



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

HOMELESSNESS COMMITTEE

Wednesday, December 3, 2025 – 8:30 A.M.

SGVCOG Office

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

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

West Covina

LA County

Supervisory

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.sgvkog.org. Copies are available via email upon request (sgv@sgvkog.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.

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



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



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.

TELECONFERENCE LOCATIONS: State law allows Committee Members to teleconference from remote locations as long as certain conditions are met, including listing the teleconference locations in the agenda. The following location is hereby noticed as a teleconference location, which is accessible to the public for the purposes of observing this meeting.

Claremont City Hall 207 Harvard Ave. Claremont, CA 91711	3109 Prospect Ave. Rosemead, CA 91770
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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 (*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 – 11/5/2025 – [Page 1](#)
Recommended Action: Approve.

PRESENTATION

20 MINUTES

7. LA County Community Assistance, Recovery and Empowerment (CARE) Court Implementation Update – [Page 3](#)
Recommended Action: For information only.

DISCUSSION

15 MINUTES

8. LA County FY 26-27 Measure A Spending Plan – [Page 5](#)
Recommended Action: For discussion.

UPDATE ITEMS

10 MINUTES

9. Renter Protection and Homelessness Prevention (RPHP) Implementation Update – [Page 6](#)
10. Chair's Report
11. Executive Committee for Regional Homeless Alignment (ECRHA)

LIAISON REPORTS

5 MINUTES

12. San Gabriel Valley Regional Housing Trust – [Page 8](#)
13. San Gabriel Valley Consortium on Homelessness
14. Union Station Homeless Services
15. LA County Homeless Initiative
16. Los Angeles Homeless Services Authority (LAHSA)
17. Los Angeles County Affordable Housing Solutions Agency (LACAHS) – [Page 9](#)

ADJOURN



SGVCOG Homelessness Committee Meeting
November 5, 2025
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 8:39 AM.

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

3. Roll Call

Members Present:

R. Gonzales, Azusa
A. Nava, Baldwin Park
V. Truong, Duarte
K. Davis, Glendora
B. Shevlin, Monrovia
S. Olivas, Montebello
R. Cole, Pasadena
D. Holley, Pomona
M. Clark, Rosemead
R. Salas, South El Monte
M. Cacciotti, South Pasadena
R. Serrano, LA County District 1

Members Absent:

A. Ambriz, Irwindale
J. Leano, Claremont
V. Sedano, El Monte
B. Gutierrez, West Covina

SGVCOG Staff:

M. Bolger
J. Burkart
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 – 10/1/2025

Action: Approve

There was a motion to approve the consent calendar.

(M/S: D. Holley, R. Cole)

[MOTION PASSED]

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

PRESENTATION ITEM

7. Los Angeles County Sheriff's Department Risk Assessment Management Program (RAMP)

Deputy Joseph Luther, Deputy Lisa Jansen, and Sgt. Ernest Celaya, RAMP, presented on this item.

8. SGV CARE 2.0 Update: Expanding Services Through Prop 47
Sam Pederson, SGVCOG, 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
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 (LACAHS)

ADJOURN

The meeting adjourned at 10:04 AM.

REPORT

DATE: December 5, 2025

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **LA COUNTY'S COMMUNITY ASSISTANCE, RECOVERY, AND EMPOWERMENT (CARE) COURT IMPLEMENTATION UPDATE**

RECOMMENDED ACTION

For information only.

BACKGROUND

The Community Assistance, Recovery, and Empowerment (CARE) Act is a 2022 California law that provides community-based behavioral health services to individuals living with schizophrenia spectrum or other psychotic disorders, provided that they meet certain health and safety criteria. It is designed to provide an upstream intervention for individuals experiencing schizophrenia or other psychotic disorders, to avoid psychiatric hospitalizations, incarceration, and conservatorships. Through the CARE Court process, certain people – including family members, first responders, and providers – may file a petition to the court to create a volunteer CARE agreement or court-ordered care plan for the client. The CARE agreement or CARE plan may include treatment, housing resources, and/or other services. There is no involuntary mental health treatment provided through CARE Court, and it is a voluntary program for the individual.

In order to be eligible for CARE Court, an individual must meet the following criteria:

- 18 years or older, with a diagnosis of Schizophrenia Spectrum or Other Psychotic Disorders;
- Have symptoms that are severe in degree and persistent in duration, which may cause behavioral functioning that interferes with a individuals activities of daily living and which may result in an inability to maintain independent functioning without treatment, support, and rehabilitation for a long time;
- Not stabilized with ongoing voluntary outpatient treatment;
- Not likely to survive safely/independently in the community and the condition is deteriorating OR services and support are needed to prevent relapse or deterioration;
- Participation in CARE Court is the least restrictive alternative; and
- Would benefit from participating in a CARE plan or CARE agreement.

Each county is responsible for the implementation of its own CARE Court program. In Los Angeles County, the Department of Mental Health (LACDMH) is responsible for implementation. Implementation in LA County began on December 1, 2023. The County's Program assists people with untreated schizophrenia and other associated psychotic disorders to receive treatment and services aimed at improving their health and well-being, with the goal to redirect eligible participants from jails and emergency rooms to key supportive services that comprehensively address their needs.

Services available to participants include counseling, medication, housing options, social services, and others. Behavioral health professionals conduct the initial assessments and provide support for court updates, as well as monitor the individual's progress. Participants are also assigned an attorney to help navigate the court process and ensure their rights and best interests are protected. Following the determination that the individual is deemed eligible for CARE, a CARE team made up of clinicians, case managers, and people with lived experience create a personalized treatment plan. Participants receive services for up to one year, which the court can renew for an additional year if necessary, following the one-year status hearing. Even after participants are no longer in the CARE program, they may still continue with treatment, supportive services, and housing options to support long-term recovery.

Theresa Arredondo with the LACDMH will present an update on CARE Court implementation in LA County during December's Homelessness Committee.

Prepared by: 
Rosalie Lansing
Management Aide

Approved by: 
Marisa Creter
Executive Director

REPORT

DATE: December 3, 2025

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **LA COUNTY FY 26-27 MEASURE A SPENDING PLAN**

RECOMMENDED ACTION

For discussion.

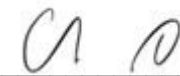
BACKGROUND

In November 2025, the new County Department of Homeless Services and Housing released its draft expenditure plan for the FY 2026-27 Measure A funding. The Expenditure Plan also included various other homelessness funding sources. The draft plan can be found [here](#).

The County was facing a budget deficit of approximately \$300 million, due to the end of several one-time funding sources, increased interim housing costs for County-managed sites, and reduced anticipated tax receipts. This meant that the County needed to identify reductions in its proposed services. To do that, the County established a set of criteria and a phased review process in order to evaluate funded programs and make recommendations for the proposed funding reductions. The County completed the first phase of its evaluation in October 2025, making initial recommendations for funding curtailments. That initial review identified approximately \$30 million in proposed funding curtailments. Following that initial evaluation, the County completed a program-level review of the remaining programs to identify the remaining funding curtailments needed to address the budget deficit. Unfortunately, the resulting budget will likely result in a reduction in homelessness services across the County. An overview of the proposed Plan and potential impacts – as presented at the Executive Committee for Regional Homeless Alignment (ECRHA) meeting on November 21, 2025 – [here](#).

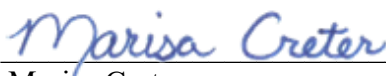
The public comment period is currently open through December 5, 2025, for the proposed FY 2026-27 Measure A Expenditure Plan. Staff will present a high-level overview of the County's proposed Expenditure Plan and lead a high-level discussion about these proposals.

Prepared by:



Caitlin Sims
Director of Planning and Programs

Approved by:



Marisa Creter
Executive Director

REPORT

DATE: December 3, 2025

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **RENTER PROTECTION AND HOMELESSNESS PREVENTION (RPHP) IMPLEMENTATION UPDATE**

RECOMMENDED ACTION

For information only.

BACKGROUND

In November 2024, Measure A was passed by Los Angeles County voters, authorizing a half-cent countywide tax to address housing and homelessness on an ongoing basis. 35.75% of the collected Measure A funds are allocated to the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) for the production of affordable housing and for renter protection and homelessness prevention. In its FY 2025-26 Expenditure Plan, LACAHSAs has allocated this Measure A funding as follows:

- Production, Preservation, & Ownership (PPO) (60% of allocated funds): Eligible uses include new construction (including substantial rehabilitation), preservation, acquisition, rehabilitation, ownership, and rent and operating subsidies.
- Renter Protection and Homelessness Prevention (RPHP) Programs (30% of allocated funds): Designed to help renters of lower income households (less than 80% of area median income) and eligible uses can include but are not limited to intake and assessment; legal assistance and tenant outreach; emergency rental assistance; short-term income support; flexible financial assistance; and relocation assistance (beyond that which is required by State or local law).
- Designated LACAHSAs “Annual Priorities” (15% of allocated funds);
- Technical Assistance, Research, and Policy Development (TA) (5% of allocated funds): Eligible uses include local agency technical assistance grants; direct programming; program design, administration, monitoring, and evaluation; and professional services.
- LACAHSAs Administration (5% of allocated funds).

Per its enabling legislation, LACAHSAs is required to allocate 70% of its allocated funds within the PPO, RPHP, and TA funding categories to the “Eligible Jurisdictions” that are defined in the LACAHSAs-enabling legislation. The San Gabriel Valley Council of Governments (SGVCOG) is one of these Eligible Jurisdictions and is responsible for administering LACAHSAs funds on behalf of 30 of the 31 cities in the San Gabriel Valley. The LACAHSAs Board of Directors adopted guidelines and requirements for Eligible Jurisdictions’ use of PPO, RPHP, and TA Funding.

REPORT

At its May 2025 meeting, the Governing Board took actions authorizing the execution of agreements and other activities associated with the release of applications for the SGVCOG's PPO, RPHP, and TA LACAHA funding. To implement the PPO Program, the SGVCOG will contract with the San Gabriel Valley Regional Housing Trust (SGVRHT). To implement the RPHP Program, the SGVCOG will subcontract with multiple service providers. For the RPHP Program, the SGVCOG anticipates receiving approximately \$8.5 million, pending sales tax receipts.

DISCUSSION

In the month of October, the SGVCOG released an application to identify RPHP implementation partners. The application was distributed to all of the existing Housing Solutions Fund (HSF) partners, the San Gabriel Valley Consortium on Homelessness – for distribution to its members – and to other partners that the SGVCOG was aware are working in this space. The goal of this application process was to identify partners that could help the SGVCOG quickly establish a comprehensive renter protection and homelessness prevention program that complies with all LACAHA RPHP guidelines and that advances an integrated, accessible, regional approach. Applications were due on October 31, 2025, and the SGVCOG staff reviewed them to select initial partners.

LACAHA has released robust guidelines for the implementation of RPHP programs, and there will also be complications in ensuring that all services and partners are closely coordinated. To that end, the first phase of the SGVCOG's process is to initiate a planning process with its implementation partners. The SGVCOG will hold weekly planning meetings with its implementation partners to design a coordinated approach grounded in equity, accessibility, and early intervention aimed at addressing housing instability, reducing evictions and displacement, and preventing people from falling into homelessness. These sessions will use best practices and service provider expertise to build an implementation approach that complies with the LACAHA RPHP Guidelines and best serves persons at-risk of homelessness in the San Gabriel Valley. Sessions will focus on building approaches for eligibility verification, referral pathways, funding restrictions, service provision, and service capacity. By the conclusion of the planning period, the SGVCOG will have a clear Implementation Plan to implement its RPHP Program. The Planning process began in late November 2025 and is anticipated to be completed in late January 2026. The goal is to begin RPHP Program services shortly thereafter.

A more robust overview of the Planning process and the SGVCOG's RPHP Implementation approach will be provided at the January 2026 Homelessness Committee meeting.

Prepared by: _____



Andrew Leon
Principal Management Analyst

Approved by: _____



Marisa Creter
Executive Director

REPORT

DATE: December 3, 2025

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **REGIONAL HOUSING TRUST UPDATE**

RECOMMENDED ACTION

For information only.

REGIONAL HOUSING TRUST UPDATE

SGVRHT Celebrates 5 Years

On November 12th, the SGVRHT celebrated 5 years with a luncheon. Since its formation in 2020, the SGVRHT has funded 927 units of affordable housing and 130 units of interim housing. These units represent a lasting impact on thousands of lives as individuals and families move into their permanent residences and end their experiences with street homelessness. The commemorative luncheon was hosted at Quiet Cannon in the City of Montebello, which has been an active participant in the SGVRHT. Representatives from SGVRHT's 25 member cities joined the SGVRHT Board of Directors, state and federal elected leaders, affordable housing developers, supportive service providers, lenders, and other partners in celebrating the SGVRHT's accomplishments. SGVRHT chair Jed Leano presented Housing Advocate Awards to Senator Susan Rubio and Congresswoman Judy Chu for their dedication to securing significant affordable housing funding for the region, including more than \$30 million in State funding and \$8 million in federal funding. Senator Rubio, Assemblymembers Blanca Rubio, John Harabedian, and Mike Fong also provided remarks demonstrating their ongoing support and thanking the cities they represent for their dedication to providing housing to vulnerable populations.

SGVRHT Board Meeting

The SGVRHT Board of Directors met for a special meeting on December 1, 2025. The Board voted to approve Revolving Loan Fund (RLF) allocations and an update to the annual administrative dues, and discussed an update to the Board member appointment process. The Board also voted to approve changes to the SGVRHT Notice of Funding Availability (NOFA) process and funding requirements to align with requirements for funding from the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs). These changes include an increase in the per unit funding maximum and the addition of labor requirements.

Prepared by: 
Rosalie Lansing
Management Aide

Approved by: 
Marisa Creter
Executive Director



LACAHSa BOARD

Rex Richardson
Mayor, City of Long Beach
City of Long Beach, Board Chair

Miguel A. Santana
President & CEO, California Community
Foundation, City of Los Angeles,
Board Vice Chair

Victor Sanchez
City Councilmember, City of Bellflower
Southeast L.A. County Cities Sector,
Board Second Vice Chair

Hilda L. Solis
Los Angeles County Supervisor
First Supervisorial District

Holly J. Mitchell
Los Angeles County Supervisor
Second Supervisorial District

Lindsey P. Horvath
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

Jorge 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, Community Legal
Aid SoCal
Renter Protections 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: Seyron Foo, Chief Engagement and Intergovernmental
Relations Officer, Los Angeles County Affordable Housing
Solutions Agency (LACAHSa)

Date: Monday, November 24, 2025

Subject: Report for the December 3 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 December. This update includes the deposited revenues in the SGVCOG's accounts, the notice of funding availability (NOFA) for production, preservation, and ownership (PPO), and the request for proposals related to renter protection and homelessness prevention (RPHP).

MEASURE A REVENUE

Measure A revenue provided to LACAHSa for affordable housing production, renter protection/homelessness prevention, and technical assistance are shared between Eligible Jurisdictions (EJs) and LACAHSa, where 70 percent of revenues support EJ-directed projects and programs and 30 percent of revenues support LACAHSa-directed projects and programs.

LACAHSa has created separate accounts for each EJ to track revenue collection and allocation. Table 1 provides details regarding the monthly allocation and the aggregate amounts available to the SGVCOG as of November 17. SGVCOG has submitted all budget documents, and we look forward to working with and supporting the COG's programs.

LACAHSa BOARD
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Jed Leano

City Councilmember, City of Claremont
San Gabriel Valley Cities Sector

Jorge 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

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Non-Voting Member

Zerita Jones

Housing Justice Organizer
Interim Citizens Oversight Chair

Table 1. SGVCOG Measure A-LACAHSa Balance

The table uses the following abbreviations: PPO-NC refers to production, preservation, and ownership (PPO) – new construction (NC); PPO Flex refers to production, preservation and ownership flexible (Flex) uses; RPHP refers to renter protection and homelessness prevention; and TA refers to technical assistance.

Month	PPO – NC	PPO Flex	RPHP	TA	Total
Jul	\$681,472.61	\$200,693.00	\$446,235.00	\$74,373.00	\$1,402,773.61
Aug	\$823,386.63	\$242,486.03	\$539,160.87	\$89,860.15	\$1,694,893.68
Sep	\$1,429,487.29	\$420,981.69	\$936,040.97	\$156,006.83	\$2,942,516.78
Oct	\$919,907.07	\$270,911.14	\$602,363.31	\$100,393.89	\$1,893,575.41
Grand Total	\$3,854,253.60	\$1,135,071.86	\$2,523,800.15	\$420,633.87	\$7,933,759.48

PRODUCTION, PRESERVATION, AND OWNERSHIP (PPO)

Notice of Funding Availability (NOFA)

LACAHSa is working toward the release of the NOFA for affordable housing production and preservation. This initiative supports our mission to implement innovative strategies and scale proven tools, complementing existing housing finance efforts rather than duplicating them.

This NOFA outlines available financing products, inviting proposals that creatively maximize their impact. We welcome a diverse range of applicants, from community-led preservation efforts to developer partnerships. LACAHSa looks forward to fostering long-term partnerships through this funding opportunity.

Key criteria includes affordability per subsidy dollar advantage to the project with the greatest affordability (as measured by discount to market per bedroom) per dollar of LACAHSa support (including all LACAHSa capital sources); lowest total development cost (by Unit Type Advantage to the project with total development cost per square foot representing the greatest discount to the LACAHSa Unit Cost Standards); and greatest readiness.

LACAHSa BOARD

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City of Long Beach, Board Chair

Miguel A. Santana

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Victor Sanchez

City Councilmember, City of Bellflower
Southeast L.A. County Cities Sector, Board Second Vice Chair

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Executive Director, SCAG
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Housing Justice Organizer
Interim Citizens Oversight Chair

The Investment Review Committee will meet on December 4 and 12 to finalize the NOFA with a target date for applications due at the end of January 2026 for respondents.

RENTER PROTECTION AND HOMELESSNESS PREVENTION (RPHP)

Providing resources for people, including children and families, in need of help for renter protection or to prevent their homelessness is central to LACAHSa's mission. The Transitional Guidelines define eligible uses as emergency rental and flexible financial assistance; temporary rental assistance; short-term income support; legal services and renter education; and marketing (i.e., making resources known), assessment, eligibility, and referral services.

There are two active strategies underway:

Firstly, in the short term, LACAHSa has made available funds to existing continue renter protection and homelessness prevention programs. This includes funding to support the stability of Department of Consumer and Business Affairs-funded eviction defense legal services (\$2 million), operated by the Stay Housed LA Collaborative, as well as nine months of funding to support the County's Chief Executive Office's Homelessness Initiative funded network of homelessness prevention and legal services programs (\$11.4 million). By statute, these funds are not permitted to support people who are experiencing homelessness.

Secondly, the FY 25-26 Request for Proposal for Emergency Rental and Flexible Financial Assistance closed on Wednesday, November 19. The Board has approved a budget of up to \$11,469,967 available from LACAHSa's discretionary Measure A funds for this RFP. This funding is expected to be expended between February 2026 and June 30, 2027. As a part of the RFP process, bidders will include the number of people served in their proposal submitted. RFP evaluation criteria includes: organizational capacity and experience (e.g. relevant qualifications; overall capabilities of organization and subcontractors to meet required service levels described in this RFP); geographic reach and ability to serve underserved communities across the County; demonstration of a clear,

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realistic and effective approach to delivering proposed services; and budget and cost effectiveness. LACAHS received 34 applications totaling \$108 million in requests, an over subscription of 842 percent above available funds.

Additionally, LACAHS has heard from various jurisdictions expressing concern with the expenditure timeline for RPHP funds due either to (a) standing up programs and contracting with providers will take time, or (b) that EJs are interested in participating in the Integrated Service Model (ISM) now being designed. Consequently, LACAHS provided three paths forward to support resources for people:

1. *Participate in LACAHS's Request for Proposals (RFP):* LACAHS invites EJs to participate in LACAHS's financial assistance RFP that has been released. Under this option, a jurisdiction can allocate funding they want to spend on Emergency Rental and Flexible Financial Assistance to LACAHS. LACAHS would administer those funds for the jurisdiction and would ensure any assistance goes to households in the jurisdiction. If a jurisdiction is interested in doing this, they need to notify LACAHS by December 1. This RFP is only for financial assistance, and a jurisdiction would need to determine how to meet the 20 percent minimum required investment in legal services (as adopted by the Board after feedback from EJs). LACAHS staff are available to assist jurisdictions should they have questions.
2. *Participate in Integrated Service Model (ISM):* Jurisdictions have the option of waiting until the ISM is up and running and then allocating their FY25-26 funds to the ISM. Since the ISM will be operational at the beginning of the next fiscal year (FY26-27), and the expenditure timeline for RPHP funds is 12 months from the date a jurisdiction's budget is approved by LACAHS, the ISM should be operational before the end of the expenditure timeline for FY25-26 funds. LACAHS will prioritize spending down a jurisdiction's FY25-26 funds through the ISM during the initial months of ISM's operations,

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so that the expenditure timelines are met.

3. *Obligate their funds in FY 26-27:* Jurisdictions can choose to stand up programs and have 12 months to expend FY 25-26 funds from the date of approval of their annual budget. A jurisdiction is not required by the Guidelines to have spent down their funds by the end of the fiscal year, but rather within 12 months of their budget being approved.

Consistent with the adopted Transitional Guidelines, EJs will provide quarterly reports on expenditures and programmatic outcomes. First and third quarter reports are financial; second and fourth quarter reports are programmatic.

LACAHSa is grateful to the San Gabriel Valley COG for issuing their RFP related to RPHP and for notifying applicants, being the one of the first among COGs to do so.

COMMENTS AND QUESTIONS

I look forward to questions and comments at the December 3 meeting. In the interim, should you have any comments or questions, I can be reached at seyron.foo@lakahsa.gov. Thank you for your collaboration and partnership.