



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

HOMELESSNESS COMMITTEE

Wednesday, May 6, 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.



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.

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 – 4/1/2026 – [Page 1](#)
Recommended Action: Approve

PRESENTATION

40 MINUTES

7. Sycamores Housing and Homeless Programs – Presentation by Erica Hoitsma, MFT, Director of Homelessness and Housing Services of Sycamores – [Page 3](#)
Recommended Action: For information only.
8. LA Emissary Youth Homelessness: Learning, Investing and Engaging – Presentation by Detrell, Policy & Advocacy Coordinator of LA Emissary – [Page 4](#)
Recommended Action: For information only.

UPDATE ITEMS

5 MINUTES

9. Chair’s Report
10. Executive Committee for Regional Homeless Alignment (ECRHA)

LIAISON REPORTS

5 MINUTES

11. San Gabriel Valley Regional Housing Trust
12. San Gabriel Valley Consortium on Homelessness
13. Union Station Homeless Services
14. LA County Homeless Services & Housing
15. Los Angeles Homeless Services Authority (LAHSA)
16. Los Angeles County Affordable Housing Solutions Agency (LACAHS) – [Page 5](#)

ADJOURN



SGVCOG Homelessness Committee Meeting
April 1, 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 8:32 AM.
2. Pledge of Allegiance
V. Paul, LA County District 5, 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
M. Clark, Rosemead
R. Salas, South El Monte
R. Cole, Pasadena
R. Serrano, LA County District 1
V. Paul, LA County District 5

Members Absent:

A. Ambriz, Irwindale
D. Holley, Pomona
S. Olivas, Montebello
V. Sedano, El Monte
V. Truong, Duarte

SGVCOG Staff/Guests:

C. Sims
M. Creter
E. Lowe
R. Lansing
S. Piedra
K. Ward
J. Burkart
R. Choi
O. Williams

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 – 3/4/2026
Action: Approve

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

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

PRESENTATION ITEM

7. Responsive Regional Plan Inventory
 Marco Santana and Danielle Zapata, LA County Homeless Services & Housing, presented on this item.
8. Regional Housing Trust Update
 Caitlin Sims, Director of Regional Planning and Programs at 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 Services and Housing
 M. Santana provided a verbal report.
15. Los Angeles Homeless Services Authority (LAHSA)
16. Los Angeles County Affordable Housing Solutions Agency (LACAHS) Agency (LACAHS)
 M. Gallarza provided a verbal report.

ADJOURN

The meeting adjourned at 9:46 AM.

REPORT

DATE: May 6, 2026
TO: Homelessness Committee
FROM: Marisa Creter, Executive Director
RE: **SYCAMORES HOUSING AND HOMELESS PROGRAMS**

RECOMMENDED ACTION

For information only.

BACKGROUND

Sycamores is a child and family service agency that focuses on advocating for change in policy on local, state and national level for families, children, adults and communities. Their Homeless and Housing Services division focuses on Unhoused and At-Risk Transition Age Youth (TAY) by providing young adults aged 18-25 experiencing homelessness with immediate housing and ongoing supportive services. Their programs provide TAY with a safe and stable environment, access to education, health care, therapy and other services. With multiple programs such as their Transitional Housing Program, which transitions TAY from the foster care system into independent living, and their Hotel Voucher Programs, Sycamore serves as a crucial service provider engaging and ensuring housing for TAY.

Erica Hoitsama, MFT, Director of Housing and Homeless Services, will present on Sycamores' homeless and housing programs.

Prepared by: 
Enya Lowe
Management Analyst

Approved by: **Marisa Creter**  Digitally signed by Marisa Creter
Date: 2026.04.29 13:55:18 -07'00'
Marisa Creter
Executive Director

REPORT

DATE: May 6, 2026

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **LA EMISSARY YOUTH HOMELESSNESS: LEARNING, INVESTING AND ENGAGING**


RECOMMENDED ACTION

For information only.

BACKGROUND

LA Emissary is a youth-centered organization within LA County focused on advancing youth homelessness response to ensure youth homelessness experiences are rare, brief and nonrecurring. LA Emissary invests in the personal and professional growth of young people to ensure they have place in the shifting homelessness landscape allowing for leadership, shared governance, and cross-system collaboration. Young people with lived expertise participate in local organizing and training that prepares them to serve as field experts and effectively engage future funders, providers, and government partners. They lead youth-led grantmaking to empower system-impacted young adults make funding decisions that focus on ending youth homelessness. Further, they work to disrupt pathways into homelessness and transform how institutions serve young people by ensuring young people with lived experience play a central role in system-level decision-making with partners like LA Homeless Services and Housing, Department of Children and Family Services, and Department of Mental Health. As a program that is primarily led by people with lived experience, they serve a pivotal role in local organization, county-wide change and efforts to end youth homelessness.

Detrell, Policy & Advocacy Coordinator at LA Emissary, will present on LA Emissary's Youth Homelessness Programming.

Prepared by: 
Enya Lowe
Management Analyst

Approved by: **Marisa Creter**  Digitally signed by Marisa Creter
Date: 2026.04.29 13:54:01 -07'00'
Marisa Creter
Executive Director



LACAHSa BOARD

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Housing Production Expert Seat

Jonathan Jager
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Housing Justice Organizer
Interim Citizens Oversight Chair

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

From: Michelle Gallarza, Associate, Intergovernmental
Relations, Los Angeles County Affordable Housing Solutions
Agency (LACAHSa)

Date: April 27, 2026

Subject: Report for the May 6 Meeting of the Homelessness
Committee

This memorandum provides an update to SGVCOG’s Homelessness
Committee as it relates to LACAHSa’s activities. This information includes
updates on the Notice of Funding Availability (NOFA) under the
Production, Preservation, and Ownership program area and the Request
for Proposals (RFP) under the **Technical Assistance** program area.

PRODUCTION, PRESERVATION, AND PREVENTION (PPO)

Social Bond Development Process

LACAHSa is in the final stages of the social bond development process to
further our impact on affordable housing production and preservation in
anticipation of the May board meeting. The Board previously directed staff
to pursue issuance of a social bond within the current fiscal year. Working
in coordination with a municipal advisor and underwriting team, staff has
developed preliminary financing scenarios for a 2026 bond issuance for
LACAHSa’s portion of Measure A funds, with projected proceeds in the
range of \$200–\$250 million, and a potential follow-on issuance in
2028. The proposed financing structure contemplates a combination of
tax-exempt and taxable bonds, fixed-rate financing, and a 30-year
final maturity, to be secured by a dedicated
section of LACAHSa’s portion of Measure A revenues. The bond issuance
does not impact allocations to the SGVCOG and SGVCOG will continue to
receive its projected funds based on the 2026 Expenditure Plan and
Agency Strategy. The SGVCOG may wish to decide to bond its
PPO funds, and LACAHSa would offer TA resources to support the due
diligence process.



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Notice of Funding Availability (NOFA) Updates

LACAHSa’s first NOFA focuses on multifamily rental housing production and preservation. LACAHSa received 242 applications for 127 projects totaling \$1.56 billion. Given the breadth and diversity of project awards under consideration, and to ensure a focused and efficient process, staff will present the project awards in two rounds.

The Board considered Round 1 projects at its April 15 meeting, specifically for 501(c)(3) Bond Eligible Projects, Predevelopment Loans, and Construction Loans. Staff recommended PPO funding for 10 projects meeting threshold under Round 1. In total, the Board approved \$102 million in funding for 10 projects, resulting in a combined 566 units of affordable housing for nearly 1,000 residents across Los Angeles County. LACAHSa will primarily fund these projects through issuance of the social bond. Due the structure of financing provided by LACAHSa, serving as a one-stop shop for financing, LACAHSa’s funded projects reduce the cost per square footage by nearly 12 percent, reflecting LACAHSa’s focus on efficiency and stewardship of Measure A resources.

Round 2 projects, scheduled for review by the Investment Review Committee on April 29, 2026, include Low-Income Housing Tax Credit (LIHTC)/Operating Deficit Reserve (ODR)-only projects and Rental Subsidy-only projects. Overall, the majority (87%) of PPO NOFA project applications meeting threshold fall under Round 2. LACAHSa released Round 2 project scores and recommendations to the Investment Review Committee (IRC) on April 23, 2026. In total, an additional \$154.4 million will be reviewed by the Board at its meeting on May 13, 2026.

LACAHSa Staff Proposes \$19M Investment in the San Gabriel Valley

For the Round 2 awards, LACAHSa staff has proposed providing \$19,362,273 million in financing for the Mercy Claremont project in the City of Claremont. 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 proposed award by LACAHSa staff, subject to Board approval, represents an increase of more than 158 percent in Measure A funds for affordable housing production in the San Gabriel Valley.

This project is a proposed new construction of 74 units, located at 1364 N. Towne Ave., Claremont, CA 91711. The project will feature a total of 74

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units, including 36 1-Bedroom units, 18 2-Bedroom units, 19 3-Bedroom units, and 1 2-Bedroom manager unit. The development complies with the minimum affordability restrictions, with 26% of units restricted at or below 30% area median income (AMI) and 74% of units restricted at 80% AMI. For context, 30% AMI for a family of four is an annual income of \$45,450 and 80% AMI for a family of is an annual income of \$121,150. The inclusion of 2-Bedroom and 3-Bedroom units reflects the need for housing for families. Finally, 19 of the units will be set aside for formerly unhoused veterans.

Mercy Claremont also proposes that comprehensive supportive services will be coordinated by New Directions for Veterans (NDVets) in partnership with Mercy Housing California and the VA Greater Los Angeles Healthcare System (VAGLAH). NDVets will provide case management services to all benefits-eligible Veterans in the building, and VAGLAH will provide standard care for VA healthcare-eligible Veterans. Mercy Housing California will rely on NDVets Resident Services. Despite the focus on Veteran care, New Directions, Inc. is under contract with Mercy Housing to provide services for all residents. Services will focus on housing stability, case management, benefits counseling, physical and behavioral health linkages, employment readiness, financial literacy, life skills training, community engagement, youth and family programming, and veteran-specific supports. For veterans who are residents, ongoing clinical case management and coordinated care will also be provided to promote long-term housing retention and wellness. These services are funded separately from LACAHSa’s proposed award.

TECHNICAL ASSISTANCE (TA)

LACAHSa launched its Request for Proposals for Technical Assistance Funding: Innovation Housing Solutions to Produce and Preserve Affordable Housing, Protect Renters, and Prevent Homelessness on April 1, 2026. This funding opportunity falls under LACAHSa’s Technical Assistance (TA) program, which is designed to bolster efforts under the Production, Preservation, and Ownership (PPO) and Renter Protection and Homelessness Prevention (RPHP) programmatic categories. LACAHSa has allocated \$5,000,000 to this initial RFP, with anticipated awards ranging from \$50,000 to \$500,000. Proposals were accepted through April 20, 2026.



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LACAHSa received 31 unique proposals for Technical Assistance funding, totaling \$11.3 million in funds requested. Two proposals were submitted within the SGVCOG region:

Applicant/Organization	City/Jurisdiction	Request to LACAHSa
City of La Verne	City of La Verne	\$460,000
Eagle Real Estate Partners, LLC	Hacienda Heights (Unincorporated LA County)	\$150,000

LACAHSa anticipates releasing its Notice of Intent to Award by May 1, 2026. Recommended awards will be reviewed at the LACAHSa Board meeting on May 13, 2026.

QUESTIONS AND COMMENTS

We look forward to responding to questions and comments at the May meeting. In the interim, should you have any questions or wish to get in touch, please contact Michelle Gallarza at michelle.gallarza@lakahsa.gov.

Thank you for your collaboration and partnership.