

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

December 16, 2025

FROM

CARRIE HARMON, Director, Community Development and Housing Department

SUBJECT

Resolution to Commit Funding for the Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee for the Development of Affordable Housing Units at the 5th and Meridian Project in the City of San Bernardino

RECOMMENDATION(S)

Adopt **Resolution No. 2025-239** committing \$5,000,000 of HOME Investment Partnership Program funding and \$5,052,000 of HOME Investment American Rescue Plan funding 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 and Meridian Project, a multifamily housing apartment community to be located in the City of San Bernardino.

(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

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). The proposed Resolution commits \$5,000,000 of HOME Investment Partnership Program (HOME) funds and \$5,052,000 of HOME Investment Partnership Program American Rescue Plan (HOME ARP), for a total not to exceed \$10,052,000, to assist Jamboree Housing Corporation (Developer) for the development of the 5th & Meridian Affordable Multifamily Housing Development Project (Project).

BACKGROUND INFORMATION

The Community Development and Housing Department (CDH) leads the County's efforts to expand and preserve affordable housing, strengthen neighborhoods, and support community revitalization. Through a broad portfolio of state and federal programs, CDH invests in affordable housing development, shelter and supportive services, critical infrastructure, and community-based initiatives that enhance residents' quality of life. Over the past three years, the County has prioritized expanding sheltering and housing capacity to address homelessness across the region.

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The Developer submitted an application for \$10,052,000 in County funding to develop the Project, a 106-unit affordable housing community located at 2669 5th Street W, in San Bernardino (Assessor's Parcel Numbers 0142-522-08 through 17, 0142-522-25, 0142-522-26, 0142-522-35 through 38, 0142-522-41 and 0142-522-42). The Project will revitalize a vacant, 3.8-acre site owned by the City of San Bernardino (City) which was formerly occupied by public housing that was demolished in the 2000s and has since remained undeveloped.

According to the County's 2025 Point-in-Time Count, over 3,800 individuals are homeless or at risk of becoming homeless countywide, with more than 1,500 located in the City. The Project directly addresses critical affordable housing needs for low-income families and Transitional Age Youth (TAY), populations that continue to experience heightened housing instability.

The new construction multifamily development will include 35 one-bedroom units, 30 two-bedroom units, and 41 three-bedroom units (including one manager's unit). The unit mix is designed to serve residents across a range of income levels: 12 units at 30% Area Median Income (AMI), 12 units at 50% AMI, 53 units at 60% AMI, and 28 units at 70% AMI. Twenty-two units will be dedicated specifically to TAY aged 18 – 24.

The Project represents a higher level of investment due to the TAY component, which advances the County's efforts to address housing and economic stability for youth aging out of foster care, exiting the juvenile justice system, or who have previous involvement in the child welfare system. Research consistently demonstrates that young adults transitioning out of foster care face disproportionately high rates of homelessness. These youth often lack the family support systems, financial resources, and life skills that their peers rely on during the critical transition to adulthood. By prioritizing stable, affordable housing combined with wraparound supportive services, the County is addressing a fundamental barrier to success for this vulnerable population.

The intergenerational component of the Project is particularly significant because it provides TAY residents with proximity to households that can offer informal mentorship, positive role modeling, and a sense of community connection - elements often missing from the experiences of youth who have grown up in institutional care. The County recognizes that early support for TAY, especially former foster youth, can break cycles of homelessness and instability. This investment reflects a strategic, cost-effective approach to long-term well-being and self-sufficiency. Through the Project, the County is demonstrating leadership in creating specialized housing solutions that acknowledge the unique challenges faced by young adults with child welfare system involvement and provide the foundation necessary for them to build stable, independent lives.

Jamboree Housing Corporation, a nonprofit developer with over 35 years of experience, will provide comprehensive on-site supportive services, including case management, life skills training, educational support, and employment assistance to help residents achieve long-term stability and self-sufficiency. Additionally, the Project will collaborate closely with the County's Workforce Development and Youth Services programs to connect residents with educational opportunities, job training, and career pathways. This will strengthen the Project's impact by creating clear routes to economic independence and long-term success for both families and TAY. The Project site is located within steps from Omnitrans Bus Route 14, with a stop at

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Foothill & Meridian, ensuring transit access for residents to employment centers, services, and community resources throughout the region.

The estimated total Project development cost is \$71,703,947, with a per-unit cost of approximately \$676,452—reflective of current market conditions. The County's investment will be leveraged with state, federal, and local funding, as well as third-party financing. The Developer will submit its application for a competitive 4% Low-Income Housing Tax Credit (LIHTC) allocation to the California Tax Credit Allocation Committee in January 2026.

Upon Board of Supervisors' (Board) adoption of the Resolution approving the funding commitment, CDH will initiate contract negotiations with the Developer. Adoption of the Resolution by the Board is necessary to demonstrate local support for the Project and satisfies a key requirement of the LIHTC application process, as it indicates the County's commitment of funding to the Developer. If the Project successfully secures LIHTC funding, CDH will return to the Board for approval of funding loan agreements at a future date. Construction is estimated to begin in summer 2026, with completion anticipated in spring 2028. Affordability covenants will be recorded on the property to ensure long-term preservation of affordable housing. If the Project does not secure LIHTC funding, the County's Resolution will have no force or effect and will expire on March 31, 2027, at which time the funding may be committed to other eligible projects.

PROCUREMENT

The County has been developing a pipeline of affordable housing projects to support local housing needs. In February 2024, CDH released a rolling Notice of Funding Availability (NOFA) for HOME funding, establishing evaluation criteria to assess project readiness, feasibility, and alignment with local priorities. Applications are reviewed on a rolling basis. The NOFA is available on CDH's website.

The Developer submitted an application for funding on September 24, 2025. The Project satisfied all benchmarks for feasibility, impact, and project readiness. No appeals to the Developer's application were submitted. This item will formally award funding to the Project.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on November 24, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on November 26, 2025; and County Finance and Administration (Paul Garcia, Administrative Analyst, 386-8392) on December 1, 2025.

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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: December 16, 2025



cc: File - Community Development and Housing Department
MBA 01/8/2026