San Bernardino County Homeless Partnership
West Valley Regional Steering Committee

Wednesday, August 12, 2026 • 9:00 a.m. to 11:00 a.m.

Hosted by the City of Rancho Cucamonga - Please Join Us at
RC City Hall – Tri-Communities Conference Room
10500 Civic Center Drive, Rancho Cucamonga 91730
or
The RSC Meeting may be observed online by Zoom Video Conference:
https://us02web.zoom.us/j/89101098558?pwd=Qj04ha7XMDZQu6Kb1hyi3t8aMqLW2Y.1
Meeting ID: 851 9494 6723- Password: 183200
Dial in +1 669 900 6833 - One tap mobile +16699006833,,89595982006# US (San Jose)

Note: Public participation at the meeting via Zoom is being offered as a courtesy and may be unavailable if technology fails. In the event of a disruption that prevents the meeting from being broadcast or receiving public comment, the in-person meeting of the West Valley Regional Steering Committee will continue. Should you wish to participate remotely, please remember to MUTE your phones. DO NOT place this call on hold should you get another call. Hang up and then rejoin the meeting.

To address the West Valley Regional Steering Committee regarding an item on the agenda, or an item within its jurisdiction but not on the agenda, please complete and submit a Public Comment Request form or if you are joining us virtually, indicate by typing "Public Comment" in the chat box. Requests must be submitted before the item is called for consideration. Speakers may address the Committee for up to three (3) minutes total on the Consent agenda, up to three (3) minutes on each item on the Discussion agenda, and up to three (3) minutes total on Public Comment.

MEETING AGENDA

OPENING REMARKS	PRESENTER
A. Call to Order B. Welcome & Introductions C. Roll Call of Committee Members	Don Smith, Co-Chair Erika Lewis-Huntley, Co-Chair
D. Individual Committee Member Comments (3 mins. each) * City of Chino - Kari Franco/Jose Soto * City of Montclair - Ronald Goodrich/Denise Ortiz * City of Ontario - Eric Avila * City of Rancho Cucamonga - Erika Lewis-Huntley * City of Upland - Jonathan Ingles/Susan Alvarez * Dept. of Behavioral Health - Dr. Josephine Perez * Sherrif's HOPE Team - Dep. Jeffrey Whall * San Antonio Regional Hospital - Aileen Dinkjian/Saira Ramachhita * Catholic Charities - Stephanie Reyes, * Christian Development Center - Pastors Donald/Ethel Rucker * Foothill AIDS Project - Leslie Evans * Health Service Alliance - Dr. Robert Gipson * ISCUW-211+ - Rebecca Spiegal/Aziza Manuel * Inland Valley Hope Partners - Kameron Grosvenor * Life Way Church - Andre Bossieux * Pathways to Housing Network – Don Smith	
PUBLIC COMMENT	
E. Any member of the public may address the Committee on any matter not on the agenda that is within the subject matter jurisdiction of the Committee	
INFORMATION SHARING / DISCUSSION ITEMS	
F. Review of the SB CoC Response to the HUD FY 2026 CoC NOFO Competition G. Discussion on "Out of Reach: The High Cost of Housing" & the "2026 San Bernardino County Affordable Housing Needs Report" H. Discussion on the SB CoC Regional Action Plan on Homelessness – West Valley RSC Implementation Plan	Don Smith
CLOSING	
I. Adjournment	Don Smith
Next Regularly Scheduled Meeting: West Valley Regional Steering Committee Wednesday, September 9, 2026, 9:00am-11:00am Rancho Cucamonga City Hall – Tri-Communities Conference Room & 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 YOU REQUIRE A REASONABLE MODIFICATION OR ACCOMODATION FOR A DISABILITY 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)501-0610 AND THE OFFICE IS LOCATED AT 560 E. HOSPITALITY LANE SUITE 200. SAN BERNARDINO CA 92415. AGENDA AND DOCUMENTATION CAN BE OBTAINED THERE OR BY EMAIL. OHS@HSS.SBCOUNTY.GOV

New Report Calls Attention to the Disparity Between Wages and the Cost of Rental Housing

NLIHC has released ***Out of Reach: The High Cost of Housing***. This new report highlights the gulf between the wages people earn and the price of decent rental housing in every state, metropolitan area, and county in the U.S.

Read Out of Reach 2026

2026 Report Key Findings

- Nationally, a full-time worker must earn $29.19 per hour to afford a one-bedroom rental home and $34.73 per hour to afford a two-bedroom rental home at Fair Market Rent (FMR).
- Seventeen of the nation’s 25 largest occupations pay median wages less than what a full-time worker needs to afford a two-bedroom rental home at

the national average FMR. Approximately 74 million people, or almost half (48%) of the entire workforce, work in these 18 occupations.
- A family of four living at the federal poverty line earns just $2,750 per month. To rent a modest two-bedroom apartment at FMR—an average of $1,806 per month—they would need to spend 66% of their income on rent.
- In 49 states, the District of Columbia, and Puerto Rico, renters earning the average renter wage must work more than 40 hours per week to afford a two-bedroom rental home at FMR. In 36 states, the average renter wage is not enough to afford even a modest one-bedroom rental home with a standard 40-hour workweek.

About the Report

Out of Reach examines the relationship between earnings and rental housing costs. It's central statistic, the "Housing Wage," estimates the hourly wage a full-time worker must earn to afford a rental home at HUD's FMR without spending more than 30% of their income on housing costs, a common standard of affordability. The FMR reflects what a family moving today can expect to pay for a rental home in a specific area.

The report provides Housing Wages for zero- to four-bedroom rental homes at the county, metropolitan area, state, and national levels. By comparing Housing Wages to earnings across occupations and demographics, and illustrating how fixed incomes fall short of rents, the 2026 *Out of Reach* report underscores the widespread struggle to afford rental homes in communities across the country.

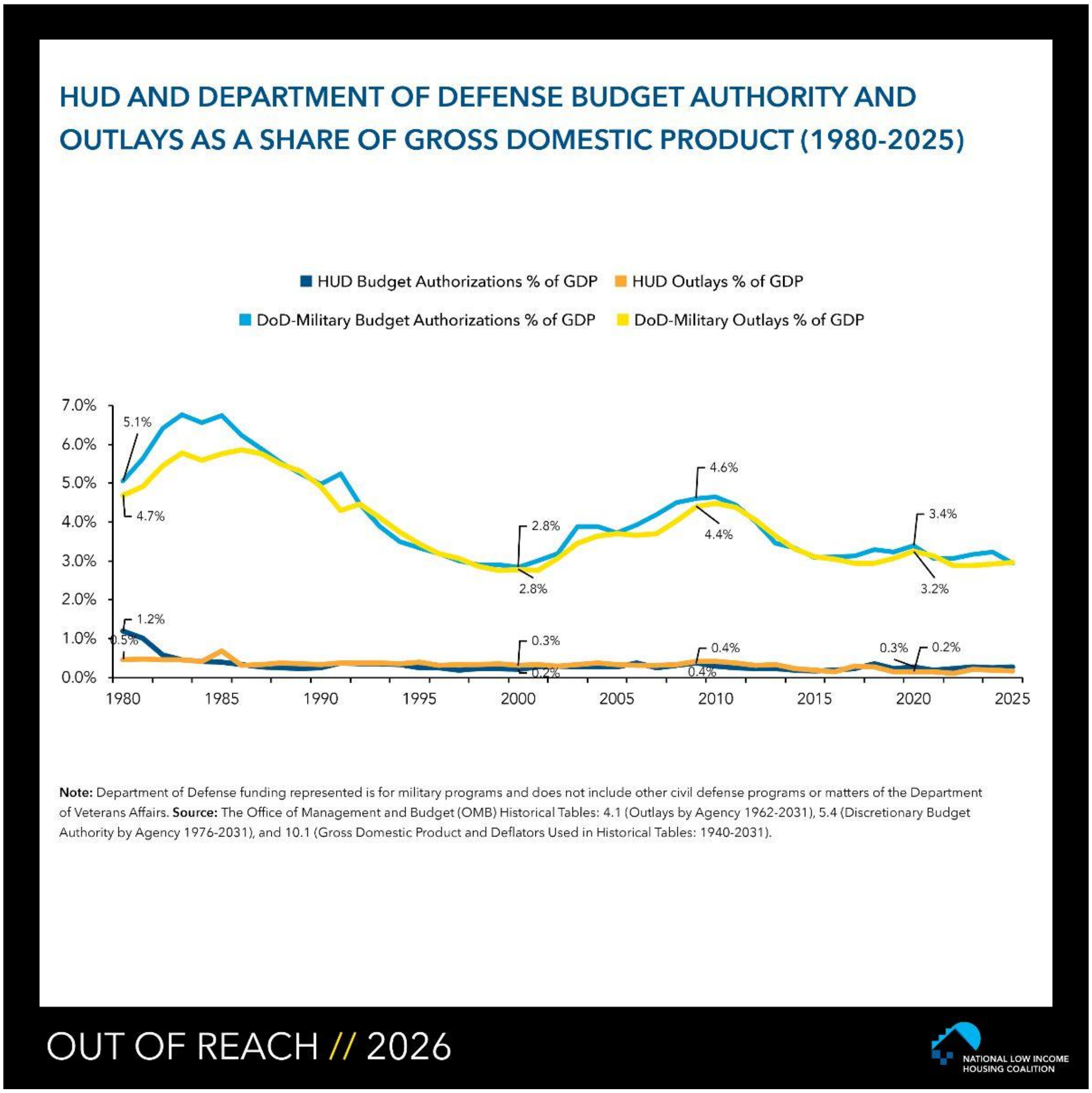
For additional information about *Out of Reach* 2026 and to look up the hourly wage required to afford an apartment in your community, visit: **https://nlihc.org/oor**

For questions, please contact **research@nlihc.org**

On July 23, NLIHC released ***Out of Reach 2026: The High Cost of Housing**.* Published annually, the *Out of Reach* report highlights the gulf between the wages people earn and the price of modest rental housing in every state, county, and metropolitan area in the U.S. This year's report finds that, amidst economic uncertainty and labor market softening in 2025, affordable rental homes remain out of reach for millions of low-wage workers, families, and other renters. 87% of extremely low-income renter households are cost-burdened, spending 30% or more of their income on housing and utilities, and 74% are extremely cost-burdened, spending 50% or more of their income on housing and utilities.

With housing costs so much higher than what many people can afford, a growing number of renters are forced to spend more of their incomes to keep a roof over their heads. The impact is especially severe for the nation's lowest-income renters, and the consequences are devastating. With a majority of their income consumed by housing, little is left to cover life's other necessities like food, childcare, transportation, or healthcare. Severely cost-burdened poor renters spend 39% less on food and 42% less on healthcare than unburdened poor renters, indicating potentially painful choices between rent and other needs for survival.

Out of Reach 2026 highlights the significant need for subsidies to assist the lowest-income renters. Despite this need, federal resources for affordable housing remain insufficient. Funding for federal housing programs is discretionary, and must be authorized by Congress and the president through the annual appropriations process. Currently, only one in four eligible households receives federal housing assistance due to chronic underfunding. This underfunding is largely a result of housing assistance programs competing for limited discretionary federal funding.



A new section in the report this year highlights how military spending has been prioritized over basic housing needs for decades. Defense funding in the U.S. already made up nearly half (45%) of total discretionary spending in 2026, and the President's FY27 budget request asks for a 28% increase in military spending while calling for a 10% cut to non-defense discretionary programs. As the cost of living continues to rise driven in part by tariffs and a war of choice, Congress should carefully consider whether further cutting into the non-defense portion of the discretionary budget is the right choice for their constituents. The Trump administration and Congress should work to prioritize low-income families struggling with high housing costs by increasing funding for housing assistance programs instead of proposing to cut them.

Read the Report

CALIFORNIA #1*

In **California,** the Fair Market Rent (FMR) for a two-bedroom apartment is **$2,745**. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn **$9,151** monthly or **$109,812** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$52.79
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT CALIFORNIA:

STATE FACTS	
Minimum Wage	$16.90
Average Renter Wage	$33.30
2-Bedroom Housing Wage	$52.79
Number of Renter Households	5,980,523
Percent Renters	44%

MOST EXPENSIVE AREAS	HOUSING WAGE
Santa Cruz-Watsonville MSA	$81.04
San Francisco HMFA	$69.31
San Jose-Sunnyvale-Santa Clara HFMA	$66.98
Napa MSA	$63.75
Santa Ana-Anaheim-Irvine HMFA	$62.23

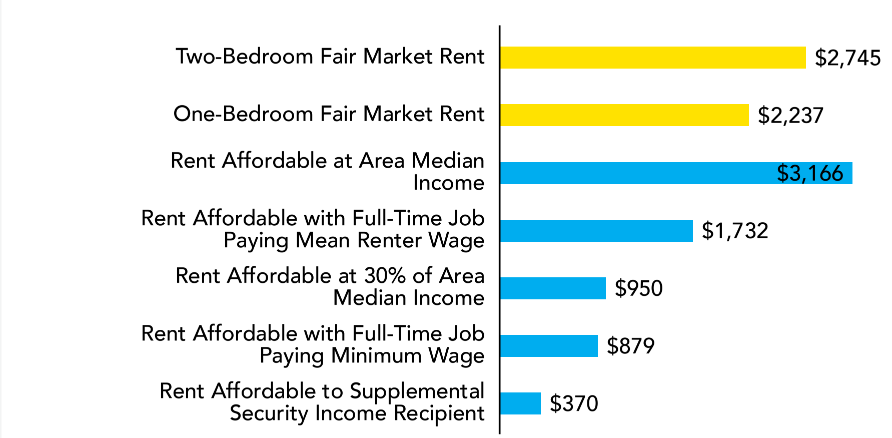
MSA = Metropolitan Statistical Area: HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

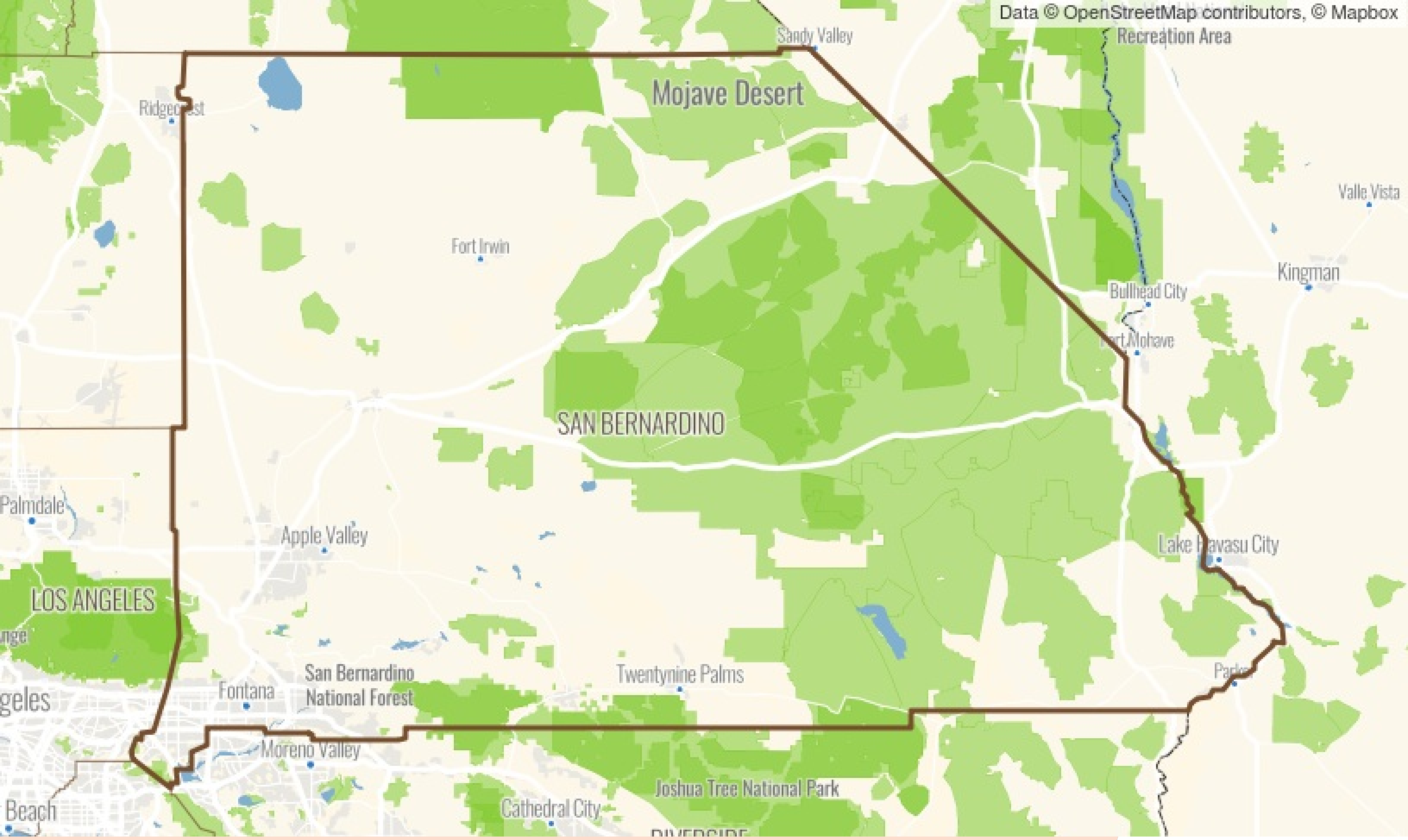
125
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

102
Work Hours Per Week At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

3.1
Number of Full-Time Jobs At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

2.5
Number of Full-Time Jobs At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)





SAN BERNARDINO COUNTY 2026
Affordable Housing Needs Report

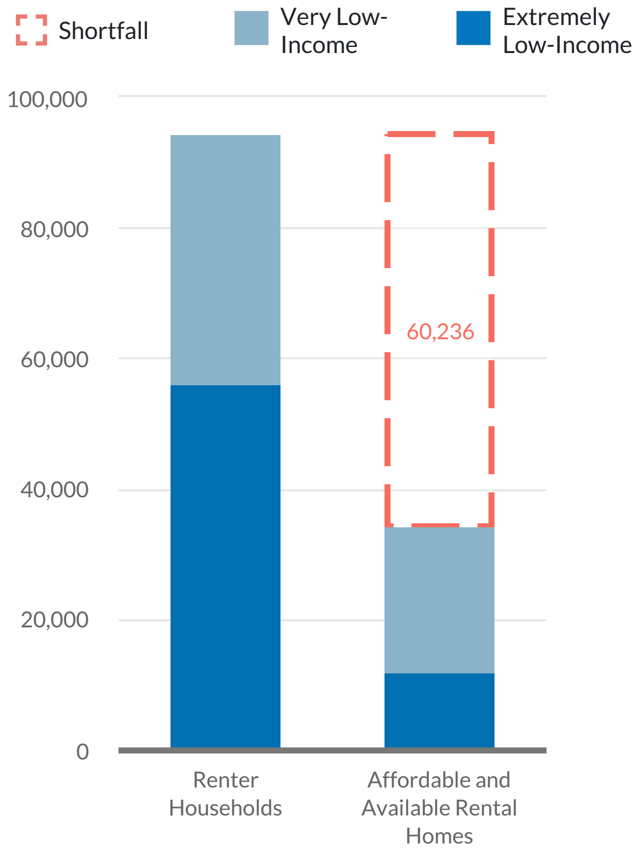
CALIFORNIA HOUSING PARTNERSHIP

KEY FINDINGS

- **83% of ELI households** in San Bernardino County are paying more than half of their income on housing costs compared to 4% of moderate-income households.
- **60,236 low-income renter households** in San Bernardino County do not have access to an affordable home.
- State and federal funding for housing production and preservation in San Bernardino County is $124 million, a **25% increase** from the year prior.
- In 2024 in San Bernardino County, there were only **2,545 beds** available in the interim housing supply for persons experiencing homelessness.
- Renters in San Bernardino County need to earn $39.42 per hour - **2.3 times** the state minimum wage - to afford the average monthly asking rent of $2,050.

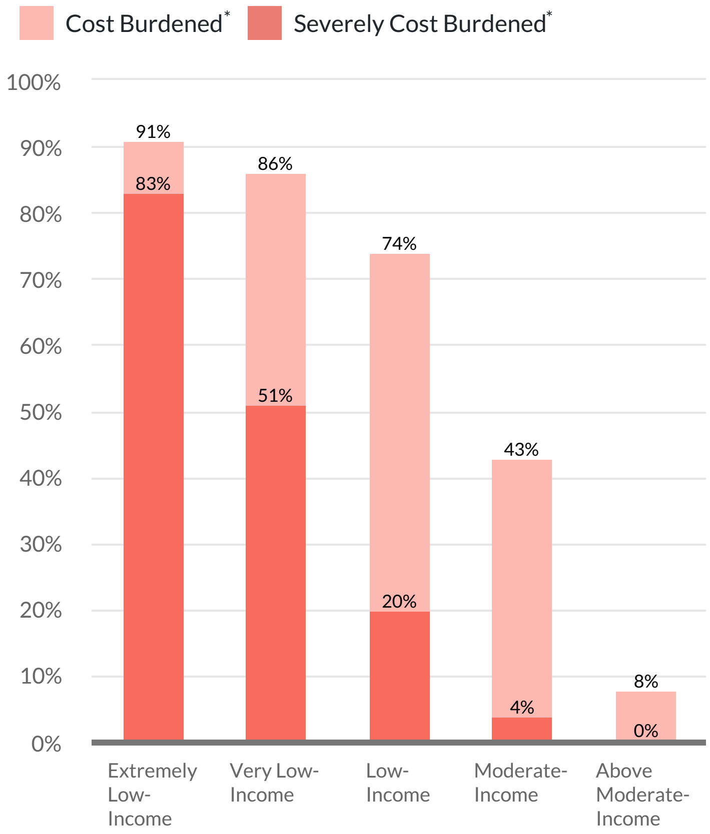
AFFORDABLE RENTAL HOMES

60,236 low-income renter households in San Bernardino County do not have access to an affordable home (2024).



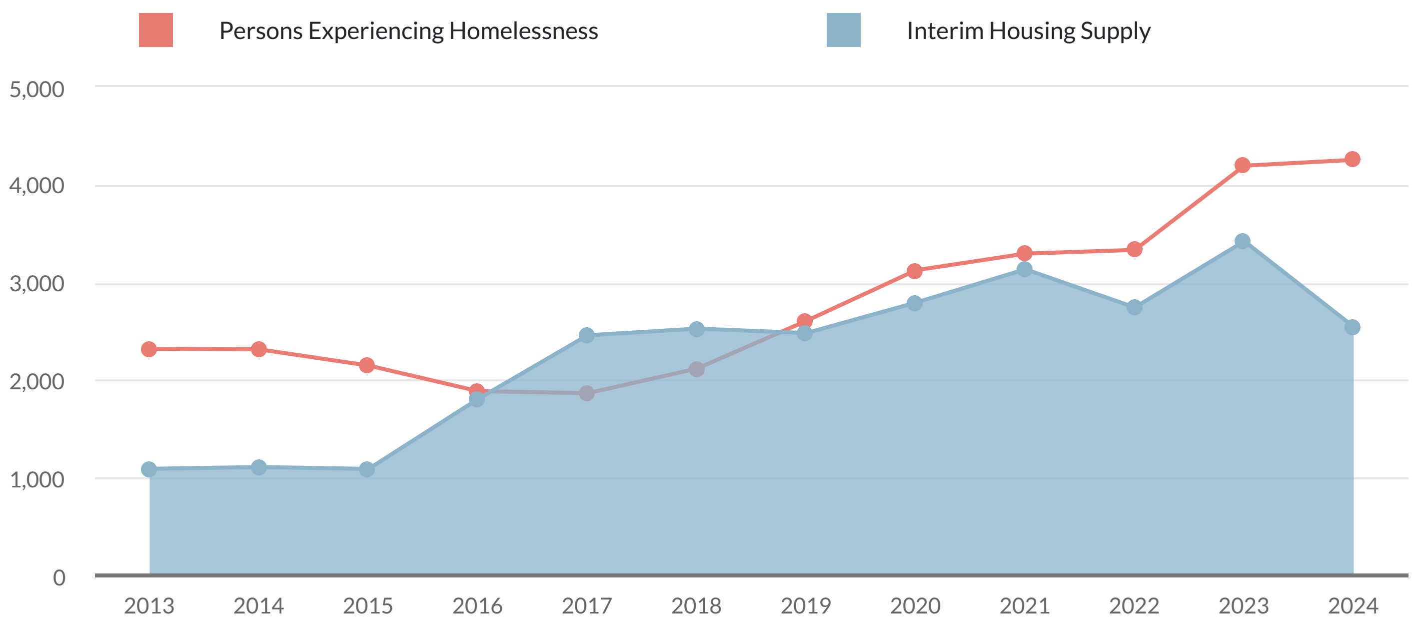
COST BURDENED HOUSEHOLDS

83% of ELI households in San Bernardino County are paying more than half of their income on housing costs compared to 4% of moderate-income households (2024).



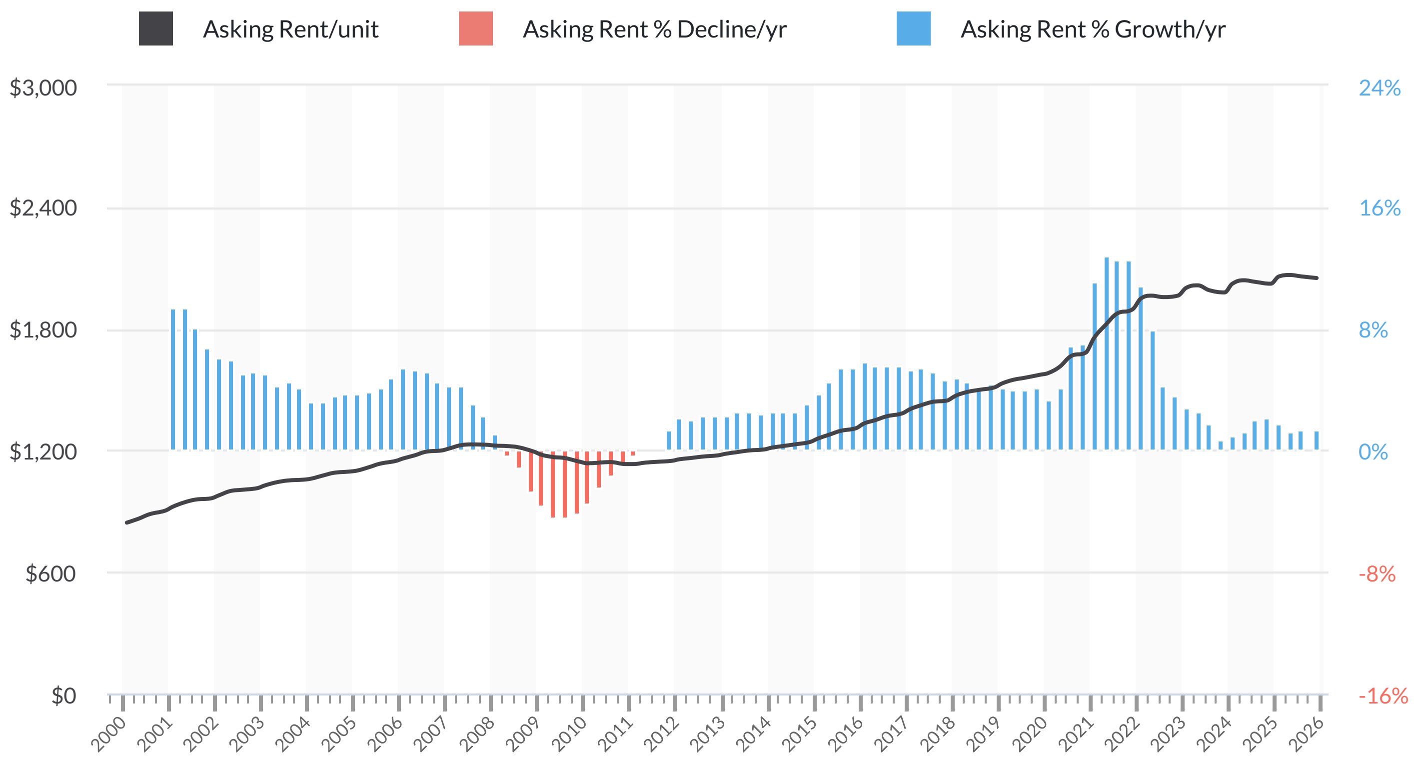
HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

In 2024 in San Bernardino County, there were only **2,545 beds** available in the interim housing supply for persons experiencing homelessness.



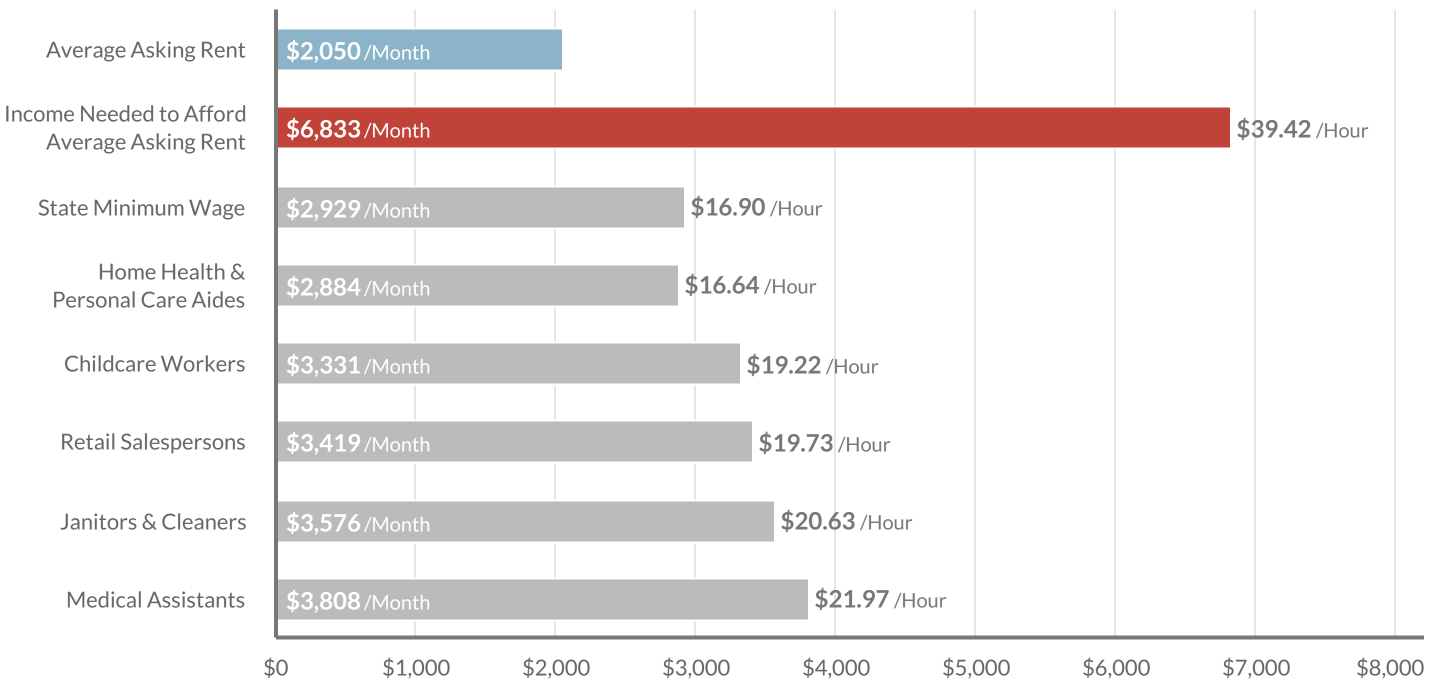
ASKING RENT TRENDS

Asking rents in San Bernardino County have **increased by 21.7% ($366)** between Q4 2020 and Q4 2025.



WHO CAN AFFORD TO RENT

Renters need to earn **2.3 times** the minimum wage to afford the average asking rent in San Bernardino County.



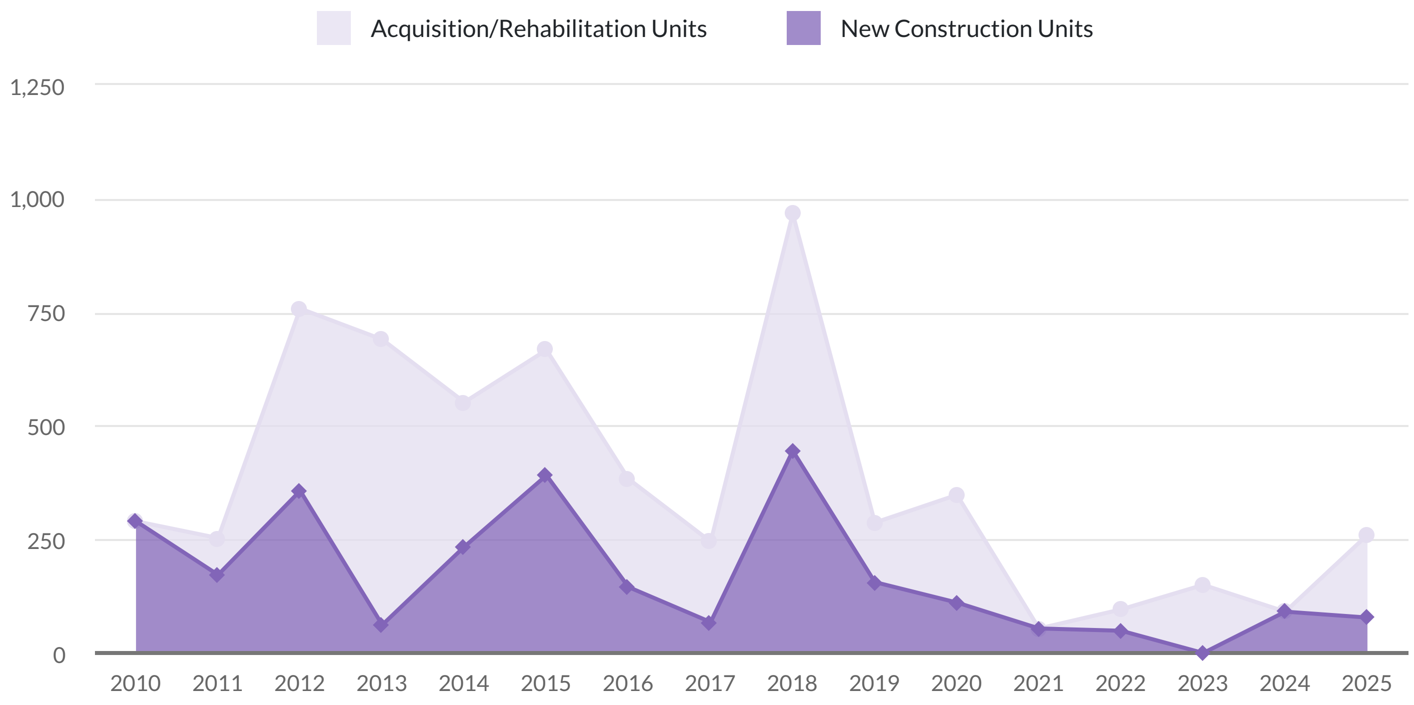
STATE & FEDERAL FUNDING

State and federal funding for housing production and preservation in San Bernardino County is $124 million, a **25% increase** from the year prior.

FUNDING SOURCE	FY 2023-24 (in thousands)	FY 2024-25 (in thousands)	% CHANGE
State Housing Bonds and Budget Allocations	$15,990	$19,392	+21%
State LIHTC	$0	$0	--%
STATE TOTAL	**$15,990**	**$19,392**	**+21%**
Federal LIHTC	$23,025	$72,096	+213%
HUD Block Grants + NHTF	$60,365	$32,889	-46%
FEDERAL TOTAL	**$83,390**	**$104,986**	**+26%**

LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in San Bernardino County **increased by 186%** between 2024 and 2025.



WHAT CAN STATE LEADERS DO TO HELP?

Solving California's affordable housing crisis requires a long-term, comprehensive, evidence-based set of policy solutions at scale, similar to those described in the Roadmap Home.

By pairing clear goals with synergistic policy and system-change strategies that can have an effect over time, the investments made today will bring about the outcomes many Californians have been longing for.

Roadmap Home
Powered by Housing California

The Roadmap provides a bold vision for solving California's affordable housing and homelessness challenges.

Learn more at roadmaphome.org

The Partnership supports a robust slate of 2026 legislative priorities on the Advocacy page of calhousingpartnership.org

DATA SOURCES & NOTES

AFFORDABLE RENTAL HOMES
California Housing Partnership analysis of 2023 and 2024 1-year American Community Survey (ACS) Public Use Microdata Sample (PUMS) data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

COST BURDENED HOUSEHOLDS
California Housing Partnership analysis of 2023 and 2024 1-year American Community Survey (ACS) Public Use Microdata Sample (PUMS) data with HUD income levels. Methodology was adapted from NLIHC gap methodology. *Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS
HUD Point-in-Time (PIT) Housing Inventory Count (HIC) reports, 2013–2024. As of April 2026, HUD HIC reports were not available for 2025. California Housing Partnership's Preservation Database, March 2025.

ASKING RENT TRENDS
CoStar Group average asking rent for two-bedroom apartments (accessed January 2026).

WHO CAN AFFORD TO RENT
CoStar Group average asking rent for two bedroom as of January 2026. Bureau of Labor Statistics (BLS) Occupational Employment and Wage Statistics (OES) for California Occupations, 2024.

FUNDING FOR HOUSING
California Housing Partnership analysis of HCD Program Awards and Annual Reports, U.S. Department of Housing and Urban Development (HUD) CPD Appropriations Budget Reports, California Housing Finance Agency (CalHFA) Mixed Income Program, California Business, Consumer Services and Housing Agency (BCHS) Program Reports, California Strategic Growth Council (SGC) Affordable Housing Sustainable Communities Program, and federal and state Low-Income Housing Tax Credits (LIHTC).

LIHTC PRODUCTION AND PRESERVATION
California Housing Partnership's Preservation Database, April 2026. Please note that this data does not include manager units or market rate units created through the LIHTC program.

This report was produced by the California Housing Partnership | calhousingpartnership.org
Lead Researcher: Ray McPherson, Senior Research Associate
ALL CALIFORNIA COUNTIES: calhousingpartnership.org/publications

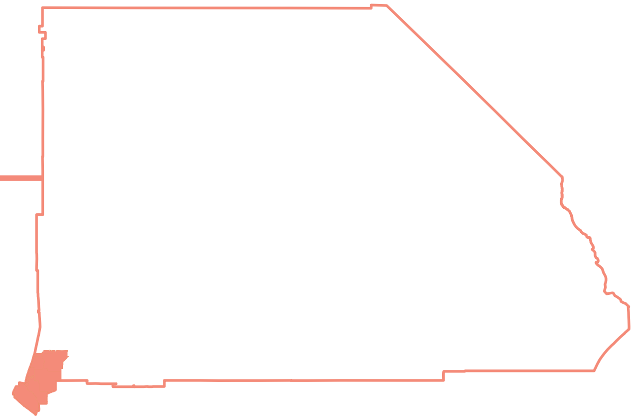
CALIFORNIA HOUSING PARTNERSHIP

ON OUR WAY HOME:

The San Bernardino CoC Regional Action Plan on Homelessness

2026 - 2030

West Valley RSC Regional Implementation Plan



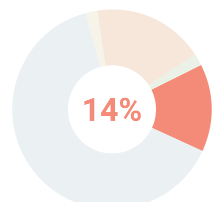
The West Valley region includes some of the most suburban and economically developed parts of the county, including cities like Ontario, Rancho Cucamonga, and Upland. It benefits from its proximity to Los Angeles, with access to a skilled workforce, a diversified economy, and a strong logistics, retail, and manufacturing presence. The area has seen rapid growth in recent years, which has brought infrastructure and housing development challenges, along with increasing diversity and the need for more diverse and culturally competent providers.

According to the U.S. Census Bureau, West Valley residents represent 32% of the county's total population. The region has the highest median rent at $2,159 and median income is $99,887. Approximately 28.3% of the region's population is severely cost burdened (spending more than 50% of income on housing) despite only 9.7% of the population living below the poverty line. The West Valley has the lowest vacancy rate of all San Bernardino county regions, at 3.6%.

Homelessness in the West Valley

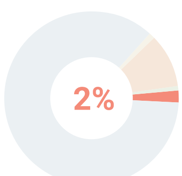
476 UNSHELTERED

80 SHELTERED

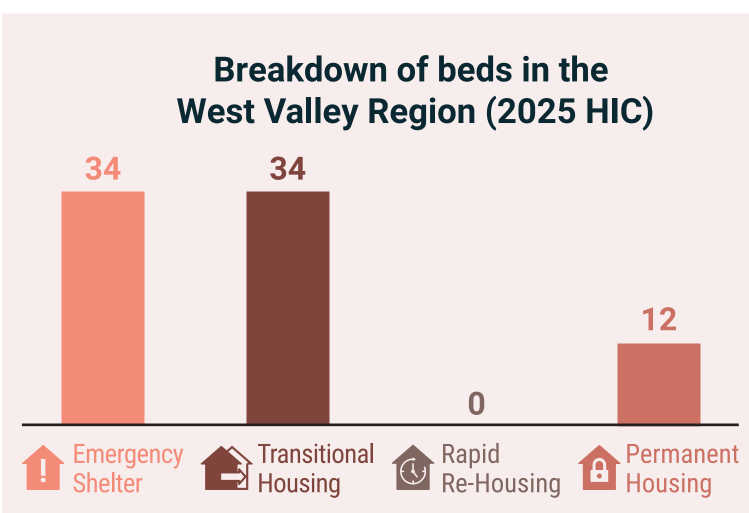


of the CoC's total PITC

The West Valley Region's Homeless Service System



The West Valley region has extremely limited interim and permanent housing available for people experiencing homelessness with only **2% of the total beds** in the CoC in 2025, most of which were dedicated to specialized populations.



The homeless service system in the West Valley is characterized by deep collaborations and partnerships between providers, a strong commitment from both County and City governments, strong partnerships with health care providers, and an emphasis on developing innovative service models. Challenges for the West Valley RSC include a severe shortage of affordable housing, the additional need for housing for people with behavioral health needs, and uneven local provider participation in the CoC's Coordinated Entry System (CES) and the Homeless Management Information System (HMIS).

Additionally, there is a large population of individuals and families living in the region that are at-imminent risk of homelessness. As identified above, more than one in four renter households in the region are severely cost burdened, living one missed paycheck or one unanticipated financial crisis away from losing their stable housing. There is also a large, hidden population living in their cars, paying to live in motels and living doubled-up with relatives or friends. Both of these situations highlight a critical need for one-time rent assistance payments or ongoing rental subsidies, coupled with conflict mediation, to stabilize these households and prevent family crises that can lead to homelessness. RSC members noted the absence of a proactive role by local governments in incentivizing deeply affordable housing development in the community, including density bonuses and fast-track permitting. RSC members also highlighted the urgent need to create regional drop-in centers for youth, and partner with schools and local community colleges to staff and promote access to housing and services.

The West Valley Regional Steering Committee identified the following action steps as a priority for the region over the next five years.

GOAL 1 : Permanent and Affordable Housing

STRATEGY	WEST VALLEY RSC ACTION STEP
Strategy 1.2: Expand access to affordable housing in underserved regions.	Expand access to affordable housing for aging adults and disabled by piloting shared housing and co-op living models, (e.g., supporting home sharing for homeowners, pairing tenants to share rentals, and developing cooperative living spaces), including projects tailored for aging adults developed through the West Valley Regional CCAHSAA Collaboratory initiative like the West Valley Initiative with the California Healthcare Foundation.

GOAL 2 : Coordination

STRATEGY	WEST VALLEY RSC ACTION STEP
Strategy 2.1: Formalize communication and roles between the County, CoC and RSCs to strengthen internal collaboration.	Establish a formal partnership between the County, West Valley cities, the CoC-RSC and other community stakeholders to provide strategic planning, coordinated service delivery and operational oversight for the new West End Regional Navigation Center.
	Model information sharing and peer learning for other RSCs and the CoC by highlighting innovative housing and funding models utilized by West Valley, such as the CCAHSSA Collaboratory initiative, and its cities in cross-RSC and CoC presentations and workshops.
Strategy 2.3: Strengthen cross-sector partnerships for resource optimization.	Support the development of regional cross-sector partnerships between public and private organizations in the homelessness, housing, healthcare and social service sectors to facilitate collective impact outcomes focused on housing stability and whole person care for high-risk populations in the region, such as the CCAHSAA Collaboratory initiative.

GOAL 3 : Shelter and Services

STRATEGY	WEST VALLEY RSC ACTION STEP
Strategy 3.1: Develop a CoC-wide plan for shelter and interim housing.	Develop a regional strategy that creates bridge housing for people exiting hospitals, crisis stabilization units, treatment and recovery programs and other institutions by aligning cross-system partners, braiding capital and operating funds, formalizing discharge-to-housing protocols, and tracking outcomes.

GOAL 4 : Prevention and Diversion

STRATEGY	WEST VALLEY RSC ACTION STEP
Strategy 4.3: Proactively identify and stabilize households at high risk of homelessness.	Establish a regional prevention and diversion strategy for the West Valley that includes developing a coordinated regional flexible spending pool and a multi-agency collaborative partnership that focuses on maintaining housing for currently housed, high-risk households, preventing their inflow into the system.

GOAL 5 : Data and Performance

STRATEGY	WEST VALLEY RSC ACTION STEP
Strategy 5.2: Increase provider accountability and performance management.	Establish a regional model for data-driven housing and homelessness response, using outcomes and lessons learned to guide countywide strategy and replication.
Strategy 5.3: Ensure lived experience is integrated at all levels of decision-making.	Develop and implement a process to integrate feedback and input from people with lived experience into all levels of housing and homelessness policy, planning and program design in the West Valley.