



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

THURSDAY AUGUST 24, 2023 – 1:00 P.M.
SGVCOG Office

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

SGVRHT Officers

Chair

Jed Leano

Vice-Chair

Becky Shevlin

**Jurisdictional
Representatives**

Northeast Representative
Gary Boyer, Glendora

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
Margaret Finlay, Duarte
Jed Leano, Claremont

Housing/Homeless Experts
Carol Averell (Delegate)
Benita DeFrank (Delegate)
Alma Martinez (Alternate)

Members

- Alhambra
- Arcadia
- Azusa
- Baldwin Park
- Claremont
- Covina
- Diamond Bar
- Duarte
- El Monte
- Glendora
- Irwindale
- La Cañada Flintridge
- La Verne
- Monrovia
- Montebello
- Monterey Park
- Pasadena
- Pomona
- 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.sgvcog.org. Copies are available via email upon request (sgv@sgvcog.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.

| |
|--|
| South Gate City Hall Carol Averell (Housing and Homeless Representative) 8650 California Avenue South Gate, CA 90280 |
|--|

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 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) 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.

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact Brielle Salazar at least 48 hours prior to the meeting at (626) 457-1800 or at bsalazar@sgvrht.org.

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*)- Page 1
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. Board of Directors Minutes- July 18, 2023 Meeting- Page 2
Recommended Action: Adopt Board of Directors minutes for the July 18, 2023 meeting.
6. Technical Advisory Services Contract Extension- Page 4
Recommended Action: Authorize the Executive Director to Execute Amendment 5 to Agreement 20-06
7. Assignment of Contract for Operation Stay Safe- Page 6
Recommended Action: 1.) Authorize the Executive Director to assign the Agreement with Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) for Operation Stay Safe (OSS) site operation to the San Gabriel Valley Council of Governments (SGVCOG); and 2.) Authorize the Executive Director to execute an Agreement with the SGVCOG for an amount not to exceed \$517,000 for the previously-approved Homeless Housing Pilot Program funds for Site Operation Agreement expenses.
8. SGVRHT Annual Report- Page 9
Recommended Action: For information only.

UPDATE ITEMS

5 MINUTES

9. Chair's Report
10. Executive Director's Report
11. General Counsel's Report

ADJOURN

Public Comment received August 7, 2023

The high cost of Affordable Housing has been mentioned in past SGVRHT Board Meetings. \$1,500,000 per project could be saved by eliminating Interest Reserves. 3% interest on \$4,000,000 is \$120,000 a year. Over 5 years that turns into \$600,000 that is borrowed as an Interest Reserve. That \$600,000 must be paid off by permanent funding. At 5% over 30 years, the \$600,000 results in \$900,000 of interest. The \$600,000 plus the \$900,000 adds up to the potential \$1,500,000 savings per project. This would also reduce the rent charged to the recipients of the Affordable Housing. Thank you for listening to this proposal to make Affordable Housing more economical.

SGVRHT Board of Directors Unapproved Minutes

Date: July 18, 2023

Time: 1:00 PM

Location: SGVRHT Office in Monrovia and Virtual Meeting

PRELIMINARY BUSINESS

1. Call to Order

Vice Chair Shevlin called the meeting to order at 1:01 PM.

2. Roll Call

A quorum was in attendance.

Members Present

Becky Shevlin, City of Monrovia
Carol Averell, Housing/Homeless Expert
Gary Boyer, City of Glendora
Patty Cortez, City of Covina
Emmanuel Estrada, City of Baldwin Park
Alma Martinez, City of El Monte (Alternate)

Members Absent

Jed Leano, At-Large Member
Adele Andrade-Stadler, City of Alhambra
Benita DeFrank, Housing/Homeless Expert
Margaret Finlay, City of Duarte

Staff

M. Creter, Executive Director, SGVRHT
B. Salazar, SGVRHT
C. Trapesonian, Assistant General Counsel
M. Sharkey

3. Public Comment

There was no public comment.

4. Changes to Agenda Order

The Presentation from Item 9 was moved before the consent calendar.

CONSENT CALENDAR

5. Board of Directors Minutes- May 11, 2023 Meeting

Recommended Action: Adopt Board of Directors minutes for the May 11, 2023 meeting.

6. Board of Directors Minutes- June 15, 2023 Meeting

Recommended Action: Adopt Board of Directors minutes for the June 15, 2023 meeting.

7. Developer Fee Update for Revolving Loan Fund Projects Torch Street and Angeleno

Recommended Action: Adopt Resolution 23-09 approving a developer fee limit of 10% development costs for the Torch Street and Angeleno Avenue Revolving Loan Fund projects.

There was a motion to approve Consent Calendar Item 5, 6, and 7. (M/S: Boyer/Martinez).

[Motion Passed]

| | | |
|-----------------|--|--|
| AYES: | Shevlin, Averell, Boyer, Cortez, Estrada, Martinez | |
| NOES: | | |
| ABSTAIN: | | |
| ABSENT: | Leano, Andrade-Stadler, DeFrank, Finlay | |

ACTION ITEMS

8. Revolving Loan Fund Allocations

There was a motion to adopt Resolution 23-10 authorizing the Executive Director to issue Letters of Intent to the following projects: 1.) The Boulevard, Montebello- \$4,000,000 2.) Garey Avenue, Pomona- \$1,571,490 3.) 405 S. Del Mar, San Gabriel- \$810,000 (M/S: Averell/Boyer).

| | | |
|-----------------|--|--|
| AYES: | Shevlin, Averell, Boyer, Cortez, Estrada, Martinez | |
| NOES: | | |
| ABSTAIN: | | |
| ABSENT: | Leano, Andrade-Stadler, DeFrank, Finlay | |

PRESENTATION

- 9. SGVRHT Funding Uses: Ratio of funding awards for affordable and homeless housing. Funding breakdown between capital and operations at interim housing sites and their role within larger homelessness response.**
The Board directed staff to work with the San Gabriel Valley Council of Governments (SGVCOG) to transition supportive services contracts to the SGVCOG.

UPDATE ITEMS

There were no update items.

GENERAL COUNSEL’S REPORT

There was no General Counsel’s Report.

EXECUTIVE DIRECTOR’S REPORT

M. Creter shared that the City of Monterey Park joined the SGVRHT as a full member, bring the total to 23 cities. M. Creter highlighted the June groundbreakings of SGVRHT funded projects: Chapel Apartments (Alhambra), Vista de JJ Rodriguez (Montebello), and Chris Hartmire Plaza (Pomona). M. Creter also shared the upcoming Grand Opening for Villa Esperanza in Pomona, which will take place on September 14th at 10 AM.

CHAIR’S REPORT

Vice Chair Shevlin requested information on AB housing bills related to tax caps and Measure H and noted the board should keep tabs on them.

ADJOURN

Vice Chair Shevlin adjourned the meeting at 2:17PM.

REPORT

DATE: August 24, 2023

TO: Board of Directors

FROM: Marisa Creter, Executive Director

RE: TECHNICAL ADVISORY SERVICES CONTRACT EXTENSION

RECOMMENDED ACTION

Authorize the Executive Director to execute Amendment 5 to the Technical Support Contract with Harris & Associates extending the term to June 30, 2025 and increasing the not-to-exceed amount to \$425,594.

BACKGROUND

At its July 1, 2020, meeting, the Board of Directors authorized the Executive Director to execute an agreement with Harris & Associates for technical support for the SGVRHT including Local Housing Trust Fund (LHTF) applications, project monitoring, and grants research.

Since execution, the contract has been amended as follows:

Amendment 1- extended contract term through June 30, 2021.

Amendment 2- extended contract term through June 30, 2022 and increased the contract amount to \$177,280.

Amendment 3- extended contract term through June 30, 2023 and increased the contract amount to \$200,772.25.

Amendment 4- extended contract term through August 31, 2023.

Amendment 5 (proposed)- extend the contract term through June 30, 2025 and increase the contract amount to \$425,594.

DISCUSSION

Harris & Associates has successfully assisted the SGVRHT in securing 3 LHTF awards and has assisted in evaluating project applications and the development of loan documents. Amendment 5 extends the ongoing technical support offered by Harris & Associates to assist staff in evaluating project applications, drafting loan documents, and completing grant applications including the 2024 LHTF application and 2025 LHTF application, if the program is extended beyond 2024. The contract amendment also allows for ongoing loan monitoring to support projects through conversion to permanent financing and the payment of residual receipts to the SGVRHT. SGVRHT staff are pleased with the performance of Harris & Associates and recommend extending the contract through June 30, 2025. If approved, staff will circulate the amendment for execution.

REPORT

Prepared by: Brielle Salazar
Brielle Salazar
Regional Housing Trust Manager

Approved by: Marisa Creter
Marisa Creter
Executive Director

[Attachment A: Amendment No. 5 to Agreement 20-06](#)

REPORT

DATE: August 24, 2023

TO: SGVRHT Board of Directors
SGVCOG Governing Board
SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **ASSIGNMENT OF CONTRACT FOR OPERATION STAY SAFE OPERATIONS**

RECOMMENDED ACTIONS

SGVRHT

- 1) Authorize the Executive Director to assign the Agreement with Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) for Operation Stay Safe (OSS) site operation to the San Gabriel Valley Council of Governments (SGVCOG); and
- 2) Authorize the Executive Director to execute an Agreement with the SGVCOG for an amount not to exceed \$517,000 for the previously-approved Homeless Housing Pilot Program funds for Site Operation Agreement expenses.

SGVCOG

- 1) Recommend the Governing Board authorize the Executive Director to accept the assignment of the Agreement with L.A. CADA for Operation Stay Safe site operation;
- 2) Recommend the Governing Board authorize the Executive Director to execute an Agreement with the SGVRHT for an amount not to exceed \$517,000 the operation of OSS; and
- 3) Recommend the Governing Board authorize the Executive Director to execute funding agreements necessary to support the Agreement.

BACKGROUND

Operation Stay Safe (OSS), the 30-unit interim housing shelter in the City of Montebello, opened in July of 2022 with an initial one-year site operation term ending June 30, 2023. The contract with the initial service provider, Volunteers of America Los Angeles (VOALA), contained two optional one-year extensions at the mutual agreement of VOALA and SGVRHT. In March 2023, VOALA notified the SGRVHT that it did not intend to operate the site after the initial term ending June 30, 2023. In March 2023, the SGVRHT released a Request for Proposals for a Site Operator for the second year of operations at OSS, with a focus on service provision for high acuity individuals experiencing homelessness. The Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) was the only responsive bidder. The technical evaluation committee (TEC) included SGVRHT and City of Montebello staff. The TEC recommended contracting with L.A. CADA given their demonstrated experience in operating high-acuity sites, their proposed data reporting and responsiveness to inquiries, and their demonstrated ability to quickly onboard qualified staff. To that end, at its June 2023 meeting, the SGVRHT Board of Directors authorized the Executive Director to execute an Agreement for Operation Stay Safe site operation with L.A. CADA for a not-to-exceed amount of \$1,950,000. The SGVRHT Board of Directors also authorized the Executive Director to assign the Contract to the City of Montebello, if the City so chose, or to manage the contract on behalf of the City and authorized a not-to-exceed amount of \$517,000 in Homeless Housing Pilot Program funds for Site Operation expenses. The Agreement with L.A. CADA was executed shortly thereafter, and L.A. CADA assumed site operations on July 1, 2023.

DISCUSSION

The SGVCOG and the SGVRHT work closely together to support a continuum of services for persons experiencing homelessness (PEH) and resources to cities to better serve their unhoused residents. The SGVRHT has provided funding and critical project management to construct 3 interim housing sites in the San Gabriel Valley, including OSS in Montebello, Esperanza Villa in Baldwin Park – a 25-unit interim housing tiny home site – and Serenity Homes in Baldwin Park – a 16-unit family interim housing site that serves 16 families and 50 individuals. The SGVRHT has also procured, executed, and managed contracts with service providers for the operation of the interim housing sites. The San Gabriel Valley Council of Governments (SGVCOG) has managed regional homeless outreach services for member cities, including the following programs:

- **Services to Supplement Existing Services:** 4-person multidisciplinary teams contracted through L.A. CADA that provide proactive outreach and multi-disciplinary resources to persons experiencing homelessness (PEH) in cohorts of cities
- **High-Acuity and Substance Use Disorder-Focused Services:** 2-person teams contracted through L.A. CADA working closely with cities' existing law enforcement/outreach teams to provide more targeted resources to those clients who are most of need of services
- **Mobile Crisis Response Program:** 2-person team contracted through L.A. CADA to respond to and de-escalate non-violent service calls, such as those related to PEH or mental health crises, providing a more immediate response to support law enforcement on appropriate calls (e.g. PEH; mental health crises)
- **Food Insecurity Grant Program:** Grants to service providers to increase their ability to distribute food
- **Housing Linkages Working Group:** Program piloting innovative approaches to connect PEH to permanent housing
- **SGV Works:** Workforce development program that provides supportive services and paid on-the-job training for the interim housing residents and transition aged youth
- **Housing Location Services:** Upcoming service provider contract that will focus on helping individuals with a housing resource (e.g. housing voucher) find housing
- **Housing Solutions Fund:** Upcoming program that will provide service providers and cities with access to financial resources to house and/or re-house individuals and to prevent those at-risk of homelessness from falling into homelessness
- **Housing Incubator:** Technical assistance for cities to develop housing, especially at affordable levels


In practice, with the exception of the operations of OSS, the SGVRHT has generally focused on the construction of interim and permanent housing, while the SGVCOG has focused on providing services for PEH. To that end, staff is recommending that the L.A. CADA contract for the operation of OSS, which is currently held by the SGVRHT, be assigned to the SGVCOG. This action would help to better align with the strategic vision and goals of the SGVRHT to focus on the planning and construction of homeless, interim, and permanent housing. The SGVCOG will be well-positioned to manage the contract, given its past and current experience managing homeless services contracts.

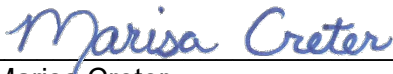
REPORT

The SGVCOG and the SGVRHT would continue to work closely together to provide a continuum of resources for PEH, with each agency focused on distinct but coordinated efforts:

| SGVCOG | SGVRHT |
|--|--|
| <ul style="list-style-type: none">• Outreach Services• Services to Supplement Existing Services• High-Acuity and Substance Use Disorder-Focused Outreach• Housing Location/Navigation• Housing Solutions Fund• SGV CARE Mobile Crisis Program• SGV Works Workforce Development Program• Housing Incubator | <ul style="list-style-type: none">• Affordable Housing Lending• Revolving Loan Fund• Project Pipeline• Interim Housing Construction• Technical Support for Interim Housing Construction• SGV Land Trust |

As part of the contract assignment, the contract will continue to be funded by the same sources as originally intended, including a Cities and Councils of Governments Interim Housing Services (CCOGIHS) Grant from the Los Angeles County Homeless Initiative (HI) to the City of Montebello, an Encampment Resolution Grant to the City of Montebello, and funding from the SGVRHT Homeless Housing Pilot. To that end, staff recommends that the SGVCOG execute agreements with the City of Montebello and the SGVRHT to facilitate reimbursements for the cost of the L.A. CADA agreement.

Prepared by: 
Caitlin Sims
Manager of Local Programs

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

[Attachment A- Professional Services Agreement for Bridge Housing Service Provider](#)

FY 22-23 ANNUAL REPORT



Board & Member Cities

The San Gabriel Valley Regional Housing Trust (SGVRHT) was established in February 2020 by SB 751 (Rubio) as a Joint Powers Authority (JPA) to fund the planning and construction of affordable and homeless housing and is able to receive and leverage public and private financing. The SGVRHT is governed by a nine member board of directors composed of seven local elected officials and two housing and homeless experts.

Board of Directors

Chair - Jed Leano, City of Claremont

Vice Chair - Becky Shevlin, City of Monrovia

Northeast District - Gary Boyer, City of Glendora

Central District - Emmanuel Estrada, City of Baldwin Park

Southeast District - Patricia Cortez, City of Covina

At-large Member - Adele Andrade-Stadler, City of Alhambra

At-large Member - Margaret Finlay, City of Duarte

Housing/Homeless Expert - Carol Averell

Housing/Homeless Expert - Benita DeFrank

Executive Director, Marisa Creter

Member Cities

The SGVRHT currently boasts 23 member cities. Member cities are eligible to serve on the Board of Directors and apply for SGVRHT project financing. Cities may also join the SGVRHT as affiliates to show regional support for housing solutions. Member and affiliate dues support the operations of the SGVRHT.

Alhambra

Arcadia

Azusa

Baldwin Park

Claremont

Covina

Diamond Bar

Duarte

El Monte

Glendora

Irwindale

La Cañada Flintridge

La Verne

Monrovia

Montebello

Monterey Park

Pasadena

Pomona

San Gabriel

South El Monte

South Pasadena

Temple City

West Covina

Affordable Housing

Project Pipeline

As of June 30, 2023, the SGVRHT has funded **13 affordable housing projects** to develop over **700 units** of extremely low, very low, and low income housing. Project Pipeline funding is offered as gap financing for affordable housing development, providing construction to permanent financing in the form of residual receipt loans. SGVRHT funded projects are displayed below. The SGVRHT accepts applications on a rolling basis and has identified an additional 400 units in need of gap financing.

| Award Type | City | Units | Funding Allocation |
|-----------------------|--------------|------------|---------------------|
| LHTF 2020 | Claremont | 15 | \$554,750 |
| LHTF 2020 | Pomona | 56 | \$1,350,000 |
| LHTF 2021 | Alhambra | 50 | \$1,000,000 |
| LHTF 2021 | Pomona | 90 | \$1,000,000 |
| FY 23 Federal Earmark | Claremont | 32 | \$3,000,000 |
| State Budget Earmark | Baldwin Park | 57 | \$2,500,000 |
| State Budget Earmark | El Monte | 39 | \$1,560,000 |
| State Budget Earmark | Pomona | 75 | \$2,000,000 |
| State Budget Earmark | Alhambra | 44 | \$1,760,000 |
| State Budget Earmark | Montebello | 63 | \$1,700,000 |
| State Budget Earmark | Montebello | 81 | \$2,500,000 |
| State Budget Earmark | El Monte | 53 | \$1,687,807 |
| State Budget Earmark | San Gabriel | 60 | \$4,105,000 |
| TOTAL UNITS | | 715 | \$24,717,557 |

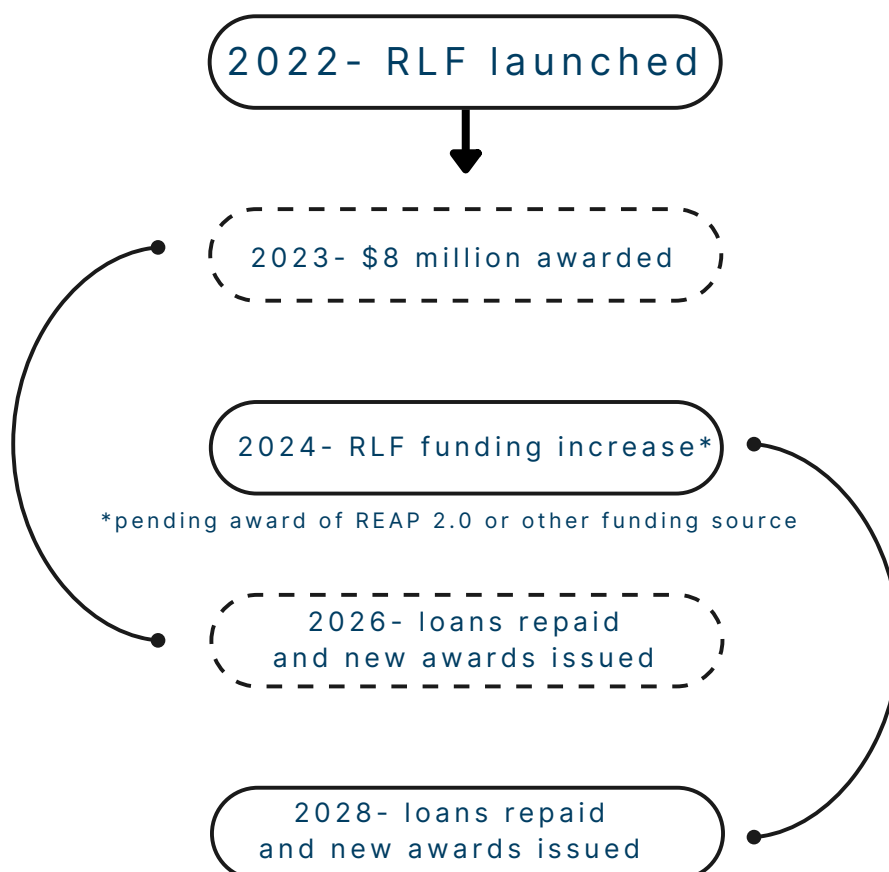


Affordable Housing

Revolving Loan Fund

In June 2022, the SGVRHT launched the Revolving Loan Fund (RLF) with an initial investment of \$8 million to provide access to capital short term for predevelopment, and construction loans. Loan proceeds and repayments will be available to lend to new projects in perpetuity. As of June 30, 2023, the SGVRHT has awarded \$5.33 million to three projects to support the development of 97 units, including 16 affordable homeownership units. The RLF is the SGVRHT's first renewable funding source and a valuable resource to affordable housing developers in the San Gabriel Valley as one of the few sources available for predevelopment financing. The RLF can support new construction or rehabilitation projects and offers a below market interest rate.

| Project Name | units | Project Description | SGVRHT funding |
|---------------|-------|------------------------------------|----------------|
| Torch Street | 12 | single family affordable ownership | \$1,000,000 |
| Angeleno | 4 | single family affordable ownership | \$333,000 |
| The Boulevard | 81 | affordable housing for families | \$4,000,000 |
| Total | 97 | Total | \$5,333,000 |



Homeless Housing

The SGVRHT has provided funding and technical assistance to develop 3 tiny home shelter sites that are now open for operation, providing 105 beds of interim housing with local preference for residents of host cities.

Each site provides on-site supportive services for residents, including: case management, 24/7 staffing, site security, 3 meals per day, and connections to any other needed services such as transportation, health care, and job training.

Esperanza Villa, Baldwin Park

- In FY 22-23, the SGVRHT supported Esperanza Villa by securing \$730,000 in Cities and Councils of Governments Interim Housing Services (CCOGIHS) funding from Los Angeles County to cover the cost of site operations.
- As of June 30, 2023, 24 clients have been permanently housed.

Operation Stay Safe, Montebello

- In FY 22-23, the SGVRHT supported OSS by providing operational funding and technical assistance.
- As of June 30, 2023, 21 clients have been permanently housed.

Serenity Homes, Baldwin Park

- Serenity Homes opened in September 2022. The SGVRHT provided a grant of \$1.25M to support the development and initial operation of the site.
- As of June 30, 2023, 3 families have been permanently housed.



Current & Upcoming Work

Regional Land Trust

In early 2023, the SGVRHT completed a Land Trust feasibility study in partnership with the San Gabriel Valley Council of Governments (SGVCOG). The study determined that the SGVRHT is well poised to serve as the operator for a regional land trust. The land trust would reduce the cost to produce affordable housing in the San Gabriel Valley by removing parcels from the speculative market and separating the cost of the land from the cost of the improvements. Properties purchased by the land trust would be affordable long term and could be ground leased to affordable housing developers. The land trust would create a second source of ongoing funding for the SGVRHT and could support additional affordable homeownership opportunities. In October 2022, the SGVRHT Board approved the formation of a regional land trust and this work will continue in FY 23-24, including the development of a 501(c)(3).

Technical Assistance

The SGVRHT is partnering with the SGVCOG to provide additional planning and technical assistance to increase affordable and homeless housing in the San Gabriel Valley.

- **Housing Incubator:** Provide technical assistance to cities and developers to support the production of housing, especially at affordable levels, in the following:
 - Financial Analysis & Technical Support
 - Real Estate & Land Acquisition Support
 - Land Use & Environmental Analysis
 - Public Outreach & Engagement
 - Grant Writing
- **Interim Housing Site Analysis:** Provides technical assistance to cities to evaluate potential interim housing sites to determine feasibility and develop initial site plans.

Questions?

If you'd like additional information, please check out the SGVRHT website, sgvrht.org, or reach out to Regional Housing Trust Manager, Brielle Salazar, at bsalazar@sgvrht.org.