

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

January 13, 2026

FROM

CARRIE HARMON, Director, Community Development and Housing Department

SUBJECT

Amendment to the Housing Development Grant Fund Bridge Loan for the Transitional Age Youth Tiny Home Village with Family Assistance Program

RECOMMENDATION(S)

Approve **Amendment No. 1 to Housing Development Grant Fund Bridge Loan Agreement No. 25-635** with Family Assistance Program, for pre-development and construction activities for the Transitional Age Youth Tiny Home Village Project, to extend the term from January 19, 2026 to March 31, 2026, for a total term of August 19, 2025 through March 31, 2026, with no change to the loan amount of \$2,000,000.

(Presenter: Carrie Harmon, Director, 382-3983)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

Provide for the Safety, Health and Social Service Needs of County Residents.

Pursue County Goals and Objectives by Working with Other Agencies and Stakeholders.

FINANCIAL IMPACT

This item does not result in the use of additional Discretionary General Funding (Net County Cost). No additional cost will be incurred due to the amendment of the Bridge Loan. Repayment will occur upon receipt of the State of California Department of Housing and Community Development (HCD) Homekey Program award funds.

BACKGROUND INFORMATION

The Community Development and Housing Department (CDH) advances Countywide Vision goals by expanding access to affordable housing and supporting services that promote housing stability and self-sufficiency.

This item requests Board of Supervisors (Board) approval to extend the term of Housing Development Grant Fund Bridge Loan Agreement No. 25-635 (Bridge Loan) from January 19, 2026 to March 31, 2026. The extension is necessary to allow the Homekey Program, Round 3 grant to complete final administrative processing, close, and fund, enabling repayment of the Bridge Loan.

The Transitional Age Youth (TAY) Tiny Home Village (Project), located at 16857 C Street in Victorville, is funded through the Homekey Program, Round 3 grant funds. It will provide 22

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interim housing units and rehabilitate an existing residential structure to serve youth ages 18–24. The Project will operate 24 hours a day, seven days a week and include on-site case management and supportive services focused on education, employment readiness, life skills, and long-term housing stability. As San Bernardino County’s (County) first youth-dedicated Homekey initiative, the Project will address a critical service gap for at-risk and homeless young adults in the High Desert. Construction currently is underway and anticipated to be completed in spring 2026.

On July 11, 2023 (Item No. 19), the Board approved submission of a joint application with Family Assistance Program in the amount of \$5,330,664 and adopted Resolution No. 2023-127. On May 6, 2025, HCD issued a Conditional Award Commitment for \$5,826,222, reflecting updated construction and operating costs.

On August 19, 2025 (Item No. 24), the Board ratified execution of the Conditional Award Commitment, adopted Resolution No. 2025-183 to authorize the increase of the grant award from \$5,330,664 to \$5,826,222, granted the Chief Executive Officer, Assistant Executive Officer, or the Director of CDH authority to execute Homekey Program documents, and approved Indemnification Agreement No. 25-634 and the Bridge Loan with Family Assistance Program, providing a \$2,000,000 bridge loan for a term of August 19, 2025 through January 19, 2026, from the County’s Supporting Vulnerable Populations Reserve to be repaid from Homekey Program funds.

On December 16, 2025 (Item No. 38), the Board approved the Homekey Program, Round 3, Standard Agreement (State Agreement No. 24-HK-18612) between HCD, the County, and Family Assistance Program, in an amount not to exceed \$5,826,222 to support the construction and operation of the Project. Budgetary provision for repayment of the above-noted \$2,000,000 bridge loan from the Homekey Program, Round 3 funds, also was made at that time.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on December 17, 2025; and County Finance and Administration (Paul Garcia, Administrative Analyst, 386-8392) on December 22, 2025.

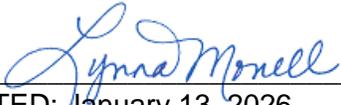
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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Curt Hagman Seconded: Joe Baca, Jr.
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY  _____
DATED: January 13, 2026



cc: CDH - Harmon w/agree
 Contractor - c/o CDH w/agree
 File - w/agree
MBA 01/27/2026