



City of Needles, California Request for City Council Action

CITY COUNCIL NPUA HACN

Regular Special

Meeting Date: March 10, 2026

Title: Resolution 2026-8 Approving participation in the Joint Powers Authority (JPA) for the establishment of the San Bernardino Regional Housing Trust (SBRHT).

Background: California faces a significant housing supply and affordability crisis spurred by high land costs, rising construction costs, limited financing options, and other market constraints. These issues and challenges have manifested at the local level with compounding and interrelated impacts on housing supply, homelessness, and regional economic stability. Addressing these issues requires coordinated actions at the local, regional, and statewide levels.

One such regional action is the establishment of the SBRHT, which would raise and leverage funds to support affordable housing production, preservation, rehabilitation, and other housing-related activities across the San Bernardino region.

In response to increasing concern regarding housing challenges in the region the City/County Managers Technical Advisory Committee (CCMTAC) of the San Bernardino Council of Governments (SBCOG) formed an ad hoc subcommittee in 2021 to explore the feasibility of implementing a housing trust fund. At the direction of the Subcommittee SBCOG released the San Bernardino Regional Housing Trust White Paper (White Paper) in January 2022, which outlines potential benefits, governance structures, and relevant case studies related to the formation of a housing trust fund.

The White Paper concludes that a regionally structured housing trust fund would benefit the region through shared governance, administrative efficiency, enhanced visibility to potential investors, developers, and the state, and economies of scale that localized efforts may not achieve on their own.

Following the release of the White Paper, SBCOG developed the SBRHT Strategic Plan, which assesses housing needs throughout the San Bernardino region and identifies potential funding sources, financing mechanisms, and programmatic activities that could be supported by the SBRHT. Throughout 2022 and 2023, SBCOG conducted extensive outreach, engaging local decision-making bodies, city and county managers, planning staff, elected officials, developers, and housing administrators.

Based on this research and outreach, it was recommended that a housing trust fund serving the San Bernardino region be structured as a Joint Powers Authority (JPA) comprised of local jurisdictions within the region. On April 5, 2023, the SBCOG Board of Directors authorized staff to begin the process of establishing the SBRHT, including the formation of a new JPA.

Fiscal Impact: None

Recommended Action: Adopt Resolution 2026-8 Approving participation in the Joint Powers Authority (JPA) for the establishment of the San Bernardino Regional Housing Trust (SBRHT).

Submitted By: Patrick Martinez, City Manager
Candace Clark, City Clerk

City Manager Approval: Patrick J Martinez

Date: 3/6/2026

Other Department Approval (when required): _____

Date: _____