

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	San Bernardino County - Unincorporated							
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)						
<b>Table D</b>								
<b>Program Implementation Status pursuant to GC Section 65583</b>								
<b>Housing Programs Progress Report</b>								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>Program 1: Land Use Inventory</b>	Monitor and maintain a land inventory of developable and appropriately zoned sites to accommodate housing at a variety of affordability levels based on the County's RHNA allocation. Coordinate with incorporated jurisdictions and SCAG to transfer RHNA allocation upon annexation or incorporation. Comply with California Government Code Section 65583.2(c). Amend the Development Code with additional language to ensure it is clear that the County's current zoning complies with AB 1397 and that all sites zoned RM with housing developments that reserve at least 20 percent of the units for lower-income households are permitted by right, regardless of project size.	47406	6th Cycle	In Progress	Land Use Inventory is being monitored. Development code update in process.	Other	0	None
<b>Program 2: Sewer Expansion in Bloomington</b>	Prepare and finalize sewer expansion plan for Bloomington Community Planning Area, implementing the actions as a result of the study. Coordinate with City of Rialto on subsequent expansion concurrent with development. Expand sewer capacity for over 1,000 new units in northern and/or southern Bloomington	47406	6th Cycle	In Progress	Bloomington/Rialto Sewer study concluded. Staff is evaluating the study and has begun identifying areas for expansions.	Households	0	None
<b>Program 3: Accessory Dwelling Units</b>	Permit approximately 20 to 30 ADUs each year on average affordable to lower income households, with at least half of these units (10-15) located in high/highest resource areas. Evaluate and identify appropriate pre-approved ADU site plans; target high/highest resource areas when advertising availability of pre-approved ADU plans and reduced/waived fee options for lower income ADUs. Continue to track affordability during the permitting stage	10/15/2029	6th Cycle	In Progress	Three sets of pre-approved plans uploaded to website. ADU Development Code Amendment to be heard at Board of Supervisors meeting on 01/13/2026	Units	20	Pre-Approved plans: <a href="https://lus.sbcounty.gov/building-safety-home/">https://lus.sbcounty.gov/building-safety-home/</a>  ADU Development Code Update: <a href="https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7800322&amp;GUID=1CD9352A-802D-41BC-AD13-DA947D75FB19">https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7800322&amp;GUID=1CD9352A-802D-41BC-AD13-DA947D75FB19</a>

<p><b>Program 4: Short Term Rentals</b></p>	<p>Conduct a public planning process and study to determine the current and projected impact of short-term rentals on the housing supply throughout the unincorporated county and on the motel/hotel businesses in the Mountain and Desert regions. Establish and implement strategies based on the study's findings. Update and resubmit 2018 through 2021 annual progress reports (APRs) and ensure that future reports account for units (ADUs, site-built homes, or manufactured homes) that apply for a short-term rental permit (unhosted only) and communicate this information to HCD to remove such units from being counted as long-term housing units (at any level of affordability)</p>	<p>47406</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>reporting ongoing. The results of the study have been heard by the board on June 11th and has been posted to the County website for the public's view.</p>	<p>Meetings</p>	<p>0</p>	<p><a href="https://lus.sbcounty.gov/wp-content/uploads/sites/48/Planning/SBC-STR-TechMemo-May2024-Final.pdf">https://lus.sbcounty.gov/wp-content/uploads/sites/48/Planning/SBC-STR-TechMemo-May2024-Final.pdf</a></p>
<p><b>Program 5: SB 330 and SB8- No Net Loss Downzoning</b></p>	<p>Maintain consistency with state law</p>	<p>47406</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>County continues to maintain consistency with State Law through targeted development code updates, informational brochures, and staff training</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>Program 6: Rental Assistance</b></p>	<p>455 households; continue implementation of federally funded programs.</p>	<p>47406</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Negotiation for the Bloomington Phase IV: Development is ongoing with an anticipated delivery of up to 100 units affordable units.</p> <p>•Funding Solicitations for Affordable Rental Housing Released: This included amendments for HOME-funded Affordable and Permanent Supportive Housing Developments, issued on February 29 and May 24, 2024. The PLHA Funding Application was released on December 17, 2024, County staff anticipates submitting viable projects to the Board of Supervisors that were received from these solicitations for projects that would create new affordable housing units during next year's reporting period.</p> <p>•The County continued to support the long-standing efforts to encourage production of affordable multifamily units throughout the county. As part of these</p>	<p>Units</p>	<p>285</p>	<p>Highland Senior Apartments <a href="https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7147923&amp;GUID=972FDF17-36F7-45F4-9079-07220161BC1C">https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7147923&amp;GUID=972FDF17-36F7-45F4-9079-07220161BC1C</a></p> <p>Arrowhead Grove Phase IV <a href="https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7516920&amp;GUID=33584B72-C4B9-49AB-BFEC-58B7CACA9B9F">https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7516920&amp;GUID=33584B72-C4B9-49AB-BFEC-58B7CACA9B9F</a></p> <p>5th and Meridian <a href="https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7783177&amp;GUID=FCBC925A-425E-46B0-B34E-26D7BE8F5340">https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7783177&amp;GUID=FCBC925A-425E-46B0-B34E-26D7BE8F5340</a></p>

<b>Program 7: Acquisition and/or Construction of Multifamily Rental Units</b>	66 housing units and seek funding to expand ability to fund additional units	47406	6th Cycle	In Progress	In progress - County is under contract to purchase Bloomington IV for the development of affordable units in the unincorporated area. This project is slated to deliver 100 new units of affordable housing upon completion in 2029.	Units	99	None
<b>Program 8: Public Housing Modernization Program</b>	Identify candidate sites for modernization	47406	6th Cycle	Continuous	During the calendar year 2025, HACSB closed the financing for the 4th phase of the Arrowhead Grove Public Housing redevelopment consisting of 92 units. Furthermore, HACSB in partnership with its non-profit affiliate HP I, Inc. completed the construction of the second phase of its Redlands Public Housing redevelopment consisting of 104 units.	Other	0	None
<b>Program 9: Sewer and Water Service Priority</b>	Work with Special Districts to develop policies and procedures to implement Government Code Section 65589.7. Distribute final Housing Element to external sewer and water providers upon adoption.	47406	6th Cycle	Continuous	Distribution Ongoing	Other	0	None

<p><b>Program 10: Homeless Strategic Plan</b></p>	<p>The quantified objectives from the four strategies are :System and policy change. Invest in public and private partners to develop diverse types of housing at lower costs to meet the socioeconomic needs of San Bernardino County residents and develop affordable housing to house an additional 500 individuals in permanent housing in 2022. Homeless prevention and housing. Serve 1,800 people per year with homeless prevention services (such as rental supports to pay arrears, first and last month's rent, and security deposits) through partnership and investments in the Continuum of Care (CoC) providers. Healthy and safe conditions. Increase temporary housing and shelter capacity by 100 year-round beds to reduce the number of people living outside and enhance community safety through partnerships with cities, and community and faith-based organizations. Coordination, data, and training. Increase utilization rate of temporary and shelter beds from 88% to 95% by incorporating data informed decision making; providing trauma-informed and culturally-responsive training; developing an inventory of best practices in use by government and regulatory agencies throughout the county; maximizing outreach, referrals, and coordination efforts; and system improvements to the Coordinated Entry</p>	<p>47406</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The following projects were launched in 2025 to expand the County's temporary housing and emergency shelter capacity.</p> <ul style="list-style-type: none"> <li>•On June 10, 2025, the County Board of Supervisors (Board) approved the acquisition of a two-story hotel located at 1386 E. Highland Avenue in San Bernardino. The County's total acquisition cost was \$3,300,000. The property is a viable candidate for conversion to permanent housing serving individuals experiencing homelessness and those at risk of homelessness. The total projected investment of approximately \$6,000,000 includes \$2,700,000 in renovation costs. Upon completion, the project will deliver 50 new housing units. Construction is anticipated to be completed in spring 2027.</li> <li>•On the same day, the Board approved the</li> </ul>	<p>Units</p>	<p>202</p>	<p>Days Inn Project  <a href="https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7431024&amp;GUID=E171F443-6FB8-49A7-9712-7B6B0111F1E4">https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7431024&amp;GUID=E171F443-6FB8-49A7-9712-7B6B0111F1E4</a></p> <p>Rodeway Inn  <a href="https://sanbernardino.legistar.com/View.aspx?M=A&amp;ID=1309647&amp;GUID=F030F814-13C8-4C97-AB78-1487A18E3A61">https://sanbernardino.legistar.com/View.aspx?M=A&amp;ID=1309647&amp;GUID=F030F814-13C8-4C97-AB78-1487A18E3A61</a></p> <p>Tay Tiny Homes  <a href="https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7783178&amp;GUID=D859C727-494B-4EA4-8519-359AC709D387">https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7783178&amp;GUID=D859C727-494B-4EA4-8519-359AC709D387</a></p>
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<p><b>Program 11: Manufactured Homes</b></p>	<p>Promote the continued creation of manufactured homes affordable to lower income households, maintaining an average of 44 per year between 2022 and October 15, 2029. Create informational brochures and identify up to three additional methods to encourage and facilitate the creation of lower income manufactured homes. Deploy at least one of these additional methods no later than one year following a year when the average number of manufactured homes affordable to lower income households that have been issued building permits falls below 33 (25% below trend needed); continue deploying additional methods until average returns to at least 44 per year (or 47 per year if measured between June 30, 2021 and October 15, 2029 – 8.33 year projection period). Alternatively, identify additional vacant land that is free of constraints and has suitable zoning to accommodate lower income housing equal to the shortfall (delta between observed annual average and projected average of 44 per year multiplied times the remaining years in the planning period, or overall average of 47 per year as measured for the entirety of the RHNA projection period).</p>	<p>47406</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Staff has identified the need to enhance the efficiency of the approval process and provide clearer guidance for current and prospective owners of manufactured homes. To address this, staff has developed a comprehensive guide, an FAQ document, and a revised application process aimed at significantly reducing processing time and administrative burden. These resources are expected to be completed by early 2025.</p>	<p>Units</p>	<p>86</p>	<p>None</p>
<p><b>Program 12: Zoning for a Variety of Housing Types</b></p>	<p>Update Development Code in compliance with state law regarding parolee and probationary housing, low barrier navigation centers, permanent supportive housing, single room occupancy units, and employee housing. Update Development Code to comply with state regulations and fair housing requirements, remove constraints that would treat licensed and unlicensed care facilities (≤6 or 7+, and increases in occupancy), differently than other residential uses in the residential zones and enable such uses to be permitted as an Allowed Use (by right, with no other permit required, and consistent with the definition of a family). Update Development Code to enable multifamily housing to be permitted as an Allowed Use (by right) and reduce parking standards for studio and one-bedroom multifamily units.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Development code update in draft status.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>Program 13: Environmental Studies to Streamline Development</b></p>	<p>Complete environmental studies to streamline future permitting and CEQA compliance.</p>	<p>44926</p>	<p>6th Cycle</p>	<p>Complete.</p>	<p>Completed. Studies adopted as part of the Countywide Policy Plan update 2022</p>	<p>Other</p>	<p>0</p>	<p><a href="https://countywideplan.sbcounty.gov/policy-plan/natural-resources/">https://countywideplan.sbcounty.gov/policy-plan/natural-resources/</a></p>
<p><b>Program 14: SB 35 and SB 330 Streamlining</b></p>	<p>Update Development Code in compliance with state law</p>	<p>44926</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Development code update in draft status.</p>	<p>Other</p>	<p>0</p>	<p>None</p>

<b>Program 15: Energy Conservation</b>	Continue to enforce state energy conservation and building code standards; coordinate with local utilities and Community Action Partnership to provide lower income households with utility assistance, home weatherization, and other energy conservation efforts	47406	6th Cycle	In Progress	continuing to enforce state energy conservation and building code standards	Other	0	None
<b>Program 16: Development Fee Transparency</b>	: Update the County's website to ensure compliance with state law regarding increased fee transparency and online publication of information	47406	6th Cycle	Continuous	Development Fees continue to be annually reviewed and posted on the County website	Other	0	None
<b>Program 17: Home Repair Assistance</b>	Assist 50 units in need of minor or major rehabilitation, with a focus on lower income and/or senior homeowners conduct home repairs	47406	6th Cycle	Continuous	In Process to be developed in 2026	Other	0	None
<b>Program 18: Code Enforcement</b>	Continue to conduct code enforcement programs and activities; monitor and secure funding for similar programs as determined appropriate and feasible.	47406	6th Cycle	Continuous	31 Community Clean-up Events in 2025 resulting in the following 347 tons of trash collected, 126 tons of tires, 15 tons of ewaste, 3 tons of shredding, removed from our community, serving over 2500 community members.	Households	2500	None
<b>Program 19: Units that are Abandoned or to be Demolished</b>	Provide 10 property owners with information on potential funding sources for and benefits of repair or redevelopment.	47406	6th Cycle	Continuous	Ongoing	Persons	10	None
<b>Program 20: Assisted Housing</b>	16 very low income units extended to at least 2037. Communicate with property owner by January 2023 regarding compliance (if applicable) with 3-year notice of intent and requirement to extend first offer to qualified entities. Identify potential use of funding sources by June 2024 to incorporate into the 2025-2030 Consolidated Plan. Additionally, monitor assisted housing countywide and coordinate with incorporated jurisdictions to prevent conversion to market rates.	47406	6th Cycle	In Progress	Sunset Village Apartments in Joshua Tree represents the only assisted housing project in unincorporated county areas at risk of transitioning to market rates before 2042, though the property owner has expressed intent to maintain affordability through the loan maturity date in 2037 despite having an option to exit in 2026. The County is actively assessing funding opportunities to support Sunset Village while collaborating with the property owner to preserve long-term affordability. Concurrently, the County ensures compliance with California Government Code Sections 65863.10-65863.13, which includes providing tenant resource information, issuing notices of intent at required intervals (3-year, 12-month, and 6-month), and offering exclusive notice periods to qualified entities before any conversion to market rates. Additionally, the County	Other	0	None

<p><b>Program 21: Affirmatively Further Fair Housing</b></p>	<p>Preparation of an Affirmatively Furthering Fair Housing Plan and affirmative marketing program; continue to contract with the Inland Fair Housing and Mediation Board to monitor, prevent, and resolve fair housing issues.</p>	<p>47406</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The County continues to implement the strategies identified in the 2025 Affirmatively Furthering Fair Housing (AFFH) Analysis of Impediments to Fair Housing Choice (AI), approved by the Board of Supervisors on April 29, 2025. As part of its ongoing commitment to affirmatively further fair housing, the County contracts with the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing education, outreach, and enforcement services throughout the Urban County Consortium.</p> <p>During the 2025–26 Program Year, IFHMB is expected to conduct a minimum of fifteen (15) fair housing workshops (a total of 3 have been conducted); produce and air two (2) public service announcements on the local cable channel; and distribute printed fair housing literature to a total of 2,504 fair housing</p>	<p>Persons</p>	<p>3507</p>	<p>Final AI and Market Analysis are Posted on CDH Website:  <a href="https://cdh.sbcounty.gov/reports/county-needs-assessments/">https://cdh.sbcounty.gov/reports/county-needs-assessments/</a></p>
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<p><b>Program 22: Housing Vouchers and Displacement</b></p>	<p>Increase the use of Housing Choice Vouchers in the Valley region by 5 percent</p>	<p>45657</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The Housing Authority of San Bernardino County (HASB) continues to make significant strides in expanding housing access across the region. In 2025, HACSB added a 38 unit multi-family development community to its inventory. This property was converted from a market rate development to a workforce housing type development with rents under market rates. The Housing Authority continues to redevelop its public housing portfolio by closing financing on the fourth phase of Arrowhead Grove in San Bernardino. This will add 92 more affordable housing units to the site. Furthermore, HACSB continues to redevelop its public housing development in Redlands and completed construction of 104 more units of affordable housing via phase 2 of its redevelopment of that site. Both redevelopment</p>	<p>Other</p>	<p>0</p>	<p>None</p>
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<p><b>Program 23: Community Education on Affordable and Fair Housing</b></p>	<p>Prepare and distribute materials through a formal, countywide fair housing education program, with materials reaching at least 5,000 households in unincorporated communities (with a focus on those areas that are in high/highest resource areas), as well as through the County website and at County Government Centers. Conduct in conjunction, as appropriate, with Program 21.</p>	<p>46022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The County's partnership with the Inland Fair Housing and Mediation Board (IFHMB) continues to deliver significant educational outreach throughout unincorporated communities and participating cities. IFHMB conducts community meetings and presentations and distributes fair housing outreach materials. To date, a total of 3,504 fair housing outreach materials have been distributed, and it is anticipated that a total of 5,000 will be provided for the 2025-26 Program Year.</p> <p>During the 2025-26 Program Year reporting period to date, a total of 993 households have been served in matters related to fair housing and landlord/tenant issues. IFHMB anticipates serving approximately 1,702 households by the end of the 2025-26 Program Year. Outreach efforts continue through in-person and virtual fair housing presentations.</p>	<p>Households</p>	<p>993</p>	<p>Final outcomes will be reported in the 2025-26 HUD Consolidated Annual Performance Evaluation Report due to HUD in 9/2026.</p>
<p><b>Program 24: Community Benefits, Health, and Wellness</b></p>	<p>Establish and implement a system of community benefits agreements (Bloomington Infrastructure Improvement Fund, Community Enhancement Fee, and special district(s)) so that new nonresidential development contributes toward the creation of public benefits. Coordinate with the community on the priorities to identify and implement 2-5 improvements (the number and magnitude of improvements will be subject to the community's input and available funding). Apply this system to new nonresidential development (that is not already providing a community benefit) starting in 2022. Annual meeting(s) convened and/or augmented related to public health and social service provision for health care professional shortage areas, improving the capacity for at least three service providers/organizations (particularly those that serve the Bloomington community)</p>	<p>47406</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Staff is continuing to implement community benefit agreements</p>	<p>Other</p>	<p>0</p>	<p>None</p>

<p><b>Program 25: Reduce Exposure to Pollution from Local and Regional Logistics Development</b></p>	<p>Update the Development Code to reflect settlement agreement between the City of Fontana and the California Office of the Attorney General regarding warehouse siting and operation (in particular, augment the County's existing provisions on buffering and screening, signage and traffic patterns, operation and construction, and alternative energy systems). Coordinate with other agencies, organizations, and companies to install up to 19 direct current fast charging plugs and 230 Level 2 electric vehicle chargers in unincorporated communities, with a focus on properties that contain public institutions (e.g., libraries, parks, schools), transit (e.g., park &amp; ride lots), and environmental justice focus areas. Identify at least 15 acres of land suitable for upzoning to Residential Multiple zoning in parts of Bloomington that are outside the upper quartile of CES composite and pollution scores. Coordinate with South Coast AQMD to establish at least one new CERP that addresses unincorporated communities.</p>	<p>46752</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>On September 30, 2024, The state passed AB98 which mandates additional standards for warehouses sited near sensitive receptors such as residences. Staff has begun work on bringing the County into compliance with this law. In late 2025, the County established truck routes designed to avoid sensitive receptors wherever possible. Additionally, staff is continuing to push for Electric Vehicle charging and energy efficiency standards consistent with CalGREEN and LEED.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>Program 26: Extremely Low Income Households</b></p>	<p>Permit an average of 20 units each year that are affordable to extremely low income households (in addition to objectives in other programs). Evaluate new options for incentives through interviews with developers of extremely low income housing and a review of programs from other jurisdictions in 2023, with the intent to prepare incentives in 2024 and implement incentives in 2025</p>	<p>47406</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The County continues its comprehensive approach to supporting extremely low-income housing development through strategic initiatives, including annual developer outreach, technical assistance, financial support when available, grant identification, and funding application assistance. Recent achievements include the County's investment in the Highland Senior Apartments, a 90-unit new construction development with 23 units specifically reserved for seniors requiring supportive services. The project ensures broad accessibility by offering units at affordability levels ranging from 30% to 60% of Area Median Income (AMI). Other projects the County is advancing include the 5th and Meridian development, which will feature 35 one-bedroom units, 30 two-bedroom units, and 41 three-bedroom units (including</p>	<p>Units</p>	<p>120</p>	<p>Final outcomes will be reported in the 2025-26 HUD Consolidated Annual Performance Evaluation Report due to HUD in 9/2026.</p>







