

RESOLUTION NO. 2025-239

RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, COMMITTING HOME INVESTMENT PARTNERSHIP PROGRAM AND HOME INVESTMENT PARTNERSHIP PROGRAM - AMERICAN RESCUE PLAN FUNDING IN THE AMOUNT OF \$10,052,000 IN SUPPORT OF AN APPLICATION BY JAMBOREE HOUSING CORPORATION FOR LOW-INCOME HOUSING TAX CREDITS TO THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR THE CONSTRUCTION OF THE 5th & MERIDIAN PROJECT, A MULTIFAMILY HOUSING APARTMENT COMMUNITY TO BE LOCATED IN THE CITY OF SAN BERNARDINO

On Tuesday December 16, 2025, on motion of Supervisor Hagman, duly seconded by Supervisor Armendarez and carried, the following resolution is adopted by the Board of Supervisors of San Bernardino County, State of California.

WHEREAS, the San Bernardino County Community Development and Housing Department released a Notice of Funding Availability through its website regarding the availability of HOME Investment Partnership Program funds; and,

WHEREAS, the 5th and Meridian Project has an estimated total construction cost of approximately \$73 million; and,

WHEREAS, the California Tax Credit Allocation Committee (TCAC) administers the federal and state Low-Income Housing Tax Credits (Tax Credits) applications for allocations of Tax Credits to providers of housing units for Low-Income households; and,

WHEREAS, the California Debt Limit Allocation Committee (CDLAC) sets and allocates California's annual debt ceiling and administers the State's tax-exempt bond program to allocate the debt authority; and,

WHEREAS, in connection with applications for an allocation of Tax Credits, TCAC and CDLAC seek affirmation from local agencies that proposed projects will receive additional financial assistance and that specific housing objectives are met; and,

WHEREAS, Jamboree Housing Corporation, a California nonprofit public benefit corporation, has requested San Bernardino County to commit HOME Investment Partnership Program funds in the amount of \$5,000,000 and \$5,052,000 in HOME Investment Partnership Program - American Rescue Plan funds to assist in funding the development of the 5th and Meridian Project comprised of 106 units of low-income multifamily rental housing in order to provide increased affordable housing opportunities; and,

WHEREAS, Jamboree Housing Corporation will leverage the County's funding commitment of \$10,052,000 in an application to TCAC for an allocation of 4% Low Income Housing Tax Credits in 2026; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), based upon a review of the evidence and information presented on the matter as it relates to the funding commitment hereunder, San Bernardino County has determined that such approval is exempt from CEQA based on Title 14 of the California Code of Regulations Section 15061(b)(3) as it can be seen with certainty that there is no possibility that this funding commitment will have a significant impact on the environment. CEQA review for the development of the project will be conducted at such time as there is a development proposal brought before the City of San Bernardino for approval; and,

WHEREAS, in accordance with the National Environmental Policy Act of 1969, as amended (NEPA), San Bernardino County shall prepare or cause to be prepared the appropriate environmental documentation required under NEPA in connection with the approval of the HOME loan agreements. Nothing in this Resolution shall be construed to compel the County to approve or make any particular findings with respect to such NEPA review, until completion of the environmental review by the County.

NOW, THEREFORE, BE IT RESOLVED, by the San Bernardino County Board of Supervisors as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution and are incorporated herein by this reference.

Section 2. Provided that the terms and conditions of the HOME Program Requirements and HOME - ARP Notice are met, NEPA review has been completed, and contingent on Jamboree Housing Corporation being successful in the application(s) for the Low-Income Housing Tax Credits, and provided that Jamboree Housing Corporation and the County negotiate and approve a Loan Agreement with a 55-year term running from the date of completion with repayment based on residual receipts with a 3% simple interest rate and compliance with the HOME Program Regulations and consistency with the housing needs identified in San Bernardino County's Consolidated Plan and the applicable regulations, the County hereby commits to provide an amount of \$5,000,000 in HOME Investment Partnership Program and \$5,052,000 in HOME- American Rescue Plan funds to assist in developing the 5th and Meridian Project.

Section 3. The County's funding commitment for the 5th and Meridian Project pursuant to this Resolution is contingent on the continued availability of HOME funds and continued Federal authorization for HOME Program activities and this funding commitment is subject to amendment or termination due to lack of HOME funds or Federal authorization.

Section 4. The Chief Executive Officer, the Assistant Executive Officer, or the Director of the Community Development and Housing Department are hereby authorized to execute a commitment letter consistent with this Resolution and upon consultation with County Counsel.

Section 5. The Chief Executive Officer or the Assistant Executive Officer is hereby authorized to execute any other form or document required by the State of California, any lender, investor, regulator, or other third party involved in the applications for the Low-Income Housing Tax Credits so long as the substance of such document does not materially conflict with the substance and intent of this Resolution and not otherwise prohibited under 24 Code of Federal Regulations 92, et seq.

Section 6. This Resolution and the commitment herein shall terminate automatically without further

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action of the Board of Supervisors and shall thereafter have no force or effect on March 31, 2027.

PASSED AND ADOPTED by the Board of Supervisors of San Bernardino County, State of California, by the following vote:

AYES: SUPERVISORS: Col. Paul Cook (Ret.), Jesse Armendarez, Curt Hagman,
Joe Baca, Jr.

NOES: SUPERVISORS: None

ABSENT: SUPERVISORS: Dawn Rowe

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STATE OF CALIFORNIA)
) ss.
SAN BERNARDINO COUNTY)

I, **LYNNA MONELL**, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of December 16, 2025. #37 MBA

LYNNA MONELL
Clerk of the Board of Supervisors

By _____
Deputy