



AGENDA AND NOTICE OF THE SPECIAL MEETING OF THE  
SAN GABRIEL VALLEY REGIONAL HOUSING TRUST FUND BOARD OF  
DIRECTORS

**MONDAY SEPTEMBER 9, 2024 – 11:30 A.M.**

**SGVCOG Office**

**1333 S. Mayflower Avenue, Suite 360 Monrovia, CA 91016**

**SGVRHT Officers**

*Chair*, Jed Leano  
*Vice-Chair*, Becky Shevlin

**Representatives**

*Northeast Representative*  
Gary Boyer, Glendora  
Dennis Beckwith, Azusa  
(Alternate)

*Northwest Representative*  
Becky Shevlin, Monrovia

*Central Representative*  
Emmanuel Estrada, Baldwin  
Park

*Southeast Representative*  
Patty Cortez, Covina

*Southwest District*  
Adele Andrade-Stadler,  
Alhambra

*At-Large Representatives*  
Thomas Wong, Monterey  
Park (Delegate)  
Jed Leano, Claremont  
(Delegate)  
April Verlato, Arcadia  
(Alternate)

**Housing/Homeless Experts**

Anne Turner  
Alma Martinez

**Members**

Alhambra  
Arcadia  
Azusa  
Baldwin Park  
Claremont  
Covina  
Diamond Bar  
Duarte  
El Monte  
Glendora  
Industry  
Irwindale  
La Cañada Flintridge  
La Verne  
Monrovia  
Montebello  
Monterey Park  
Pasadena  
Pomona  
Rosemead  
San Gabriel  
South El Monte  
South Pasadena  
Temple City  
West Covina

Thank you for participating in today’s meeting. The Board of Directors encourages public participation and invites you to share your views on agenda items.

**MEETINGS:** The agenda packet is available at the San Gabriel Valley Council of Government’s (SGVCOG) Monrovia Office, 1333 S. Mayflower Avenue, Suite 360, Monrovia, CA, and on the website, [www.sgvkog.org](http://www.sgvkog.org). Copies are available via email upon request ([sgv@sgvkog.org](mailto:sgv@sgvkog.org)). A copy of the agenda is also posted for public viewing at the entrance of the SGVCOG Monrovia Office Building. Any additional agenda documents that are distributed to a majority of the Board after the posting of the agenda will be available for review in the SGVCOG office during normal business hours and on the SGVCOG website noted above.

**PUBLIC PARTICIPATION:** Your participation is welcomed and invited at all Board of Directors meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVRHT requests that persons addressing the meeting refrain from making personal, slanderous, profane or disruptive remarks. A person who continues to disrupt the orderly conduct of the meeting, after being warned by the Board Chair or designee to cease the disruption, may be precluded from further participation in the meeting.

**TO ADDRESS THE GOVERNING BOARD:** At a regular meeting, the public may comment: (i) on any matter within the jurisdiction of the Board of Directors that is not on the agenda during the public comment period at the beginning of the agenda; (ii) on any item(s) that is on the Consent Calendar prior to action taken on the Consent Calendar; and (iii) on any other agenda item prior to the time it is considered by the Board. during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public are requested to state their name prior to speaking. Comments are limited to a maximum of three minutes per person. The Board President may impose additional time limits if comments become repetitious, an individual member of the public seeks to speak on numerous items, or a large number of members of the public seek to speak on an item. Except in limited situations, the Board may not take action on items not appearing on the agenda and/or discuss them at length.

If you would like to provide a public comment during a Board meeting, please see “Instructions for Public Comments” below.

**AGENDA ITEMS:** The Agenda contains the regular order of business of the Board of Directors. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Board of Directors can be fully informed about a matter before making its decision.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



**CONSENT CALENDAR:** Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Board of Directors.

**TELECONFERENCE LOCATIONS:** State law allows Board Representatives to teleconference from remote locations as long as certain conditions are met, including listing the teleconference locations in the agenda. The following locations are hereby noticed as teleconference locations, which are accessible to the public for the purposes of observing this meeting and/or addressing the Governing Board.

Adele Andrade Stadler (Southwest Delegate) 2956 West Shorb Street Alhambra, CA 91803	Anne Turner (Housing and Homelessness Expert) 150 W. First Street, Claremont CA 91711	
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Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items, but within the SGVCOG’s subject matter jurisdiction, you may submit written comments via email or provide a verbal comment by participating through Zoom.

- Written Comments (Email): If you wish to submit written public comments to be distributed to the committee members prior to or during the meeting, please submit these materials via email to Brielle Salazar at [bsalazar@sgvrht.org](mailto:bsalazar@sgvrht.org) at least 1 hour prior to the scheduled meeting time. Please indicate in the Subject Line of the email “FOR PUBLIC COMMENT.” Emailed public comments will be read into the record and will be part of the recorded meeting minutes. Written public comments may include, but are not limited to letters, reports, and presentations.
- Verbal Comments (In Person): If you would like to make a public comment at the Governing Board meeting location, please fill out a public comment card. Comment cards will be made available to you by staff at the entrance to the meeting room. If you are attending the meeting at a noticed teleconference location and would like to make a public comment, please raise your hand when the item upon which you wish to speak comes up on the agenda.
- Verbal Comments (Zoom): If you would like to participate by teleconference from a private location, please email Brielle Salazar ([bsalazar@sgvrht.org](mailto:bsalazar@sgvrht.org)) to request an attendee Zoom link at least 24 hours before the meeting. Through Zoom, you may provide a verbal comment by using the web interface “Raise Hand” feature when the agenda item upon which you wish to speak is to be considered. You will then be called upon to provide your verbal comments.

**PRELIMINARY BUSINESS**

**5 MINUTES**

1. Call to Order
2. Roll Call
3. Public Comment (*If necessary, the President may place reasonable time limits on all comments*)
4. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to next regular meeting.

**CONSENT CALENDAR**

**5 MINUTES**

5. Meeting Minutes- Page 1  
*Recommended Action: Adopt May 30, 2024 meeting minutes.*
6. Naming of Shared Housing site in Honor of Susan Rubio- Page 3  
*Recommended Action: Adopt Resolution 24-10 approving site naming in honor of Susan Rubio.*
7. Pipeline Update- Page 7  
*Recommended Action: Adopt Resolution 24-11 adopting the Pipeline.*
8. 2022 LHTF Funding Commitment- Page 12  
*Recommended Action: Adopt Resolution 24-12 authorizing the Executive Director to execute an LOI for Gabrielino Heights (Duarte)- \$2,000,000.*
9. SCAG REAP 2.0 Agreement- Page 15  
*Recommended Action: Adopt Resolution 24-13 authorizing the Executive Director to execute the agreement and subsequent actions to implement the grant.*
10. 2024 LHTF application- Page 19  
*Recommended Actions: Adopt Resolution 24-14 approving 2024 LHTF application.*

**PRESENTATION**

**20 MINUTES**

11. Measure A Presentation- Page 25  
*Recommended action: For information only.*

**UPDATE ITEMS**

**5 MINUTES**

12. Chair's Report
13. Executive Director's Report
14. General Counsel's Report

**ADJOURN**

**SGVRHT Board of Directors Unapproved Minutes**

Date: May 30, 2024

Time: 3:00 PM

Location: SGVRHT Office in Monrovia and Virtual Meeting

**PRELIMINARY BUSINESS**

1. Call to Order  
Vice Chair Shevlin called the meeting to order at 3:01 PM.
  
2. Roll Call  
**A quorum was in attendance.**

**Members**

Becky Shevlin, Northwest District  
Adele Andrade-Stadler, Southwest District  
Carol Averell, Housing/Homeless Expert  
Gary Boyer, Northeast District  
Emmanuel Estrada, Central District  
Anne K. Turner, Housing/Homeless Expert  
April Verlato, At-Large Member Alternate  
Dennis Beckwith, Northeast District\*

**Members Absent**

Jed Leano, At-Large Member  
Patty Cortez, Southeast District  
Alma Martinez, Housing/Homeless Expert Alternate  
Margaret Finlay, At-Large Member  
Thomas Wong, Southwest District Alternate\*

\*Not included in quorum/voting

**Staff/Guests**

M. Creter, SGVCOG Executive Director  
B. Salazar, SGVRHT Manager  
D. DeBerry, General Counsel  
J. Talla, Intern

3. Public Comment  
There was no public comment.
  
4. Changes to Agenda Order  
There were no changes to the agenda order.

**CONSENT CALENDAR**

5. Board of Directors Minutes- February 15, 2024  
*Action: Adopt Board of Directors minutes for the February 15, 2024 meeting.*
6. Board of Directors Minutes- April 11, 2024  
*Action: Adopt Board of Directors minutes for the April 11, 2024 meeting.*
7. SGVRHT FY 24-25 Budget  
*Action: Adopt Resolution 24-06 approving the FY 24-25 Budget*
8. Loan Fee and Revenue Investment Policy  
*Action: Adopt Resolution 24-07 approving the loan fee and revenue investment policy*
9. State Legislative Position- AB 1657 (Wicks)

*Action: Adopt Resolution 24-08 supporting if amended AB 1657 (Wicks)*

10. Option to Ground Lease- 405 S. Del Mar- Page 23

*Action: Authorize Executive Director to negotiate and execute an Option to Ground Lease with Related for 405 S. Del Mar*

**There was a motion to approve the consent calendar.**

**[M/S: G. Boyer, A. Andrade-Stadler]**

**[MOTION PASSED]**

<b>AYES:</b>	Shevlin, Andrade-Stadler, Averell, Boyer, Estrada, Turner*
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>NO VOTE RECORDED:</b>	
<b>ABSENT:</b>	Leano, Cortez, Finlay

\*A. Turner abstained from Item 5 - Board of Directors Minutes - February 15, 2024 & Item 6 - Board of Directors Minutes- April 11, 2024.

**ACTION ITEMS**

11. Housing Innovation

**There was a motion to adopt Resolution 24-09 allocating \$517,000 to the Housing Innovation Program.**

**[M/S: A. Turner, G. Boyer]**

**[MOTION PASSED]**

<b>AYES:</b>	Shevlin, Andrade-Stadler, Averell, Boyer, Estrada, Turner
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	Leano, Cortez, Finlay

**PRESENTATION ITEMS**

12. SGVRHT Annual Report

M. Creter and B. Salazar presented on this item.

**UPDATE ITEMS**

13. Chair's Report

14. Executive Director's Report

M. Creter presented the SGVRHT FY 23-24 Annual Report to the Board, provided an update on House SGV, and previewed the next board meeting.

15. General Counsel's Report

**ADJOURN**

Vice Chair Shevlin adjourned the meeting at 3:30 PM.

DATE: September 9, 2024  
TO: Board of Directors  
FROM: Marisa Creter, Executive Director  
RE: **NAMING OF SHARED HOUSING SITE IN HONOR OF SUSAN RUBIO**

## **RECOMMENDED ACTION**

Adopt Resolution 24-10 approving site naming in honor of Susan Rubio.

## **BACKGROUND**

Senator Susan Rubio has played a key role in the efforts of the San Gabriel Valley Regional Housing Trust (SGVRHT) to address affordable housing and homelessness in the San Gabriel Valley region. In recognition of her contributions, staff recommends that the SGVRHT Board of Directors approve naming the shared housing site at 480 W. Monterey Ave., Pomona, in her honor.

Senator Rubio's impact began in 2019 with Senate Bill 751, which established the SGVRHT as a joint powers authority, enabling it to receive public and private financing to address homelessness and create affordable housing. Additionally, Senator Rubio secured the seed funding to initiate the SGVRHT and one of its lending programs, the Project Pipeline, providing a foundation for its ongoing operations.

In 2021, Senator Rubio secured a \$20 million state budget earmark for the SGVRHT, which supported the Project Pipeline, provided \$8 million to initiate the Revolving Loan Fund, and funded the SGVRHT's Homeless Pilot Programs. Her continued efforts in 2022 led to an additional \$10 million state budget earmark, enabling the Trust to further its work on these initiatives as well as allocate funding to SGVRHT's Affordable Housing and Homelessness Innovation Grant.

As a direct result of this funding, in May 2024, the SGVRHT Board of Directors awarded God's Pantry a \$1.8 million Affordable and Homeless Housing Innovation Grant to acquire a property in Pomona for a workforce development shared housing site. This property, located at 480 W. Monterey Ave., Pomona, CA 91768, was deeded to the SGVRHT, with God's Pantry operating the site under a ground lease to ensure long-term affordability. The site will provide housing for tenants enrolled in God's Pantry's workforce development program, who earn at or below 80% of the Area Median Income (AMI).

This innovative approach to affordable housing is possible in large part due to the efforts of Senator Susan Rubio. In recognition of her consistent support and her role in securing the funding necessary for this project, naming the site after Senator Rubio would

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acknowledge her contributions and commitment to affordable housing in the San Gabriel Valley region.

## **NEXT STEPS**

If approved, staff will finalize the name for the site which will be announced at the ribbon cutting in early October.

Prepared by: *J. Talla*  
Jois Talla  
Management Aide

Approved by: *Marisa Creter*  
Marisa Creter  
Executive Director

## **ATTACHMENTS**

Resolution 24-10 approving site naming in honor of Susan Rubio.

**RESOLUTION NO. 24-10**

**RESOLUTION OF THE SAN GABRIEL VALLEY REGIONAL HOUSING TRUST (SGVRHT) NAMING SHARED HOUSING SITE AT 480 W. MONTEREY AVE., POMONA, IN HONOR OF SUSAN RUBIO**

**WHEREAS**, Senator Susan Rubio has been instrumental in supporting the efforts of the San Gabriel Valley Regional Housing Trust (SGVRHT) to address affordable housing and homelessness; and

**WHEREAS**, in 2019, Senator Rubio authored Senate Bill 751, establishing the SGVRHT as a joint powers authority to secure public and private financing for affordable housing and homelessness initiatives; and

**WHEREAS**, in 2021, Senator Rubio secured a \$20 million state budget earmark for the SGVRHT; and

**WHEREAS**, in 2022, Senator Rubio's continued support resulted in an additional \$10 million state budget earmark, further advancing the SGVRHT's initiatives and enabling funding for the Affordable Housing and Homelessness Innovation Grant; and

**WHEREAS**, in May 2024, the SGVRHT Board of Directors awarded a \$1.8 million Affordable and Homeless Housing Innovation Grant to acquire a property located at 480 W. Monterey Ave. Pomona, CA 91768 (Property) for use as shared housing through a long-term ground lease with a service provider; and

**WHEREAS**, the Property is a long term asset of the SGVRHT and represents the long term impact of the support provided by Senator Rubio;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors hereby approves the naming of the Property, in honor of Senator Susan Rubio.

**PASSED AND ADOPTED** by the Board of Directors of the San Gabriel Valley Regional Housing Trust, in the County of Los Angeles, State of California, on the 9<sup>th</sup> day of September 2024.

San Gabriel Valley Regional Housing Trust

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Jed Leano, Chair



**Attest:**

I, Marisa Creter, Executive Director and Secretary of the Board of Directors of the San Gabriel Valley Regional Housing Trust, do hereby certify that Resolution 24-10 was adopted at a regular meeting of the Board of Directors held on the 9<sup>th</sup> day of September 2024, by the following vote:

<b>AYES:</b>	
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	

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Marisa Creter, Secretary

# REPORT

DATE: September 9, 2024

TO: Board of Directors

FROM: Marisa Creter, Executive Director

RE: **SAN GABRIEL VALLEY PROJECT PIPELINE UPDATE**

## **RECOMMENDED ACTION**

Adopt Resolution 24-11 approving the updated San Gabriel Valley Project Pipeline

## **BACKGROUND**

At its June 3, 2020, meeting the SGVRHT Board of Directors Authorized approved an initial project pipeline. At that time, staff acknowledged that the project pipeline was an evolving document that would continue to be updated as new projects were presented to the SGVRHT. The SGVRHT accepts applications on an ongoing basis. The application is posted on the SGVRHT website ([www.sgvrht.org](http://www.sgvrht.org)) and is distributed to cities and interested parties as requested.

The project pipeline allows the SGVRHT to establish a list of projects to be used in funding applications and demonstrates the need for affordable housing in the San Gabriel Valley to support fundraising and marketing efforts. Projects may also be removed once they are inactive or no longer in need of funding. Therefore, staff recommends the following updates to the pipeline:

City	# of units	Project Name	Project Description	Funding Gap/Request
<i>Add Projects</i>				
Claremont	74	Mercy Claremont	Affordable housing with PSH set aside	\$2,500,000
Claremont	59	St. Ambrose	Affordable senior housing	\$2,240,000
Covina	69	Aldersgate Place	Affordable senior housing with PSH set aside	\$2,500,000
Duarte	36	Gabrielino Heights	Affordable housing	\$2,000,000
Monrovia	TBD	TBD	Affordable housing	\$1,531,000
<i>Remove Project</i>				
El Monte	150	Back Home Initiative	Accessory dwelling unit program	\$3,000,000

*Remove*

The project pipeline will continue to be updated as additional applications are received and serves as the first phase approval for projects to be eligible for funding. Staff will

continue to monitor Pipeline projects' progress and recommend projects for funding based on readiness to proceed and funding availability.

Prepared by: Brielle Salazar

Brielle Salazar  
Regional Housing Trust Manager

Approved by: Marisa Creter

Marisa Creter  
Executive Director

**ATTACHMENTS**

Attachment A – Resolution 24-11 San Gabriel Valley Project Pipeline

**RESOLUTION NO. 24-11**

**RESOLUTION OF THE SAN GABRIEL VALLEY REGIONAL HOUSING TRUST  
(SGVRHT) ADOPTING SAN GABRIEL VALLEY PROJECT PIPELINE**

**WHEREAS**, on June 3, 2020, the San Gabriel Valley Regional Housing Trust (SGVRHT) Board adopted an initial San Gabriel Valley Project Pipeline; and

**WHEREAS**, the Board directed staff to solicit additional projects from cities for the San Gabriel Valley Project Pipeline; and

**WHEREAS**, additional projects have since submitted an application for funding to the SGVRHT; and

**WHEREAS**, the additional projects have been added to the San Gabriel Valley Project Pipeline; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of the SGVRHT adopts the San Gabriel Valley Project Pipeline, attached hereto and incorporated herein as Exhibit A.

**PASSED AND ADOPTED** at a regular meeting of the Board of Directors of SGVRHT held on the 9<sup>th</sup> day of September 2024.

San Gabriel Valley Regional Housing Trust

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Jed Leano, Chair

**Attest:**

I, Marisa Creter, Executive Director and Secretary of the Board of Directors of the San Gabriel Valley Regional Housing Trust, do hereby certify that Resolution 24-11 was adopted at a regular meeting of the Board of Directors held on the 9<sup>th</sup> day of September 2024, by the following roll call vote:

<b>AYES:</b>	
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	

\_\_\_\_\_  
Marisa Creter, Secretary

**Exhibit A**

<b>San Gabriel Valley Project Pipeline</b>				
<b>City</b>	<b># of units</b>	<b>Project Name</b>	<b>Project Description</b>	<b>Funding Gap/Request</b>
Arcadia	9	Lucile St.	County owned parcel entitled for affordable housing	\$1,800,000
Claremont	74	Mercy Claremont	Affordable housing with PSH set aside	\$2,500,000
Claremont	59	St. Ambrose	Affordable senior housing	\$2,240,000
Covina	69	Aldersgate Place	Affordable senior housing with PSH set aside	\$2,500,000
Covina		Covina Navigation Center	52 beds of temporary housing with on-site services	\$3,000,000
Duarte	60	Gold Line	60-70 units of affordable housing adjacent to the Duarte Gold Line station	\$7,000,000
Duarte	36	Gabrielino Heights	Affordable housing	\$2,000,000
Duarte	100	Duarte Park Apartments	100 units of senior housing at risk of expiring affordability covenant in 2022	\$3,000,000
Monrovia			Affordable housing	\$1,531,000
Monrovia	66	St. Luke's	66 units of affordable senior housing with a set aside of 33 units as permanent supportive housing	\$1,500,000
South El Monte			Rehabilitation project to provide transitional housing units for homeless families	\$4,000,000
South Pasadena			Purchase and rehabilitation of excess Caltrans properties to preserve for affordable housing	\$14,000,000
<b>TOTAL UNITS</b>	<b>473</b>		<b>TOTAL FUNDING REQUEST</b>	<b>\$42,071,000</b>

DATE: September 9, 2024  
TO: Board of Directors  
FROM: Marisa Creter, Executive Director  
RE: **2022 LHTF FUNDING COMMITMENT**

## **RECOMMENDED ACTION**

Recommended Action: Adopt Resolution 24-12 authorizing the Executive Director to execute a Letter of Intent for Gabrielino Heights (Duarte) in the amount of \$2,000,000.

## **BACKGROUND**

On May 25, 2022, the SGVRHT applied to the Local Housing Trust Fund (LHTF) program for \$1 million in matching funds for eligible projects. The LHTF guidelines for this funding year required that projects were in cities with an approved Housing Element to be eligible for funding. At the time of the application deadline only two cities, Duarte and San Gabriel, had approved Housing Elements.

The SGVRHT was successful in securing the \$1 million in LHTF, making a total of \$2 million available to support an eligible project. The funds are required to be committed within 5 years of award and staff have worked with both cities to identify an eligible project. The City of San Gabriel does not have any projects that are eligible for funding<sup>1</sup>. The City of Duarte has identified an eligible project, Gabrielino Heights, and has executed an exclusive negotiating agreement with affordable housing developer Jamboree. The project also meets the LHTF requirement that 30% or more of the units will be rented at or below 30% AMI. The project is proposed to deliver 36 units of affordable housing. Additional project information will be available as the developer progresses through the predevelopment process and secures additional funding sources. The commitment of LHTF funds will position the project to score more competitively on other funding applications by increasing the local funding commitment score.

## **NEXT STEPS**

If the funding recommendation is approved, staff will issue a Letter of Intent for the recommended project. Staff and the consulting team from Harris and Associates will continue to work with the development team to underwrite the project, execute loan documents, and ensure successful project closing.

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<sup>1</sup> 405 S Del Mar is an affordable housing project in the City of San Gabriel which received 2023 LHTF funds and the LHTF guidelines prohibit projects from receiving more than one LHTF award.

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Prepared by: Brielle Salazar  
Brielle Salazar  
Regional Housing Trust Manager

Approved by: Marisa Creter  
Marisa Creter  
Executive Director

## **ATTACHMENTS**

Attachment A– Resolution 24-12 Authorizing the Executive Director to execute a Letter of Intent to awarded project



**RESOLUTION NO. 24-12**

**RESOLUTION OF THE SAN GABRIEL VALLEY REGIONAL HOUSING TRUST (SGVRHT) AUTHORIZING EXECUTIVE DIRECTOR TO ISSUE LETTER OF COMMITMENT FOR RECOMMENDED PROJECT**

**WHEREAS**, the San Gabriel Valley Regional Housing Trust received \$1 million in matching funds through the Local Housing Trust Fund (LHTF) program in 2022; and

**WHEREAS**, the LHTF guidelines require that funded projects are in located in a jurisdiction with a Housing Element approved prior to the May 25, 2022 application date; and

**WHEREAS**, the cities of Duarte and San Gabriel had approved housing elements by this date; and

**WHEREAS**, the City of Duarte has an eligible project that can utilize the award.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors authorizes the Executive Director to issue a Letter of Commitment to Gabrielino Heights (Duarte)-\$2,000,000.

**PASSED AND ADOPTED** by the Board of Directors of the San Gabriel Valley Regional Housing Trust, in the County of Los Angeles, State of California, on the 9<sup>th</sup> day of September 2024.

San Gabriel Valley Regional Housing Trust

\_\_\_\_\_  
Jed Leano, Chair

**Attest:**

I, Marisa Creter, Executive Director and Secretary of the Board of Directors of the San Gabriel Valley Regional Housing Trust, do hereby certify that Resolution 24-12 was adopted at a regular meeting of the Board of Directors held on the 9<sup>th</sup> day of September 2024, by the following vote:

<b>AYES:</b>	
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	

\_\_\_\_\_  
Marisa Creter, Secretary

DATE: September 9, 2024  
TO: Board of Directors  
FROM: Marisa Creter, Executive Director  
RE: **SCAG REAP 2.0 AGREEMENT**

## **RECOMMENDED ACTION**

Adopt Resolution 24-13 authorizing the Executive Director to execute the agreement and subsequent actions to implement the grant.

## **BACKGROUND**

The San Gabriel Valley Regional Housing Trust (SGVRHT) established its Revolving Loan Fund (RLF) in May 2022, following the Board of Directors' approval in September 2021. Initially funded with an initial \$8 million from a State Budget Earmark, the RLF has since served as a source of pre-development and acquisition capital for affordable housing projects within the San Gabriel Valley. To date, the lending program has facilitated six affordable housing projects, resulting in the 255 new housing units. This fund addresses the region's housing needs by providing below-market-rate financing during the high-risk pre-development phase, which is often overlooked by other funding sources. Moreover, the RLF offers a sustainable funding model, as loan repayments are reinvested into future projects, ensuring ongoing support for affordable housing development.

The Regional Early Action Planning (REAP) 2.0 program, administered by the Southern California Association of Governments (SCAG), is a state-funded initiative aimed at addressing the housing affordability crisis. Expanding on REAP 1.0, the REAP 2.0 program supports broader planning and implementation efforts to increase housing supply, enhance housing choice, and improve affordability across the region. With a total allocation of \$246 million, SCAG is directing these funds towards projects that align with key REAP 2.0 objectives, including accelerating infill housing development, reducing vehicle miles traveled (VMT), expanding housing availability at all affordability levels, and affirmatively furthering fair housing. All REAP 2.0-funded projects are required to meet these goals while supporting the implementation of adopted regional and local plans.

## **DISCUSSION**

The SGVRHT has applied for and been awarded a \$5 million grant from the REAP 2.0 program to expand its existing Revolving Loan Fund (RLF). The grant increases the RLF from \$8 million to \$13 million, significantly enhancing its capacity to finance affordable housing projects in the San Gabriel Valley. The additional funds are expected to support the development of 2-3 new projects, potentially creating between 75 and 150 affordable


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housing units. These projects will be selected from the SGVRHT RLF Pipeline and will adhere to the established RLF Guidelines.

Expanding the RLF with this grant will provide ongoing capital for future projects, ensuring a continuous stream of funding through loan repayments. This directly supports SGVRHT's mission to address regional housing affordability by providing essential pre-development financing. The expanded RLF will help meet the region's growing housing needs while also advancing SCAG's broader housing and climate objectives.

To accept the funds, SCAG requires a resolution from the awarded agency. Therefore, staff recommends that the SGVRHT Board of Directors adopt Resolution 24-13 authorizing the Executive Director to execute the agreement with SCAG and perform subsequent actions to implement the grant.

Prepared by:   
Jois Talla  
Management Aide

Approved by:   
Marisa Creter  
Executive Director

## **ATTACHMENTS**

Attachment A – Resolution 24-13

**RESOLUTION NO. 24-13**

**A RESOLUTION OF SAN GABRIEL VALLEY HOUSING TRUST APPROVING THE EXECUTION OF AN AGREEMENT TO RECEIVE FUNDING FROM THE REGIONAL EARLY ACTION PLANNING GRANT PROGRAM OF 2021**

**WHEREAS**, the Regional Early Action Planning Grant Program of 2021 (“REAP 2.0”) program was established by the California state legislature as part of the 2021 California Comeback Plan under AB 140 to confront the statewide housing affordability crisis by building and expanding on the success of the REAP 2019 program by integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability;

**WHEREAS**, REAP 2.0 funded activities must meet the program objectives, which are to accelerate infill development that facilitates housing supply, choice and affordability; affirmatively further fair housing; and reduce vehicle miles traveled. Further, all residential development must be in areas meeting the definition for “In Fill” provided in the REAP 2.0 state guidelines;

**WHEREAS**, the Southern California Association of Governments (“SCAG”) issued a call for applications under the Projects to Accelerate Transitional Housing (“PATH”) Program; and

**WHEREAS**, SCAG intends to award \$5,000,000.00 to the San Gabriel Valley Housing Trust (SGVRHT) to complete and deliver the Revolving Loan Fund project.

**NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the SGVRHT** as follows:

**SECTION 1.** The SGVRHT hereby authorizes and directs such actions as are necessary and appropriate to accept the grant award of REAP 2.0 funds in the amount of \$5,000,000.00 from SCAG.

**SECTION 2.** That the Executive Director or her designee is hereby authorized and directed to:

1. Execute an agreement with SCAG and any amendments thereto;
2. Take all reasonably necessary and appropriate actions to complete the Revolving Loan Fund project fulfill all obligations required, and seek reimbursement of grant funds awarded, pursuant to the above referenced call for applications and in a manner consistent and in compliance with the REAP 2.0 guidelines and objectives and PATH Program guidelines and all applicable state and federal statutes, rules, regulations, and laws.

**PASSED, APPROVED AND ADOPTED** by the Board of Directors of the SGVRHT at its regular meeting this 9<sup>th</sup> day of September, 2024.

San Gabriel Valley Regional Housing Trust

\_\_\_\_\_  
Jed Leano, Chair

**Attest:**

I, Marisa Creter, Executive Director and Secretary of the Board of Directors of the San Gabriel Valley Regional Housing Trust, do hereby certify that Resolution 24-13 was adopted at a regular meeting of the Board of Directors held on the 9<sup>th</sup> day of September 2024, by the following vote:

<b>AYES:</b>	
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	

\_\_\_\_\_  
Marisa Creter, Secretary

DATE: September 9, 2024

TO: Board of Directors

FROM: Marisa Creter, Executive Director

RE: **LOCAL HOUSING TRUST FUND (LHTF) APPLICATION**

## **RECOMMENDED ACTION**

Adopt Resolution 24-14 Local Housing Trust Fund Application.

## **BACKGROUND**

The San Gabriel Valley Regional Housing Trust (SGVRHT) intends to submit an application to the California Department of Housing and Community Development (HCD) Local Housing Trust Fund (LHTF) grant program in September 2024. The LHTF Program will provide approximately \$53 million to housing trust funds for construction loans and/or permanent loans for affordable housing rental projects, permanent supportive housing, emergency shelters, transitional housing, affordable homebuyer/homeowner projects, and construction of accessory dwelling units. The SGVRHT is eligible to apply for between \$1,000,000 and \$5,000,000, provided the SGVRHT has sufficient matching funds equal to or exceeding the requested amount.

One of the eligible sources of matching funds is Permanent Local Housing Allocation (PLHA), and the SGVRHT has two PLHA allocations available for inclusion in the application: 1.) \$1,351,220 from Los Angeles County Development Authority (LACDA) to serve as matching funds for eligible projects; and 2.) \$1,431,000 from the City of Pomona PLHA to serve as matching funds for Prisma Artist Lofts. The SGVRHT can also apply for 5% administrative funds to administer the program.

The SGVRHT has been successful in securing LHTF funds during the past 4 application cycles which have been prepared with the assistance of Harris & Associates. By prioritizing new rental construction projects with all units under 80% Area Median Income and demonstrating a substantial pipeline, the SGVRHT application is poised to score well in all self-score categories. The SGVRHT will not identify which projects will be funded in its application due to the requirement that LHTF funds may only be awarded to projects with approved housing elements. Currently at least two projects on the Pipeline are in cities with housing elements under review by HCD which may or may not be approved by the September 17<sup>th</sup> application deadline. While Prisma Artist Lofts<sup>1</sup> is not identified in the application, it is intended to receive an LHTF allocation through this application and the City of Pomona has an approved Housing Element, making the project eligible.

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<sup>1</sup> In the event of a partial LHTF award, Prisma Artist Lofts will be prioritized for matching funds. If an LHTF award is not secured, the \$1.43M in PLHA provided to the SGVRHT by the City of Pomona, will be committed to Prisma Artist Lofts.

# REPORT

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Including 5% allowable administrative expenses, the SGVRHT's total LHTF funding request is \$2,921,331, to be matched with funds already secured by the SGVRHT. If awarded, these funds will serve as a construction to permanent financing loan for Prisma Artist lofts and eligible project(s) in cities with approved housing elements at the time of application.

## **NEXT STEPS**

Staff recommends the approval of the attached resolution to authorize the LHTF application prior to the September 17, 2024 deadline. The LHTF application is anticipated to be competitive as previous applications have shown. Harris and Associates will finalize the LHTF application for the SGVRHT's review and submission prior to the deadline. Staff will provide an update as initial and final scores are announced.

Prepared by: *Brielle Acevedo*  
Brielle Acevedo  
Regional Housing Trust Manager

Approved by: *Marisa Creter*  
Marisa Creter  
Executive Director

## **ATTACHMENTS**

Attachment A – Resolution 24-14 Local Housing Trust Fund Application

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AUTHORIZING RESOLUTION

\_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ (“Applicant”) hereby  
consents to, adopts and ratifies the following resolution:

- A. WHEREAS, the Department is authorized to provide up to \$53 million under the Local Housing Trust Fund (“LHTF”) Program from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) (as described in Health and Safety Code section 50842.2 et seq. (Chapter 365, Statutes of 2017 (SB 3)) (“Program”).
- B. WHEREAS the State of California (the “State”), Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability (“NOFA”) dated 7/9/2024 under the LHTF Program;
- C. WHEREAS Applicant is an eligible Local or Regional Housing Trust Fund applying to the Program to administer one or more eligible activities using Program Funds.
- D. WHEREAS the Department may approve funding allocations for the LHTF Program, subject to the terms and conditions of H&S Code Section 50842.2, the LHTF Program Guidelines, NOFA, Program requirements, the Standard Agreement and other related contracts between the Department and LHTF award recipients;

NOW THEREFORE BE IT RESOLVED THAT:

- 1. If Applicant receives an award of LHTF funds from the Department pursuant to the above referenced LHTF NOFA, it represents and certifies that it will use all such funds on Eligible Projects in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including, without limitation, all rules and laws regarding the LHTF Program, as well as any and all contracts Applicant may have with the Department (“Eligible Project”).



2. NOW, THEREFORE, IT IS RESOLVED: That the \_\_\_\_\_ is hereby authorized to act as the \_\_\_\_\_ in connection with the Department's funds to Eligible Projects pursuant to the above described Notice of Funding Availability in an amount not to exceed \$ \_\_\_\_\_ (the "LHTF Award"). NOTE: Dollar amount must include amount used for administrative costs, pursuant to Section 105(b) of the Guidelines.
3. Applicant hereby agrees to match on a dollar for dollar basis the LHTF Award pursuant to Guidelines Section 104. Applicant hereby agrees to utilize matching finds on a dollar-for-dollar basis for the same Eligible Project for which Program Funds are used, as required by HSC Section 50843.5(c).

INSTRUCTION: Provide a short summary on how you commit to use the Program Funds and Matching Funds. The summary, which shall be labeled *Attachment 1* shall include: (1) identification of the percent of the total funds requested that will be used for each activity/project, including Area Median Income (AMI) level; and (2) a list of the jurisdictions where the activities/projects will be delivered, in the case of any HTF that serves more than one jurisdiction. *Attachment 1* **MUST** be incorporated into your Resolution as an attachment before it is adopted.
4. Pursuant to Attachment 1 and the Applicant's certification in this resolution, the LHTF funds will be expended only for Eligible Projects and consistent with all program requirements.
5. Nonprofit Housing Trust Funds and Native American Tribe Housing Trust Funds agree to use Program Funds only for Eligible Projects located in cities and counties that submitted an adopted Housing Element that was found by the Department to be in compliance and that have submitted their Housing Element Annual Progress Report (APR) for the current year or prior year by the application due date.
6. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, H&S Section 50842.2 and LHTF Program Guidelines
7. \_\_\_\_\_ is/are authorized to execute the LHTF Program Application, the LHTF Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the LHTF Award to Applicant, as the Department may deem appropriate.

PASSED AND ADOPTED at a regular meeting of  
the \_\_\_\_\_ this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the following vote:

AYES: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSENT: \_\_\_\_\_

Approving Officer: \_\_\_\_\_

Signature of Approving Officer  
\_\_\_\_\_

**INSTRUCTION: The attesting officer cannot be the person identified in the resolution as the authorized signor**

### CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, Officer of \_\_\_\_\_ does hereby attest and certify that the  
\_\_\_\_\_ Resolution is a true, full and correct copy of a resolution duly adopted at a  
meeting of the \_\_\_\_\_, which  
was duly convened and held on the date stated thereon, and that said document has not been  
amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as  
of the date hereof.

ATTEST: \_\_\_\_\_

Signature of Attesting Officer  
\_\_\_\_\_

**Attachment 1**

**San Gabriel Valley Regional Housing Trust  
Local Housing Trust Fund Program Expenditure Plan**

The San Gabriel Valley Regional Housing Trust (“SGVRHT”) commits to use Local Housing Trust Fund (“LHTF”) Program Funds and Matching Funds from the 2022 Notice of Funding Availability as follows:

- 100% of Program Funds and Matching Funds received will be spent to provide construction/permanent financing loans at simple interest rates of no higher than three percent per annum with deferred payments based on residual receipts, for payment of predevelopment costs, acquisition, construction, or rehabilitation of multifamily rental housing serving Lower-Income (80% of Area Median Income (“AMI”)), Very Low-Income(50% of AMI), and Extremely Low-Income Households (30% of AMI).
- At least 30% of Program Funds and Matching Funds received will be spent on assistance to Extremely Low-Income Households.
- 100% of Program Funds and Matching Funds received will be spent on loans for the new construction of multifamily rental housing developments with average household income restrictions of no more than 60% of AMI.
- No more than 5% of Program Funds and Matching Funds received will be spent on administrative expenses.

Unless expressly permitted otherwise by the State Department of Housing and Community Development (“HCD”), all activities and projects funded by SGVRHT’s LHTF Program Funds and Matching Funds will be located within member jurisdictions:

- that have, at the time of the LHTF grant application, an adopted Housing Element determined by HCD to be in compliance with state Housing Element law pursuant to Government Code Section 65585 and
- for which the Annual Progress Report was submitted for the current or prior year by the application deadline date.

The source of Matching Funds will be Permanent Local Housing Allocation which has been dedicated to the SGVRHT.

DATE: September 9, 2024

TO: Board of Directors

FROM: Marisa Creter, Executive Director

RE: **MEASURE A: HOMELESSNESS AND HOUSING PROPOSED TAX ORDINANCE**

## **RECOMMENDED ACTION**

For information only.

## **EXECUTIVE SUMMARY**

- Measure H – the quarter-cent sales tax measure for homelessness services – ends in 2027. The Our Future LA Coalition (a coalition of nonprofits, community advocates, and other members to improve housing affordability in the Los Angeles Region) drafted and secured enough signatures to place the citizens’ initiative Affordable Housing, Homelessness Solutions & Prevention Now Initiative (Measure A) on the ballot.
- Measure A is a half-cent sales tax measure that would fund homelessness services and affordable housing and would have no sunset. The Our Future LA Coalition estimates that \$1.25 billion would be collected annually.
- Measure A would be allocated to the County of Los Angeles to administer comprehensive homelessness services (60%) and accountability, data, and research activities (1.25%); the Los Angeles Community Development Authority (LACDA) for local housing production (3%); and the newly-formed L.A. County Affordable Housing Solutions Agency (LACAHSAs) for affordable housing and prevention (35.75%).
- Funding would be allocated to cities and councils of governments through the Local Solutions Fund. The Local Solutions Fund would be at least 15% of the “comprehensive homelessness services” and would be dedicated to all cities – including the cities of Los Angeles, Long Beach, and Glendale – and councils of governments based on the point-in-time (PIT) count (or another similar measure). Based on the Coalition’s revenue estimates, the Local Solutions Fund would be approximately \$112.5 million, and, based on the San Gabriel Valley’s current PIT share could be expected to be approximately \$7.5 million.
- LACAHSAs would also be expected to allocate funds to councils of government for affordable housing protection and rental assistance. Based on the Coalition’s revenue estimates, the estimated revenue for large cities and COGs could be estimated at approximately \$235 million annually. The share for the SGVCOG could be expected

- Under the proposed Ordinance, the County’s Executive Committee for Regional Homeless Alignment – on which Monrovia Mayor and SGVCOG Homelessness Committee Chair Becky Shevlin serves – would be responsible for establishing service level baselines, developing goals and metrics every 5 years, ensuring transparency on the progress towards these goals, and making recommendations every five years as to how funding should be reallocated to best meet the goals.

## **BACKGROUND**

### **Measure H**

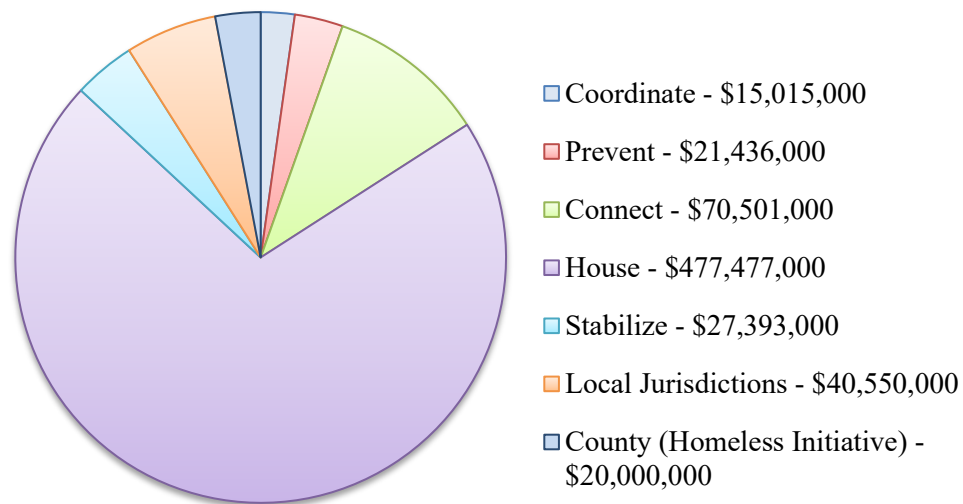
In December 2016, the Board of Supervisors declared a State of Emergency on homelessness and placed Measure H – a ten-year, ¼-cent sales tax measure dedicating funds to addressing and preventing homelessness throughout Los Angeles County – on the ballot. As a County-sponsored measure specifically dedicated to homelessness, it required a two-thirds vote (66.67%) for approval. Measure H was approved by the voters in March 2017, with 69.34% of the vote.

Measure H began providing revenue in July 2017. Currently, Measure H produces between \$400-\$600 million annually to provide services and housing for persons experiencing homelessness (PEH) and those at-risk of homelessness. These funds are administered by the Los Angeles County Homeless Initiative. As a ten-year measure, Measure H is set to expire in 2027.

Measure H provides funding for a significant portion of the programs, activities, and housing used in the County to support PEH and those at-risk of homelessness. The County adopted its “New Framework to End Homelessness,” which both identifies broad categories of work and key partners for that work. A brief description of the types of programs funded by each of these categories is as follows:

- **Coordinate:** Coordinated Entry System (CES), Capacity-Building, Homeless Count
- **Prevent:** Problem Solving, Prevention
- **Connect:** Outreach Teams, Mobile Clinic, Housing Navigation, Jail In-Reach, Mobile Showers, Safe Parking
- **House:** Interim Housing, Time-Limited Subsidies, Permanent Supportive Housing, Transitional Housing for Transition-Aged Youth, Housing Acquisition, Master Leasing
- **Stabilize:** Benefits Advocacy, Legal & Financial Services, Employment & Income Support
- **Local Jurisdictions:** Local Solutions Fund, Continuums of Care, Pathway Home Encampment Resolution Program
- **County (Homeless Initiative):** Program administration

Figure 1, below, outlines these programs and the funding allocations for FY 2024-25:



**Figure 1.**  
**FY 2024-25 Measure H Funding Allocations.**

### Our Future LA Coalition

In preparation for the sunset of Measure H, in the summer of 2023, the Our Future LA Coalition (Coalition) – a coalition of nonprofits, community advocates, and other members to improve housing affordability in the Los Angeles Region – began strategizing on a new tax measure that would continue local funding for homelessness in Los Angeles County.

The Coalition drafted the Affordable Housing, Homelessness Solutions & Prevention Now Initiative (Measure A) as a half-cent sales tax measure with no sunset. The Initiative would repeal Measure H, provide funding for homeless services – similar to those funded by Measure H – and also provide funding for the Los Angeles County Affordable Housing Solutions Agency (LACAHS), a newly-formed agency focused on producing affordable housing for Los Angeles County. As a citizen’s-initiated ballot measure, the Coalition was required to collect 250,000 voter signatures to be placed on the ballot. It would require a simple majority to pass.

As a citizen’s-initiated ballot measure, the Coalition managed the outreach, engagement, and development of the Initiative language. In November 2023, Tommy Newman – Vice President of Public Affairs and Activation at United Way of Greater Los Angeles – presented the draft ordinance at the Homelessness Committee meeting. The Coalition filed the proposed ordinance with the County Recorder’s Office shortly thereafter.

In June 2024, the Los Angeles County Registrar-Recorder/County Clerk’s Office certified that the Coalition had collected enough valid signatures to qualify the measure for the November 2024 General Election ballot. The measure will be on the November 2024 ballot as Measure A.

## Existing Transaction and Use Tax (TUT)

In addition, in 2023, AB 1679 (Santiago) was passed, allowing Los Angeles County to impose a transaction and use tax (TUT) that exceeds the cap of 2% allowed by the State, provided that certain conditions were met. State law allows cities and counties to place TUTs before their voters, providing that the total amount of all locally adopted TUTs does not exceed 2%. Once a city's 2% TUT cap were reached, no additional TUTs could be imposed, even if approved by the voters. In Los Angeles County, some cities – including the cities of Compton, La Mirada, Long Beach, Lynwood, Pico Rivera, Santa Monica, and South Gate – had already met the 2% TUT cap, so Measure H was not collected there. In addition, many others would exceed the 2% if a 0.5% TUT were approved. To resolve that issue, AB 1679 (Santiago) allows the County to exceed that cap, provided that 1) the County adopted an ordinance proposing the tax that was approved by the voters; 2) revenue from that ordinance was dedicated to addressing and preventing homelessness; and 3) the Ordinance repealed Measure H. If approved, the tax would not be considered as part of the 2% TUT cap. This would mean that, if passed, the 0.5% cap would be collected in all cities in Los Angeles County.

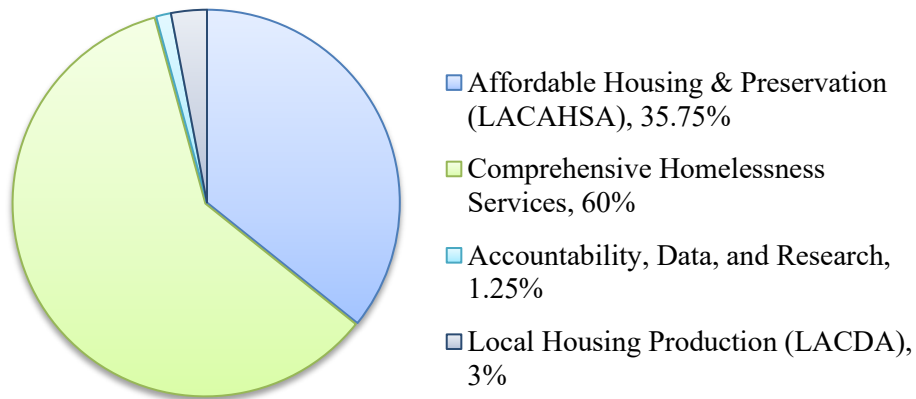
## **MEASURE A**

Measure A (Attachment A) was drafted to provide ongoing funding to prevent homelessness, reduce homelessness, and make housing more affordable. It is intended to fund proven and innovative homelessness prevention programs and housing solutions that address the root causes of homelessness (e.g. including mental health services; substance use treatment) and to fund strategies to make housing more affordable for critical populations (e.g. veterans, seniors, transition-age youth, families with children, people with disabilities, people with animal companions, women, members of LGBTQIA+ communities, survivors of domestic violence, overrepresented racial groups, and others at risk of homelessness). It includes oversight and accountability provisions and establishes goals, with language requiring that funding be reallocated if these goals are not met.

Specifically, eligible uses for the proceeds of this tax are for activities that accomplish the following:

- Reduce and prevent homelessness by funding programs and services that support physical and mental health care, emergency housing, permanent housing, job counseling, substance use disorder treatment, short-term rental subsidies, and related services;
- Fund any lawful purpose of LACAHSAs;
- Fund the construction of affordable housing by the Los Angeles County Development Authority (LACDA);
- Collect and analyze data to evaluate the effectiveness of the programs funded by the tax; and
- Reimburse the County for its reasonable costs to collect and distribute the tax.

Measure A specifically outlines the specific activities between which funding will be allocated, the entities that will administer that funding, and the percentage of funding that each will receive. Figure 2, below, outlines these allocations:

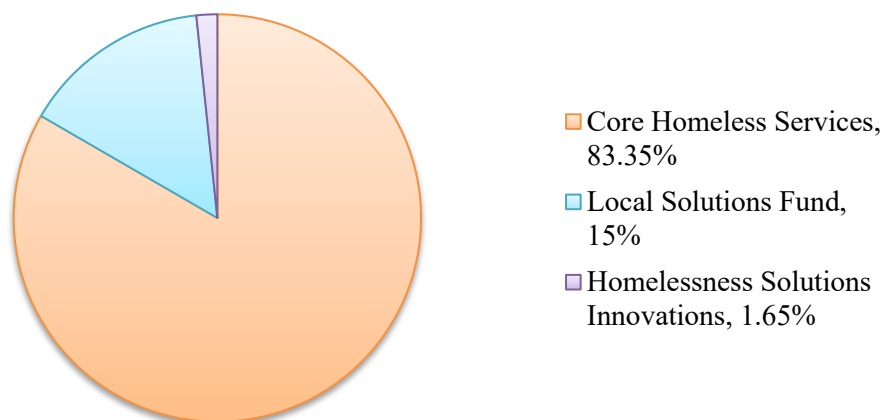


**Figure 2.**  
**Measure A Funding Allocations.**

The following sections provide a brief overview of each category of these activities.

Comprehensive Homelessness Services (60%)

Funding allocated to this category shall be used to provide basic services to bring people inside and ensure that people have access to social services, medical care and behavioral/mental care, and homelessness prevention strategies. Figure 3 (below) provides an overview of the Ordinance’s allocation of funds for Comprehensive Homelessness Services:



**Figure 3.**  
**Allocation of Comprehensive Homelessness Services Funds.**



### *Core Homeless Services (83.35%)*

These services include but are not limited to the following:

- Preventing homelessness (including homelessness prevention programs; subsidized housing; rapid rehousing; and interim/bridge housing for those experiencing homelessness);
- Mental Health (including outpatient care; psychiatric care, urgent care, and emergency response; permanent and interim housing for people with mental illness; and residential care facilities);
- Outpatient and residential substance use treatment;
- Care management and outreach services (including mental health, substance use, and counseling services; domestic violence services; services for permanent supportive housing; services to rehouse people impacted by the criminal legal system; and multidisciplinary teams);
- Employment services (including social enterprises and subsidized employment);
- Expedited placements in permanent housing;
- Enhanced emergency housing and interim housing;
- Enhanced services for transition-aged youth and children; and
- Affordable housing for people experiencing, or at risk of, homelessness (including preservation of affordable housing; development of affordable housing for families and individuals; stable interim supply of housing; acquisition of existing housing; master leasing of units; and flexible rent subsidies).

### *Local Solutions Fund (15%)*

The Ordinance directs that the County of Los Angeles will be responsible for administering these funds. The Ordinance also directs that the County allocate at least 15% of funds available for “comprehensive homelessness services” (60% of the allocation) to the Local Solutions Fund<sup>1</sup> and made available for cities, councils of government, and/or the County on behalf of its unincorporated areas for comprehensive homelessness services. Funding would be allocated via a formula based on the annual point-in-time count and/or other similar measure of persons experiencing homelessness, as developed by the LACBOS in consultation with the cities. The Local Solutions Fund would be allocated 15% of the funds allocated to “comprehensive homelessness services” (60%), not the overall Measure A funding allocation.

### *Homelessness Solutions Innovations (1.65%)*

The Ordinance also directs that at least 1.65% of the funds allocated for Homelessness Solutions Innovations for new strategies and demonstrations to achieve the goals of the ordinance, including an opportunity to test new ideas for future, larger-scale spending.

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<sup>1</sup> The “Local Solutions Fund” was established by the LACBOS in May 2022 in order to partner with local jurisdictions to implement and fund local solutions to homelessness. This action was taken as part of the LACBOS’s implementation of the Final Report of the County’s Blue Ribbon Commission on Homelessness (BRCH), which identified the establishment of a “Local Solutions Fund” to work with cities to implement homelessness solutions as an implementation action.

Homelessness Solutions Innovations will be allocated 1.65% of the funds going toward “comprehensive homelessness services” (60%), not the overall Measure A funding allocation.

#### Accountability, Data, and Research (1.25%)

Funding would be administered by the County of Los Angeles and allocated for Accountability, Data, and Research to promote accountability, oversight, university data, and outcome evaluation and to expand capacity for data collection. This is intended to further support reporting, accountability, and oversight measures in the ordinance and ensures funding goes where it is the most effective.

#### Local Housing Production (3%)

Funding for Local Housing Production would be administered by LACDA to develop and/or preserve housing in which each unit is affordable to Lower-Income households – specifically those making less than 80% of the area median income (AMI).

LACDA serves as the Housing Authority, Community Development Department, and the Successor Agency of the Redevelopment Agency of Los Angeles County. It is an independent agency and not a County department but is overseen by the Board of Supervisors, which also serves as the Commissioners of the LACDA. LACDA oversees all of the County’s housing programs and is the recipient of all State and Federal funds allocated to the County for housing. This includes but is not limited to Section 8 vouchers, project-based vouchers, project-based vouchers for veterans, No Place Like Home (NPLH) funding for permanent supportive housing, Affordable Housing Trust Fund funding. For example, LACDA releases an annual notice of funding availability (NOFA) and manages the competitive process through which these housing assets are awarded to affordable housing developers for their eligible projects.

#### Affordable Housing & Prevention (35.75%)

Funding for Affordable Housing and Prevention would be administered by the newly-formed L.A. County Affordable Housing Solutions Agency (LACAHSAs). Specifically, the Ordinance provides that LACAHSAs shall utilize funds for activities including but not limited to the construction of affordable housing; affordable housing preservation; tenant protection and support programs; planning and technical assistance related to affordable housing and land use; and other purposes outlined in its annual expenditure plan. The Ordinance does not specifically outline how LACAHSAs would be required to allocate funds. Representatives from the Coalition have noted that LACAHSAs has its own Board of Directors, which would have the authority to dedicate funds in alignment with the Ordinance requirements. At the same time, the Ordinance does provide that LACAHSAs would be required to allocate funds in a way that is consistent with its enabling legislation, which is described in more detail below.

## LACAHSA

LACAHSA is a stand-alone agency that was formed via state legislation (SB 679) passed in September 2022. It was formed as a regional organization to increase the supply of affordable housing in the Los Angeles County by enhancing funding and technical assistance for renter protections, affordable housing preservation, and new affordable housing production. LACAHSA is governed by a twenty-one member board that includes the five members of the LACBOS, the Mayor of Los Angeles, 3 members appointed by the Mayor of Los Angeles, 1 member appointed by the Los Angeles City Council President, the Mayor or Vice Mayor of Long Beach, representatives from the four subregional sectors (North County/San Fernando Valley sector; Southwest Corridor sector; San Gabriel Valley sector; and the Southeast sector), the chair of the “citizens’ oversight committee” established in the legislation, and members with expertise in affordable housing production, affordable housing preservation, and renter support and protection. A full list of the members of LACAHSA can be found in Attachment C.

As part of its enabling legislation, LACAHSA was given the ability to raise and allocate new revenue, incur and issue bonds, and place funding measures on the ballot that preserve and enhance existing housing, fund renter protection programs, and finance new construction of housing developments. As directed in the enabling legislation, the following programs can be funded by LACAHSA’s revenue measures:

- *Housing Creation, Preservation, and Ownership;*
- *Countywide Renter Protection & Support Programs;*
- *Designated “Annual Priorities”;*
- *Technical Assistance, Research, and Policy Development;* and
- *LACAHSA Administration.*

The enabling legislation designates specific eligible jurisdictions that shall be allocated funds. These include the County’s four largest cities (Los Angeles, Long Beach, Santa Clarita, and Glendale), the unincorporated areas of Los Angeles County, and the County’s councils of governments. Table 1 (below) outlines how funding is allocated to these eligible jurisdictions.

Category	Eligible Jurisdictions	LACAHSAs
Housing Creation, Preservation, and Ownership	70% <sup>2</sup>	30% <sup>3</sup>
Countywide Renter Protection & Support Programs	70%	30%
Designated “Annual Priorities”	0%	100%
Technical Assistance, Research, & Policy Development	70% <sup>4</sup>	30%

**Table 1.  
Allocation of LACAHSAs Funds to Eligible Jurisdictions.**

The legislation establishes that each city within a council of governments may have its own set-aside, based on pro-rata lower income housing need, and each council of governments and its members could develop policies to allocate set-aside funds. It is also important to note that, in most instances, the legislation establishes that funds allocated to councils of governments would be administered by LACAHSAs in collaboration with the respective council of governments. However, the legislation establishes that, in the case of the San Gabriel Valley, the SGVRHT is specifically identified as an eligible recipient that could administer funds on behalf of the San Gabriel Valley.

**Funding Implications**

The Our Future LA Coalition estimates that the half-cent tax measure would generate approximately \$1.25 billion annually. The measure will apply to discretionary spending and does not tax essentials such as gas, groceries, rent, medication, and diapers. Based on those estimated revenues and available information, SGVCOG staff has calculated the potential allocation for program categories, found in Table 2, below:

<b>Anticipated Revenues = \$1.25B Annually</b>		
Comprehensive Homeless Services	60%	\$750M
Core Homeless Services	83.35%	\$625.125M
Local Solutions Fund	At least 15%	\$112.5M
Homelessness Innovations	At least 1.65%	\$12.375M
Accountability, Data, and Research	1.25%	\$15.625M
Local Housing Production (LACDA)	3%	\$37.5M
LACAHSAs	35.75%	\$446.875M
<b>Total</b>		<b>\$1,250,000,000</b>

**Table 2.  
Estimated Measure A Allocations.<sup>5</sup>**

<sup>2</sup> This funding would be allocated based on the pro-rata share of lower-income housing need.

<sup>3</sup> 5% of this funding would be set-aside for technical assistance for cities with fewer than 50,000 residents. This is also true for the Countywide Renter Protection & Support Programs and the Technical Assistance, Research, & Policy Development categories.

<sup>4</sup> This funding would be allocated on a per low-income renter household basis.

<sup>5</sup> All numbers are calculated estimates based on provided information.

As noted in a previous section, the Local Solutions Fund would be allocated annually to cities and/or councils of government within the County based on the point-in-time count or other similar measure. Currently, the City of Los Angeles and cities with their own continuum of care (Pasadena, Glendale, and Long Beach) are not allocated funds through the existing Local Solutions Fund. If Measure A were to pass, all cities – including the cities of Los Angeles, Long Beach, Glendale, and Pasadena – would be allocated Local Solutions Fund funds, based on the point-in-time count or other similar measure. While the LACBOS will ultimately approve the allocation formula and the allocation of funds between programs, that the Executive Committee for Regional Homeless Alignment (Executive Committee), which is discussed in greater detail below, will likely play a key role in making recommendations on this process. The San Gabriel Valley is represented by Monrovia Mayor and Homelessness Committee Chair Becky Shevlin.

Based on anticipated revenues of \$1.25 billion annually, the Local Solutions Fund is estimated at \$112.5 million. In the 2023 PIT homeless count, the San Gabriel Valley represented approximately 6.6% of the County’s population of PEH, resulting in an approximate annual allocation of \$7.5 million. This would fluctuate based on changes in the Region’s share of the point-in-time count.

While the Ordinance does not establish specific requirements for the allocation of LACAHSAs, as discussed previously, the LACAHSAs enabling legislation does provide a framework through which one could estimate potential allocations, as shown in Table 3, below:

<b>Anticipated Allocation = \$446.875M Annually</b>					
<b>Category</b>	<b>Jurisdictional Allocation</b>		<b>LACAHSAs Allocation</b>		<b>Total Allocation</b>
	<b>%</b>	<b>Amount</b>	<b>%</b>	<b>Amount</b>	
Housing Creation, Preservation, and Ownership (40%)	70%	\$125,125,000	30%	\$53,625,000 <sup>6</sup>	\$178,750,000
Countywide Renter Protection & Support Programs (30%)	70%	\$93,843,750	30%	\$40,218,750 <sup>7</sup>	\$134,062,500
Designated “Annual Priorities” (15%)	0%	\$0	100%	\$67,031,250	\$67,031,250
Technical Assistance, Research, & Policy Development (5%)	70%	\$15,640,625	30%	\$4,692,188 <sup>8</sup>	\$22,323,750
Administration (10%)	0%	\$0	100%	\$44,687,500	\$44,687,500
<b>Total</b>		\$234,609,375		\$210,254,668	\$446,875,000

**Table 3.  
Estimated Measure A LACAHSAs Allocations.<sup>9</sup>**

<sup>6</sup> The legislation requires that 5% of this amount (approximately \$2.7M) would be dedicated to technical assistance (TA) for small cities (smaller than 50,000 residents).

<sup>7</sup> The legislation requires that 5% of this amount (approximately \$2M) would be dedicated to TA for small cities.

<sup>8</sup> The legislation requires that 5% of this amount (approximately \$234,000) would be dedicated to TA for small cities.

<sup>9</sup> All numbers are calculated estimates based on provided information.

Finally, these numbers can be used to approximate the potential funding that could be allocated to the San Gabriel Valley in these categories. SGVCOG staff calculated the San Gabriel Valley's share of very-low and low-income housing units included in the 2020 Regional Housing Needs Assessment (RHNA) completed by the Southern California Association of Governments (SCAG). The SGVCOG's share was calculated at 11.35% of the County's very-low and low-income RHNA share. With these calculations, one could hypothesize that the San Gabriel Valley's annual funding allocation share could be as follows:

- *Housing Creation, Preservation, and Ownership*: \$14.2 million
- *Countywide Renter Protection & Support Programs*: \$15.2 million

As noted previously, the SGVRHT is specifically designated as an entity that could directly receive and administer its own funds, and the SGVCOG would expect that to be the case.

### **Goals, Accountability, and Oversight**

The Ordinance includes language and requirements for oversight and accountability, including clear goals that allow for funding to be reallocated if goals are not met. A key entity in this oversight is the Executive Committee and its partner committee, the Leadership Table.

The Executive Committee on was established by the LACBOS at its August 8, 2023, meeting to establish a regional governance structure for homelessness services. Its creation was of one of the action items from the Blue-Ribbon Commission on Homelessness (BRCH)<sup>10</sup>: to establish an "Executive-Level Action Team" to coordinate the region's homelessness response. The Board moved to create two committees – the Executive Committee, which is made up of elected officials, and the Leadership Table, which would include regional governments, people with lived expertise, private funders, business leaders, faith leaders, and civic/advocacy groups. The Executive Committee would be responsible for establishing a single plan for homelessness and drive one effort across the region. The Leadership Table would support the Executive Committee by providing guidance and support in identifying the most effective strategies, scale solutions, align private and public funding, and communicate the vision. The Executive Committee is made up of two members from the LACBOS, the Mayor of Los Angeles, the President of the Los Angeles City Council, a representative from each of the four subregional sectors (North County/San Fernando Valley sector; Southwest Corridor sector; San Gabriel Valley sector; and the Southeast sector), and a representative appointed by the California Governor. The San Gabriel Valley sector is represented by Monrovia Mayor and SGVCOG Homelessness Committee Chair Becky Shevlin. A full list of the representatives on the Executive Committee and Leadership Table can be found in Attachment B.

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<sup>10</sup> The BRCH was established by the LACBOS in July 2021 to conduct a comprehensive study of the governance structure of the Los Angeles Homeless Services Authority (LAHSA) and identifying and analyzing challenges in the existing homeless services system. The Committee, which was made up of a representative appointed by each LACBOS, a representative appointed by the councils of governments (COGs), and a representative appointed by the Contract Cities Association, met over six months to collect feedback and hear best practices. It ultimately approved a final report that outlined seven recommendations to improve the homeless services system in the County. Monrovia Mayor Becky Shevlin served as the representative for the COGs.



Within the Ordinance, the Executive Committee and the Leadership Table are tasked with several oversight tasks to ensure that the goals and intent of the Ordinance are being met.

### Goals

The Ordinance establishes five goals to be achieved through implementation of the Ordinance:

- 1) Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness;
- 2) Reduce the number of people with mental illness and/or substance use disorders who experience homelessness;
- 3) Increase the number of people permanently leaving homelessness;
- 4) Prevent people from falling into homelessness; and
- 5) Increase the number of affordable housing units in the County.

The Ordinance directs that, by April 1, 2025, baseline and target metrics be established for each of these goals. The Executive Committee, with support from the Leadership Table and other stakeholders, would be responsible for developing baseline and target metrics for goals 1, 2, and 3, and LACAHSAs would be responsible for developing baseline and target metrics for goals 4 and 5. In developing these goals, the Executive Committee and LACAHSAs should be focused on creating and maintaining a standardization of basis services for all clients, a more accessible homeless-service-delivery system, ensuring that regional housing needs for lower-income households are met, using an equity lens, and increasing accountability and transparency for the public. The expectation is that the Executive Committee and LACAHSAs would report publicly on whether goals are being met, which existing programs are highly effective, how those goals might be better achieved, and determine consequences for not meeting those goals.

If those metrics are not met by December 31, 2025, the Executive Committee would make recommendations as to the LACBOS as to how to redirect funds to or away from specific programs and establish new baseline and target metrics. The Executive Committee would reevaluate progress towards these new metrics and make funding recommendations based on this progress every five years. The Ordinance establishes that the Executive Committee can make reallocation recommendations between and amount programs of between 2.5% and 5%. LACAHSAs's allocation cannot be less than 33.33%.

### Accountability

The Ordinance also requires that the County annually report the amount of funding collected and spent in the previous fiscal year, the status of any project funded by the Ordinance, and the funds carried over from previous years. The County is also required to audit these funds annually.

In addition, the Ordinance includes language directed at ensuring that Local Solutions Fund funds are expended in a timely manner. For example, if a city, the County, or council of governments reports unexpended funds of 30% or more in two consecutive annual reports, it would be required to return the funds greater than 30% to the Local Solutions Fund. Likewise, the Ordinance includes language ensuring that the County allocates at least \$100 million in other funding to LACDA for local housing production.

### Oversight

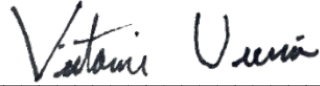
Finally, the Ordinance requires that there is adequate oversight. For example, the County must complete third-party evaluations annually, ensure data transparency, data consistency, and publicly-available performance metrics; conduct independent audits; ensure that a regional plan for homelessness is developed and adhered to; and hold two annual listening sessions. For LACAHSAs, the citizens' oversight committee established by SB 679 would be responsible for overseeing its expenditures, in accordance with the LACAHSAs enabling legislation.

### NEXT STEPS

This item is being presented as an informational item at the September Homelessness Committee and Governing Board meetings. SGVCOG is a public agency that does not engage in advocacy for or against public ballot measures. Since Measure A is a public ballot measure, SGVCOG is prohibited from using agency funds to advocate for a position. The Governing Board may take any action that it deems appropriate.

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### ATTACHMENTS

[Attachment A – Measure A Full Text](#)

[Attachment B – Executive Committee and Leadership Table](#)

[Attachment C – LACAHSAs Members](#)