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

Wednesday, November 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
Karen Davis
City of Glendora

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
LA County Supervisorial District #5

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.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 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@sgvcog.org. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.

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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.

3109 Prospect Ave.
Rosemead, CA 91770

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 Enya Lowe at elowe@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 Enya Lowe (elowe@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 Enya Lowe (elowe@sgvcog.org) or (626) 489-4538.

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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 *(If necessary, the Chair may place reasonable time limits on all comments)*
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 – 10/7/2026 – **Page 1**
   Recommended Action: Approve
7. 2027-2028 Homelessness Committee Legislative Platform – **Page 3**
   Recommended Action: Recommend the Governing Board adopt a resolution approving the FY 2027-2028 Homelessness Committee Legislative Platform.

PRESENTATION **30 MINUTES**

8. Gateway Hospital and Mental Health Center – Presentation by Richard Louis III, Director of Business Development, Gateway Hospital and Mental Health Centers - **Page 7**
   Recommended Action: For information only.

UPDATE ITEMS **15 MINUTES**

9. Overview of Homeless Legislation 2026 Legislative Session – **Page 8**
10. Chair's Report
11. Executive Committee for Regional Homeless Alignment (ECRHA)

LIAISON REPORTS **5 MINUTES**

12. San Gabriel Valley Regional Housing Trust – **Page 13**
13. San Gabriel Valley Consortium on Homelessness
14. Union Station Homeless Services
15. LA County Homeless Services & Housing
16. Los Angeles Homeless Services Authority (LAHSA)
17. Los Angeles County Affordable Housing Solutions Agency (LACAHSA) – **Page 14**

ADJOURN

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Unapproved SGVCOG Homelessness Committee Meeting Minutes
Date: October 7, 2026
Time: 8:30 AM
Location: 1333 S. Mayflower Ave., Monrovia, CA 91016

PRELIMINARY BUSINESS

1. Call to Order
Vice Chair K. Davis called the meeting to order at 8:36 AM.

2. Pledge of Allegiance
R. Gonzales led the Pledge of Allegiance.

3. Roll Call

Members Present	**Absent**
R. Gonzales, Azusa	B. Shevlin, Monrovia
K. Davis, Glendora	A. Nava, Baldwin Park
R. Cole, Pasadena	V. Truong, Duarte
D. Holley, Pomona	S. Olivas, Montebello
M. Clark, Rosemead	J. Leano, Claremont
M. Cacciotti, South Pasadena	V. Sedano, El Monte
D. Urbina, LA County District #1	A. Ambriz, Irwindale
V. Paul, LA County District #5	R. Salas, South El Monte

Guests	**SGVCOG Staff:**
Michelle Majors, LACDMH	Marisa Creter, Executive Director
Brittney Weissman, LACAHSA	C. Sims, E. Lowe, K. Ward,
	A. Moreno, Staff

4. Public Comment
There was no public comment.

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

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CONSENT CALENDAR

6. Homelessness Committee Meeting Minutes – 9/2/2026
Action: Approve

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

AYES:	Glendora, Pasadena, Pomona, Rosemead, South Pasadena, LAC District #1, LAC District #5
NOES:	Azusa
ABSTAIN:	
ABSENT:	Monrovia, Baldwin Park, Duarte, Montebello, Claremont, El Monte, Irwindale, South El Monte

PRESENTATION

7. Los Angeles General Hospital Campus Master Plan and Restorative Care Village – Presentation by Dr. Jazmine Garcia-Delgadillo, Health Deputy for First District County Supervisor Hilda L. Solis on Los Angeles County Board of Supervisors and Anthony Cespedes, Senior Advisor for Los Angeles County Board of Supervisors
Action: For Information only.
A. Cespedes and Dr. Garcia-Delgadillo presented on this item.

UPDATE ITEMS

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

LIAISON REPORTS

10. San Gabriel Valley Regional Housing Trust
K. Davis provided an update on this item.
11. San Gabriel Valley Consortium on Homelessness
12. Union Station Homeless Services
13. Los Angeles County Homeless Services and Housing
M. Santana provided an update on this item.
14. Los Angeles Homeless Services Authority (LAHSA)
15. Los Angeles County Affordable Housing Solutions Agency (LACAHSA)
B. Weissman provided an update on this item.

ANNOUNCEMENTS

16. Next Homelessness Committee Meeting – November, November 4th at 8:30 AM

ADJOURN

Vice Chair K. Davis adjourned the meeting at 9:30 AM.

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REPORT

DATE: November 4, 2026

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: FY 2027-2028 HOMELESSNESS COMMITTEE LEGISLATIVE PLATFORM

RECOMMENDED ACTION

Recommend the Governing Board adopt a resolution approving the FY 2027-2028 Homelessness Committee Legislative Platform.

BACKGROUND

In 2024, the San Gabriel Valley Council of Governments (SGVCOG) simplified and reorganized its Legislative Platform into a set of guiding principles aligned with the two-year state legislative cycle. The biennial Platform establishes the SGVCOG's overarching legislative priorities and provides direction to staff on issues to monitor and advance throughout each legislative session. The priorities are informed by feedback and input from the SGVCOG Policy Committees and address regulatory, funding, and structural challenges affecting the San Gabriel Valley and its member agencies.

The FY 2027–2028 Legislative Platform maintains this framework of broad policy positions while allowing flexibility to respond to emerging legislative and regulatory issues. Staff will continue to monitor state and federal legislation and bring relevant proposals to the appropriate Policy Committee for review and recommendation to the Governing Board. The Governing Board may then approve or amend a recommended position and authorize the Executive Director to advocate accordingly through meetings with legislators and their staff, written correspondence, testimony, and other appropriate means.

When responding to legislative proposals, staff will prepare correspondence that clearly articulates the SGVCOG's position. Depending on the circumstances, the SGVCOG may take one of the following positions: support, support if amended, concerns, oppose, oppose unless amended, neutral, or watch.

Purpose Statement

The FY 2027-2028 Legislative Platform establishes the framework for the SGVCOG's Legislative Program. Adopted biennially to align with the two-year state legislative cycle, the Platform serves as a reference for legislative positions and priorities, guiding staff's advocacy efforts throughout the year. It reflects the shared values and goals of the SGVCOG and its member agencies and provides a foundation for coordinated, strategic advocacy at the state and federal levels.

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How to Use the Legislative Platform

The Legislative Platform outlines the SGVCOG's key legislative priorities and objectives, and guides advocacy efforts at both the state and federal levels. It consists of broad policy statements addressing issues that affect the San Gabriel Valley and provides direction for evaluating legislative proposals and determining appropriate advocacy positions.

The Platform is organized by the Policy Committee with jurisdiction over each subject area, while the Executive Committee oversees policy areas that do not fall within the purview of an existing Policy Committee. Each Policy Committee will review and recommend its respective section for consideration and approval by the Governing Board, ensuring a coordinated legislative framework that reflects the distinct priorities of each policy area.

The Homelessness Committee Legislative Platform is presented below, with proposed revisions reflected in the text and new language italicized. The FY 2027-2028 Platform retains the core topics and policy areas previously within the Committee's jurisdiction.

FY 2027-2028 Legislative Platform

Homelessness Committee

SGVCOG champions holistic solutions for homelessness in the San Gabriel Valley, including advocating for supportive housing, mental health resources, and prevention programs, while prioritizing flexible, ongoing local funding solutions, strong regional partnerships, and effective data-driven services that foster dignity and equity across the region.

Programs, Services, and Housing

SGVCOG supports efforts, funding and partnerships for the implementation of programs that provide comprehensive supports and resources for persons experiencing homelessness in the San Gabriel Valley. This includes support for programs and projects that ensure the health and safety of all residents, including those experiencing homelessness, provide comprehensive support for those who may be facing mental health and/or substance abuse challenges, ensure access to resources, and support the construction and operation of interim and permanent housing units for people experiencing homelessness in the region. *SGVCOG supports funding for acquisition, rehabilitation, preservation, rental assistance, and ongoing supportive services to help individuals obtain and retain housing, including resources delivered through the San Gabriel Valley Regional Housing Trust.*

Addressing Contributing Factors of Homelessness

SGVCOG supports strategies and programs that aim to prevent homelessness and minimize chronic homelessness, including workforce development, ~~and~~ educatio*nal* programs, and *efforts* ~~those~~ that focus on increasing clients' incomes.

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Funding

SGVCOG supports *sustained c*ounty, *s*tate and *f*ederal funding *to maintain successful homelessness programs and expand prevention, housing, and supportive services* ~~opportunities that ensure adequate funding support for existing successful projects and programs and expand effective resources and programs for people experiencing homelessness in~~ *throughout* the San Gabriel Valley. *SGVCOG supports equitable funding access for jurisdictions of all sizes, including regional funding opportunities. Funding decisions should reflect demonstrated need, regional service demands, and existing local investments, with transparent allocation methodologies that promote accountability and regional equity and ensure resources reach communities providing services. SGVCOG supports predictable, multiyear funding and streamlined application and reporting requirements that enable jurisdictions of all sizes to access and administer resources effectively.* ~~SGVCOG supports funding decisions that prioritize transparency, accountability, and regional equity.~~

Collaboration and Reform

SGVCOG supports improved partnerships between the County of Los Angeles, SGVCOG, and San Gabriel Valley cities that ensure equitable access to resources and the highest-quality support for people experiencing homelessness in the San Gabriel Valley. Additionally, SGVCOG supports systemic reform and an improved structure focused on enhanced data gathering, transparent information and data sharing, and effective program and project implementation throughout the homeless services system to better meet the needs of the San Gabriel Valley. *These efforts should include clear agency responsibilities, timely distribution of funding, consistent performance measures, and streamlined reporting requirements. Accountability standards should recognize differences in local capacity and the availability of housing, treatment, and county-administered services.*

Mental Health

SGVCOG supports legislative policies and funding opportunities that promote mental health ~~wellbeing~~ and *assist* ~~support for~~ those living with mental illness~~, including the advocacy and programmatic actions approved at the Governing Board meeting on January 18, 2024.~~ Specifically, the SGVCOG supports and advocates for the following:

- Funding for regionally-equitable programs, including, but not limited to, those that *expand* ~~provide additional~~ resources, ~~provide~~ housing, and ~~increase~~ bed capacity for those experiencing mental illness and/or substance use disorders in the San Gabriel Valley.
- Legislation, resources, and programs that ~~provide~~ fund~~ing~~ and support ~~for~~ mental illness prevention, with a focus on addressing ~~the~~ root causes of mental illness through early intervention for those experiencing mental health challenges.
- Responsible data collection and transparency for mental health programs and bed availability for facilities that provide mental health services to ensure accountability and effectiveness while minimizing program duplication.

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REPORT

Prepared by: _____
Ricky Choi
Director of Government and Community Relations

Approved by: Marisa Creter
Marisa Creter
Executive Director

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REPORT

DATE: November 4, 2026

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: GATEWAYS HOSPITAL AND MENTAL HEALTH CENTER

RECOMMENDED ACTION

For information only.

BACKGROUND

Gateways Hospital and Mental Health Center has been serving the Greater Los Angeles area since 1953, reflecting a commitment of more than 70 years to behavioral health care. Throughout Los Angeles County and San Diego, there are 12 service locations that offer comprehensive behavioral health programs serving thousands of individuals annually. Gateways' programs serve primarily children, adolescents, transitional-age youth, and adults with serious mental health and substance use disorders. Services are delivered by multidisciplinary care teams composed of psychiatrists, nurses, psychologists, social workers, and mental health workers. The organization is accredited by the Accreditation Commission for Health Care and licensed by the California Department of Public Health. Gateways' Continuum of Care spans multiple levels of service, including inpatient hospitals, residential treatment, outpatient services, wellness programs, housing programs, and enhanced care management. Its current treatment and housing capacity is 357 beds. An additional 125-bed residential substance use disorder (SUD) treatment center and a 37-bed adolescent inpatient psychiatric treatment unit are expected to become operational in 2027–2028. Over the next two years, Gateways will continue its expansion. These efforts are supported by a $92 million award dedicated to facility expansion and service growth in Los Angeles County.

Richard Louis III, Director of Business Development at Gateways Hospital and Mental Health Center, will give a presentation about the organization at the November Homelessness Committee meeting.

Prepared by: _____
Enya Lowe
Management Analyst

Approved by: Marisa Creter
Marisa Creter
Executive Director

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TOWNSEND PUBLIC AFFAIRS
WWW.TOWNSENDPA.COM

MEMO

To: **San Gabriel Valley Council of Governments**
Homelessness Committee

From: **Townsend Public Affairs**
Carlin Shelby, Deputy Director

Date: **October 22, 2026**

Subject: **Overview of Homeless Legislation 2026 Legislative Session**

OVERVIEW

The conclusion of the 2026 State Legislative Session brought several significant developments in California's approach to homelessness, with legislation focused on strengthening homelessness prevention, improving coordination among state agencies, expanding access to resources, and increasing accountability for local and regional homelessness efforts.

Throughout the session, lawmakers considered a number of proposals that would have directly affected how local governments plan for, fund, and respond to homelessness. While several measures advanced through the legislative process, others failed to secure final passage amid concerns regarding state costs, the availability of homelessness funding, and the administrative responsibilities placed on local jurisdictions.

Of particular importance to San Gabriel Valley cities was the continued discussion surrounding the Homeless Housing, Assistance, and Prevention (HHAP) program and the ability of smaller jurisdictions to access state homelessness funding. Under the existing program, direct funding is primarily allocated to counties, continuums of care, and California's 14 largest cities, leaving smaller jurisdictions dependent on regional funding arrangements despite their responsibilities for addressing homelessness within their communities.

Two proposals highlighted the ongoing tension between expanding local access to homelessness resources and increasing state oversight of local homelessness activities.

AB 1708 (Solache), HHAP Funding for Smaller Jurisdictions, originally sought to establish a pathway for cities with populations below 300,000 to apply for HHAP funding through their regional continuum of care. Subsequent amendments shifted the proposal toward strengthening smaller-city participation in regional homelessness planning and establishing a transparent process for accessing available HHAP funding. While the legislation would not have guaranteed allocations to smaller cities, it represented an important effort to provide those jurisdictions with greater opportunities to participate in funding decisions. The measure was ultimately held in the Assembly Appropriations Committee and did not advance.

SB 866 (Blakespear), Homelessness Reporting Requirements, initially proposed substantial new reporting obligations for cities that do not receive direct HHAP funding. The original provisions

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would have required affected jurisdictions to incorporate detailed information regarding their unhoused populations, available services, and homelessness reduction strategies into their housing elements. Local governments raised concerns that the legislation would impose significant administrative responsibilities without corresponding state funding, particularly where cities lacked access to the regional data and service systems necessary to comply.

Following opposition from the League of California Cities and individual municipalities, SB 866 was substantially amended to narrow its scope and shift reporting obligations to the existing annual housing element progress report process. Nevertheless, the measure was held in the Assembly Appropriations Committee and did not become law.

Together, these measures underscore a central challenge facing smaller jurisdictions: the need to ensure that statewide homelessness policies recognize local governments' operational responsibilities while providing the funding, flexibility, and regional coordination necessary to implement effective solutions.

Against this backdrop, SGVCOG supported two measures addressing statewide homelessness prevention and coordination: AB 1899 (Caloza), which proposed establishing a dedicated Office of Youth Homelessness Prevention, and AB 1924 (Gabriel and Quirk-Silva), which establishes a statewide homelessness prevention strategy. Although only AB 1924 ultimately became law, both measures reflect an increasing legislative emphasis on preventing homelessness before it occurs rather than relying exclusively on emergency interventions after individuals and families lose their housing.

SGVCOG-SUPPORTED LEGISLATION

AB 1924 (Gabriel and Quirk-Silva): Statewide Homelessness Prevention Strategy

SGVCOG Position: Support
Final Status: Signed into Law, Chapter 794, Statutes of 2026
Effective Date: January 1, 2027

AB 1924 requires the California Interagency Council on Homelessness (Cal ICH) to develop a comprehensive statewide homelessness prevention strategy by July 1, 2028, as part of its existing Action Plan to Prevent and End Homelessness. The legislation seeks to shift California's response toward identifying and addressing the conditions that cause individuals and families to become unhoused, rather than relying primarily on emergency shelter and housing interventions after homelessness occurs.

The legislation recognizes that reducing homelessness requires not only increasing housing opportunities for individuals already experiencing homelessness, but also preventing additional households from entering homelessness. According to research highlighted during legislative consideration, limited financial assistance, rental support, legal services, and early intervention can help households maintain housing and avoid entering the homelessness services system.

Under AB 1924, the statewide prevention strategy must include several key components:

- Statewide Prevention Goals and Accountability: Establish measurable goals, identify available data on first-time homelessness, and develop metrics to evaluate progress in reducing the number of individuals entering homelessness.

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- Interagency Coordination: Identify the responsibilities of relevant state agencies, existing homelessness prevention activities, and opportunities to improve coordination across housing, health care, social services, and other state programs.
- Evidence-Based Prevention Practices: Develop model approaches for preventing homelessness, including emergency rental assistance, eviction defense, legal services, case management, and targeted assistance for households at greatest risk of losing housing.
- Funding and Resource Alignment: Inventory existing state homelessness prevention resources and identify high-impact activities that should be prioritized for additional state investment when funding becomes available.
- Guidance for Local Governments: Provide model prevention practices that local governments and regional homelessness service providers can use to inform their own programs and strategies.

The legislation also requires Cal ICH to review and update its prevention strategy over time. Importantly, the measure relies on existing state agency authorities and available information and does not independently establish new local government reporting requirements or guarantee additional homelessness prevention funding.

Implications for SGVCOG and Member Cities

AB 1924 represents a significant opportunity to elevate the importance of homelessness prevention within California's broader homelessness response. For San Gabriel Valley cities, the development of a statewide strategy could help establish more consistent guidance on effective prevention programs, improve coordination with Los Angeles County and regional service providers, and strengthen the foundation for future state funding requests.

The legislation is particularly relevant to cities seeking to expand early intervention efforts, including rental assistance, eviction prevention, housing stabilization services, and partnerships with community-based organizations.

As Cal ICH develops the strategy ahead of the July 1, 2028 deadline, SGVCOG may have opportunities to communicate regional priorities, identify successful local prevention models, and advocate for future funding structures that recognize the role of smaller jurisdictions in preventing homelessness.

AB 1899 (Caloza): Office of Youth Homelessness Prevention

SGVCOG Position: Support
Final Status: Held in Senate Appropriations Committee, August 13, 2026, Not Enacted

AB 1899 proposed establishing an Office of Youth Homelessness Prevention within the California Interagency Council on Homelessness to coordinate statewide efforts to reduce youth homelessness to functional zero. Under the legislation, functional zero would mean that the number of young people experiencing homelessness does not exceed the state's capacity to provide permanent housing.

The proposal sought to address the unique challenges faced by youth and young adults experiencing homelessness, particularly those transitioning out of foster care, juvenile justice systems, and other public institutions. The measure recognized that youth homelessness often

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involves multiple public systems and requires greater coordination across state agencies, local governments, service providers, and community organizations.

As proposed, the office would have been responsible for several activities:

- Statewide Coordination: Lead efforts to align policies, programs, and funding across state agencies and stakeholders serving youth experiencing homelessness.
- Measurable Goals: Develop a statewide framework focused on reducing youth homelessness, improving housing stability, and increasing successful transitions to permanent housing.
- Public Accountability: Establish a publicly accessible dashboard to track progress toward statewide youth homelessness prevention goals.
- Stakeholder Engagement: Consult with a 12-member advisory committee to inform policies, priorities, and implementation.
- Dedicated Funding Mechanism: Establish an Office of Youth Homelessness Prevention Fund capable of receiving public and private contributions, subject to legislative appropriation.
- Annual Reporting: Report progress to the Legislature and Cal ICH beginning December 15, 2027.

The Senate Appropriations Committee estimated that implementation would involve approximately $1.2 million in first-year costs for Cal ICH and approximately $1.1 million for the California Department of Social Services, with ongoing annual costs for both entities.

Although the measure passed the Assembly with bipartisan support, it was ultimately held in the Senate Appropriations Committee and did not advance to the Governor.

Implications for SGVCOG and Member Cities

Although AB 1899 was not enacted, the legislation helped advance the discussion surrounding the need for a more coordinated statewide approach to youth homelessness.

For San Gabriel Valley jurisdictions, the proposal highlighted the importance of strengthening partnerships among local governments, schools, child welfare agencies, housing providers, and organizations serving transition-age youth. These partnerships remain critical to identifying young people at risk of homelessness and connecting them to services before they experience prolonged housing instability.

The measure also established a potential framework for future legislative efforts focused on youth homelessness prevention, statewide performance measures, and improved coordination between public systems.

SGVCOG's support for AB 1899 remains consistent with its broader advocacy for coordinated, prevention-oriented homelessness policies. Should similar legislation be introduced during the 2027 legislative session, the Committee may wish to revisit its support and seek opportunities to advance the measure.

LOOKING AHEAD TO 2027

The outcomes of the 2026 legislative session reflect continued interest in strengthening California's homelessness response, while also demonstrating the challenges associated with implementing new policies amid ongoing state budget pressures.

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For SGVCOG and its member cities, several priorities will remain important as the Legislature reconvenes in 2027.

First, expanding access to homelessness funding for smaller jurisdictions remains a central policy issue. Although AB 1708 did not advance, the underlying concern regarding the limited ability of smaller cities to obtain direct HHAP resources remains unresolved. Future legislation could provide opportunities to revisit funding eligibility, improve transparency in regional allocation decisions, and strengthen the role of local governments in identifying regional homelessness priorities.

Second, the implementation of AB 1924 will create an opportunity for SGVCOG to help inform the state's approach to homelessness prevention. As California develops statewide goals, evidence-based practices, and recommendations for future investment, the Committee can advocate for approaches that recognize the diverse needs and capacities of San Gabriel Valley communities.

Finally, the debate surrounding SB 866 demonstrates the importance of ensuring that new state accountability measures are accompanied by appropriate resources and reflect the information and responsibilities within local governments' control. This will remain an important consideration as the Legislature evaluates future proposals affecting homelessness reporting, regional coordination, and local implementation responsibilities.

Townsend Public Affairs will continue monitoring the implementation of legislation enacted during the 2026 session, engaging with legislative offices and state agencies on outstanding homelessness policy issues, and identifying opportunities to advance the Committee's priorities during the 2027 legislative session. Particular attention will be given to proposals that expand funding access for smaller jurisdictions, strengthen homelessness prevention efforts, and support coordinated, locally responsive solutions throughout the San Gabriel Valley.

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REPORT

DATE: November 4, 2026

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: SAN GABRIEL VALLEY REGIONAL HOUSING TRUST BOARD

REGIONAL HOUSING TRUST UPDATE

SGVRHT Advocate of the Year Award
On October 24, the San Gabriel Valley Economic Partnership honored the SGVRHT with the San Gabriel Valley Advocate of the Year award. Senator Susan Rubio, whose legislation formed the SGVRHT and who has secured millions of dollars in funds for affordable housing in the San Gabriel Valley, was also honored during the Awards Gala. SGVRHT Chair Emmanuel Estrada spoke at the event, highlighting the importance of innovation and collaboration to effectively address the housing crisis. The SGVRHT is honored to be recognized for its commitment to delivering affordable housing to the region, with over 1000 units funded so far.

SGVRHT Board of Directors
The next meeting of the SGVRHT Board of Directors will be November 19, 2026. The Board of Directors will provide direction on next steps for its nonprofit land trust, consider an amendment to SGVHRT's nonprofit bylaws, and conduct other regular business.

Prepared by: Rosalie Lansing
Rosalie Lansing
Management Aide

Approved by: Marisa Creter
Marisa Creter
Executive Director

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LACAHSA
LOS ANGELES COUNTY
AFFORDABLE HOUSING SOLUTIONS AGENCY

(213) 974-1431
INFO@LACAHSA.GOV

1370 N ST. ANDREWS
PLACE ROOM B-16
LOS ANGELES, CA 90028

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

From: Brittney Weissman, Director, Intergovernmental Relations, Los Angeles County Affordable Housing Solutions Agency (LACAHSA)

Date: October 23, 2026

Subject: Report for the November Meeting of the Homelessness Committee

This memorandum provides an update to SGVCOG's Homelessness Committee on LACAHSA's Board Representation, Production, Preservation and Ownership Notice of Funding Availability, First Groundbreaking and RenterAid.

LACAHSA BOARD REPRESENTATION

City of Claremont Councilmember Jed Leano, who currently holds the San Gabriel Valley Sector Representative seat, will attend his last LACAHSA meeting on November 18, 2026. LACAHSA will acknowledge the service of Mr. Leano at this board meeting. Mr. Leano helped draft LACAHSA's founding statute and offered critical support to the legislation. We express our gratitude to Councilmember Leano for his service on the LACAHSA Board.

LACAHSA looks forward to working with the next San Gabriely Valley Sector Representative and the At-Large Sector Representative, which will rotate to the San Gabriely Valley, in the new year.

PRODUCTION PRESERVATION AND OWNERSHIP PROGRAMS: HOMEOWNERSHIP & COMMUNITY LAND TRUST/NATURALLY OCCURING AFFORDABLE HOUSING

LACAHSA is launching two Notice of Funding Availabilities (NOFA).

The Homeownership NOFA application became available for review on October 19, and opened to submissions on October 30. To ensure widespread notification among potential applicants within the San Gabriel Valley, LACAHSA is hosting a webinar with the SGVRHT to promote the NOFA on October 29. The Community Land Trust NOFA will launch on the heels of the Homeownership NOFA and LACAHSA plans to promote that opportunity in a similar fashion with the SGVRHT.

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Both programs advance LACAHSA's statutory obligations under Senate Bill 679, the Los Angeles County Regional Housing Finance Act, and supports Measure A objectives by expanding access to affordable homeownership for low- and moderate-income households in Los Angeles County.

The Homeownership Production Grant would be a per-unit capital subsidy awarded to sellers and developers of affordable for-sale homes, sized to fill the gap between the cost to produce the home, or its appraised value if lower, and the price affordable to a household at 120 percent of area median income (AMI). LACAHSA anticipates making an initial allocation of $25 million over two rounds to launch the proposed homeownership program, followed by approximately $5-$7 million annually. NOFA Program rollout is for approximately $15 million. Assuming assistance of approximately $240,000 for seller side grant and $135,000 on the buyer side assistance, it is estimated that the $25 million Homeownership program will produce/preserve about 35 units on the seller side and 124 units on the buyers side.

The Community Land Trusts (CLTs) and Naturally Occurring Affordable Housing (NOAH) program would make up to $15 million available, during the first round, to CLTs and public agencies to acquire and rehabilitate projects containing 1 to 39 homes, through three complementary financing products: a senior loan, a residual receipts loan, and a grant. Staff is working on Phase II of the program, which will produce the NOFA to be released for applications. The Agency anticipates making an initial allocation of $25 million over two rounds to launch the proposed CLT/NOAH program, followed by approximately $5 million annually. NOFA Program rollout is expected in Q4 2026, for approximately $15 million. It is estimated that the $15 million CLT/NOAH program will produce or preserve about 68 units, assuming a cost of $220,000 per unit.

FIRST LACAHSA GROUNDBREAKING

To reflect the expediency at which LACAHSA is moving to meet the moment, LACAHSA has closed on its first project, Sankofa Place at Centinela in Inglewood. Four months later, in October 2026, Sankofa Place held its groundbreaking event. Sankofa Place will feature 120 units, including 40 Studio units, 48 1-Bedroom units, 15 2-Bedroom units, 15 3- Bedroom units, and 2 1-Bedroom manager units. Half of the units will be dedicated to young people formerly involved with the child welfare system. A robust services program is included with significant anticipated funding from Los Angeles County's Housing for Health Program. The project has an anticipated completion of August 2029.

RENTERAID

LACAHSA hosted an in-person convening on October 19 with Lead Providers and pilot Eligible Jurisdictions to prepare for the launch of RenterAid, the countywide program for

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renter protection and homelessness prevention administered by LACAHSA. The Gateway Cities COG, South Bay COG, and City of Long Beach are working with LACAHSA to coordinate and streamline services to people at risk of experiencing homelessness. Working closely with the pilot Eligible Jurisdictions, LACAHSA will finalize the RenterAid policy and procedure manual, agreement on Eviction Defense contract items and the renter outreach strategy, developing applicant communications templates focused on user experience, editing the agreement with the Central Fiscal Administrator, HOM, Inc., and refining the website for the soft launch, which becomes available countywide early 2027. We are grateful for the close collaboration with COGs and LACAHSA staff will continue to communicate and coordinate with SGVCOG staff to prevent duplication of services as RenterAid goes countywide.

QUESTIONS AND COMMENTS

We look forward to responding to questions and comments at the upcoming meeting. In the interim, should you have any questions or wish to get in touch, I can be reached at **brittney.weissman@lacahsa.gov**. Thank you for your collaboration and partnership.