

## AGENDA

### City/County Manager's Technical Advisory Committee

**Thursday, September 4, 2025**

**10:00 AM**

**LOCATION:**

San Bernardino County Transportation Authority  
*First Floor Lobby Board Room*  
1170 W. 3rd Street, San Bernardino, CA 92410

**TELECONFERENCE LOCATIONS:**

Needles City Administration & Utility Office  
817 3<sup>rd</sup> Street, Needles, CA 92363

**Call to Order**

**Attendance**

**Council of Governments**

**1. San Bernardino Regional Homelessness Strategic Plan Update – Monique Reza-Arellano, SBCOG and Diane Rundles, San Bernardino County**

Receive an update on the Regional Homelessness Strategic Plan. The Regional Homelessness Strategic Plan is included in the SBCOG 5-Year Work Plan and SBCOG has been coordinating closely with the County of San Bernardino.

**2. Regional Housing Trust Update – Monique Reza-Arellano, SBCOG**

Receive a status update on the Regional Housing Trust, including immediate next steps, and the project timeline.

Attachment No. 1: Pg. 5

**3. Street Vendor Toolkit Update – Suzanne Peterson, SBCOG**

Receive an update on the Street Vendor Toolkit. The Street Vendor Toolkit is included in the SBCOG 5-Year Work Plan and SBCOG has been working with the consultant team to assess compliance with the state regulations related to mobile food vending and food trucks.

**4. Regional Early Action Planning (REAP) Subregional Partnership 2.0 (SRP 2.0) Program Update – Erika Willhite, SBCOG**

Receive an update on the REAP SRP 2.0 Program. Technical assistance will be provided for Housing Element implementation and Prohousing Designation application assistance. A status update will be shared based on an initial list of requested technical assistance items.

**5. Inland Regional Energy Network (I-REN) Fall 2025 Update – Jennifer Aguilar, SBCOG**

Receive an update on the I-REN Program. The I-REN team has seen substantial growth in the region in relation to the Fellowship Program, incentives for public agencies, and expanded partnership opportunities. The first two Cash for Kilowatts projects were both completed in San Bernardino County and nearly half a million dollars will be coming back to the region between those two projects alone. The Santa Fe Depot itself is in the application phase for a project that is projected to cover 80% of the construction cost after completion. I-REN has also recently partnered with both Riverside and San Bernardino County Workforce Development Departments to supplement Workforce Innovation and Opportunity Act funds for energy related career pathway programs for nearly 200 participants over the next two years. While I-REN does not have a Commercial or Industrial program offering, they have been able to coordinate with outside programs that offer incentive, design, and even implementation services to companies within both Counties to bring those vital resources back into the region.

**6. Emergency Evacuation Network Resiliency (EENR) Study Info. – Suzanne Peterson, SBCOG**

Receive a status update on the EENR Study and the project timeline.

**Transportation**

**7. Measure I Education Toolkit and Media Update – Sarah King, Costin Public Outreach Group and Erin Ryan, Costin Public Outreach Group**

Receive an update on the implementation of the Measure I (MSI) Education Toolkit, including its utilization by member agencies, and recent media and digital advertising outreach efforts. The update will also outline next steps for continuing public awareness of MSI.

Attachment No. 1: Pg. 14

**8. 2025-2026 California Legislative Update – Taylor Libolt Varner, National CORE**

Receive an overview of recent and ongoing legislative changes and highlight bills with potential impacts for member agencies.

Attachment No. 1: Pg. 17

**Public Comment**

Brief Comments from the General Public

**ADJOURNMENT**

The next meeting of the City/County Manager's Technical Advisory Committee is scheduled for November 6, 2025.

## **Meeting Procedures and Rules of Conduct**

**Meeting Procedures** - The Ralph M. Brown Act is the state law which guarantees the public's right to attend and participate in meetings of local legislative bodies. These rules have been adopted by the Board of Directors in accordance with the Brown Act, Government Code 54950 et seq., and shall apply at all meetings of the Board of Directors and Policy Committees.

**Accessibility & Language Assistance** - The meeting facility is accessible to persons with disabilities. A designated area is reserved with a microphone that is ADA accessible for public speaking. A designated section is available for wheelchairs in the west side of the boardroom gallery. If assistive listening devices, other auxiliary aids or language assistance services are needed in order to participate in the public meeting, requests should be made through the Clerk of the Board at least three (3) business days prior to the Board meeting. The Clerk can be reached by phone at (909) 884-8276 or via email at [clerkoftheboard@gosbcta.com](mailto:clerkoftheboard@gosbcta.com) and the office is located at 1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor, San Bernardino, CA.

Service animals are permitted on SBCTA's premises. The ADA defines service animals as dogs or miniature horses that are individually trained to do work or perform tasks for people with disabilities. Under the ADA, service animals must be harnessed, leashed, or tethered, unless these devices interfere with the service animal's work, or the individual's disability prevents using these devices. In that case, the individual must maintain control of the animal through voice, signal, or other effective controls.

**Accesibilidad y asistencia en otros idiomas** - Las personas con discapacidad pueden acceder a la sala de reuniones. Se reserva una zona designada con un micrófono accesible que cumple con los requisitos de la ADA para hablar en público. Una sección designada está disponible para sillas de ruedas en el lado oeste de la galería de la sala de reuniones. Si se necesitan dispositivos de ayuda auditiva, otras ayudas auxiliares o servicios de asistencia en otros idiomas para participar en la reunión pública, las solicitudes deben presentarse al Secretario de la Junta al menos tres (3) días hábiles antes de la fecha de la reunión de la Junta. Puede comunicarse con el Secretario llamando al (909) 884-8276 o enviando un correo electrónico a [clerkoftheboard@gosbcta.com](mailto:clerkoftheboard@gosbcta.com). La oficina se encuentra en 1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor, San Bernardino, CA.

Los animales de servicio están permitidos en las instalaciones de SBCTA. La ADA define a los animales de servicio como perros o caballos miniatura que son entrenados individualmente para hacer trabajo o realizar tareas para personas con discapacidades. Según la ADA, los animales de servicio deben tener un arnés o ser atados, a menos que estos dispositivos interfieran con el trabajo del animal de servicio, o que la discapacidad de la persona impida el uso de estos dispositivos. En ese caso, la persona debe mantener el control del animal a través de su voz, señales u otros controles efectivos.

**Agendas** – All agendas are posted at [www.gosbcta.com/board/meetings-agendas/](http://www.gosbcta.com/board/meetings-agendas/) at least 72 hours in advance of the meeting. Staff reports related to agenda items may be reviewed online at that web address. Agendas are also posted at 1170 W. 3<sup>rd</sup> Street, 1st Floor, San Bernardino at least 72 hours in advance of the meeting.

**Agenda Actions** – Items listed on both the “Consent Calendar” and “Discussion” contain recommended actions. The Board of Directors will generally consider items in the order listed on the agenda. However, items may be considered in any order. New agenda items can be added and action taken as provided in the Ralph M. Brown Act Government Code Sec. 54954.2(b).

**Closed Session Agenda Items** – Consideration of closed session items excludes members of the public. These items include issues related to personnel, pending litigation, labor negotiations and real estate negotiations. Prior to each closed session, the President of the Board or Committee Chair ("President") will announce the subject matter of the closed session. If reportable action is taken in closed session, the President shall report the action to the public at the conclusion of the closed session.

**Public Testimony on an Item** – Members of the public are afforded an opportunity to speak on any listed item, except Board agenda items that were previously considered at a Policy Committee meeting where there was an opportunity for public comment. Individuals in attendance at SBCTA who desire to speak on an item may complete and turn in a "Request to Speak" form, specifying each item an individual wishes to speak on. Individuals may also indicate their desire to speak on an agenda item when the President asks for public comment. When recognized by the President, speakers should be prepared to step forward and announce their name for the record. In the interest of facilitating the business of the Board, speakers are limited to three (3) minutes on each item. Additionally, a twelve (12) minute limitation is established for the total amount of time any one individual may address the Board at any one meeting. The President or a majority of the Board may establish a different time limit as appropriate, and parties to agenda items shall not be subject to the time limitations. Any individual who wishes to share written information with the Board may provide 35 copies to the Clerk of the Board for distribution. If providing written information for distribution to the Board, such information must be emailed to the Clerk of the Board, at [clerkoftheboard@gosbcta.com](mailto:clerkoftheboard@gosbcta.com), no later than 2:00 pm the day before the meeting in order to allow sufficient time to distribute the information. Written information received after the 2:00 pm deadline will not be distributed. Information provided as public testimony is not read into the record by the Clerk. Consent Calendar items can be pulled at Board member request and will be brought up individually at the specified time in the agenda. Any consent item that is pulled for discussion shall be treated as a discussion item, allowing further public comment on those items.

**Public Comment** –An opportunity is also provided for members of the public to speak on any subject within the Board's jurisdiction. Matters raised under "Public Comment" will not be acted upon at that meeting. See, "Public Testimony on an Item," above.

**Disruptive or Prohibited Conduct** – If any meeting of the Board is willfully disrupted by a person or by a group of persons so as to render the orderly conduct of the meeting impossible, the President may recess the meeting or order the person, group or groups of person willfully disrupting the meeting to leave the meeting or to be removed from the meeting. Disruptive or prohibited conduct includes without limitation addressing the Board without first being recognized, not addressing the subject before the Board, repetitiously addressing the same subject, failing to relinquish the podium when requested to do so, bringing into the meeting any type of object that could be used as a weapon, including without limitation sticks affixed to signs, or otherwise preventing the Board from conducting its meeting in an orderly manner.

Your cooperation is appreciated!



# Regional Housing Trust Fund

San Bernardino Region

PRESENTED BY MONIQUE REZA-ARELLANO

SEPTEMBER 4, 2025

01

## Housing Trust Overview



## Housing Trust Overview

**A program  
or  
organization  
that raises  
funding for:**

**New Construction of Affordable & Workforce Housing**

**Affordable Housing Preservation or Rehabilitation**

**Financing for the Purchase of Land**

**Transitional and Supportive Housing**

**Pre-Development Loans**

**Down Payment Assistance**

**Community Land Trusts**



## Housing Trust Benefits

**Flexible  
Source of  
Gap  
Financing**

- Revolving Loan Funds

**Ability to  
Compete for  
State Funds**

- Local Housing Trust Program

**Targeted  
Solutions  
for Regional  
Issues**

- Workforce Housing

**Ability to  
Pool  
Resources**

- Helps funds go further

## Housing Trust Vision and Goals

*Attract significant funding and affordable housing development interest into the San Bernardino region.*

- Attract affordable housing developers.
- Increase/preserve the region's affordable housing supply.
- Increase access to community resources.
- Provide financial relief for vulnerable and cost-burdened households.
- Protect against displacement and poor housing conditions.

5

# 02

## Housing Trust Strategic Plan



San Bernardino  
Council of Governments





## Strategic Plan

Outreach  
Summary

Housing Need  
Analysis

Funding  
Opportunity  
Analysis

Housing Trust  
Activities

Affordable  
Housing and  
Project Pipeline  
Inventory

Local Funding  
Gap Analysis

7



## Outreach Summary

Outreach to all SBCOG member jurisdictions

Individual meetings with 15+ member jurisdictions

Letters of Interest Received from 18 member jurisdictions

Interviews with outside organizations

- Orange County Housing Finance Trust
- County of Orange
- San Gabriel Valley Regional Housing Trust
- Inland SoCal Housing Collective
- San Diego Innovative Housing Trust

Group Presentations

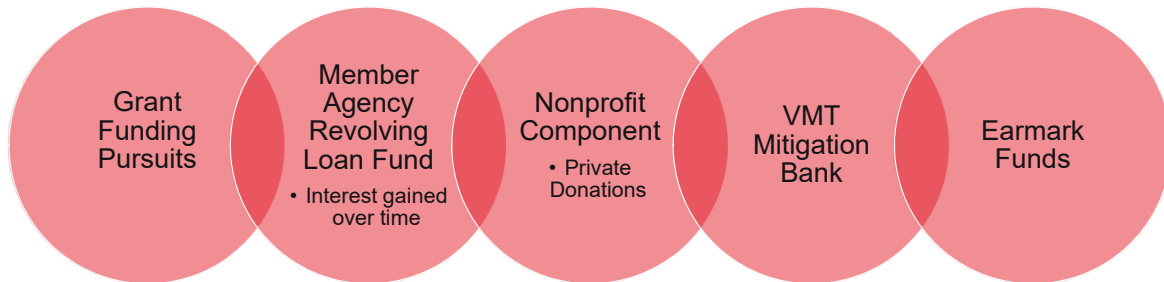
- SBCOG Board and Ad-Hoc Committee
- City/County Managers
- Planning Directors
- City Councils

8

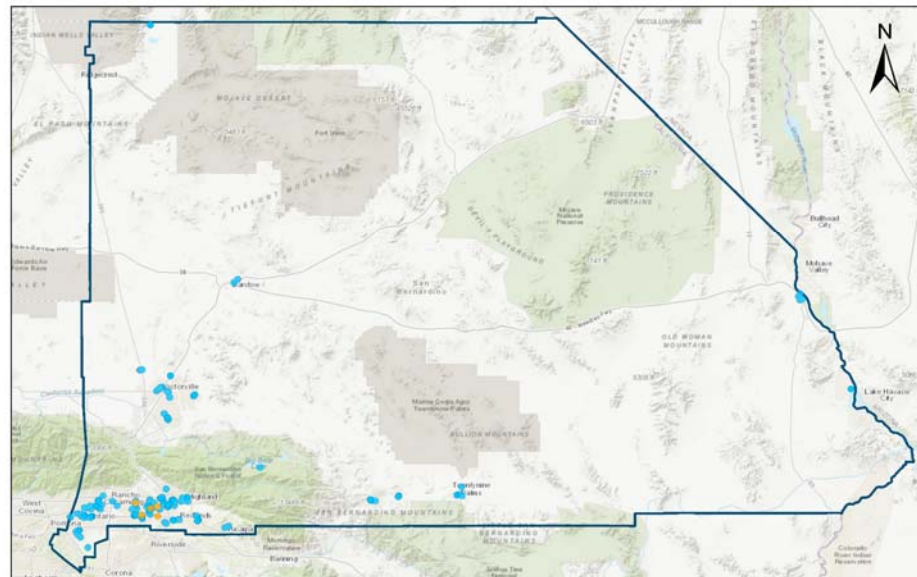




## Funding Opportunity Analysis



9



Source: California Tax Credit Allocation Committee, 2022  
California Housing Partnership, 2022

0 20 40 80 Miles

10



## Local Funding Gap Analysis

### 5 Recently Completed Developments

- 445 affordable units created
- \$247,258,861 total investment
- Local funding share is **33%** total project cost

### 4 Pipeline Projects

- 321 affordable units
- \$146,880,151 total investment
- Local funding share is **35%** total project cost

*\*Local funds provide a notable financing layer that closes the affordable housing development gap.*

11

# 03

## Project Oversight



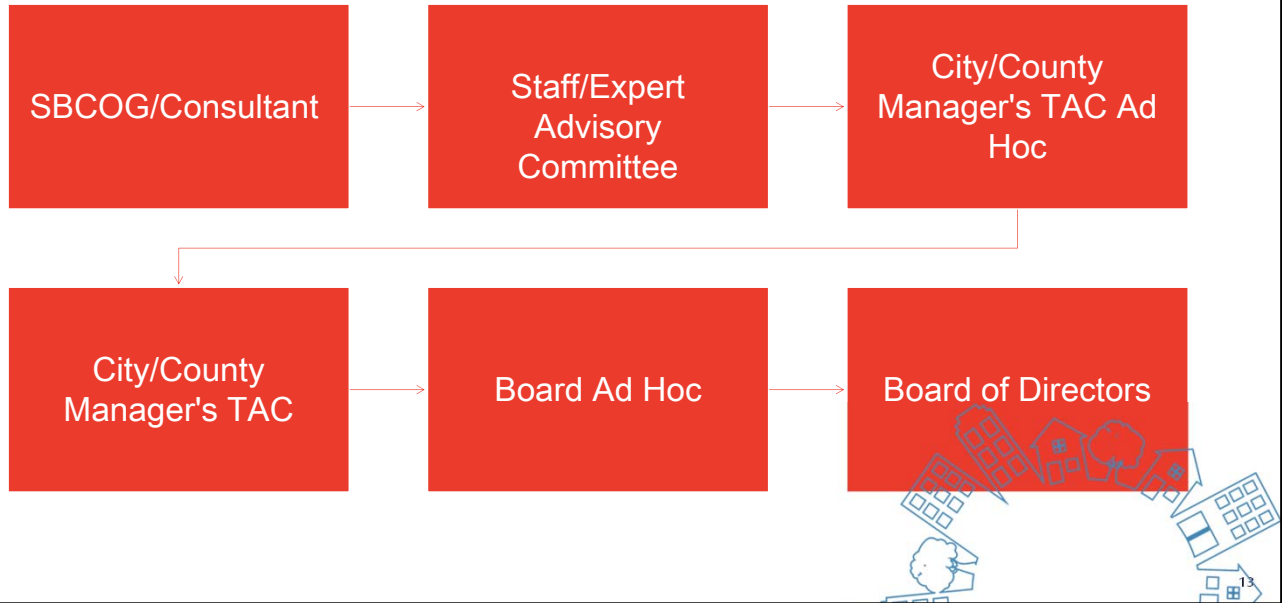
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## Housing Trust Implementation Work-Flow



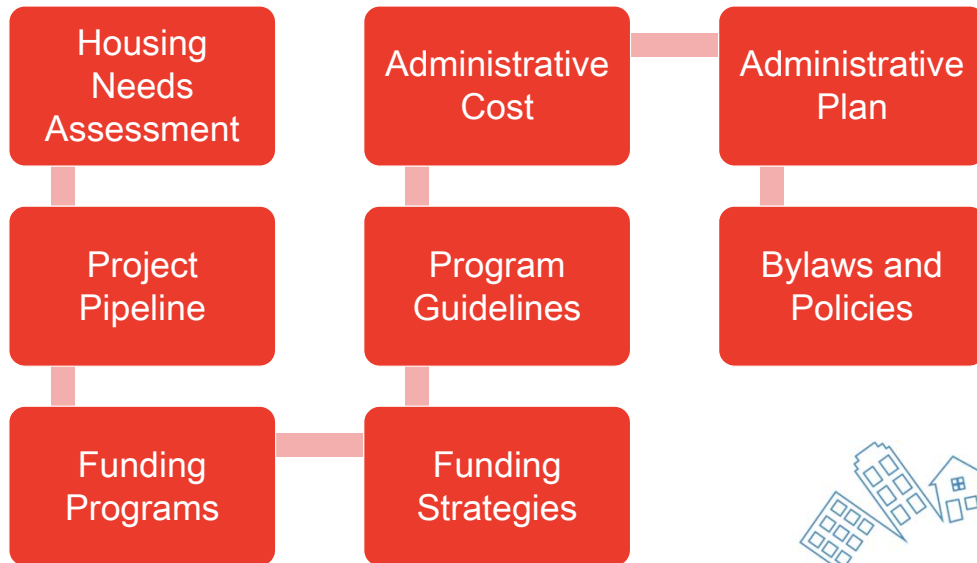
# 04

## Look Ahead





## Program Pieces



# 05

## Project Timeline



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## Timeline

### August 2025

- Housing Need Assessment
- Affordable Housing Pipeline
- Draft Recommendations for Funding Programs

### September - December 2025

- Draft Fundraising Strategy and Implementation Plan
- Draft Organizational Framework and JPA Structure
- Board Formation and Jurisdictional Onboarding

### December 2025

- Finalize Fundraising Strategy
- Develop and Finalize Program Guidelines
- Draft and Review Application Materials and Criteria
- Board Adopts JPA

### January - May 2026

- Member Agencies Adopt JPA
- Award Funding to REAP Projects
- Implementation of Administrative Plan

### June 2026

- Trust Operational

17

# Thank you



# Education Toolkit and Media Update



San Bernardino County Transportation Authority

The collage features several social media posts from the San Bernardino County Transportation Authority (SBCTA). The posts include:

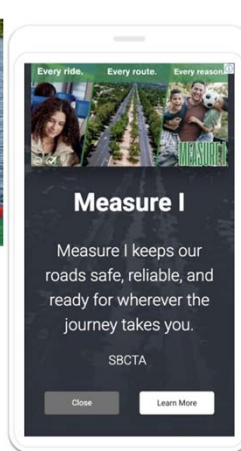
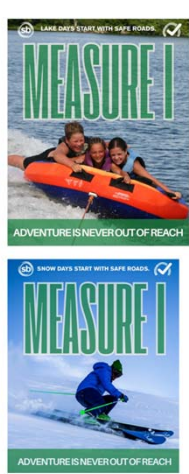
- A post from August 5 at 12:30 PM stating: "Each city and town in San Bernardino County receives Measure I funding to fulfill local needs. That means cities and towns set their own priorities and see results on t... See more". It includes a photo of a road construction site and a "Measure I" logo.
- A "CITY SPOTLIGHT" post for Chino Hills, dated August 7 at 6:05 PM, stating: "In Chino Hills, Measure I funds are at work preserving and improving infrastructure. Recent projects include... See more". It features an aerial view of the city.
- A "CITY SPOTLIGHT" post for Fontana, dated August 16 at 6:03 PM, stating: "Fontana continues to grow, and Measure I is helping its streets keep up. Investments include... See more". It features an aerial view of the city.
- A chalkboard-style graphic asking "What is Measure I?" with the SBCTA logo at the bottom.
- A chalkboard-style graphic asking "What impact do Measure I funds have?" with the SBCTA logo at the bottom.

The SBCTA logo is visible in the bottom left corner of the collage. The word "Toolkit" is written in the bottom right corner of the collage.





Measure I Video



Digital Ads

San Bernardino County Transportation Authority - SBCTA's post

San Bernardino County Transportation Authority - SBCTA

Measure I supports connectivity across the Morongo Basin's remote landscapes, helping maintain roads that link our desert towns to everyday needs. Discover how Measure I keeps us all connected at [goSBCTA.com/measurei](https://goSBCTA.com/measurei).

A SINGLE ROAD. COUNTLESS JOURNEYS.

MEASURE I

A PATH THAT KEEPS US CONNECTED

goSBCTA.COM

San Bernardino County Transportation Authority - SBCTA's post

San Bernardino County Transportation Authority - SBCTA

This local voter-approved transportation funding keeps our roads safe, reliable, and ready for wherever the journey takes you, whether you're heading into the mountains, across the desert, or through the heart of the Valley. Discover how Measure I keeps you moving at [goSBCTA.com/measurei](https://goSBCTA.com/measurei)

Measure I isn't just about roads.

San Bernardino County Transportation Authority - SBCTA's post

San Bernardino County Transportation Authority - SBCTA

Stretching across vast desert terrain, the high desert relies on safe, well-maintained routes for long commutes and services. Measure I funding helps keep us moving through more remote roadways. Learn more at [goSBCTA.com/measurei](https://goSBCTA.com/measurei).

WHERE HIGHWAYS MEET HOMETOWNS.

MEASURE I

KEEPS US MOVING AND CONNECTED.

goSBCTA.COM

sb

Digital Ads

• Summer Concerts in the Park

• National Night Out

• Fall Festivals

• Media releases and pitching

• Advertorials

• Op-eds

• Speakers bureau opportunities

sb

Community Events and Ongoing Media Efforts





LEGISLATIVE UPDATE:  
CA BUDGET BILLS, AB 98 CLEAN-UP, & OTHER BILLS TO WATCH  
**SBCTA Planning and Development Technical Forum**  
September 4, 2025

## 2025 Budget Trailer Bills

Signed into law on June 30, 2025

# AB 130/SB 131

## Not Your Average Budget Trailer Bills

- Governor Newsom made his signature on the final budget contingent on the passage of trailer bills AB 130 and SB 131.
- Both bills include substantial policy changes intended to accelerate housing production, strengthen accountability, and streamline environmental review for priority projects.

Bill ID	AB 130	SB 131
Focus	Housing	Public Resources
Bill Sections	74	21

## California Rolls Back Its Landmark Environmental Law

Gov. Gavin Newsom and state lawmakers scaled back a law that was vilified for its role in California's housing shortage and homelessness crisis. Source: New York Times

CALIFORNIA

## Newsom pushes major housing reform through California Legislature



### Subscribers are

Nearly 300 pounds of m  
panels nabbed at LAX

New network of air pollu  
near Palisades fire

Review  
Empty seats on buses

# Budget Trailer Bills (AB 130/SB 13)

## Key Changes: CEQA and Housing

- AB 130 created a new statutory CEQA exemption for qualifying infill housing and mixed-use projects up to 20 acres.
- SB 131 created a "near miss" exemption designed to limit CEQA studies only to the single condition that disqualified the project from an existing exemption.
- SB 131 created and expanded additional CEQA exemptions for other projects, such as housing element rezonings, agricultural housing, certain Prop 4 funded projects, health clinics, daycare centers in commercial areas, etc.,.
- Changes to housing laws such as the Permit Streamlining Act, Housing Accountability Act, Housing Crisis Act, and the Affordable Housing on Faith Lands Act (SB 4), Accessory Dwelling Unit Law (and others).
- Pause on state and local building codes (after 2025 code goes into effect).

The new infill statutory exemption is codified in [Public Resources Code \(PRC\) Section 21080.66](#)

# 2025-2026 CA Legislative Update

Bills to watch for the rest of the 2025 legislative session

## Additional Bills to Watch 2025-2026 Legislative Session



**The CA legislature is still in session!**

Bills have until **September 12** to be passed by both houses ("concurrence") and **October 12** to be signed by the governor. Most new laws will go into effect January 1, 2026.

### Key Themes & Bills (Still active as of 8/28)

#### More Housing Streamlining & Accountability

- AB 79 – Upzoning for Transit Oriented Development
- AB 1206 – Preapproval programs for single-and multi-family

#### Transparency/Labor

- SB 707: Brown Act changes
- AB 339: Required public agency noticing to unions in advance of proposed/renewed contracts

#### AB 98 of 2024 Clean-Up (See next slides)

- SB 415 and AB 735

## AB 98 of 2024 Clean Up AB 735 (Carrillo) and SB 415 (Reyes)

Legislation to clean up AB 98 of 2024 is still working its way through the traditional legislative process.

- Each bill passed the house of origin and is in the floor process of the opposite house (as of 8/28).
- Amendments have trickled in and currently include minor clean-up and clarifications (i.e., "unincorporated areas within the Counties of Riverside and San Bernardino", "logistics use *development*" vs. "logistics uses").
- Clarifications to commercial/industrial road definition and test.
- Alternative small jurisdiction general plan update deadlines.
- New enforcement and penalty language.



## AB 735 (Carrillo) and SB 415 (Reyes) **Proposed** Alternative Deadlines for Small Jurisdictions (Not in WCR)

### Proposed Categories under Current Clean-Up Bills

Warehouse Concentration Region (WCR)	• San Bernardino County (Unincorporated areas)
Circulation Element Update Due <b>January 1, 2026</b>	• Chino • Colton • Fontana
<i>Small Jurisdictions Outside of WCR (Proposed alternative Circulation Element Due Date)</i>	• Adelanto • Barstow • Big Bear Lake • Grand Terrace
<i>Circulation Element Update would be due by <b>January 1, 2035</b> if clean-up bill passes</i>	
All other agencies	• Apple Valley • Chino Hills • Hesperia • Highland
Circulation Element Update Due <b>January 1, 2028</b>	

### SBCTA Agencies

• Ontario
• Rancho Cucamonga
• Redlands
• Rialto
• City of San Bernardino
• Loma Linda
• Montclair
• Needles
• Twentynine Palms
• Yucca Valley
• Upland
• Victorville
• Yucaipa

Later General Plan implementation dates for smaller jurisdictions are proposed for small jurisdictions **not** in the Warehouse Concentration Region (WCR)

The following are the **proposed** deadlines by which jurisdictions would have to have a compliant circulation element:

- WCR: **January 1, 2026 (unchanged)**
- Cities with a population of 50,000 or less and counties with an unincorporated population of 100,000 or less would have until **January 1, 2035**
- All other jurisdictions: **January 1, 2028 (unchanged)**

# AB 735 (Carrillo) and SB 415 (Reyes)

## **Proposed** Clean-Up Legislation Provisions

Current Safe Harbor Language (as of 8/28):

(i) (1) *In an action brought by the Attorney General, a jurisdiction that is in violation of this section and that has been found by the Attorney General not to have made a good faith effort to meet the requirements of this section shall be subject to all of the following:*

(A) *A civil penalty of up to fifty thousand dollars (\$50,000) every six months, for each violation, accrued from the date of the violation until the violation is cured.*

(B) *All costs of investigating and prosecuting this action, including expert fees, reasonable attorney's fees, and costs.*

(C) *Other relief deemed appropriate by the court, including equitable and injunctive relief.*

(D) *Civil penalties collected pursuant to this section shall be paid to the office of the Attorney General.*

(E) *The liability, penalties, and remedies imposed by this section are in addition to any other liability, penalties, and remedies imposed by any other law.*



## AB 98 of 2024 Clean Up AB 735 (Carrillo) and SB 415 (Reyes)

**Amendments are still being made/considered as the legislative session concludes.**

Bills have until **September 12** to be passed by both houses ("concurrence") and **October 12** to be signed by the governor. If signed, the law would likely go into effect on January 1, 2026.

**REMINDER: AB 98 of 2024 is in effect as adopted unless and until clean-up legislation is signed into law and takes effect.**

### **Regional Clean-Up Priorities**

1. Allow agencies to satisfy truck route mapping requirements with an ordinance.
2. Promote alternative enforcement provisions to AG fines, including a more robust safe harbor provision than what is currently proposed.
3. Additional language/definition clean up to support implementation and address inconsistencies.

## NEXT STEPS

### Additional Bills & Implementation

- **Review internal processes** for compliance with new AB 130/SB 131 changes and tracking requirements (CEQA exemptions, housing review/approval timelines, shelter inspections).
- Warehouse Concentration Region: **Circulation Plan Element Updates due January 1, 2026.**
- **Track** AB 98 clean-up and additional proposed legislation.
- **Stay engaged** for future legislative updates and technical assistance resources.



## QUESTIONS?

TAYLOR LIBOLT VARNER  
(909)639-1857  
TLVARNER@AMPLIFYCOMMUNITIES.ORG