



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

HOMELESSNESS COMMITTEE
Wednesday, June 3, 2026 – 8:30 A.M.
SGVCOG Office

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

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

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

Chair
Becky Shevlin
City of Monrovia

Vice-Chair
Margaret Clark
City of Rosemead

Members

Azusa
Baldwin Park

Claremont

Duarte

El Monte

Glendora

Irwindale

Monrovia

Montebello

Pasadena

Pomona

Rosemead

South El Monte

South Pasadena

LA County

Supervisorial

District #1

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.sgvkog.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.



Homelessness Committee Meeting
Wednesday, June 3, 2026 - 8:30 AM

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and may be acted upon by one motion. There will be no separate discussion on these items unless a Committee member so requests. In this event, the item will be removed from the Consent Calendar and considered after the Committee takes action on the balance of the Consent Calendar.

Claremont City Hall
207 Harvard Ave.
Claremont, CA 91711

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items, but within the SGVCOG's subject matter jurisdiction, you may submit written comments via email or provide a verbal comment.

- Written Comments (Email): If you wish to submit written public comments to be distributed to the Committee Members at the meeting, please submit these materials via email to 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.

Homelessness Committee Meeting
Wednesday, June 3, 2026 - 8:30 AM

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 – 5/6/2026 - **Page 1**
Recommended Action: Approve
7. State Legislative Positions
Recommended Action: Recommend the Governing Board adopt a resolutions:
 - AB 1924 (Gabriel) - Support - **Page 3**
 - AB 1899 (Caloza) – Support - **Page 6**
8. FY 2026-2027 Homelessness Committee Election
Recommended Action: Appoint the following SGVCOG Homelessness Committee Officers for FY 26-27 (effective July 1, 2026):
 - Chair: Becky Shevlin
 - Vice Chair: Margaret Clark

PRESENTATION

40 MINUTES

10. Domestic Violence & Homeless Service Coalition (DVHSC) – Presentation by Megan Emme, Senior Policy Manager at Downtown Woman’s Center; Sarah Whitman, Sr. Domestic Violence Coordinator at LAHSA and Takiya McCuller, DV Subject Matter Expert and Manager at Union Station Homeless Services - **Page 9**
Recommended Action: For information only.

UPDATE ITEMS

5 MINUTES

11. Chair’s Report
12. Executive Committee for Regional Homeless Alignment (ECRHA)

LIAISON REPORTS

5 MINUTES

13. San Gabriel Valley Regional Housing Trust - **Page 10**
14. San Gabriel Valley Consortium on Homelessness
15. Union Station Homeless Services
16. LA County Homeless Services & Housing
17. Los Angeles Homeless Services Authority (LAHSA)
18. Los Angeles County Affordable Housing Solutions Agency (LACAHS) - **Page 12**

ADJOURN



SGVCOG Homelessness Committee Meeting
May 6, 2026
8:30 AM
1333 S. Mayflower Avenue, Monrovia, CA 91016

PRELIMINARY BUSINESS

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

2. Pledge of Allegiance
Karen Davis, Glendora, led the Pledge of Allegiance.

3. Roll Call

Members Present:

- R. Gonzales, Azusa
- A. Nava, Baldwin Park
- B. Shevlin, Monrovia
- J. Leano, Claremont
- K. Davis, Glendora
- M. Cacciotti, South Pasadena
- R. Cole, Pasadena
- D. Holley, Pomona
- D. Urbina, LA County District 1
- V. Paul, LA County District 5

Members Absent:

- A. Ambriz, Irwindale
- M. Clark, Rosemead
- R. Salas, South El Monte
- S. Olivas, Montebello
- V. Sedano, El Monte
- V. Truong, Duarte

SGVCOG Staff/Guests:

- C. Sims
- E. Lowe
- M. Rosen
- K. Ward
- R. Lansing
- J. Talla
- E. Hoitsma
- Detrell

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 – 4/1/2026
Action: Approve

There was a motion to approve the consent calendar. (M/S: K.Davis/R. Gonzales)

[MOTION PASSED]

AYES:	Azusa, Baldwin Park, Claremont, Glendora, Monrovia, Pasadena, Rosemead, South Pasadena, South El Monte, LA County District 5
NOES:	
ABSTAIN:	LA County District 1
NO VOTE RECORDED:	
ABSENT:	Duarte, El Monte, Irwindale, Montebello, Pomona

PRESENTATION ITEM

7. Sycamores Housing and Homeless Programs
Erica Hoitsma, Director of Homeless and Housing Services of Sycamores, presented on this item.
8. LA Emissary Youth Homelessness: Learning, Investing, and Engaging
Detrell, Policy & Advocacy Coordinator of LA Emissary, presented on this item.

UPDATE ITEMS

9. Chair’s Report
Chair B. Shevlin provided a verbal report. Committee members J. Leano and D. Holley also provided comments under this item.
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 Services and Housing
M. Santana provided a verbal report.
15. Los Angeles Homeless Services Authority (LAHSA)
16. Los Angeles County Affordable Housing Solutions Agency (LACAHA)
S. Foo provided a verbal report.

ADJOURN

The meeting adjourned at 9:58AM.

MEMORANDUM

To: San Gabriel Valley Council of Governments
Homelessness Committee

From: Townsend Public Affairs
Elisa Arcidiacono, Senior Associate
Carlin Shelby, Deputy Director

Date: May 28, 2026

Subject: AB 1924 (Gabriel): Statewide homelessness prevention strategy.

BACKGROUND

California continues to face a persistent homelessness crisis driven primarily by the high cost of housing, insufficient affordable housing supply, and economic instability among low-income households. Research cited by the Legislature and homelessness experts has increasingly emphasized that homelessness prevention strategies are essential to reducing the overall number of Californians experiencing homelessness, particularly as many households remain only one financial emergency away from housing instability.

According to statewide homelessness data, for every five individuals who access homelessness services in California, only one is successfully housed each year, resulting in a continuing net increase in homelessness statewide. Studies have shown that homelessness prevention interventions, including rental assistance, legal aid, eviction prevention, flexible financial assistance, and housing stabilization services, can significantly reduce entries into homelessness at a lower long-term public cost than emergency shelter or permanent supportive housing interventions after homelessness occurs.

The California Statewide Study of People Experiencing Homelessness (CASPEH), conducted by the University of California, San Francisco, found that most people experiencing homelessness in California were already longtime California residents who lost housing due primarily to economic hardship and unaffordable housing costs. The study further found that relatively modest financial assistance and housing stabilization support could have prevented many individuals from becoming homeless in the first place.

While California has invested billions of dollars into homelessness response programs, including the Homeless Housing, Assistance and Prevention Program (HHAP), stakeholders have raised concerns that the state lacks a coordinated, statewide homelessness prevention framework that aligns agencies, establishes measurable prevention goals, and evaluates the effectiveness of prevention-focused interventions across systems.

AB 1924 seeks to address these concerns by requiring the Department of Housing and Community Development (HCD) to develop and annually update a statewide homelessness

prevention strategy focused on coordination, accountability, evidence-based prevention practices, and long-term system alignment.

SUMMARY

AB 1924 (Gabriel):

- Requires the Department of Housing and Community Development (HCD), by July 1, 2027, to develop and publicly issue a statewide homelessness prevention strategy.
- Requires the strategy to include inventories of homelessness prevention definitions, existing state prevention activities, funding resources, service gaps, and statewide prevention goals.
- Requires HCD and relevant state agencies to develop agency-specific homelessness prevention action plans with timelines and accountability measures.
- Requires recommendations for legislative or executive actions necessary to implement homelessness prevention strategies statewide.
- Requires plans for annual evaluation of homelessness prevention programs and effectiveness metrics.
- Requires development of evidence-based homelessness prevention best practices and model programs.
- Requires annual updates and revisions to the statewide homelessness prevention strategy.

STATUS

AB 1924 passed the Assembly unanimously and has been referred to the Senate for further consideration.

AUTHOR'S STATEMENT

“For each homeless individual who is successfully connected with housing, nearly three access homelessness services for the first time. To make meaningful progress and address California's homelessness epidemic, we can't have more people entering homelessness than exiting it.”

“AB 1924 would create a statewide homelessness prevention strategy, along with a collection of evidence-based best practices that can guide programs and agencies that work to stop people from falling into homelessness in the first place.”

SUPPORT AND OPPOSITION

Support

- League of California Cities
- Corporation for Supportive Housing
- Inner City Law Center
- Bet Tzedek Legal Services

- Non-Profit Housing Association of Northern California
- Housing California
- Para Los Ninos
- Alliance of Californians for Community Empowerment
- MidPen Housing Corporation
- Compass Family Services
- Steinberg Institute
- Destination: Home
- Union Station Homeless Services
- Safe Place for Youth
- Active San Gabriel Valley
- The People Concern
- All Home
- Silicon Valley At Home (Sv@Home)
- Los Angeles Community Health Outreach Project
- The Sidewalk Project
- DAP Health
- National Alliance to End Homelessness
- Restoration Diversion Services
- Community Corporation of Santa Monica
- Los Angeles Forward
- Being Alive/People with AIDS Coalition
- Safehouse San Francisco

Opposition:
None on File.

RECOMMENDED POSITION

Support

MEMORANDUM

To: San Gabriel Valley Council of Governments
Homelessness Committee

From: Townsend Public Affairs
Elisa Arcidiacono, Senior Associate
Carlin Shelby, Deputy Director

Date: May 28, 2026

Subject: AB 1899 (Caloza) Analysis: Office of Youth Homelessness Prevention

BACKGROUND

California continues to face a significant youth homelessness crisis, with thousands of young people experiencing homelessness each year after exiting foster care, juvenile justice systems, behavioral health programs, or unstable family environments. According to the 2024 federal Point-in-Time Count, California reported more than 9,000 homeless youth statewide, with disproportionately high impacts on LGBTQ+ youth, Black youth, and youth lacking a high school diploma or GED. Research has consistently demonstrated that youth homelessness is closely tied to future chronic adult homelessness, making early intervention and prevention strategies a critical statewide policy priority.

California has previously invested in youth homelessness prevention through programs such as the Homeless Housing, Assistance and Prevention Program (HHAP), which requires a portion of funding be dedicated specifically to youth homelessness services. State investments through HHAP and related programs have supported youth-specific coordinated entry systems, prevention services, and housing interventions, contributing to measurable reductions in youth homelessness statewide.

Existing law under the Homeless Youth Act of 2018 directed the California Interagency Council on Homelessness (Cal-ICH) to establish goals and coordinate efforts to reduce youth homelessness. However, stakeholders have raised concerns that the state lacks a centralized office specifically dedicated to overseeing implementation, accountability, data coordination, and cross-system prevention efforts focused exclusively on youth homelessness prevention.

AB 1899 seeks to address these concerns by establishing the Office of Youth Homelessness Prevention (OYHP) within Cal-ICH as the lead statewide entity responsible for coordinating youth homelessness prevention efforts across state agencies and systems of care. The bill is modeled in part after Washington State's Office of Homeless Youth, which supporters cite as contributing to substantial reductions in youth homelessness through coordinated prevention and transition planning efforts.

SUMMARY

AB 1899 (Caloza):

- Creates the Office of Youth Homelessness Prevention (OYHP) within the California Interagency Council on Homelessness (Cal-ICH).
- Requires the office to develop and oversee implementation of a statewide framework to reduce youth homelessness to “functional zero” by establishing measurable goals and timelines.
- Directs the office to coordinate funding, policy, and practices across state and federal agencies involved in child welfare, foster care, juvenile justice, behavioral health, housing, and youth services.
- Requires the office to focus on housing stability, education, employment support, mental health services, family reunification efforts, and prevention of discharges from public systems into homelessness.
- Requires the office to collect and analyze statewide data related to youth homelessness outcomes and establish data-sharing agreements across agencies.
- Requires creation of a publicly accessible dashboard tracking progress toward youth homelessness prevention goals.
- Establishes a 12-member advisory committee appointed by the Governor to advise the office on implementation and policy recommendations.

STATUS

AB 1899 passed the Assembly unanimously and has been referred to the Senate for further consideration.

AUTHOR'S STATEMENT

“No young person should have to choose between school and the streets or between meaningful work and the street economy. No young person should be sleeping on a city bus or camping on a sidewalk.”

“Creating an Office of Homeless Youth... will ensure that there are programs specifically designed to support and serve youth and young adults to prevent unnecessary suffering and prevent them from growing up and becoming chronically homeless.”

SUPPORT AND OPPOSITION

Support

- AIDS Healthcare Foundation
- League of California Cities
- Los Angeles Unified School District
- Public Counsel

- Youth Law Center
- Aspiranet
- Larkin Street Youth Services
- Village Family Services
- Bill Wilson Center
- California Coalition for Youth
- Children Now
- Inner City Law Center
- American Academy of Pediatrics, California District
- YMCA of San Diego County
- National Center for Youth Law
- Unity Care Group
- Steinberg Institute
- Orangewood Children's Foundation
- Destination: Home
- John Burton Foundation for Children without Homes
- Safe Place for Youth
- The Glide Foundation
- Silicon Valley At Home (Sv@Home)
- Bright Futures for Youth
- Stanford Sierra Youth and Families
- California Behavioral Health Association
- Legacy Bridge Community Development Corporation
- Black Women United
- Fostering Promise

Opposition:
None on File.

RECOMMENDED POSITION

Support

REPORT

DATE: June 3, 2026

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **DOMESTIC VIOLENCE & HOMELESS SERVICE COALITION (DVHSC)**


RECOMMENDED ACTION


For information only.

BACKGROUND

Domestic Violence & Homeless Service Coalition (DVHSC) is a cross sector that was founded in 2016 by the Downtown Women’s Center and Rainbow Services. The goal of the coalition was focused on client-centered approach to increasing access to safe housing and supportive services for survivors of domestic violence and their families. The mission of the program is focused on ending homelessness in Los Angeles for survivors of domestic violence and their families. The coalition focuses on the following priorities: low-barrier, trauma-informed services; holistic systems change; survivor safety and confidentiality; inclusivity for all survivors; long-term stability for survivors; solidarity with survivors of all forms of violence; survivor-driven and centered processes; and data-informed decision-making. There are monthly work groups that are held with members to discuss and coordinate on topics such as advocate and allyship, exploratory housing, systems and funding, and training and education. DVHSC provides expertise on the connection between domestic violence and housing needs, along with guidance on the HELP Act and its implications for local planning efforts.

Megan Emme, Senior Policy Manager at Downtown Women’s Center, Sarah Whitman, Senior Coordinator, Domestic Violence System Alignment at Los Angeles Homeless Service Authority, and Takiya McCuller, Manager at Union Station Homeless Services SPA 3 DV Regional Coordination will present on the DVHSC and their work on gender-based violence and homelessness.

Prepared by:  _____
 Enya Lowe
 Management Analyst

Approved by:  _____
 Marisa Creter
 Executive Director

REPORT

DATE: June 3, 2026

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **SAN GABRIEL VALLEY REGIONAL HOUSING TRUST BOARD**

REGIONAL HOUSING TRUST UPDATE

SGVRHT Board Meeting

The SGVRHT Board of Directors held a special meeting on May 18, 2026. The Board voted to adopt the FY 2026-2027 operating and capital budget, as well as an update to the election process that establishes a new process for the SGVRHT to solicit and review nominations. The Board also took action to approve over \$24 million in funding awards to four affordable housing projects in Montebello, San Gabriel, South Pasadena, and Alhambra. These funding approvals mark the first awards of Measure A Production, Preservation, and Ownership (PPO) funds, which will be an annual source to support the construction of new affordable housing in the region. These awards will support 212 units that will house seniors, low-income families, individuals at risk of homelessness, and domestic violence survivors. Below is a description of each project and the funding they received:

Mariposa (Alhambra) - 36 units of affordable housing for low income households and households experiencing or at risk of homelessness

- Total development cost: \$35,765,374
- SGVRHT per unit investment: \$111,111
- SGVRHT Sources: PPO- \$3,000,000, LHTF- \$1,000,000; RLF- \$3,392,500 (to be paid off prior to closing of LHTF and PPO loans)
- Unit Mix: 27 at or below 30% AMI, 2 at or below 50% AMI, 6 at or below 80% AMI; 1 managers unit

405 S Del Mar (San Gabriel) - 73 units of affordable housing for seniors

- Total Development Cost: \$65,234,127
- SGVRHT per unit investment: \$192,382
- SGVRHT sources: PPO- \$7,400,000; RLF \$1,810,000, LHTF \$2,000,000, land value \$4,105,000
- Unit Mix: 18 at or below 30% AMI, 34 at or below 50% AMI, 20 at or below 80% AMI; 1 managers unit

El Centro Senior (South Pasadena) - 52 units of affordable housing for seniors

- Total Development Cost: \$44,425,959
- SGVRHT per unit investment: \$128,115
- SGVRHT sources: PPO- \$4,400,000; RLF \$2,000,000
- Unit Mix: 6 at or below 30% AMI, 6 at or below 50% AMI, 39 at or below 80% AMI; 1 managers unit

The BLVD (Montebello) - 51 units of affordable housing for families and domestic violence survivors

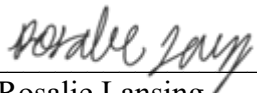
- Total Development Cost: \$44,189,422
- SGVRHT per unit investment: \$248,240

REPORT

- SGVRHT sources: Project Pipeline \$2 million, PPO- \$10,160,000; RLF \$4,000,000 (paid off prior to closing of Pipeline and PPO loan)
- Unit Mix: 20 at or below 30% AMI, 15 at or below 50% AMI, 15 at or below 80% AMI; 1 managers unit

This is the largest award of funds from the SGVRHT and represents significant investment in advancing these projects. As all 4 projects previously received Revolving Loan Fund (RLF) awards, the closing of the PPO loans will return more than \$11 million to the RLF to support future predevelopment projects. Additional detail is available in the press release linked [here](#).

The next SGVRHT Board Meeting will be held in June 2026. Anticipated agenda items include delegate recommendations for Board seats up for reelection, Pipeline awards, and other general business.

Prepared by: 
Rosalie Lansing
Management Aide

Approved by: 
Marisa Creter
Executive Director



LOS ANGELES COUNTY
AFFORDABLE HOUSING SOLUTIONS AGENCY

(213) 974-1431
INFO@LACAHS A.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: Michelle Gallarza, Associate, Intergovernmental Relations, Los Angeles County Affordable Housing Solutions Agency (LACAHS A)

Date: June 3, 2026

Subject: Report for the June 3 Meeting of the Homelessness Committee

This memorandum provides an update to SGVCOG’s Homelessness Committee as it relates to LACAHS A’s activities. This information includes final awards on the Notice of Funding Availability (NOFA) under the **Production, Preservation, and Ownership (PPO)** program area, selection of prime contractors for RenterAid as a part of **Renter Protection and Homelessness (RPHP)** program, and awardees for under the **Technical Assistance (TA)** program area.

PRODUCTION, PRESERVATION, AND PREVENTION (PPO)

At the May 13 meeting, the LACAHS A Board approved \$154.4 million in PPO funding for 10 projects, providing critical financing for the construction of 964 new affordable housing units. This is in addition to the \$102 million approved in April. In total, LACAHS A’ first NOFA is providing \$256 million to fund 1,530 units of affordable housing. These investments are anticipated to house 3,150 individuals across Los Angeles County.

LACAHS A NOFA awards include the Mercy Claremont housing project in the City of Claremont, receiving \$19,362,273 million in financing in Round 2. This investment in the San Gabriel Valley region is in addition to the more than \$12 million the COG already receives as a direct allocation for PPO. This award by LACAHS A represents an increase of more than 158 percent in Measure A funds for affordable housing production in the San Gabriel Valley.

The project will feature a total of 74 units, including 36 one-bedroom units, 18 two-bedroom units, 19 three-bedroom units, and 1 two-bedroom manager’s unit. The development complies with the minimum affordability restrictions, with 26% of units restricted to or below 30% area median income (AMI) and 74% of units restricted to 80% AMI. For a family of four, 30% AMI is \$45,450 annually and 80% AMI is \$121,150 annually. Additionally, the inclusion of two-bedroom and three-bedroom units reflects the need for family housing. Finally, 19 of the units will be set aside for formerly unhoused veterans.

RENTER PROTECTION AND HOMELESSNESS PREVENTION (RPHP)

At the May 13 meeting, the LACAHSA Board took an important step in launching RenterAid, LACAHSA's countywide approach to administering RPHP services in a coordinated, efficient, and outcome-driven manner. The Board selected the prime contractors responsible for delivering key services. They include:

- **Renter Outreach:** PATH & StayHoused LA (administered by the County's Department of Consumer and Business Affairs)
- **Housing Stability Linkage:** The People Concern
- **Relocation and Stabilization:** PATH
- **Legal Services:** Inner City Law & StayHoused LA (administered by the County's Department of Consumer and Business Affairs)

LACAHSA will proceed to the negotiation phase to finalize agreements with the selected contractors with an anticipated contract start date of July 1, 2026.

Background

LACAHSA's Renter Protection and Homelessness Prevention (RPHP) program addresses housing instability, reduces evictions and displacement, and prevents households from falling into homelessness through an integrated, accessible, countywide approach. This assistance is intended to be temporary, short-term, and delivered to individuals and families who are currently housed in order to prevent the loss of housing or to resolve a housing crisis in a timely manner.

Designed through a countywide stakeholder planning process held by LACAHSA between October 2025 and February 2026, RenterAid aims to:

- **Provide consistent access** to renter protection and homelessness prevention services countywide.
- **Prioritize households** at highest risk of eviction and homelessness.
- **Improve referral coordination** and resource alignment across providers and jurisdictions.
- **Reduce duplicative** administrative costs and processes and serve more people with direct assistance.
- **Enable transparent** data collection, reporting, performance monitoring, and equity analysis.

TECHNICAL ASSISTANCE (TA)

At the May 13 meeting, the LACAHSA Board approved \$7,449,680, in awards for Technical Assistance as a part of its RFP for Technical Assistance Funding: Innovative Housing Solutions to Produce and Preserve Affordable Housing, Protect Renters, and Prevent Homelessness.

Staff shared news of the RFP launch at the SGVCOG Homelessness Committee on April 1, 2026, and encouraged local jurisdictions in the SGVCOG region to apply for this funding opportunity.

The City of La Verne will receive \$460,000 for technical assistance funding to advance housing affordability and homelessness prevention. This investment in the San Gabriel Valley region adds to the more than \$1.3 million allocated directly to the SGVCOG for Technical Assistance funding during FY2025-26.

The City of La Verne will develop a Homelessness Prevention Program, a coordinated data and tracking framework, and a housing stabilization strategy, including a rental assistance program for seniors. The project also includes a feasibility study for Rancho La Verne, a city-owned mobile home park consisting of 80 units serving a majority senior population, to evaluate opportunities to expand housing capacity and supportive housing options, preserve affordability, and prevent displacement. Through the development of a housing stabilization framework, including rental assistance for seniors on fixed incomes, the project is anticipated to support 20-30 senior households annually upon implementation.

QUESTIONS AND COMMENTS

We look forward to responding to questions and comments at the June meeting. In the interim, should you have any questions or wish to get in touch, I can be reached at michelle.gallarza@lakahsa.gov. Thank you for your collaboration and partnership.