



AGENDA AND NOTICE OF THE SPECIAL MEETING OF THE
 SAN GABRIEL VALLEY REGIONAL HOUSING TRUST FUND BOARD OF
 DIRECTORS
THURSDAY APRIL 16, 2026, 3PM
SGVCOG Office

1333 S. Mayflower Avenue, Suite 360 Monrovia, CA 91016
Zoom Link: <https://us06web.zoom.us/j/85845098920>

SGVRHT Officers

Chair, Jed Leano
Vice-Chair, Becky Shevlin

Representatives

Northeast Representative
 Karen Davis, Glendora

Northwest Representative
 Becky Shevlin, Monrovia

Central Representative
 Emmanuel Estrada, Baldwin
 Park
 Brian Gutierrez, West Covina
 (Alternate)

Southeast Representative
 Andrew Chou, Diamond Bar

Southwest District
 Adele Andrade-Stadler,
 Alhambra

At-Large Representatives
 Thomas Wong, Monterey
 Park (Delegate)
 Jed Leano, Claremont
 (Delegate)

Housing/Homeless Experts
 Anne Turner
 Alma Martinez
 Craig Hensley (Alternate)

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.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 COMMITTEE: All public comments will be taken during the public comment portion of the agenda. At a regular meeting, the public may comment on any agenda item as well as on any matter within the subject matter jurisdiction of the SGVRHT that is not listed on the agenda during the public comment period at the beginning of the agenda. At a special meeting, the public may only comment on items that are on the agenda. Members of the public are requested, but not required, 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 a large number of members of the public seek to provide public comment. Except in limited situations, the Committee 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 Committee 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.

Thomas Wong (At Large Delegate) Monterey Park City Hall 320 W Newmark Ave. Monterey Park, CA 91754	Dr. Anne K. Turner (Housing/Homeless Expert) Claremont Lincoln University 150 W. First Street Claremont, CA 91711
Jed Leano (At Large Delegate) Claremont City Hall 207 Harvard Ave. Claremont, CA 91711	

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items, but within the SGVRHT’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 Board of Directors 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 at the beginning of the Public Comment portion of the meeting.
- Verbal Comments (Zoom): Through Zoom, you may provide a verbal comment by using the web interface “Raise Hand” feature. Please raise your hand at the beginning of the Public Comment portion of the meeting. 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. Board of Directors Meeting Minutes- Page 1
Recommended Action: Adopt Board of Directors meeting minutes.
6. FY 25-26 Annual Report- Page 5
Recommended Action: For information only.
7. Pipeline Update- Page 12
Recommended Action: Adopt Resolution 26-01 adopting the Project Pipeline.
8. LACAHSAs Production, Preservation, and Ownership (PPO) FY 26-27 Funds- Page 17
Recommended Action: Authorize staff to award LACAHSAs Measure A FY 26-27 PPO New Construction funds (currently estimated at \$12,559,265) as part of the current notice of funding availability (NOFA).
9. Pipeline Funding- Page 19
Recommended Action: Adopt Resolution 26-02 adding \$4,065,000 in capital funds to the Project Pipeline

ACTION ITEM

10 MINUTES

10. Chair and Vice Chair Elections- Page 23
Recommended Action: Elect Chair and Vice Chair from nominations received.

ADJOURN

**San Gabriel Valley Regional Housing Trust Board Meeting
December 1st, 2025
Unapproved Minutes**

SGVRHT Board of Directors Unapproved Minutes

Date: December 1st, 2025
Time: 11:00 AM
Location: SGVRHT Office in Monrovia and Virtual Meeting

PRELIMINARY BUSINESS

1. Call to Order
Chair Leano called the meeting to order at 11:00 am.

2. Roll Call
A quorum was in attendance.

Members

Jed Leano, At-Large Member
Becky Shevlin, Northwest District
Karen Davis, Northeast District
Andrew Chou, Diamond Bar, Southeast Representative
Emmanuel Estrada, Central District
Anne K. Turner, Housing/Homeless Expert
Adele Andrade-Stadler, Southwest District
Thomas Wong, Southwest District Alternate

Alma Martinez, Housing/
Homeless Expert
Craig Hensley, Housing/
Homeless Expert Alternate

Staff

M. Creter, Executive Director, SGVRHT
M. Daudt, General Counsel
C. Sims
B. Salazar
R. Lansing
J. Talla
S. Wong
R. Futch

Members Absent

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 Meeting Minutes
Action: Adopt Board of Directors meeting minutes.

6. FY 24-25 Annual Report
Action: Receive and file.

There was a motion to approve Consent Calendar Items 5-6.

(M/S: Shevlin, Chou) [Motion Passed]

AYES:	Leano, Shevlin, Turner, Andrade-Stadler, Chou, Davis, Estrada
NOES:	
ABSTAIN:	

**San Gabriel Valley Regional Housing Trust Board Meeting
December 1st, 2025
Unapproved Minutes**

ABSENT:	Wong, Martinez
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ACTION ITEM

7. SGVRHT Annual Administrative and Affiliate Fee Credit for Capital Fund Contributions

There was a motion to adopt Resolution 25-12 adopting an amended FY26-27 annual administrative and affiliate fee schedule for cities that dedicate capital funds to the SGVRHT, including but not limited to Permanent Local Housing Allocation (PLHA).

(M/S: Davis, Andrade-Stadler) [Motion Passed]

AYES:	Leano, Shevlin, Wong, Turner, Andrade-Stadler, Chou, Davis, Estrada
NOES:	
ABSTAIN:	
ABSENT:	Martinez

8. Revolving Loan Fund Award Preapproval

There was a motion to adopt Resolution 25-13 authorizing the Executive Director to execute a Letter of Intent for Gabrielino Place (Duarte) for a Revolving Loan Fund loan in the amount of \$2,460,000, pending the completion of RLF loan memo to file.

(M/S: Turner, Andrade-Stadler) [Motion Passed]

AYES:	Leano, Shevlin, Wong, Turner, Andrade-Stadler, Chou, Davis, Estrada
NOES:	
ABSTAIN:	
ABSENT:	Martinez

9. Rapid Housing Development (RHoD) Application

There was a motion adopt Resolution 25-14 authorizing the Executive Director to: 1) apply to the SGVCOG's Rapid Housing Development (RHoD) program in partnership with Support Solutions and if awarded, negotiate and execute the purchase of a site for use as shared housing in an amount not to exceed the award amount, and 2) retain ownership or transfer the property to House SGV.

(M/S: Turner, Shevlin) [Motion Passed]

AYES:	Leano, Shevlin, Wong, Turner, Andrade-Stadler, Chou, Davis, Estrada
NOES:	
ABSTAIN:	
ABSENT:	Martinez

10. Measure A PPO-New Construction NOFA, PPO Flexible Partnership with House SGV, and Amended Pipeline Funding Limits and RLF Application Review Process

There was a motion adopt Resolution 25-15 authorizing the Executive Director to: 1) finalize and release the SGVRHT's Measure A PPO-new construction NOFA in compliance with relevant Measure A funding requirements and guidelines, 2) identify potential project partners and properties to acquire with PPO-Flexible funds to be transferred to House SGV, and 3) adopt amended Pipeline funding limits and streamlined RLF application review.

(M/S: Turner, Shevlin) [Motion Passed]

AYES:	Leano, Shevlin, Wong, Turner, Andrade-Stadler, Chou, Davis, Estrada
NOES:	
ABSTAIN:	

**San Gabriel Valley Regional Housing Trust Board Meeting
December 1st, 2025
Unapproved Minutes**

ABSENT:	Martinez
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DISCUSSION ITEM

11. SGVRHT Appointment Process Update

SGVCOG Senior Advisor Steph Wong gave a brief presentation on this item. The Board discussed and requested staff to bring a draft resolution to the SGVCOG Governing Board regarding a revised SGVRHT appointment process. Under the proposed approach, the SGVRHT would take primary responsibility for evaluating applicants and recommending a slate of candidates, while the SGVCOG Governing Board would retain final approval authority.

UPDATE ITEMS

12. Chair's Report

There was no Chair's report.

13. Executive Director's Report

M. Creter announced the next regular meeting was anticipated for March and recapped the SGVRHT's 5-year anniversary celebration. B. Salazar announced the SGVRHT attendance at the Housing California conference on March 19-20, 2026.

14. General Counsel's Report

There was no general counsel report.

ADJOURN

Chair Leano adjourned the meeting at 11:51 am.

SGVRHT Board of Directors Unapproved Minutes

Date: December 18, 2025
Time: 10:00 AM
Location: SGVRHT Office in Monrovia and Virtual Meeting

PRELIMINARY BUSINESS

- 1. Call to Order
Chair Leano called the meeting to order at 10:00 am.
- 2. Roll Call
A quorum was in attendance.

Members

Karen Davis, Northeast District
Jed Leano, At-Large Member
Becky Shevlin, Northwest District
Anne K. Turner, Housing/Homeless Expert
Thomas Wong, Southwest District Alternate

Members Absent

Adele Andrade-Stadler, Southwest District
Andrew Chou, Southeast Representative
Emmanuel Estrada, Central District
Alma Martinez, Housing/Homeless Expert

Staff

M. Creter, Executive Director, SGVRHT
M. Daudt, General Counsel
R. Lansing
B. Salazar
S. Pedersen
K. Ward
S. Wong

- 3. Public Comment
There was no public comment.

ACTION ITEM

- 4. 2024 LHTE Funding Commitment
There was a motion to adopt Resolution 25-16 authorizing the Executive Director to execute an amended Letter of Commitment to Mercy Claremont in the amount of \$2,901,000.

(M/S: Shevlin, Davis) [Motion Passed]

AYES:	Davis, Leano, Shevlin, Turner, Wong
NOES:	
ABSTAIN:	
ABSENT:	Andrade-Stadler, Chou, Estrada, Martinez

ADJOURN

Chair Leano adjourned the meeting at 10:09 am.



SAN GABRIEL VALLEY REGIONAL HOUSING TRUST

FY 25 - 26 ANNUAL REPORT

SAN GABRIEL VALLEY
REGIONAL HOUSING TRUST
1333 MAYFLOWER ST. SUITE 360,
MONROVIA, CA 91016

SPRING 2026

SGVRHT.ORG

ABOUT RHT

The San Gabriel Valley Regional Housing Trust (SGVRHT) was formed in February 2020 as a Joint Powers Authority (JPA) to fund and finance the planning and construction of affordable and homeless housing; SGVRHT can provide funding for extremely low, very low, and low-income housing projects (up to 80% Area Median Income). The SGVRHT is governed by a nine-member Board of Directors composed of elected officials from seven cities that are members of the SGVRHT and two housing and homelessness experts. The SGVRHT has 25 member cities and to date, the SGVRHT has funded 919 units of affordable housing and 130 units of interim shelter.



Board of Directors

Chair

Jed Leano
City of Claremont

Vice Chair

Becky Shevlin
City of Monrovia

Northeast District

Karen Davis
City of Glendora

Central District

Emmanuel Estrada
City of Baldwin Park

Southeast District

Andrew Chou
City of Diamond Bar

At-large Member

Adele Andrade-Stadler
City of Alhambra

At-large Member

Thomas Wong
City of Monterey Park

Housing Expert

Alma Martinez

Housing Expert

Anne Turner

Executive Director

Marisa Creter

Member Cities

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

IN FY 25-26, SGVRHT:



Celebrated grand openings of funded projects Larkin Place (Claremont) and Chris Hartmire Plaza (Pomona)



Awarded \$5M in Revolving Loan Fund (RLF) secured through Regional Early Action Planning (REAP 2.0) competitive application



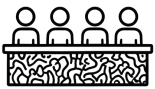
Completed Enterprise Housing Preservation Public Sector Cohort, a 15-month learning lab supporting the efforts of House SGV land trust



Celebrated 5 year anniversary with development and funding partners and residents of SGVRHT funded projects



Attended Housing California in Sacramento to support ongoing learning for staff and board members



Participated in panel presentations at the American Planning Association and Housing and California Housing & Community Development conferences



SGVRHT Staff present an award to Congresswoman Judy Chu for her support for affordable housing in the San Gabriel Valley



Senator Rubio and Chair Leano at 5 year anniversary where Senator Rubio was recognized for her work to establish the SGVRHT and ongoing support



Project Financing

Revolving Loan Fund

The Revolving Loan Fund (RLF) was launched in 2022, providing short-term acquisition, predevelopment, and construction financing for affordable housing projects. In FY 25-26, the RLF allocated \$5 million in Regional Early Action Planning 2.0 funds, secured through a competitive grant process with Southern California Association of Governments (SCAG).

8

Projects Funded

328

Units funded

\$16 M

Awarded

Pipeline

The SGVRHT Pipeline program provides construction to permanent financing in the form of residual receipt loans to support affordable housing development. Allocations leverage additional funds by boosting projects' scores on County and State applications. This source is expanded in FY26-27 and beyond by annual Measure A PPO funding allocations. In FY25-26, SGVRHT released a Notice of Funding Availability (NOFA) for its first allocation of Measure A PPO funds.



Housing Innovation

In FY 25-26, the SGVRHT completed demolition work required to renovate the previously underutilized church property into shared housing. In FY 26-27, the SGVRHT will oversee construction completion which will include residential units for transition aged youth and families and an onsite commercial kitchen which will provide residents meals and opportunities for workforce development. The site will remain a long-term asset of the SGVRHT, ensuring affordability in perpetuity. The site will be managed by service provider God's Pantry who will provide on-site supportive services and job training. Funding for the project includes a State Earmark sponsored by Senator Rubio, a housing innovation grant from SGVRHT, and Rapid Housing Development Funds from SGVCOG.

Funded Projects Spotlight

COMPLETED IN 25-26

SPOTLIGHT: Larkin Place

📍 Claremont

Larkin Place opened in March 2026 to provide 32 new units of permanent supportive housing in Claremont. The new residents are formerly homeless adults who will now receive safe, affordable housing and onsite mental health and case management services. The SGVRHT provided a \$3 million award to the project by leveraging a federal earmark.

SPOTLIGHT: Chris Hartmire Plaza

📍 Pomona

Chris Hartmire Plaza, completed in 2026, provides 90 new units of affordable housing in Pomona. The units are designated for low-income families and veterans who have experienced homelessness and the project offers on-site supportive services from Tri-City Mental Health. In September 2023, the SGVRHT leveraged a matching award through the State Local Housing Trust Fund program to provide a total loan of \$1 Million to the project.



FUNDED IN 25-26

SPOTLIGHT: Mercy Claremont

📍 Claremont

Mercy Claremont will provide 74 units of affordable housing for families with a veteran head of household and formerly unhoused veterans. In 2025, SGVRHT awarded the project \$1.9 million in LHTF and matching funds, an addition to a previous \$1 million award to the project.

SPOTLIGHT: Gabrielino Place

📍 Duarte

SGVRHT awarded Gabrielino Place, an affordable housing project in Duarte, \$2,460,000 in RLF funding in December 2025. This low-interest loan will go towards site acquisition and other predevelopment expenses and repayments will be awarded to additional projects in the future. SGVCOG supported the planning stage of this project through its Affordable Housing Incubator.



House SGV Affiliated Non-profit

In FY 25-26, the SGVRHT received 501c3 status for its affiliated 501(c)3 entity, House SGV and developed an implementation plan in collaboration with its nonprofit consultant firm. House SGV will serve as a land trust, pursue additional long-term investments in the region, and expand program capacity. In FY 26-27, House SGV will continue outreach to secure donations and develop partnerships, develop programs, and seek grant funding.



Education & Advocacy

In FY 25-26, SGVRHT staff participated in two conference presentations: American Planning Association (APA) in Monterey (pictured left) and Housing and Community Development in downtown Los Angeles, sharing the success of the SGVRHT’s support for cities through project development and funding. Staff and a cohort of the SGVRHT board attended Housing CA in Sacramento in March 2026.

SGVRHT staff participated in the Enterprise Housing Preservation public sector cohort, a learning lab with other California jurisdictions to address the loss of affordable housing units and identify opportunities to learn from best practices. The proforma tool developed by the cohort will help House SGV to analyze acquisition opportunities.

SGVRHT staff and members of the board of directors travelled to Sacramento to advocate for ongoing funding for regional housing trusts, including the extension of the Local Housing Trust Fund (LHTF) program.

CURRENT & UPCOMING WORK

Measure A - Project Pipeline Funding

SGVRHT will execute its first Measure A Production, Preservation, and Ownership (PPO) loan(s) to support the development of affordable housing following the release of its PPO NOFA in January 2026. SGVRHT will receive Measure A funding annually to support its project pipeline and award new projects throughout the San Gabriel Valley, offering residual receipts loans and operating reserves.

Measure A - Acquisition

SGVRHT will utilize its allocation of PPO-Flexible funds to acquire property for affordable housing in partnership with House SGV, its affiliated nonprofit land trust. The SGVRHT is currently working in partnership with the SGVCOG to develop a resource to evaluate potential acquisition opportunities, balancing long term financial feasibility with rents that are affordable to a wide range of SGV residents and families. SGVRHT plans to purchase its first site in the coming months, delivering affordable units immediately and ensuring long-term affordability through its land trust.



Scan to visit sgvrht.org

If you'd like additional information, please check out the [SGVRHT website](https://sgvrht.org), [House SGV website](https://house-sgv.org), follow us on Instagram [@sgvregionalhousingtrust](https://www.instagram.com/sgvregionalhousingtrust) or reach out to the SGV Regional Housing Trust Manager, Brielle Salazar, at bsalazar@sgvrht.org

REPORT

DATE: April 16, 2026

TO: Board of Directors

FROM: Marisa Creter, Executive Director

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

RECOMMENDED ACTION

Adopt Resolution 26-02 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) 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. Staff have received two applications and recommend the following additions to the pipeline:

City	# of units	Project Name	Project Description	Funding Gap/Request
La Verne	100	Fairplex	Affordable housing	\$1,000,000
Pomona	115	Mission Suites	Preservation of affordable housing project with expiring covenants	\$2,500,000

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 26-02 San Gabriel Valley Project Pipeline

RESOLUTION NO. 26-02

**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 16th day of April 2026.

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 26-02 was adopted at a regular meeting of the Board of Directors held on the 16th day of April 2026, by the following roll call vote:

AYES:	
NOES:	
ABSTAIN:	
ABSENT:	

Marisa Creter, Secretary

Exhibit A

San Gabriel Valley Project Pipeline				
City	# of units	Project Name	Project Description	Funding Gap/Request
Arcadia	9	Lucile St.	County owned parcel entitled for affordable housing	\$1,800,000
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	100	Duarte Park Apartments	100 units of senior housing at risk of expiring affordability covenant in 2022	\$3,000,000
La Verne	100	Fairplex	Affordable housing	\$1,000,000
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
Pomona	115	Mission Suites	Preservation of affordable housing project with expiring covenants	\$2,500,000
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
TOTAL UNITS	473		TOTAL FUNDING REQUEST	\$44,071,000

REPORT

DATE: April 16, 2026

TO: Board of Directors

FROM: Marisa Creter, Executive Director

RE: **LACAHSA PRODUCTION, PRESERVATION, AND OWNERSHIP (PPO) FY 26-27 FUNDS**

RECOMMENDED ACTION

Authorize staff to award LACAHSA Measure A FY 26-27 PPO New Construction funds (currently estimated at \$12,559,265) into the available to award as part of the current notice of funding availability (NOFA).

BACKGROUND

At its December 1, 2025, meeting, the San Gabriel Valley Regional Housing Trust (SGVRHT) Board of Directors approved the release of a Measure A Production, Preservation, and Ownership (PPO) NOFA. The NOFA was released on January 20, 2026 and 6 applications were received by the February 20, 2026 deadline. The applications are currently under review and will be considered for award at the Board's anticipated May 2026 meeting. The awards were originally contemplated for April, but have been postponed to align with the amended Los Angeles County Affordable Housing Solutions Agency (LACAHSA) timeline which will announce its awards in late April. Developers were able to apply to both funding sources and if awarded LACAHSA funds, projects would likely need a smaller allocation of SGVRHT's funds, allowing SGVRHT to award funding to more projects, or to projects that do not receive LACAHSA funds. Additionally, SGVRHT staff have been working with the San Gabriel Valley Council of Government's (SGVCOG) staff to submit the Year 2 Measure A PPO budget due in May 2026. The SGVRHT is anticipated to receive \$12,559,265 in Measure A PPO- New Construction funds through its agreement with SGVCOG. Measure A PPO funds must be committed to projects within two years of receipt. To meet this deadline and support ready to proceed projects, staff recommend allowing the Executive Director to negotiate and execute awards for both Year 1 and Year 2 funds, totaling an estimated \$23,788,209¹, to eligible projects from the Year 1 NOFA. The SGVCOG Governing Board is considering approval of this approach at their April 2026 meeting.

NEXT STEPS

The SGVCOG will take action at its April meeting to authorize the Executive Director to submit the Measure A PPO budget to LACAHSA. If the multiyear approach is approved, staff will present proposed funding awards accordingly at the next Board meeting in May.

¹ This amount represents 95% of the total funding amount; 5% will support program administration.

REPORT

Prepared by: Brielle Salazar
Brielle Salazar
Regional Housing Trust Manager

Approved by: Marisa Creter
Marisa Creter
Executive Director

DATE: April 16, 2026

TO: Board of Directors

FROM: Marisa Creter, Executive Director

RE: PROJECT PIPELINE FUNDING

RECOMMENDED ACTION

Adopt Resolution 26-02 adding \$4,065,000 in capital funds to the Project Pipeline

BACKGROUND

The SGVRHT manages a residual receipts loan program, Project Pipeline, which offers construction to permanent financing to affordable housing projects. To date this program has supported 817 units of affordable housing across 15 projects. The main funding sources for this program have been State and Federal Earmarks and Local Housing Trust Fund (LHTF). All funds have currently been awarded to eligible projects. The SGVRHT recently received a loan repayment and partial loan repayment from two of its Pipeline funded projects, totaling \$1,929,117. Staff recommend that these funds return to the Pipeline for use as capital funds for Pipeline projects. In early 2026, the SGVRHT was awarded \$442,973 in Year 5 Permanent Local Housing Allocation (PLHA). Including this most recent award, there is \$2,135,883 in PLHA that has not been awarded to date. Staff recommend that this funding also be allocated to the Pipeline for a total of \$4,065,000. Pipeline is an important source of construction to permanent financing, providing local funding commitments that bolster projects' scores of County and State applications.

In late 2025, the SGVRHT received a full loan repayment for Chapel Apartments and a partial loan repayment for Willow Way based on construction cost savings achieved by both developers. This is an uncommon occurrence, resulting in funds much earlier than anticipated. Since the funds were anticipated to be encumbered in Pipeline loans, staff recommend returning the funds to this program, allowing the SGVRHT to support the development of additional affordable housing units, notably without the PLA requirements for Measure A. The SGVRHT received payment from the City of Baldwin Park for PLHA funding awarded in its 5 year plan. SGVRHT also executed a contract with Los Angeles County for Year 5 PLHA in the amount of \$442,973 bringing total unallocated PLHA to \$2,135,883. PLHA can be used to support affordable and homeless housing projects. In previous years, PLHA has been used as a Local Housing Trust Fund (LHTF) matching source and to support housing innovation awards. Given the sunset of the LHTF program and the lack of operational funding for interim housing, staff recommend allocating the outstanding PLHA to Project Pipeline. The proposed total allocation is \$4,065,000 as \$500,000 is withheld pending reimbursement of a Federal Earmark award. Below is a summary of currently unallocated funds proposed as Pipeline capital.

REPORT

Funding Source	Amount	Notes
Chapel Loan Repayment	\$1,904,613	Full loan repayment based on construction savings
Willow Way Repayment	\$24,504	Partial loan repayment based on construction savings
Baldwin Park Y1&Y2 PLHA	\$250,806	Allocated to SGVRHT via 5 year PLHA plan
Year 2 PLHA	\$199,552	Total allocation of \$1,199,552; \$1M used as match for LHFT
Year 3 PLHA	\$1,242,552	Total allocation of \$1,682,100; \$439,548 allocated to Housing Innovation Program
Year 5 PLHA	\$442,973	Full allocation
Subtotal	\$4,065,000	
Funds held pending federal funding reimbursement	(\$500,000)	
TOTAL	\$4,065,000	

NEXT STEPS

The SGVRHT accepts applications for Project Pipeline on a rolling basis and considers projects for funding based on available funding and projects' readiness to proceed. Proposed Pipeline awards will be presented to the Board for review at a future meeting.

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

Approved by: *Marisa Creter*
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – Resolution 26-02

RESOLUTION NO. 26-02

RESOLUTION OF THE SAN GABRIEL VALLEY REGIONAL HOUSING TRUST (SGVRHT) ADDING \$4,065,000 IN CAPITAL FUNDS TO THE PROJECT PIPELINE

WHEREAS, the San Gabriel Valley Regional Housing Trust maintains a Pipeline of affordable housing projects to match projects with funding sources, and all previously available funds have been awarded to eligible projects; and

WHEREAS, the SGVRHT was awarded \$442,973 in Year 5 Permanent Local Housing Allocation (PLHA) from the Los Angeles County Development Authority (LACDA) in early 2026; and

WHEREAS, including the 2026 award, the SGVRHT has \$2,135,883 in PLHA that has not been allocated to this date; and

WHEREAS, in late 2025, the SGVRHT received a full loan repayment from Chapel Apartments and a partial loan repayment for Willow Way based on construction cost savings achieved by both developers, totaling \$1,929,117; and

WHEREAS, the SGVRHT has a total of \$4,065,000 from PLHA and loan repayments that can be allocated to the Pipeline; and

WHEREAS, the SGVRHT will accept applications for Project Pipeline on a rolling basis and proposed project awards will be presented for consideration at a future meeting.

NOW, THEREFORE, BE IT RESOLVED

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 16th day of April 2026.

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 26-02 was adopted at a regular meeting of the Board of Directors held on the 16th day of April 2026, by the following vote:

AYES:	
NOES:	
ABSTAIN:	
ABSENT:	

Marisa Creter, Secretary

REPORT

DATE: April 16, 2026

TO: Board of Directors

FROM: Marisa Creter, Executive Director

RE: **CHAIR AND VICE CHAIR APPOINTMENTS**

RECOMMENDED ACTION

Elect Chair and Vice Chair from nominations received.

BACKGROUND

The San Gabriel Valley Regional Housing Trust (SGVRHT) adopted Bylaws state that the Board of Directors is required to select a Chair and Vice Chair from its membership on an annual basis at the first meeting of the year. The current Chair and Vice Chair remain in place until the first meeting. There is no limit on the number of terms a Director may serve as Chair or Vice-Chair.

Jed Leano and Becky Shevlin have served as Chair and Vice Chair respectively for the past 5 years. Jed Leano confirmed he will not be continuing as chair for the 2026 calendar year. Becky Shevlin has expressed her interest in serving as Chair. Staff emailed the board for nominations for both seats and received the following nominations:

Chair

- Becky Shevlin
- Emmanuel Estrada

Vice Chair

- Adele Andrade-Stadler
- Becky Shevlin

As multiple candidates have been received for each seat, an election will be held via electronic voting, as described below.

ELECTRONIC SURVEY ELECTION/VOTING PROCEDURES

The election process will be as follows:

- **Election Official:** The SGVRHT General Counsel will serve as the SGVRHT's election parliamentarian. Any concerns or questions should be directed to him.
- **Election of Chair:** Following a call for nominations to the SGVRHT Board of Directors, there were two candidates recommended for consideration. Therefore, an election will be held via electronic voting. Additional nominations from the floor will not be accepted. The election of Chair will be conducted as follows:

1. Each candidate will be given three minutes to address the Board of Directors. Candidates for each position will speak in alphabetical order.
 2. After each candidate has made their presentation, staff will distribute one electronic survey to each Director (or the designated alternate if the regular Director is not present) in attendance at the meeting through email and via a QR code/link on the screen. The meeting will be recessed by the Chair for 5 minutes to provide Directors with the opportunity to cast their vote. To be considered in the final tally, Directors must select only one candidate for Chair, date their ballot, and select the name of the district they represent on the survey. Prior to tallying the ballots, staff will confirm that all ballots are identified and completed by the Director or the designated alternate. If a ballot is incomplete or cannot be identified, staff will make a reasonable attempt to identify who completed the ballot and notify that person that the ballot was not completed or completed incorrectly and provide an opportunity to rectify the mistake. If a ballot is not ultimately completed in accordance with this paragraph by a person authorized to vote, it will not be counted.
 3. Staff will tally the ballot results and provide those results to General Counsel. The ballots will also be displayed publicly in the Boardroom. General Counsel will announce the final results in open session. If there is a tie, it will be announced in open session and a second ballot will be distributed by staff. Successive ballots will be cast until the tie is broken or the Board of Directors determines to hold the election for the Chair on a different date.
 4. Once a candidate receives a majority of the votes cast, the Board of Directors will affirm the election results and appoint that candidate as the Chair via motion.
- **Election of Vice Chair:** Following a call for nominations to the SGVRHT Board of Directors, there were two candidates recommended for consideration for Vice Chair. One candidate was nominated for both Chair and Vice Chair. If that candidate is not selected for Chair, the election for Vice Chair will proceed with the two nominations received. If the candidate nominated for both positions is elected as Chair after the Election, the candidate not selected for Chair may be considered for Vice Chair. The Election of Vice Chair will follow the same process as the election of the Chair, listed above.
 - **Results:** Pursuant to the Brown Act, the individual Ballot of each Director is a public record and available for Director and public review.
 - **Term of Office:** The successful candidate will begin their term as Chair or Vice Chair upon election. They will serve their term until the first meeting of the following year, when an Election will take place again. To continue serving their term, they must restate their continued interest and the Board will vote to confirm the selection. There is no limit on the number of terms that a Director can serve as Chair or Vice Chair.

REPORT

Prepared by: Brielle Salazar
Brielle Salazar
Regional Housing Trust Manager

Approved by: Marisa Creter
Marisa Creter
Executive Director