



**AGENDA AND NOTICE OF THE REGULAR MEETING OF THE SAN
GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG)
HOMELESSNESS COMMITTEE**

Wednesday, February 4, 2026 – 8:30 A.M.

SGVCOG Office

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

Zoom link: <https://us06web.zoom.us/j/82870568998>

Thank you for participating in today's meeting. The Homelessness Committee encourages public participation and invites you to share your views on agenda items.

Chair
Becky Shevlin
City of Monrovia

Vice-Chair
Margaret Clark
City of Rosemead

Members
Azusa
Baldwin Park

Claremont
Duarte
El Monte
Glendora
Irwindale
Monrovia
Montebello
Pasadena
Pomona
Rosemead
South El Monte
South Pasadena
LA County
Supervisorial
District #1

MEETINGS: *Regular Meetings of the Homelessness Committee are held on the first Wednesday of each month at 8:30 AM at the SGVCOG Monrovia Office (1333 South Mayflower Avenue, Suite 360, Monrovia, CA 91016).* The agenda packet is available at the SGVCOG's Office, 1333 S. Mayflower Avenue, Suite 360, Monrovia, CA, and on the website, www.sgvco.org. Copies are available via email upon request (sgv@sgvco.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 Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG 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 Committee 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 SGVCOG 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 Committee Chair 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 Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee 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 or via email to sgv@sgvco.org. 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 may be acted upon by one motion. There will be no separate discussion on these items unless a Committee member so requests. In this event, the item will be removed from the Consent Calendar and considered after the Committee takes action on the balance of the Consent Calendar.

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 SGVCOG's subject matter jurisdiction, you may submit written comments via email or provide a verbal comment.

- Written Comments (Email): If you wish to submit written public comments to be distributed to the Committee Members at the meeting, please submit these materials via email to Rosalie Lansing at rlansing@sgvcog.org at least 1 hour prior to the scheduled meeting time. Please indicate in the "Subject" line of the email "FOR PUBLIC COMMENT" and the agenda item number to which the public comment is addressed. 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 Homelessness Committee 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): If you would like to participate by teleconference from a private location, please email Rosalie Lansing (rlansing@sgvcog.org) to request an attendee Zoom link. 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.

For questions related to accessing the available teleconference locations, please contact Rosalie Lansing (rlansing@sgvcog.org) or (626) 214-1317.

PRELIMINARY BUSINESS	5 MINUTES
1. Call to Order	
2. Pledge of Allegiance	
3. Roll Call	
4. Public Comment on all agenda and non-agenda items (<i>If necessary, the Chair may place reasonable time limits on all comments</i>)	
5. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to the next regular meeting (It is anticipated that the Committee may take action on these matters)	

CONSENT CALENDAR	5 MINUTES
6. Homelessness Committee Meeting Minutes – 1/7/2025 <i>Recommended Action: Approve. – Page 1</i>	

PRESENTATION	40 MINUTES
7. Data Driven Approaches to Homelessness: Lessons from South Bay Cities Council of Governments (SBCCOG) The Functional Zero Program <i>Recommended Action: For information only. – Page 3</i>	

UPDATE ITEMS	5 MINUTES
8. Chair's Report	
9. Executive Committee for Regional Homeless Alignment (ECRHA)	

LIAISON REPORTS	5 MINUTES
10. San Gabriel Valley Regional Housing Trust – Page 5	
11. San Gabriel Valley Consortium on Homelessness	
12. Union Station Homeless Services	
13. LA County Homeless Initiative	
14. Los Angeles Homeless Services Authority (LAHSA)	
15. Los Angeles County Affordable Housing Solutions Agency (LACAHSA) – Page 6	

ADJOURN



SGVCOG Homelessness Committee Meeting
January 7, 2026
8:30 AM
1333 S. Mayflower Avenue, Monrovia, CA 91016

PRELIMINARY BUSINESS

1. Call to Order
Chair B. Shevlin called the meeting to order at 8:33 AM.

2. Pledge of Allegiance
R. Gonzalez, Azusa, led the Pledge of Allegiance.

3. Roll Call

Members Present:

R. Gonzales, Azusa
K. Davis, Glendora
A. Ambriz, Irwindale
B. Shevlin, Monrovia
S. Olivas, Montebello
R. Cole, Pasadena
M. Clark, Rosemead
R. Salas, South El Monte
M. Cacciotti, South Pasadena

Members Absent:

A. Nava, Baldwin Park
J. Leano, Claremont
V. Truong, Duarte
V. Sedano, El Monte
B. Gutierrez, West Covina
D. Holley, Pomona
D. Urbina, LA County District 1

SGVCOG Staff:

M. Bolger
R. Choi
M. Creter
R. Lansing
S. Pedersen
S. Piedra
C. Sims
K. Ward
N. Arreaga
S. Wong

4. Public Comment
There were no public comments.

5. Changes to Agenda Order:
There were no changes to the agenda order.

CONSENT CALENDAR

6. Homelessness Committee Meeting Minutes – 12/3/2025
Action: Approve

There was a motion to approve the consent calendar. (M/S: K. Davis, R. Cole) [MOTION PASSED]

AYES:	Azusa, Glendora, Irwindale, Monrovia, Montebello, Pasadena, Rosemead, South El Monte
NOES:	
ABSTAIN:	
NO VOTE RECORDED:	South Pasadena
ABSENT:	Baldwin Park, Claremont, Duarte, El Monte, West Covina, Pomona, LA County District 1

PRESENTATION ITEM

7. SGVCOG Measure A Renter Protection and Homelessness Prevention Program
Caitlin Sims, SGVCOG, presented on this item.
8. Homelessness Prevention Unit
Dana Vanderford, LA County Department of Homeless Services & Housing, presented on this item.

UPDATE ITEMS

9. Chair's Report
Chair B. Shevlin provided a verbal report.
10. Executive Committee for Regional Homeless Alignment (ECRHA)
Chair B. Shevlin provided a verbal report.

LIAISON REPORTS

11. San Gabriel Valley Regional Housing Trust
12. San Gabriel Valley Consortium on Homelessness
Scott Chamberlain provided a verbal report.
13. Union Station Homeless Services
14. LA County Homeless Initiative
Marco Santana provided a verbal report.
15. Los Angeles Homeless Services Authority (LAHSA)
16. Los Angeles County Affordable Housing Solutions Agency (LACAHSA)

ADJOURN

The meeting adjourned at 9:51 AM.

REPORT

DATE: February 4, 2026

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **DATA-DRIVEN APPROACHES TO HOMELESSNESS: LESSONS FROM SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG) THE FUNCTIONAL ZERO PROGRAM**

RECOMMENDED ACTION

For information only.

BACKGROUND

The Built for Zero initiative, launched by Community Solution in 2015, is an ongoing system approach that aims to reduce homelessness by achieving functional zero. Functional Zero is defined as the exit of people from homelessness exceeding or equaling the number of people who fall into homelessness. The program is guided by five principles:

- A shared definition of the right end state for homelessness or functional zero.
- Building an accountable community wide team.
- Maintaining real time by-name data.
- Centering equity.
- Making data-driven housing investments.

Each of these principles is utilized with a goal that fewer people fall into homelessness than exit into housing within a month. Functional Zero serves as a benchmark to determine if homelessness has been measurably solved for a specific population within a community.

Over the last several years, the South Bay Cities Council of Governments (SBCCOG) has focused on building and implementing a data collection framework to help area cities achieve functional zero. The SBCCOG team used its developed data collection framework to analyze data on a weekly basis to assess resource allocation and identify opportunities for improvements.

For several years, the SBCCOG worked with the city of Redondo Beach to reach functional zero. Utilizing federal, state and county funding, the City launched collaborative programming for the city's unhoused. These programs addressed ongoing issues faced by individuals experiencing homelessness, such as legal service and housing. For example, the Homeless Court program allowed participants to complete social programs to clear past criminal backgrounds. The City's Pallet Shelter Interim Housing program and Project Homekey Housing Site together created 35 units of interim housing preparing participants for permanent housing readiness. Additionally, Measure H funded programming was utilized to place clients in housing, shelter, and improve employment prospects by providing travel assistance to job interviews.

Through these efforts, in 2024, the city of Redondo Beach was the first city in the SBCCOG region

to achieve Functional Zero Street Homelessness. By integrating these programs with real-time data analysis across a six-month span, the city recorded an inflow of 65 homeless individuals and an outflow of 66 while median street duration dropped to just 14 days, based on SBCCOG's Functional Zero calculations. The Functional Zero program success in Redondo Beach serves as an example of how similar real-time data collection and resource allocation efforts can be implemented in other cities to reduce homelessness to functional zero. The City reduced its homeless population from about 300 individuals in 2017 to functional zero.

Ronson Chu and Addy Ajijolaiya with SBCCOG will present an update on the Functional Zero program in South Bay City area during February's Homelessness Committee.

Prepared by:



Enya Lowe

Management Analyst

Approved by:



Marisa Creter

Executive Director

REPORT

DATE: February 4, 2026

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **REGIONAL HOUSING TRUST UPDATE**

RECOMMENDED ACTION

For information only.

REGIONAL HOUSING TRUST UPDATE

SGVRHT Notice of Funding Availability (NOFA)

On January 20, the SGVRHT released a Notice of Funding Availability (NOFA) for approximately \$12 million in Measure A Production, Preservation, and Ownership (“PPO”) funding. The NOFA and application form are available at the SGVRHT website linked [here](#). Applicants must complete and return the application and application fee prior to the NOFA deadline of March 20, 2026. Additional requirements and eligibility information are included within the NOFA. Please forward this opportunity to any interested developers or reach out to Brielle Salazar, Regional Housing Trust Manager, at bsalazar@sgvrht.org, to discuss this and other funding opportunities for affordable housing projects.

SGVRHT Board Meeting

The SGVRHT Board of Directors met for a special meeting on December 18, 2025. The Board voted to approve an award of \$1,901,000 to support the development of Mercy Claremont, a future 74-unit affordable housing project for families and veterans developed by affordable housing developer Mercy Housing in the City of Claremont. The funding comes from the SGVRHT’s Local Housing Trust Fund award, which the trust has received for five consecutive years.

The next SGVRHT Board Meeting will be held in March 2026. Tentative items on the agenda include funding award recommendations from the Measure A Notice of Funding Availability (NOFA), to be released on January 20.

Prepared by: *Rosalie Lansing*

Rosalie Lansing
Management Aide

Approved by: *Marisa Creter*

Marisa Creter
Executive Director

LACAHSA BOARD

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City of Long Beach, Board Chair

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President & CEO, California Community Foundation, City of Los Angeles, Board Vice Chair

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Los Angeles County Supervisor
Second Supervisorial District

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Los Angeles County Supervisor
Third Supervisorial District

Janice Hahn
Los Angeles County Supervisor
Fourth Supervisorial District

Kathryn Barger
Los Angeles County Supervisor
Fifth Supervisorial District

Karen Bass
Mayor, City of Los Angeles
City of Los Angeles

Nithya Raman
City Councilmember
City of Los Angeles

Senator Kevin Murray (retired)
President & CEO, Weingart Center Association, City of Los Angeles

Marqueece Harris-Dawson
President, Los Angeles City Council
City of Los Angeles

Jed Leano
City Councilmember, City of Claremont
San Gabriel Valley Cities Sector

Jorgel Chavez
City Councilmember, City of Bell Gardens
At Large Eligible Small Cities

John Mirisch
City Councilmember, City of Beverly Hills
South Bay Sector Cities Sector

Jason Gibbs
Mayor, City of Santa Clarita
North County & San Fernando Valley Cities Sector

Emma Shariff
Mayor, City of Compton
At Large Rotating Sector Seat

Alan Greelee
Executive Director, SCANPH
Housing Production Expert Seat

Jonathan Jager
Staff Attorney, Public Counsel
Housing Preservation Expert Seat

Natalie Knott
Supervising Attorney,
Legal Aid Foundation of Los Angeles,
Renter Protection Expert Seat

Kome Ajise
Executive Director, SCAG
Non-Voting Member

Zerita Jones
Housing Justice Organizer
Interim Citizens Oversight Chair

To: Chair Becky Shevlin and Members, Homelessness Committee, San Gabriel Valley Council of Governments (SGVCOG)

From: Eva Jerkins, Executive Assistant, Intergovernmental Relations, Los Angeles County Affordable Housing Solutions Agency (LACAHSA)

Date: January 26, 2026

Subject: Report for the February 4 Meeting of the Homelessness Committee

This memorandum provides an update to the SGVCOG's Homelessness Committee as it relates to LACAHSA's activities and prospective items in February. This update includes updates related to affordable housing production and preservation as well as results renter protection and homelessness prevention.

UPDATE ON MEASURE A FUNDING FOR SGVCOG

As a part of the allocation of Measure A resources for affordable housing production, renter protection, and homelessness prevention, the SGVCOG is estimated to receive approximately \$25,691,324 in this current fiscal year. Current sales tax revenue collected by Los Angeles County is trending 2.3 percent below estimated projections. However, LACAHSA staff expects December receipts to bring actuals closer to budgeted at the conclusion of January. LACAHSA will continue to provide updates on sales tax receipts to help inform the COG's decisions on expenditures related to LACAHSA-related programs.

PRODUCTION, PRESERVATION, AND OWNERSHIP (PPO)

On January 16, LACAHSA released a request for proposals (RFP) for qualified consultants that have demonstrated their ability to provide services related to the Notice of Funding Availability (NOFA). This bench RFP will streamline various NOFA related services, including underwriting activities.

The scope of the RFP includes the review of all NOFA applications for compliance and eligibility, preparing a credit memorandum (comparing project terms and metrics to LACAHSA risk standards and recommending

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a credit action), and presenting recommended projects to LACAHSA's Investment Review Committee and Board of Directors for approval and funding authorization. LACAHSA anticipates the contract start date will be on March 2.

Social Bond

LACAHSA continues to make progress toward a key decision on the issuance of social bonds to further leverage Measure A revenues and to realize progress on affordable housing production. At the January 13 Board Meeting, the Board received an update on the creation of the Los Angeles Affordable Housing Solutions Consortium, which would issue the bonds on behalf of LACAHSA. The Consortium will be formed by a joint powers authority agreement between LACAHSA and another local government agency. LACAHSA's general counsel will prepare a draft agreement to form the Consortium and will work to bring an agreement for Board review. The Consortium will enable LACAHSA's initial social bond offering, and it could also provide a mechanism for LACAHSA to issue future bonds for the direct benefit of the Eligible Jurisdictions who opt to participate. Additional information on the Consortium can be found in the Board docket item for January 13 (electronic viewers can access the item [here](#)).

RENTER PROTECTION AND HOMELESSNESS PREVENTION (RPHP)

LACAHSA's Integrated Service Model planning process is tasked to develop a countywide program for renter protection and homelessness prevention. This process will conclude the week of February 9. The working groups, consisting of Eligible Jurisdictions, community stakeholders, and service providers, have worked at an accelerated pace to develop an approach that reduces barriers to people in need of assistance related to renter protections and homelessness prevention. The ISM seeks to fully leverage the resources of Measure A to protect renters and prevent homelessness by creating user-friendly access to services. We are grateful to the SGVCOG staff for their insights and participation in strengthening the design process.

COMMENTS AND QUESTIONS

We look forward to questions and comments at the February 4 meeting. In the interim, should you have any comments or questions, please contact Seyron Foo at seyron.foo@lacaahsa.gov. Thank you for your collaboration and partnership.