

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

SGVRHT Board of Directors Approved 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:	

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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:	

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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.