an affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project.

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