



SAN GABRIEL VALLEY REGIONAL HOUSING TRUST

FY 24-25 ANNUAL REPORT

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

FALL 2025

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 currently boasts 25 member cities. To date the SGVRHT has funded nearly 800 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	

FY 24-25 ACCOMPLISHMENTS

The core strength of the SGVRHT is its ability to meet cities where they are in the housing development process and provide technical assistance and capacity building to advance projects. The SGVRHT remains a partner throughout the project, from pre-development through construction and project completion. In 2024 and 2025, the SGVRHT:



Celebrated 3 grand openings representing 146 units of affordable housing.



Received \$1 million in Local Housing Trust Fund (LHTF), the fifth of five possible awards through this program, supporting the development of 233 affordable housing units.



Awarded \$3M in REAP 2.0 RLF funding to two projects; the remaining \$2M will be allocated in FY25-26



Joined Enterprise Housing Preservation cohort, a 15 month learning collaborative that will support the efforts of House SGV in maintaining long-term affordability.



REVOLVING LOAN FUND

In 2024 SGVRHT received a \$5 million allocation of Regional Early Action Planning (REAP) 2.0 funds to expand the Revolving Loan Fund (RLF). These funds support the development of affordable housing in infill areas to affirmatively further fair housing and support transit oriented development that reduces vehicle miles traveled. The REAP 2.0 funds were provided by a grant with the Southern California Association of Governments (SGAG).

RLF Allocations



- ▲ 405 S. Del Mar, San Gabriel
 - 73-unit affordable housing development for seniors
 - SGVRHT owns the land and awarded \$1.81M in RLF funds, bridging a \$2M LHTF construction to permanent financing loan

▼ El Centro, South Pasadena

- 52-unit affordable housing development
- SGVRHT awarded \$2,000,000 in RLF



PROJECT PIPELINE

The SGVRHT's Project Pipeline has funded affordable housing projects to develop 875 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. The SGVRHT has leveraged local, state, and federal funding to support this program.

The SGVRHT currently has 5 funded multifamily affordable housing projects in construction, 8 in predevelopment, and 6 completed. The projects represent member cities commitment to providing safe, stable housing to all San Gabriel Valley residents and serve individuals and families, with set-asides for special needs populations, including formerly homeless seniors, veterans, and survivors of domestic violence.

The next page lists all of the SGVRHT funded projects to date.

SGVRHT Funded Projects

City	Units	Project Name	Funding Allocation
Alhambra	36	Mariposa	\$4,392,510
Alhambra	44	Chapel	\$1,760,000
Azusa	4	Angeleno	\$336,000
Baldwin Park	57	Baldwin Park Apartments	\$2,500,000
Baldwin Park	12	Torch Street	\$1,000,000
Claremont	15	Baseline Rd.	\$1,000,223
Claremont	32	Larkin Place	\$3,000,000
Claremont	74	Mercy Claremont	\$1,000,000
Duarte	36	Gabrielino Place	\$2,000,000
El Monte	39	Willow Way	\$1,560,000
El Monte	53	Plaza Ortiz	\$1,687,807
Montebello	63	6th Street Grand	\$1,700,000
Montebello	81	The Boulevard	\$4,000,000
Pomona	90	East End Village	\$1,000,000
Pomona	75	Prisma Artist Lofts	\$2,000,000
Pomona	35	Pathway	\$1,571,490
Pomona	56	West Mission	\$1,350,000
San Gabriel	73	405 S. Del Mar (loan)	\$2,000,000
		405 S. Del Mar (land)	\$4,105,000
South Pasadena	52	El Centro	\$2,000,000
TOTAL UNITS	927	TOTAL FUNDING	\$39,963,030

PROJECT PIPELINE SPOTLIGHT

COMPLETED PROJECTS

SPOTLIGHT: Villa Esperanza

Pomona

Villa Esperanza provides 57 units of affordable housing for families at or below 60% of Area Median Income. The SGVRHT leveraged a 1:1 matching award through the State Local Housing Trust Fund (LHTF) program to provide a loan of \$1.35M to the project. Villa Esperanza is the first SGVRHT funded project to complete construction.



SPOTLIGHT: Vista de J.J. Rodriguez

Montebello

Vista de J.J. Rodriguez, completed in 2025, provides 63 units of supportive housing located along 6th Street and Grand Avenue. The units are designated for low-income families and survivors of domestic violence experiencing homelessness. In March 2023, the SGVRHT leveraged a state budget earmark to award the project a total construction loan of \$1.7 million.



SPOTLIGHT: Lantern Terrace

Alhambra

Lantern Terrace provides 44 units of affordable and supportive housing. The five-story, 100% affordable housing project will replace what was a city-owned surface parking lot, located in Alhambra's Downtown District. In April 2023, the SGVRHT leveraged a state budget earmark to award the project a total loan of \$1.76 million.



GROUNDBREAKINGS

SPOTLIGHT: Prisma Artist Lofts

Pomona

Prisma Artist Lofts will provide 75 units of affordable housing units for families, young professionals, and individuals with developmental disabilities. The project received a \$2M construction to permanent financing loan from SGVRHT.



PRESENTATIONS & CELEBRATIONS

American Planning Association Conference

SGVRHT staff Brielle Salazar presented at the 2025 American Planning Association (APA) Annual Conference. She joined Adam Eliason, Housing Trust Manager, Orange County Housing Finance Trust; Melani Smith, Director of Regional Development, Gateway Cities Council of Governments; and Linda Braunschweiger, CEO, Housing Trust Fund Ventura County & Housing Land Trust Ventura County to discuss the benefits of a regional approach to affordable housing. The panel was moderated by Jacob Noonan, Housing Special Programs Manager, Southern California Association of Governments (SCAG). SGVRHT also shared its accomplishments, including funding nearly 900 units of housing and the establishment of a nonprofit land trust, House SGV. SCAG awarded the SGVRHT \$5 million in REAP 2.0 to augment its Revolving Loan Fund (RLF), which is currently available for projects.



SGVRHT 5 Year Celebration

In November, the SGVRHT celebrated 5 years of housing success. The commemorative luncheon was hosted at Quiet Cannon in the City of Montebello, which has been an active participant in the SGVRHT. Representatives from SGVRHT's 25 member cities joined the Board of Directors, state and federal leaders, affordable housing developers, supportive service providers, and other partners in celebrating the SGVRHT's accomplishments. SGVCOG President Ed Reece highlighted the SGVRHT's origin as a vision by SGVCOG to create a regional housing body and its path to become a high-impact driver of affordable housing. SGVRHT chair Jed Leano presented Housing Advocate Awards to Senator Susan Rubio and Congresswoman Judy Chu for their dedication to securing significant affordable housing funding for the region, including more than \$30 million in State funding and \$8 million in federal funding. Senator Rubio, Assemblymembers Blanca Rubio, John Harabedian, and Mike Fong also provided remarks demonstrating their ongoing support and thanking the cities they represent for their dedication to providing housing to vulnerable populations.

CURRENT & UPCOMING WORK

House SGV

In June 2025, the SGVRHT affiliated nonprofit the San Gabriel Valley Housing Resource Fund (House SGV), received its 501(c)(3) designation. House SGV will serve as a land trust, expanding the SGVRHT's impact in delivering affordable housing by securing land from the speculative market and preserving affordability in perpetuity. The goal for FY25-26 is to acquire House SGV's first property.

Councilmember Jed Leano (Claremont), Mayor Becky Shevlin (Monrovia), Mayor Emmanuel Estrada (Baldwin Park), Councilmember Adele Andrade-Stadler (Alhambra), and SGVRHT Executive Director Marisa Creter serve as the nonprofit's Board of Directors.

Measure A

In FY 25-26 the SGVRHT will receive and allocate \$12,117,443 in Measure A funding to support the development of affordable housing projects. Measure A is a half-cent sales tax approved in Los Angeles County. The funding will be provided by the Los Angeles County Housing Solutions Agency (LACAHS) which was formed by SB679. The San Gabriel Valley is represented on the LACAHS board by Councilmember Jed Leano. The SGVRHT's allocation represents the Production, Preservation, and Ownership portion of the region's formula allocation.



Scan to visit sgvrht.org

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



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