



San Gabriel Valley Council of Governments

AGENDA AND NOTICE

OF MEETING OF THE HOMELESSNESS COMMITTEE

Wednesday, September 4th, 2019, 8:30 AM

West Covina Council Chambers Meeting Room

1444 W Garvey Ave S, West Covina, CA 91790

HOMELESSNESS COMMITTEE

Chair

Becky Shevlin
City of Monrovia

Vice-Chair

Margaret Clark
City of Rosemead

MEMBERS

Baldwin Park
Claremont
Duarte
Glendora
Monrovia
Pomona
Rosemead
LA County
Supervisory
District #1

EX OFFICIO

J. Lyons
W. Huang

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

MEETINGS: *Regular Meetings of the Homelessness Committee are held on the first Wednesday of each month at 8:30 AM at the West Covina Council Chambers Meeting Room (1444 W. Garvey Avenue S., West Covina, CA 91790).* The Meeting agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 1000 South Fremont Avenue, Suite 10210, Alhambra, CA, and on the website, www.sgvkog.org. Copies are available via email upon request (sgv@sgvkog.org). Documents distributed to a majority of the Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

CITIZEN 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 Committee refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the Committee during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public wishing to speak are asked to complete a comment card or simply rise to be recognized when the Chair asks for public comments to speak. We ask that members of the public state their name for the record and keep their remarks brief. If several persons wish to address the Committee on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Committee may not discuss or vote on items not on the agenda.**

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.

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 Committee 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 Committee.



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.



PRELIMINARY BUSINESS

1. Call to Order
2. Roll Call
3. Public Comment *(If necessary, the Chair 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 the next regular meeting *(It is anticipated the Committee may take action)*

CONSENT CALENDAR

(It is anticipated the Committee may take action on the following matters)

5. Homeless Committee Meeting Minutes – 8/7/2019
Recommended Action: Approve

PRESENTATIONS

(It is anticipated the Committee may take action on the following matters)

6. Hope for Home - Benita DeFrank, Neighborhood Services Director, City of Pomona
Recommended Action: For information only.
7. San Gabriel Valley Winter Shelter - Monica Quezada, Systems Components Supervisor, and Raquel Interim Housing Coordinator, LAHSA
Recommended Action: For information only.

STAFF REPORTS

(It is anticipated the Committee may take action on the following matters)

8. RHTF Next Steps
Recommended Action: For information only.
9. Executive Order N-06-19 Affordable Housing Development
Recommended Action: For information only.

CHAIR'S REPORT

(It is anticipated the Committee may take action on the following matters)

10. Solicitation of presentation topics.
Recommended Action: For discussion.

ADJOURN



SGVCOG Homelessness Committee Approved Minutes

Date: August 7, 2019

Time: 8:30 AM

Location: West Covina Council Chambers Meeting Room; 1444 W. Garvey Avenue
South, West Covina, California 91790

PRELIMINARY BUSINESS

1. Call to Order
The meeting was called to order at 8:30 AM
2. Roll Call

Homeless Committee Members Present

Y. Ruizesparza, Baldwin Park
J. Leano, Claremont

K. Davis, Glendora
M. Ortiz, Irwindale
F. Briones, LA County District 1
B. Shevlin, Monrovia
B. DeFrank, Pomona

Homeless Committee Members Absent

Rosemead
T. Paras-Caracci, Duarte
L. Johnson, West Covina

Ex Officio Members

J. Lyons, SGV Consortium on Homelessness

Guests

Victoria Rocha, Duarte
Armando Hegdahl, Irwindale
Megan Covarrubias, City of Montebello
Taylor Valmores, Assm. Blanca Rubio
Ann Garcia, San Dimas

Danika Mendoza, Sen. Susan Rubio
Gwene Patten
Elizabeth Ben-Ishai, LA County CEO
Tyron Friend, Hathaway-Sycamores

Alexander Visotzki, LAHSA

SGVCOG Staff

J. Cicco
C. Sims

Sandra Maravilla, Supervisor K. Barger
Debbie Lopez, Glendora
Daniella Alcedo, LAHSA
David Kim, Senator Anthony Portantino
Paris Phifer, Union Station Homeless
Services
Lee Kane, SGV Consortium
VOALA, El Monte
Gisel Rubio, City of La Puente
Maria Lopez, Union Station Homeless
Services

M. Creter

3. Public Comment: There was no public comment.
4. Changes to Agenda Order: There were no changes to the agenda order.

CONSENT CALENDAR

3. Homelessness Meeting Minutes

There was a motion to approve consent calendar item 5 (M/S: J. Leano/K. Davis)

[Motion Passed]

AYES:	Baldwin Park, Claremont, Glendora, Monrovia, Pomona, Supervisorial District 1,
NOES:	
ABSTAIN:	Irwindale
ABSENT:	Duarte, Rosemead, West Covina

PRESENTATIONS

6. County and Continuum of Care Administration of State Funds - Elizabeth Ben-Ishai, SPA 3 Representative, LA County CEO-HI and Alexander Visotzky, Legislative Affairs Manager at the Los Angeles Homeless Services Authority (LAHSA) provided information on the administration of State Homeless Emergency Aid Program (HEAP), California Emergency Solutions and Housing Program (CESH), and Homeless Housing, Assistance and Prevention Program (HHAPP) funds. HEAP is \$500,000,000 one-time program funding allocated by the State in the 2018 budget. As the Los Angeles Continuum of Care (LA COC), LAHSA was awarded approximately \$81,000,000 in HEAP funds. LAHSA made the following allocations : \$16,000,000 for preventing and rapidly resolving homelessness, \$8,000,000 for access to the Coordinated Entry System (CES), \$45,000,000 for interim housing enhancements, and \$12,000,000 for rapid rehousing enhancements. In the San Gabriel Valley, CESH CES have been allocated to Volunteers of America (VOA) for the El Monte Access Center and the City of Pomona for the Pomona Access Center. Access Point funding was awarded to BRIDGES, Inc. for an access point in the City of Pomona. Union Station Homeless Services was awarded funding for Access Points in Azusa, South El Monte, and West Covina. The CESH The LA COC was awarded \$10,400,000 in the initial funding round of CESH funding, which is comprised of SB 2 property registration fees. The State allocated one-time funding from the 2019 budget for the Homeless Housing, Assistance and Prevention Program (HHAPP). Once HUD certifies the 2019 Homeless Count numbers (expected in November or December 2019), LAHSA will have its allocation amount and will be responsible for developing its funding application to the State, for submittal by February 15, 2020. Eligible activities include permanent housing, operating subsidies, innovation, Shelter operations, prevention and diversion, navigation centers/shelters, rental assistance rapid re-housing, landlord incentives, outreach and coordination, regional partnerships and systems support.

7. Homeless Prevention Strategies - Alex Devin, Manager, Problem-Solving, Los Angeles Homeless Services Authority (LAHSA) provided a presentation on the homeless prevention and problem-solving programs at LAHSA. The philosophy of this approach is that families and individuals are provided with the right amount of support to help them move from homelessness, avoid homelessness and remain housed with as much self-reliance and self-solutions as possible. This approach uses creative conversations, active listening, personal empowerment, and ownership to identify, trauma-informed and person-centered solutions. The approach helps effectively assist as many homeless people as possible with limited resources. This program is funded through HEAP and Measure H.

LAHSA is providing ongoing training and technical assistance in diversion and problem-solving to homeless providers and system partners. Key homeless systems have hired 80 new problem-solving specialists, and they are looking to train as many people as possible in the problem-solving approach. Access Centers and Family Solution Centers may request one-time or limited financial assistance from one centralized provider that administers the problem-solving assistance fund.

STAFF REPORTS

8. Regional Housing Trust Fund - Staff provided a report on the Regional Housing Trust Fund Working Group's fact-finding efforts. Eight cities – Baldwin Park, Claremont, Duarte, El Monte, Glendora, Monrovia, Pomona, and San Dimas – participated in the work, as did key community partners including Wells Fargo Foundation, Mercy Housing, Everyone In and staff for Congresswoman Napolitano, Senator Rubio, Assembly member Rubio, Assembly member Chau, Congresswoman Chu, and Supervisor Barger. The group engaged in discussions with Principle Strategic Advisors, the Orange County Housing Finance Trust, and the Silicon Valley Housing Trust to inform the development of the SGVRHTF. Initial purposes of the Trust may include supporting property deposit holds, providing vital gap funding, pushing a project over the finish line, and helping nonprofit developers to compete with for profit developers. Next steps include identifying the core city partners, informing the city managers and Governing Board, holding joint powers agreement negotiations, conducting stakeholder engagement efforts, and providing presentations to City Councils to encourage membership. The proposed tentative timeline for the next steps is to identify core partners, inform and conduct outreach (August – September 2019), engage stakeholders and conduct joint powers agreement negotiations (September – November 2019), in preparation for the establishment of the Joint Powers Agency beginning in January 2020.

CHAIR'S REPORT

9. Solicitation of presentation topics.
There was a request for a presentation on programs being effectively implemented in San Gabriel Valley cities.

ADJOURN

The meeting was adjourned at 10:02 AM

REPORT

DATE: September 4, 2019

TO: SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **Hope for Home**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

At the August 7th meeting, the Homeless Committee requested presentations on successful programs being implemented by San Gabriel Valley Cities. The Hope for Home presentation by the City of Pomona is the first in a series of presentations on SGV cities' programs for homeless and at-risk populations.

When the American Recovery and Reinvestment Act was passed in 2009, the City of Pomona implemented the defined programs to assist those who were homeless and at imminent risk of homelessness and the City saw a dramatic decrease in the its homeless population. However, when the stimulus as well as County program funding ended in 2012, the homelessness population increased in the City. In response to community concerns about the increase in homelessness, the City convened a community meeting on homelessness for all primary agencies and residents. Out of this convening, a Homeless Advisory Committee (HAC) was formed to study and recommend solutions based on the community's identified potential solutions. June 2016 the HAC recommend a strategic plan to address homelessness in a comprehensive manner. Goal #1 of the plan was to purchase property and construct an interim housing service center. In January 2017, the City Council adopted the strategic plan.

The development of Hope for Home is a direct outcome of this work. The project is a year-round, 24 hour a day, interim housing service center operated by Volunteers of America. The construction of the shelter is taking place in 2 phases. The first is the construction of the client shelter space which started in February of 2018. The shelter opened for its first clients on December 12, 2018. The second phase includes the on-site supportive services spaces. This stage of construction is currently underway.

City of Pomona's Neighborhood Services Director, Benita DeFrank, will provide the Committee with information on Pomona's Hope for Home.

Prepared by: Jan Cicco
Jan Cicco
Regional Homelessness Coordinator

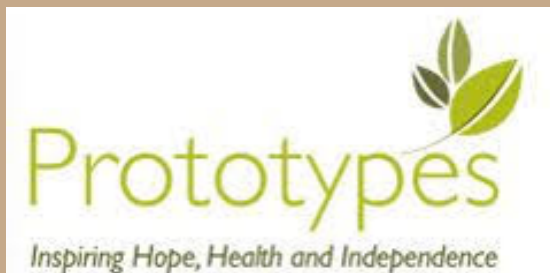
Approved by: Marisa Creter
Marisa Creter
Executive Director

ATTACHMENTS:
Attachment A: Hope for Home Brochure

COMMUNITY PARTNERS



Volunteers of America®



*Ending Homelessness
in Pomona one person
at a time . . .*



Contact Info

Hope for Home
1400 E. Mission Blvd
Pomona, CA 91766
(909) 593 4796



Hope for Home Pomona

MISSION

Hope for Home pursues a mission of restoring hope through creating opportunity and transforming lives of individuals who desire to break free from the cycle of homelessness. We bring this mission to life every day by collaboratively helping our participants overcome barriers to obtaining permanent housing, increasing their income, improving their health, and ultimately achieving independence.

VISION

Hope for Home is committed to ending homelessness in Pomona - one person at a time.

OUR VALUES

Person-Centered
Collaboration
Integrity
Sustainable
Engagement
Hope
Commitment
Respect
Trust

PROGRAM SERVICES

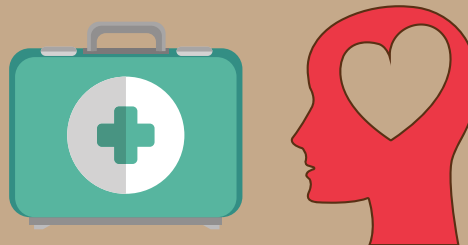
HOUSING-FOCUSED SERVICES

Coordinated Entry/Intake
Outreach Services
Document/Benefit Attainment
Employment Services
Housing Assistance
Case Management



BASIC HEALTHCARE & REFERRALS

Basic Primary Care
Behavioral Healthcare
Substance Disorder Care



HOW TO BECOME A PART OF HOPE FOR HOME

Hope for Home is a collaborative program among partner agencies to ensure participants receive services and have access to permanent housing. Hope for Home assists with immediate and long term needs. The beginning step is to complete an initial assessment conducted by Volunteers of America. You may contact VOA Pomona 2040 N. Garey Ave. Pomona, CA 91767, (909) 593 - 4796 Monday through Friday from 9:00 am to 5:00 pm. Although needs are assessed, there is the possibility of being placed on a waitlist due to availability.

VOLUNTEERS & DONATIONS

We welcome volunteers at Hope for Home who are committed to carrying out the mission and vision of ending homelessness in Pomona. To make donations please contact VOA Pomona at 2040 N. Garey Ave. Pomona, CA 91767, (909) 593 -4796. We appreciate all that you do!

REPORT

DATE: September 4, 2019
TO: SGVCOG Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: **SAN GABRIEL VALLEY WINTER SHELTER**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

Since 1984, the Winter Shelter Program has been implemented in the San Gabriel Valley through two programs: one program at the Pomona Park Armory and the other, operated by the East San Gabriel Valley Coalition for the Homeless' (ESGVCH) Rotating Church program. Various churches in the San Gabriel Valley provide shelter for approximately 140 homeless persons on their premises for consecutive two-week periods for the Rotating Church program. The Armory provides approximately 100 beds in a fixed location. The programs operate for 14 hours and provide dinner and a walk-away brown bag meal. Transportation is provided to the rotating church program. Both programs are funded by Los Angeles Homeless Services Authority (LAHSA).

Changes are coming to the programs in the 2019-2020 Winter Shelter season. With the operation of the new year-round shelter in Pomona, the Winter Shelter will not be hosted at the Pomona Armory this year. LAHSA is seeking a new location to replace the Armory site.

In addition, one of the churches that has previously provided space for the ESGVCH program is not available and the ESGVCH is seeking a church to fill the two-week gap in service for its program.

Monica Quezada, LAHSA's Systems Components Supervisor, and Interim Housing Coordinator, Raquel Ziegler, will provide the Committee with information on the needs for the 100-bed facility for the Winter Shelter Program in the San Gabriel Valley.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 

Marisa Creter
Executive Director

REPORT

DATE: September 4, 2019

TO: SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **REGIONAL HOUSING TRUST FUND NEXT STEPS**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

At the August 2019 meeting, a report was provided to the Homelessness Committee on the fact-finding work of the Regional Housing Trust Fund (RHTF) Ad Hoc Working Group. SB 751 – the legislation that would create the San Gabriel Valley Regional Housing Trust Fund – continues to advance through the Legislature.

NEXT STEPS

SGVCOG staff has created a RHTF implementation plan. The plan includes outreach, negotiations for the joint powers agreement, and stakeholder engagement.

To develop the joint powers agreement, the SGVCOG will hold a series of negotiation meetings, each focusing on a different topic. The following items will be discussed:


- Joint powers agreement recitals;
- Powers of the joint powers authority (JPA) and administration;
- Board composition and membership;
- Liability;
- Organization, funding, and staffing; and
- Stakeholder priorities

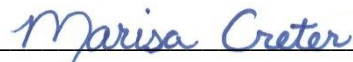
The stakeholder engagement plan includes, but is not limited to:

- Outreach to city managers and Supervisorial staff
- Outreach to cities' homeless points of contact
- Conference call with the cities' awarded 2018 City Implementation RFP RHTF funding
- Creation of
- Messaging plan for each identified audience including, but not limited to: city management, elected officials, residents, faith groups, community service groups, businesses

- Identification of messengers,
- Push and pull messaging plans
- Identification of messaging platforms, media, and meetings
- Creation of messaging materials
- Presentations to city councils
- Presentation to County

Each interested city will be asked to designate a delegate and an alternate to represent their city's interests in the negotiations. The kick-off meeting for the negotiations has been scheduled for **September 25, 2019, from 10:00 a.m. – 11:30 a.m.** SGVCOG staff has distributed an email invitation to city managers and County Board of Supervisors' staff.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

REPORT

DATE: September 4, 2019

TO: SGVCOG Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **Executive Order EO-N-06-19 Affordable Housing Development**

RECOMMENDED ACTION

For information and discussion.

BACKGROUND

In January 2019, Governor Newsom signed Executive Order N-06-19, which ordered the Department of General Services (DGS) and the Department of Housing and Community Development (HCD) to identify excess state-owned property, evaluate these parcels for the viability of constructing housing, and, for those properties on which development is feasible, solicit developers to construct affordable housing on those sites. Development on these properties would not be subject to local zoning and building ordinances. The Executive Order is included as Attachment A.

In order to implement the Executive Order, DGS and HCD developed an “Excess Site Screening Tool” (Attachment B), which considers two primary components: the economic feasibility of a site and regional underproduction. DGS is applying these tools to the identified excess properties in order to prioritize parcels for development. Once the evaluation is completed, DGS will issue requests for proposals (RFPs) soliciting developers to build affordable and mixed-income housing on the priority parcels. DGS will release 3 RFPs in the first year, with the first released by September 30, 2019.


These RFPs will prioritize proposals that maximize the quantity of housing units built and preserved, increase the speed with which construction can be initiated and completed, use renewable construction materials, and minimize the cost per unit of construction. Successful developers will receive low-cost, long-term ground leases. Both one-time and on-going funding were allocated in the State’s FY2019-2020 budget to facilitate this solicitation process.

DGS completed its initial inventory and identified 44,370 state-owned parcels. 35 of these properties are located in the San Gabriel Valley (Attachment C). a number of these properties include courthouses, Caltrans maintenance stations, and California Highway Patrol offices. Based on application of the “Excess Site Screening Tool,” DGS flagged 1,330 parcels as potentially viable, and they will undergo additional screening. It’s unknown at this time how many of the priority properties are located in the San Gabriel Valley.

Several cities are partnering with the State to facilitate the implementation of this Executive Order.

The cities of Chico, Fresno, Oakland, Sacramento, San Diego, and San Francisco are partnering with the Governor's Office to closely examine the parcels identified in their cities for expedited development of housing, and the Governor is encouraging additional cities to partner in this endeavor.

SGVCOG staff will continue to monitor the progress on the implementation of this Executive Order and report back to the Committee on which properties, if any, are in the San Gabriel Valley.

Prepared by: 
Jan Cicco
Regional Homelessness Coordinator

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – EO-N-06-19

Attachment B – DGS Screening Tool

Attachment C –List of State-owned Properties in the San Gabriel Valley

EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA

EXECUTIVE ORDER N-06-19

WHEREAS California is experiencing an acute affordable housing crisis that stifles economic growth, contributes to the homelessness epidemic, consumes an ever-growing share of the paychecks of working families, and holds millions of households back from realizing the California Dream; and

WHEREAS nearly 50 percent of California's households cannot afford the cost of housing in their local market; and

WHEREAS for decades, California has failed to build enough homes for its growing population at all income levels, ranking 49th in the country in housing production per capita in 2016; and

WHEREAS restrictive zoning and land-use policies at the local level are a major cause of the shortfall between California's housing needs and the available supply of housing; and

WHEREAS when communities do not build their fair share of housing, the surrounding region must absorb new residents who, as a consequence of a lack of access to affordable housing, suffer from higher rents and longer commutes; and

WHEREAS the high cost of land also significantly limits the development of affordable housing in areas with the greatest demand for new housing; and

WHEREAS state agencies own thousands of parcels of land throughout the state, some of which exceed those agencies' foreseeable needs; and

WHEREAS excess state land is often located in or near urban areas where the need for new housing is acute; and

WHEREAS the lack of affordable housing across California is a matter of vital statewide importance; and

WHEREAS expanding housing opportunities and solving the affordable housing crisis will require a new level of innovation and cooperation between the public and private sectors; and

WHEREAS fostering housing innovation will catalyze new construction industries and spur job growth in the state; and

WHEREAS local zoning ordinances do not govern the use of state property, and the State possesses legal authority to enter into low-cost, long-term leasing agreements with housing developers and accelerate housing development on state-owned land as a public use.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, by virtue of the power and authority vested in me by the Constitution and statutes of the State of California, do hereby issue this order to become effective immediately:

IT IS HEREBY ORDERED THAT:

1. The Department of General Services shall create a digitized inventory of all state-owned parcels that are in excess of state agencies' foreseeable needs by, among other things, conducting a comprehensive survey of all state-owned land. This inventory shall be completed by no later than April 30, 2019. To meet this deadline, all agencies under my direct executive authority shall support this effort by responding to all inquiries made by the Department of General Services.
2. The Department of General Services, the Department of Housing and Community Development, and the Housing Finance Agency shall collaborate to develop two new screening tools for prioritizing affordable housing development on excess state land. The tools shall be designed to identify and evaluate parcels of excess state land:
 - a. Where housing development is most likely to be economically feasible, accounting for, among other factors, a parcel's size, shape, grading, adjacencies, potential for consolidation, lack of site constraints, and proximity to job centers, education, high-frequency public transportation networks, utilities, and other services and amenities; and
 - b. Where underproduction is impacting housing affordability, accounting for, among other factors, availability of affordable housing in the job and commute sheds, the gap between supply and demand, and the rate of increase in rent.

Both tools shall be developed by no later than March 29, 2019.

3. The Department of General Services, in consultation with the Department of Housing and Community Development, shall apply the new screening tools to the State's inventory of excess state real property. The Department of General Services shall generate a comprehensive map of excess state real estate parcels where development of affordable housing (a) is feasible and (b) will help address regional underproduction. The map shall overlay a graphical representation (*i.e.*, a heat map) of where affordable housing development is most feasible and impactful. By April 30, 2019, the Department shall provide an interim progress report.
4. Where appropriate, state agencies shall consider exchanging excess state land with local governments for other parcels for purposes of affordable housing development and preservation. Parcels shall be exchanged with the goal of maximizing regional capacity to build and preserve affordable housing units.
5. The Department of General Services, in consultation with the Department of Housing and Community Development, shall issue Requests for Proposals on individual parcels and accept proposals from developers of affordable housing interested in entering into low-cost, long-term ground leases of parcels on the priority map.

- a. Requests for Proposals shall address, among other considerations: the number of housing units to be built and preserved; maximization of land resources and level of affordability; feasibility of breaking ground within two years of entering the lease and completing units within three years; the individual cost per unit of construction; the use of renewable construction materials, such as cross-laminated timber; and the developer's demonstrated capacity to complete affordable housing projects.
 - b. Selection of projects shall catalyze and incubate innovative models for construction (such as modular or prefabrication), financing, and workforce development.
 - c. Bidding requirements shall include commitments to pay prevailing wages as required under the law.
6. The Department of General Services, in consultation with the Department of Housing and Community Development, shall begin to implement the above selection process no later than September 30, 2019.
 7. The Department of General Services, the Department of Housing and Community Development, and other state agencies and departments shall use all existing legal and financial authority to expedite and prioritize these developments, including by giving them preference in the award of state funding, pursuant to my further direction. Agencies not under my direct executive authority are requested to do the same.

IT IS FURTHER ORDERED that as soon as hereafter possible, this Order shall be filed with the Office of the Secretary of State and that widespread publicity and notice shall be given to this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its departments, agencies, or other entities, its officers or employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 15th day of January 2019.



GAVIN NEWSOM
Governor of California

ATTEST:

ALEX PADILLA
Secretary of State

Tool #1: Economic Feasibility Tool (Executive Order N-06-19, Section 2(a))

#	Factor	Definition
1	Parcel Size	Parcel is greater than 1/4 acre according to county assessor data accessed through Parcel Quest.
2	Shape	Parcel shape suitable per DGS staff visual review.
3	Grading	Parcel grading suitable per DGS staff visual review.
4	Adjacencies	Parcel is accessible by road and is adjacent to residential or similarly suited development. Other ideal adjacencies include access to parks, food services, health facilities, etc.
5	Potential for Consolidation	Parcel is not suitable for development by itself but can be combined another parcel (state or county/city owned) to enable development.
6	Lack of Site Constraints	No major site constraints identified in DGS visual review.
7	Proximity to Job Centers	Parcel is located in Census Tract in Top 2 Quintiles for the number of jobs filled by workers with less than a BA that fall within a given radius (determined by the typical commute distance of low wage workers in each region) of each census tract population weighted centroid 2015 LEHD LODES (from TCAC/HCD Opportunity Map).
8	Proximity to Education	Parcel is located in Census Tract with Education Composite Indicator in Top 2 Quintiles (from TCAC/HCD Opportunity Map).
9	High-frequency public transit networks	Parcel is within 1/2 mile of High-Frequency Public Transit stops according to public transit agency data.
10	Utilities	Due diligence determines that utilities are available nearby.
11	Other Services and Amenities	Parcel is proximate to planned High Speed Rail station, located in a High Opportunity Area per TCAC/HCD Opportunity map, and/or in a Location-Efficient Area per SCS, if applicable.

Tool #2: Regional Underproduction Factors Tool (Executive Order N-06-19, Section 2(b))

#	Factor	Definition
1	Availability of affordable housing in Job and Commute Sheds	Parcel is located in a Job or Commute Shed where the shortfall in units rented at a level affordable to very low income households or vacant and available at a rent level affordable to very low income households is greater than 30 percent of the number of very low income households according to HUD CHAS data.
2	Gap between supply and demand	Parcel is located in a City where the gap between the Regional Housing Needs Allocation (RHNA) and Building Permits Issued in 5th Housing Element Cycle is greater than 1500 units per Housing Element Annual Progress Reports submitted to HCD.
3	Rate of Increase in Rent	Parcel is located in a City where the Median Gross Rent according to the American Community Survey (ACS) increased more than 5% (and more than the margin of error) from 2016 to 2017.

**STATE OWNED PROPERTIES
SAN GABRIEL VALLEY**

Real Property Name	Address	City	Zip Code	Agency
ALTADENA MAINTENANCE STATION	2122 NORTH WINDSOR AVENUE	ALTADENA		TRANSPORTATION, DEPT OF
ALTADENA HILLS	2130 WINDSOR AVENUE	ALTADENA	91001	HIGHWAY PATROL, DEPT OF THE
BALDWIN PARK AREA	14039 FRANCISQUITO AVENUE	BALDWIN PARK	91706	HIGHWAY PATROL, DEPT OF THE
CDCR ADMIN-COVINA	233 NORTH SECOND STREET	COVINA	91723	CDCR - SOUTHERN YOUTH REGION
DIAMOND BAR EAST PARK AND RIDE	100 N DIAMOND BAR BLVD	DIAMOND BAR	91765	TRANSPORTATION, DEPT OF
DIAMOND BAR WEST PARK AND RIDE	100 N DIAMOND BAR BLVD	DIAMOND BAR	91765	TRANSPORTATION, DEPT OF
LABORATORY	9528 TELSTAR AVENUE	EL MONTE	91731	AIR RESOURCES BOARD, STATE
EL MONTE TRANSIT CENTER	3501 SANTA ANITA AVE	EL MONTE		TRANSPORTATION, DEPT OF
EL MONTE COURTHOUSE	11234 EAST VALLEY BLVD.	EL MONTE	91731	JUDICIAL COUNCIL OF CALIFORNIA
GRAND AVE. PARK AND RIDE	628 W BASELINE ROAD	GLENDORA	91740	TRANSPORTATION, DEPT OF
VERDUGO PARK AND RIDE	VERDUGO BLVD AT	LA CANADA	91011	TRANSPORTATION, DEPT OF
MONROVIA MAINTENANCE STATION	850 EAST HUNTINGTON DR	MONROVIA	91016	TRANSPORTATION, DEPT OF
MONROVIA TRAINING CENTER	300 WEST MAPLE AVENUE	MONROVIA	91016	JUDICIAL COUNCIL OF CALIFORNIA
MONTEBELLO OFFICE BUILDING	424 NORTH WILCOX AVENUE	MONTEBELLO	90640	MOTOR VEHICLES, DEPT OF
EAST LOS ANGELES AREA	1601 CORPORATE CENTER DR	MONTEREY PARK	91754	HIGHWAY PATROL, DEPT OF THE
EDMUND D. EDELMAN CHILDREN'S	201 CENTER PLAZA DRIVE	MONTEREY PARK		JUDICIAL COUNCIL OF CALIFORNIA
PASADENA	1207 EAST GREEN STREET	PASADENA	91106	EMPLOYMENT DEVELOPMENT
PASADENA OFFICE BUILDING	49 S ROSEMEAD BLVD.	PASADENA	91107	MOTOR VEHICLES, DEPT OF
TAX DEFAULTED PROPERTY - ESPLIN	Lat: 34.18451; Long:-118.05	PASADENA		SANTA MONICA MOUNTAINS
SIERRA MADRE BLVD PARK AND RIDE	I-210	PASADENA	91107	TRANSPORTATION, DEPT OF
POMONA ARMORY	600 S PARK AVE	POMONA	91766	MILITARY DEPARTMENT
POMONA OFFICE BUILDING	1600 SOUTH GAREY AVENUE	POMONA	91766	MOTOR VEHICLES, DEPT OF
CSU, CSPU, POMONA	3801 WEST TEMPLE AVENUE	POMONA	91768	CAL STATE UNIVERSITY
POMONA MAINTENANCE STATION	2650 SOUTH GARVERY AVE	POMONA	97166	TRANSPORTATION, DEPT OF
POMONA COURTHOUSE	400 CIVIC CENTER DRIVE	POMONA	91766	JUDICIAL COUNCIL OF CALIFORNIA
ROSEMEAD MAINTENANCE STATION	9153 LOWER AZUSA ROAD	ROSEMEAD	91770	TRANSPORTATION, DEPT OF
(ACTIVE) HELLMAN AVENUE	8555 EAST HELLMAN AVE	ROSEMEAD		TRANSPORTATION, DEPT OF
VIA VERDE AT SR 57 ROAD PARK AND	105 VIA VERDE	SAN DIMAS	91773	TRANSPORTATION, DEPT OF
CA AQUEDUCT-LOS ANGELES		UNINCORP - LOS ANGELES		
COUNTY	Lat: 34.55918; Long: -188.626	CO		WATER RESOURCES, DEPT OF
ENVIRONMENTAL-LOS ANGELES		UNINCORP - LOS ANGELES		
COUNTY	Lat: 34.74874; Long: -118.762	CO		WATER RESOURCES, DEPT OF

**STATE OWNED PROPERTIES
SAN GABRIEL VALLEY**

STATE SCHOOL LANDS - LOS ANGELES Lat:34.06833 Long:-117.933

UNINCORP - LOS ANGELES
CO

STATE LANDS COMMISSION

LOS ANGELES SHP Lat: 34.06833; Long: -118.231

UNINCORP - LOS ANGELES
CO

PARKS & RECREATION, DEPT OF

RIO DE LOS ANGELES SP Lat:34.0991; Long: -118237
DIAMOND BAR MAINTENANCE 21420 E. GOLDEN SPRINGS RD

UNINCORP - LOS ANGELES
CO

PARKS & RECREATION, DEPT OF

WEST COVINA OFFICE BUILDING 800 S GLENDORA AVENUE

WALNUT
WEST COVINA

91789 TRANSPORTATION, DEPT OF
91790 MOTOR VEHICLES, DEPT OF