

<b>Jurisdiction</b>	Maricopa County - Unincorporated	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	3
	Non-Deed Restricted	23
Moderate	Deed Restricted	5
	Non-Deed Restricted	112
Above Moderate		439
Total Units		<b>588</b>

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	373	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	116	0
Mobile/Manufactured Home	0	94	0
<b>Total</b>	<b>0</b>	<b>583</b>	<b>0</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	586	588

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications
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Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	27
Sites Rezoned to Accommodate the RHNA	0

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Based Application
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0		
	2350241080000	1336 LA CRESCENTA DR, #UNIT 1-2, BIG BEAR CITY, CA 92314	Lock	MFGH-2021-00073	MH	O									0				
	0449282080000	10797 MEDANOS AVE, LUCERNE VALLEY, CA 92356	\$19,299	MFGH-2021-00149	MH	O									0				
	3070451070000	9577 GORGONIO RD, PHELAN, CA 92371		MFGH-2021-00156	ADU	R									0				
	0451551070000	31031 SAGE ST, LUCERNE VALLEY, CA 92356	\$53,357	MFGH-2021-00159	MH	O									0				
	3066421150000	5349 JUNIPER RD, PHELAN, CA 92371	\$42,351	MFGH-2022-00004	MH	O									0				
	0452351260000	36324 HANK RD, LUCERNE VALLEY, CA 92356	\$29,640	MFGH-2022-00008	MH	O									0				
	0450241270000	8877 BUTTE ST, LUCERNE VALLEY, CA 92356	\$11,794	MFGH-2022-00036	MH	O									0				
	0630341110000	60670 STAGEMANS RD, LANDERS, CA 92285	\$63,000	MFGH-2022-00040	MH	O									0				
	3069451010000	11691 EABY RD, PHELAN, CA 92371		MFGH-2022-00047	MH	O									0				
	0357122040000	11950 STATE HWY 138, HESPERIA, CA 92345	\$132,799	MFGH-2022-00088	MH	O									0				
	3099441050000	13262 BEEKLEY RD, PINON HILLS, CA 92372	\$41,141	MFGH-2022-00112	MH	O									0				
	3070081010000	11487 E WOLF DR, PHELAN, CA 92371	\$42,448	MFGH-2022-00114	MH	O									0				
	3065311030000	9235 MIDDLETON RD, PHELAN, CA 92371		MFGH-2022-00128	MH	O									0				
	0494103070000	37138 HINKLEY RD, HINKLEY, CA 92347	\$6,898	MFGH-2022-00146	MH	O									0				
	3039161100000	7728 FIR COURT, OAK HILLS, CA 92344	\$70,766	MFGH-2022-00164	MH	O									0				
	0452361130000	14254 FAIRLANE RD, LUCERNE VALLEY, CA 92356	\$63,673	MFGH-2022-00172	MH	O									0				
	3097311050000	12265 WINDERMERE RD, PHELAN, CA 92371	\$57,000	MFGH-2022-00179	MH	O									0				
	0584251400000	10029 FOBES RD, MORONGO VALLEY, CA 92256	\$28,398	MFGH-2022-00187	MH	O									0				
	0256021620000	10719 TAMARIND AVE, BLOOMINGTON, CA 92316		MFGH-2022-00199	MH	O									0				
	3067491110000	1772 NIELSON RD, PINON HILLS, CA 92372		MFGH-2022-00205	MH	O									0				
	0355102250000	1017 APPLE AVE, WRIGHTWOOD, CA 92397	\$71,400	MFGH-2023-00010	MH	O									0				
	0629402020000	1120 FORTUNA AVE, LANDERS, CA 92285	\$14,804	MFGH-2023-00024	MH	O									0				

	3070631030000	9426 SMOKE TREE RD. PHELAN, CA 92371	\$33,959	MFGH-2023-00050	MH	O									0				
	0602111050000	6775 JUNIPER RD, JOSHUA TREE, CA 92252	\$125,000	MFGH-2023-00053	MH	O									0				
	0457251040000	19523 SILVER ROCK RD, EL MIRAGE, CA 92301		MFGH-2023-00084	MH	O									0				
	0351191300000	4575 VALLE VISTA RD. PHELAN, CA 92371	\$95,000	MFGH-2023-00090	MH	O									0				
	3038501040000	7524 SHASTA RD, PHELAN, CA 92371	\$92,500	MFGH-2023-00098	MH	O									0				
	3099591160000	3090 LINDERO RD, PINON HILLS, CA 92372		MFGH-2023-00109	MH	O									0				
	3098061200000	3908 LUNA RD, PHELAN, CA 92371	\$35,020	MFGH-2023-00111	MH	O									0				
	3038151160000	8426 CHATEAU RD, PHELAN, CA 92371	\$31,836	MFGH-2023-00113	MH	O									0				
	3099441360000	13075 CORTON ST, PINON HILLS, CA 92372		MFGH-2023-00116	MH	O									0				
	3068261100000	11224 REDWOOD RD, #U 1-2, PINON HILLS, CA 92372		MFGH-2023-00122	ADU	O									0				
	3069381050000	11450 CAMPANULA RD, PHELAN, CA 92371		MFGH-2023-00129	MH	R									0				

City	City
Jurisdiction	Unincorporated
Reporting Year	2024
Planning Period	2024-2025

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "X" indicates no action taken

Table A2 Annual Building Permit Report: Housing Element Categories, Certified Projects and Completions																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Project Identifier			Unit Types		Affordability by Household Income - Completed Development										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificate of Occupancy										Streamlining	Subsidy	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance and/or Deed Restrictions	Terms of Affordability or Deed Restrictions	Developer/Owner/Grantor	Density Bonus					Notes																																																																																																																																																																																																																																																																																																																																																																																																																																
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File #/ID	Current Map	Base Address	Project Name	Local Jurisdiction	Unit Category	Year of Construction	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of Units	Very Low Income	Low Income	Low-Moderate Income	Moderate Income	Moderate-High Income	High Income	Entirely Affordable	# of

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: \*n" indicates an optional field

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Housing Element Implementation

Note:  $^{235}\text{U}$  loadings are constant at 1000 g.

[illegible]

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Housing Element Implementation

Cells in grey contain auto-calculation formulas







ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Cells in grey contain auto-calculation formulas



<b>Jurisdiction</b>	San Bernardino County - Unincorporated	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-		
	Non-Deed Restricted	2,179	43	33	6	-	6	-	-	-	-	-	88	2,091
Low	Deed Restricted		-	-	88	-	3	-	-	-	-	-		
	Non-Deed Restricted	1,360	33	25	134	8	23	-	-	-	-	-	314	1,046
Moderate	Deed Restricted		-	-	-	-	5	-	-	-	-	-		
	Non-Deed Restricted	1,523	63	26	234	282	112	-	-	-	-	-	722	801
Above Moderate		3,770	80	63	357	780	439	-	-	-	-	-	1,719	2,051
Total RHNA		8,832												
Total Units			219	147	819	1,070	588	-	-	-	-	-	2,843	5,989
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely low- Income Need														
Extremely Low-Income Units*		1,090		-	1	-	-	-	-	-	-	-	1	1,089

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	San Bernardino County - Unincorporated
<b>Reporting Year</b>	2024 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Land Use Inventory	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.	2022-2029	In Process- Land Use Inventory is being monitored. Development code update in process.
Program 2: Sewer Expansion in Bloomington	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	Plan finalized within one year of adoption of the housing element, implementation concurrent with development	In Process- Bloomington/Rialto Sewer study concluded. Staff is evaluating the study and has begun identifying
Program 3: Accessory Dwelling Units	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	Monitor and update ADU Ordinance as necessary. Pre Approved ADU Site Plans by 2025, confirm fiscal impact by 2022 and implement by 2025, advertizing in 2025	In Process- Draft Plans complete, Development Code update for ADUS in draft status.

Program 4: Short Term Rentals	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)	Initiate study in 2022 and complete public outreach and engagement in 2023, with a target completion date no later than 2023. Establish and begin implementation of recommended solutions by 2024 if the study's conclusions support the establishment of incentives and/or a limitation (by region and/or for specific unincorporated communities). By March 2023, bring forward an interim cap for consideration by the Board of Supervisors on the total number of short-term rental permits on an annual basis and/or a percentage of total housing units within each community	Complete, reporting ongoing. The results of the study have been heard by the board on June 11th and has been posted on the website for the public's view.
Program 5: SB 330 and SB8- No Net Loss Downzoning	Maintain consistency with state law	2022-2029 (current sunset of state law provisions Jan 1, 2030)	County is maintaining consistency with state law
Program 6: Rental Assistance	455 households; continue implementation of federally funded programs.	2021-2029	<p>Bloomington Phase IV: Development continues with projected delivery of up to 100 affordable units by 2027</p> <p>Funding Solicitations for Affordable Rental Housing Released: . This included amendments for HOME-funded / Supportive Housing Developments, issued on February 29 and May 24, 2024, with a Senior Housing Project in receive funding in 2025. Additionally, the PLHA Funding Application was released on December 17, 2024. County is submitting viable projects to the Board of Supervisors that were received from these solicitations for projects that are 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. As part of these efforts, County committed funding to the following affordable permanent multifamily projects within the county:</p> <ol style="list-style-type: none"> <li>1) Rialto Metrolink South Affordable Housing Development: This project, located within the city of Rialto, creates 100 very low and low-income households and was completed during September 2024. The County provided \$2,250,000 in funding.</li> <li>2) Eagle Hesperia: This project, located within the city of Hesperia, constructed 96 affordable senior housing units for income seniors. The project was completed in the fall of 2024.</li> <li>3) Liberty Lane Apartments: Under construction with an anticipated completion date of fall 2025. This 80-unit project in Redlands, will create 79 units of affordable housing for extremely low-income, very low-income, and low-income households. County provided \$5,099,020 in funds utilizing HOME (\$4,049,020) and County Housing Asset funds (\$1,050,000).</li> <li>4) E Street Affordable Housing Development Project with US Vets: The County approved a resolution to commit funding for this project on June 11, 2024. This project will result in the construction of a 30-unit apartment building to serve veterans. The project will be submitting applications for tax credits.</li> </ol>
Program 7: Acquisition and/or Construction of Multifamily Rental Units	66 housing units and seek funding to expand ability to fund additional units	2022 and ongoing	In progress - County is under contract to purchase Bloomington IV for the development of affordable units in the area. This project is slated to deliver 100 new units of affordable housing upon completion in 2026.
Program 8: Public Housing Modernization Program	Identify candidate sites for modernization	2021-2029	The Housing Authority of San Bernardino County owns thousands of federally supported and affordable housing units. During the 2021-2029 planning period, HASB has transitioned all but one unit of its affordable housing portfolio to the County Housing Asset fund. The County will continue to assess its portfolio of federally assisted units and identify properties that are suitable for its ongoing modernization program.
Program 9: Sewer and Water Service Priority	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.	Distribution upon adoption of Housing Element, ongoing for internal coordination	Distribution Complete. ongoing

<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 information on</p>	<p><b>Annual update to strategic plan and evaluation of objective</b></p>	<p>The following projects were launched in 2024 to expand the County's temporary housing and emergency shelter</p> <p>Invested \$4.1M in funding to support the expansion of a residential adult residential facility serving justice-involved in the unincorporated area of Muscoy. This expansion will increase the facility's capacity from 10 to 30 beds, will be operational by the end of 2025.</p> <p>Provided \$10M of funding to bring 140 interim housing beds online in the City of Fontana. The Water of Life Center provides 20 interim housing units, while The Path offers 60 units and 120 beds, both of which serve homeless individuals who operate through the County's Coordinated Entry System to prioritize those with the greatest need.</p> <p>In June 2024, the County Board of Supervisors approved a funding resolution of \$5,000,000 with US Vets for the unit property in the City of San Bernardino that is aimed at providing permanent housing for homeless veterans households. These initiatives significantly boost the County's year-round bed capacity.</p>
<p><b>Program 11: Manufactured Homes</b></p>	<p>Promote the construction 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</p>	<p><b>2022-2029 for creation of new units, 2023 for coordination with CHMI and others on informational brochures and additional methods to facilitate lower income units; additional actions as needed on an annual basis</b></p>	<p>Staff has identified the need to enhance the efficiency of the approval process and provide clearer guidance for owners of manufactured homes. To address this, staff has initiated the development of a comprehensive guide to a revised application process aimed at significantly reducing processing time and administrative burden. These efforts are to be completed by early 2025.</p> <p>In the calendar year 2024, the County funded the Kern St project, designed to assist justice-involved homeless individuals. Two manufactured homes were purchased, increasing the bed capacity at the site from 10 to 30. The occupancy is in 2025.</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><b>2023</b></p>	<p>Development Code update in draft status</p>

Program 13: Environmental Studies to Streamline Development	Complete environmental studies to streamline future permitting and CEQA compliance.	2022	Complete.
Program 14: SB 35 and SB 330 Streamlining	Update Development Code in compliance with state law	2022	In Process- development code update in draft status
Program 15: Energy Conservation	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	ongoing	In Process- continuing to enforce state energy conservation and building code standards
Program 16: Development Fee Transparency	: Update the County's website to ensure compliance with state law regarding increased fee transparency and online publication of information	2023 and ongoing	In Process- Fee estimator updated
Program 17: Home Repair Assistance	Assist 50 units in need of minor or major rehabilitation, with a focus on lower income and/or senior homeowners conduct home repairs	ongoing	In Process - to be developed in 2025
Program 18: Code Enforcement	Continue to conduct code enforcement programs and activities; monitor and secure funding for similar programs as determined appropriate and feasible.	Ongoing	In Process
Program 19: Units that are Abandoned or to be Demolished	Provide 10 property owners with information on potential funding sources for and benefits of repair or redevelopment.	Complete initial outreach by 2024 and annually as needed.	Ongoing
Program 20: Assisted Housing	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.	Ongoing monitoring; communicate with property owner of Sunset Village Apartments by January 2023 regarding compliance; identify potential use of funding sources for extension of affordability of 16 units in Sunset Village Apartments by June 2024 to incorporate into the 2025-2030 Consolidated Plan	Sunset Village Apartments in Joshua Tree represents the only assisted housing project in unincorporated county transitioning to market rates before 2042, though the property owner has expressed intent to maintain affordability date in 2037 despite having an option to exit in 2026. The County is actively assessing funding opportunities while collaborating with the property owner to preserve long-term affordability. Concurrently, the County California Government Code Sections 65863.10-65863.13, which includes providing tenant resource information at required intervals (3-year, 12-month, and 6-month), and offering exclusive notice periods to qualified entities conversion to market rates. Additionally, the County plans to identify potential uses of federal housing funds for the upcoming 2025-2030 Consolidated Plan.
Program 21: Affirmatively Further Fair Housing	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.	Complete an Affirmatively Furthering Fair Housing Plan, including affirmative marketing and associated community and stakeholder engagement, by 2024 (conduct in parallel with updates to Analysis of Impediments to Fair Housing Choice and Consolidated Plan); produce and distribute additional information and augment websites by 2023; contract with Inland Fair Housing and Mediation Board and conduct other outreach on an ongoing basis	During this reporting year, the County hired a consultant for the preparation of the Affirmatively Furthering Fair of Impediments to Fair Housing Choice (AI) Plan and Market Analysis. The AFFH drafts of both the AI Plan are scheduled to be presented to the Board of Supervisors on March 25, 2025. The County contracts with the Inland Mediation Board (IFHMB) for fair housing services. IFHMB is preparing the informational flyers and outreach to households within the unincorporated areas and participating cities of the county in 2025.  During the reporting period, IFHMB conducted 16 community meetings/events to educate residents/businesses in unincorporated areas and communities and cooperating cities distributing 250 fair housing brochures. A total of 2,286 consisting of 264 residents who were assisted with fair housing matters, and 2,016 residents were assisted with IFHMB continues to conduct education and outreach such as fair housing presentations through Zoom. IFHMB housing brochures. Additionally, IFHMB provides fair housing materials through social media.

Program 22: Housing Vouchers and Displacement	Increase the use of Housing Choice Vouchers in the Valley region by 5 percent	Complete a study by 2023 to understand where and why voucher use rates are high with the goal of replicating success in areas deemed vulnerable to displacement; initiate strategies in 2024 based on the results of this study to expand voucher use in areas deemed vulnerable to displacement.	<p>The Housing Authority of San Bernardino County (HASB) continues to make significant strides in expanding its public housing region. In 2024, HASB executed two new contracts within the County that added 37 project-based units to the County's public housing stock. The Authority also received 62 additional Veterans Affairs Supportive Housing (VASH) vouchers effective February 2024, bringing the total VASH allocation to 691 vouchers.</p> <p>The Housing Authority completed its comprehensive portfolio conversion through HUD's Rental Assistance Demonstration (RAD) program in 2022, transitioning all public housing units to project-based voucher Housing Choice Voucher (HCV) contracts. This culminated with Los Olivos, a 98-unit property in Upland, completed in June 2022. The RAD program strategy leveraged housing by shifting from historically unstable public housing funding to more reliable HCV funding, enhancing the County's ability to leverage financing for preservation efforts.</p> <p>Major redevelopment projects continue to transform communities. The former Waterman Gardens site in San Bernardino is being redeveloped into Arrowhead Grove—completed one-to-one replacement of all 252 former public housing units in 2021, now offering 36 market-rate units. HASB is finalizing financing plans for upcoming phases that will deliver 92 additional units to the Community Resource Center.</p> <p>At Valencia Grove in Redlands, HASB commenced construction on Phase II in January 2023. This development will provide affordable multifamily rental units for households earning at or below 80% of Area Median Income, with construction scheduled to begin in 2024.</p>
Program 23: Community Education on Affordable and Fair Housing	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.	Coordination starting in 2022, with materials and outreach strategies finalized by 2023 with participating jurisdictions and the Inland Fair Housing and Mediation Board, followed by distribution and outreach work starting in 2024 and conducted on an ongoing basis, reaching 5,000 households by 2025. Update County notification process and initiate hiring process of new bilingual LUS staff member by 2023.	<p>The County's partnership with Inland Fair Housing and Mediation Board (IFHMB) delivered significant educational outreach through community meetings across unincorporated areas and participating cities. IFHMB distributed 250 fair housing brochures, providing crucial information on affordable housing resources and opportunities, reaching 2,280 residents total.</p> <p>IFHMB's multi-channel education approach—combining in-person events, Zoom presentations, and social media outreach—widespread access to fair housing information and affordable housing options. Of residents reached, 264 received landlord/tenant guidance.</p> <p>For 2025, IFHMB is developing enhanced educational materials with the goal of reaching 5,000 households with fair housing information, while the County's AFFH Plan and Market Analysis (due April 2025) will continue to inform educational initiatives.</p>
Program 24: Community Benefits, Health, and Wellness	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)	Establish community benefits agreements in 2022 and implement such mechanisms in 2022 and ongoing. Seek additional state and federal grants on an annual basis, as relevant to need and nature of community benefits being funded. Target 2-5 distinct improvements by 2029. Initiate health and wellness related annual meetings in 2022, with service provider/organization capacity improved by 2024	<p>Staff is continuing to implement community benefit agreements, with one additional agreement established in 2022 including the Bloomington Specific Plan MOU Public Benefit Contribution, the Warehouse Project-Public Benefit Agreement, and the Helen Specific Plan Area.</p>

Program 25: Reduce Exposure to Pollution from Local and Regional Logistics Development	<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>	Update Development Code by 2026; new electric vehicle charging facilities installed by 2027; 15+ acres of land rezoned RM by 2023; establish new CERP by 2027 (dependent upon concurrence by South Coast AQMD)	<p>On September 30, 2024, The state passed AB98 which mandates additional standards for warehouses sited near such as residences. Staff has begun work on bringing the County into compliance with this law and is expecting. Additionally, staff is continuing to push for Electric Vehicle charging and energy efficiency standards consistent with LEED.</p>
Program 26: Extremely Low Income Households	<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>	ongoing	<p>The County continues its comprehensive approach to support extremely low-income housing development through including annual developer outreach, technical assistance, financial support when available, grant identification support. Recent achievements include advancing plans for Pacific Village Phase II in San Bernardino (58 permanent units and 32 recuperative care beds) and completing the Metro View Development partnership that delivered 6 below 30% AMI in January 2024. Looking ahead, Liberty Lane in Redlands will provide 28 units for extremely low income households in 2025, while County financial support for the E Street Affordable Housing Development will create extremely low-income veterans. The Community Development and Housing Department actively maintains a pipeline of income units, while Land Use Services conducts a comprehensive review of best practices from other jurisdictions. housing initiatives have already yielded 6 additional very low-income units and 26 low-income units as the County addresses housing needs across the income spectrum, with particular emphasis on serving those with the greatest challenges.</p>
Program 27: Households with Disabilities	<p>: 100 lower income units designed to serve those with disabilities. Collaborate with and interview housing developers and service providers in 2023 to identify potential incentives, streamlining, and standard modifications to remove constraints and promote objectivity and certainty on housing for persons with disabilities and comply with all applicable state and federal laws. Provide technical or other support throughout the planning period</p>	ongoing	<p>In 2024, the County Board approved the Kern Street project in unincorporated Bloomington, which will provide justice-involved individuals experiencing homelessness who have severe mental illness. This initiative represents the County's comprehensive approach to addressing the housing needs of residents with various disabilities. The County and Housing Department (CDH) continues to forge strategic partnerships with developers to facilitate housing for individuals with physical, psychological, and developmental disabilities. A significant advancement is the second phase of Pacific Village, which will include 58 permanent housing units with integrated supportive services through the Department of Behavioral Health (DBH). To further expand housing opportunities, the County is acquiring a parcel in an unincorporated area for development with specific accessibility requirements: 5% of units will be designated for mobility-impaired individuals with sensory or visual impairments. Additionally, the development will include dedicated Permanent Supportive Housing. Several projects in incorporated areas of the County also address these needs. The Eagle Senior Housing Complex, completed in 2024, features ADA-compliant units specifically designed for residents 55 and older. Construction of the Kern Lane project, which will reserve 9 units for special needs homeless clients with mental health services provided, is expected to begin in 2025. The County Department of Behavioral Health operates a 150-bed skilled nursing facility in Kern County serving high-acuity individuals who may have disabilities.</p>

<b>Jurisdiction</b>	San Bernardino County - Unincorporated	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field          Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2024 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

<i>H_1</i> APN	<i>H_2</i> Address	<i>H_3</i> Use	<i>H_4</i> Units	<i>H_5</i> Designation	<i>H_6</i> Size	<i>H_7</i> Notes
For San Bernardino County jurisdictions, please format the APN's as follows:9999-999-99-9999						

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Interse ction	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
1055-061-01-0000, 1055-061-02-0000, 1055-071-01-0000, 1055-071-02-0000, 1055-051-01-0000*, 1055-051-02-0000*	South of Remington Avenue, East of Flight Avenue, West of Hellman Avenue (jurisdiction: City of Chino)	Vacant	1	Surplus Land	46	Former Nyenhuis Properties; surplus Board date: 2/12/19 *portions of
0617-125-17-0000	73658 OLD DALE RD 29 PALMS 92277 (jurisdiction: City of Twentynine Palms)	Public Facilities	0	Surplus Land	0.33	Old Dale Road – 29 Palms TV Station; surplus Board date: 12/10/19
1054-051-01-0000, 1054-051-02-0000, 1054-061-01-0000, 1054-251-01-0000, 1054-251-02-0000, 1054-301-01-0000,1054-301-02-0000	North of Merrill Avenue, West of Bon View Avenue, South of Eucalyptus Avenue (jurisdiction: City of Ontario)	Other	1	Excess	75	75 Acres North of Merrill – (TeVelde Dairy)

0468-291-05-0000	Southwest corner of Olive Street and Third Street (jurisdiction: San Bernardino County)	Vacant	0	Surplus Land	0.18	Oro Grande Maintenance Shed; surplus Board date: 2/6/24
0229-283-96-0000*	9500 Etiwanda Ave, Rancho Cucamonga, CA	Vacant	0	Excess	32	Adjacent West Valley Detention Center
0210-181-44-0000* , 0210-181-45-0000*	1050 N. Archibald Ave, Ontario, CA	Vacant	0	Excess	14	Adajcent Topgolf
0262-042-19-0000, 0262-042-20-0000	19777 Cajon Blvd, San Bernardino, CA	Vacant	0	Excess	120	Cajon Landfill
0110-311-31, 0210-161-14, 0110-311-14, 0110-311-06, 0110-311-12	NWC N. Archibald Ave and E. Date Palm Paseo, Ontario, CA	Public Facilities	0	Excess	38	Turner Basins
0228-091-45	SEC of the I-15/Victoria St intersection, Rancho Cucamonga	Public Facilities	0	Excess	16	Etiwanda Disposal Site



0234-041-12, 0234-041-13, 0234-041-16, 0234-041-17, 0234-041-18, 0234-041-27, 0234-041-35, 0234-041-36, 0234-041-38, 0234-041-42, 0234-041-47, 0234-041-56, 0234-041-58, 0234-041-59, 0234-041-61, 0234-041-62, 0234-041-01, 0234-041-02, 0234-041-03, 0234-041-04, 0234-041-05, 0234-041-06, 0234-041-07, 0234-041-08, 0234-041-09, 0234-041-10, 0234-041-11, 0234-041-14, 0234-041-15, 0234-041-19, 0234-041-20, 0234-041-21, 0234-041-22, 0234-041-23, 0234-041-24, 0234-041-25, 0234-041-26, 0234-041-28, 0234-041-29, 0234-041-30, 0234-041-31, 0234-041-32, 0234-041-34, 0234-041-37, 0234-041-39, 0234-041-40, 0234-041-41, 0234-041-43, 0234-041-44, 0234-041-45, 0234-041-46, 0234-041-48, 0234-041-49, 0234-041-50, 0234-041-51, 0234-041-52, 0234-041-53, 0234-041-54, 0234-041-55, 0234-041-57, 0234-041-60, 0234-041-63, 0234-041-64, 0234-041-65, 0234-041-12, 0234-041-13, 0234-041-16, 0234-041-17, 0234-041-18, 0234-041-27, 0234-041-35, 0234-041-36, 0234-041-38, 0234-041-42, 0234-041-47, 0234-041-56, 0234-041-58, 0234-041-59, 0234-041-61, 0234-041-62, 0234-041-01, 0234-041-02, 0234-041-03, 0234-041-04, 0234-041-05, 0234-041-06, 0234-041-07, 0234-041-08, 0234-041-09, 0234-041-10, 0234-041-11, 0234-041-14, 0234-041-15, 0234-041-19, 0234-041-20, 0234-041-21, 0234-041-22, 0234-041-23, 0234-041-24, 0234-041-25, 0234-041-26, 0234-041-28, 0234-041-29, 0234-041-30, 0234-041-31, 0234-041-32, 0234-041-34, 0234-041-37, 0234-041-39, 0234-041-40, 0234-041-41, 0234-041-43, 0234-041-44, 0234-041-45, 0234-041-46, 0234-041-48, 0234-041-49, 0234-041-50, 0234-041-51, 0234-041-52, 0234-041-53, 0234-041-54, 0234-041-55, 0234-041-57, 0234-041-60, 0234-041-63, 0234-041-64, 0234-041-65	Patchwork of 48 parcels bordering Rosemary Dr and Iris Dr, east of Calabash Ave, in Bloomington, CA	Vacant	0	Excess	9.2	Rosemary & Iris
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