



SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS
AGENDA AND NOTICE OF THE REGULAR MEETING OF THE
CITY MANAGERS' STEERING COMMITTEE
SGVCOG Monrovia Office
1333 South Mayflower Avenue, Suite 360, Monrovia, CA 91016
Wednesday, February 4, 2026 – 12:00 PM

Chair
Adam Raymond
Glendora

Vice-Chair
Mark Lazzaretto
San Gabriel

Past Chair
Jessica Binnquist
Alhambra

Northeast Representatives
Ken Domer
La Verne
Adam Pirrie
Claremont

Southeast Representatives
Dan Fox
Diamond Bar
Joshua Nelson
Industry

Central Representatives
Rene Salas
South El Monte
Vacant

Southwest Representatives
Bryan Cook
Temple City
Raul Alvarez
Montebello

Northwest Representatives
Dylan Feik
Monrovia
Kevin Kearney
Bradbury

At-Large Representatives
Dominic Lazzaretto
Arcadia

Thank you for participating in the City Managers' Steering Committee meeting. The City Managers' Steering Committee encourages public participation and invites you to share your views on agenda items.

MEETINGS: *Regular Meetings of the City Managers' Steering Committee are held on the first Wednesday of each month at 12:00 noon at the SGVCOG Monrovia Office (1333 South Mayflower Avenue, Suite 360, Monrovia, CA 91016).* The City Managers' Steering Committee agenda packet is available at the SGVCOG Monrovia Office (1333 South Mayflower Avenue, Suite 360, Monrovia, CA 91016), and on the website, www.sgvcog.org. A copy of the agenda is also viewable to the public at the entrance of the SGVCOG Monrovia Office Building. Copies are available via email upon request (sgv@sgvcog.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.

PUBLIC PARTICIPATION: Your participation is welcomed and invited at all City Managers' Steering Committee meetings. Time is reserved at each regular meeting for those who wish to address the Committee. SGVCOG requests that persons addressing the Committee refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE CITY MANAGERS' STEERING 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 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 to state their name prior to speaking, and comments are limited to a maximum of three minutes per person. The Committee Chair may impose additional time limits if comments become repetitious, an individual member of the public seeks to speak on numerous items, or a large number of members of the public seek to speak on an item. **The Committee may not take action on items not on the agenda and is restricted in discussing items on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the City Managers' Steering Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the City Managers' Steering 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 so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar.

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
4. Changes to the Agenda Order

CONSENT CALENDAR

5. City Managers' Steering Committee Minutes – **Page 1**
Recommended Action: Approve City Managers' Steering Committee Minutes.
6. SGVCOG Fraud Prevention & Awareness Policy – **Page 3**
Recommended Action: Receive and file.
7. FY 25-26 Budget Amendment #1 – **Page 12**
Recommended Action: Recommend the Governing Board adopt a resolution amending the FY 25-26 Budget.

DISCUSSION ITEM

8. Potential Coordinated Uses of Opioid Settlement Funds: SGVCOG Staff
Recommended Action: For information only.

PRESENTATION ITEMS

9. Measure A Renter Protection & Homelessness Prevention (RPHP) Update: Caitlin Sims, Regional Planning & Programs Director, SGVCOG – **Page 17**
Recommended Action: For information only.
10. Measure M Multi-Year Subregional Program (MSP) Reprogramming Recommendations: Steph Wong, Senior Advisor, SGVCOG – **Page 19**
Recommended Action: For information only.

ANNOUNCEMENTS

ADJOURN



SGVCOG City Managers' Steering Committee Regular Meeting
Unapproved Minutes
November 5, 2025
12:00 PM – 1333 S. Mayflower Ave., Suite 360, Monrovia, CA 91016

PRELIMINARY BUSINESS

1. Call to Order

Chair M. Lazzaretto called the meeting to order at 12:02 PM.

2. Roll Call:

Members Present:

Alhambra, J. Binnquist
Arcadia, D. Lazzaretto
Bradbury, K. Kearney
Claremont, A. Pirrie
Diamond Bar, D. Fox
Industry, J. Nelson
La Verne, K. Domer
Montebello, R. Alvarez
San Gabriel, M. Lazzaretto
Temple City, B. Cook

Members Absent:

Glendora, Adam Raymond
Monrovia, D. Feik
South El Monte, R. Salas

SGVCOG Staff:

M. Creter, Executive Director;
C. Sims; K. Ward; S. Wong; R. Coronel;
R. Choi; L. Hwang; V. Urenia, S.
Pedersen; M. Bolger; J. Burkart

Guests:

E. Rodriguez, SCAG
L. Demirjian, Azusa
R. Hembree, Alhambra

3. Public Comment

There were no public comments.

4. Changes to the Agenda Order

There were no changes to the agenda order.

CONSENT CALENDAR

5. City Managers' Steering Committee Minutes

Action: Approve City Managers' Steering Committee Minutes.

6. 4th Quarter Financial Report / Treasurer's Report

Action: Receive and file.

There was a motion to approve consent calendar items 5-6. (M/S: Temple City, Montebello)
[MOTION PASSED UNANIMOUSLY BY VOICE VOTE]

DISCUSSION ITEM

7. Coordinated Use of Opioid Settlement Funds: SGVCOG staff and La Verne City Manager Ken

Domer.

Steph Wong, SGVCOG Senior Advisor, and Ken Domer, La Verne City Manager, opened discussion for this item.

PRESENTATION ITEMS

8. San Gabriel Valley Bus Corridor Transit Improvements Project Update: Rene Coronel, Assistant Director of Capital Projects, and Steph Wong, Senior Advisor, SGVCOG
Rene Coronel, SGVCOG Assistant Director of Capital Projects, and Steph Wong, SGVCOG Senior Advisor, presented on this item.
9. San Gabriel Valley Regional Community Wildfire Protection Plan (CWPP) Update: Mackenzie Bolger, Principal Management Analyst
Mackenzie Bolger, SGVCOG Principal Management Analyst, and Amelia Pludow, Jensen Hughes Wildfire Risk Mitigation Consultant, presented on this item.

ANNOUNCEMENTS

Marisa Creter, SGVCOG Executive Director, provided updates.

Raul Alvarez, Montebello City Manager, provided updates.

Dominic Lazzaretto, Arcadia City Manager, provided updates.

Jon Burkart, SGVCOG Management Aide, provided updates.

ADJOURN

The meeting was adjourned at 12:49 PM.

REPORT

DATE: February 4, 2026

TO: City Managers' Steering Committee

FROM: Marisa Creter, Executive Director

RE: **SGVCOG FRAUD PREVENTION & AWARENESS POLICY**

RECOMMENDED ACTION

Receive and file.

BACKGROUND

Fraud poses a serious risk to SGVCOG, with the potential to cause substantial financial loss and long-term damage to the agency's operations.

Purpose and Scope

The purpose of this policy is to strengthen the existing SGVCOG internal control, governance and risk management. It provides guidance, procedures and examples on fraud prevention and awareness. It also aims to provide understanding and awareness of fraud risk exposures and mitigation and explains how suspected fraud can be reported and investigated or handled for disposition. The policy defines fraud as any intentional act or omission designed to deceive others, resulting in financial or personal gain for the perpetrator and/or loss or damage to the organization.

The policy applies to all employees, interns, board/committee members, vendors, contractors, consultants, and any other individuals or organizations associated with or doing business with SGVCOG, including the San Gabriel Valley Regional Housing Trust (SGVRHT) and related agencies. It covers all activities conducted on behalf of the organization, including financial transactions, procurement, asset management, and service delivery.

Policy Overview

SGVCOG upholds a zero tolerance for fraud. All allegations of fraud or suspected fraudulent or related dishonest activity against SGVCOG will be taken seriously, treated in strict confidence, and promptly investigated in accordance with established practices and organizational protocols.

All employees and other stakeholders must adhere to this policy, remain vigilant and report any suspicious activity as explained under the reporting section below. SGVCOG will respond to violations with appropriate disciplinary measures, which may include termination of employment, recovery of losses, and referral to legal authorities.

Management is responsible for the detection and prevention of fraud, misappropriations, and other irregularities and shall implement the necessary controls including performing periodic fraud risk assessments. A fraud risk assessment is a necessary pre-requisite to the prevention of fraud to ensure appropriate policies are implemented. All employees and SGVCOG stakeholders shall uphold SGVCOG core values which include:

- Upholding the Highest Ethical Standards
- Fiscal Responsibility

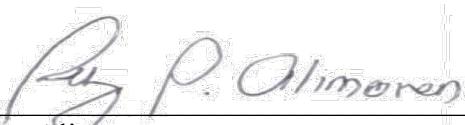
Conditions Encouraging Fraudulent Activities

The three elements that must all be present for fraud to occur are: opportunity (weak internal controls), Pressure (incentive or motivation) and Rationalization (justification or attitude). Other conditions that may encourage fraudulent activities by staff include conflict of interest and acceptance of gifts, entertainment, or favors exceeding the limits established under California gift laws.

Responsibilities, Reporting and Corrective Action.

The policy outlines responsibilities for staff, committees, employees and other stakeholders and provides guidelines on the existing SGVCOG controls, suspected fraud reporting, including anonymous reporting and investigation obligations emphasizing confidentiality to avoid damaging reputations. The policy mandates appropriate disciplinary and legal action, including termination of employment and prosecution as allowed by law. It also discusses corrective action which includes addressing identified control gaps and financial recovery. The complete fraud policy document is attached.

Prepared by:



Rey Alimoren
Director of Finance

Approved by:



Marisa Creter
Executive Director

ATTACHMENT

Attachment A – Draft Fraud Prevention and Awareness Policy



FRAUD PREVENTION & AWARENESS POLICY AND PROCEDURES

PURPOSE

The purpose of this policy is to strengthen the SGVCOG Internal Control Framework and to protect the agency's assets, reputation, and financial integrity by providing guidance and procedures on fraud prevention and awareness. The policy also aims to provide understanding and awareness of fraud risk exposures and mitigation as well as how suspected fraud can be reported and investigated or handled for disposition.

SCOPE

This policy applies to all employees, interns, board/committee members, vendors, contractors, consultants, and any other individuals or organizations associated with or doing business with SGVCOG, including the San Gabriel Valley Regional Housing Trust (SGVRHT) and related agencies. It covers all activities conducted on behalf of the organization, including financial transactions, procurement, asset management, and service delivery.

DEFINITIONS

Fraud - Fraud is defined as any intentional act or omission designed to deceive others, resulting in financial or personal gain for the perpetrator and/or loss or damage to the organization. This may include, but is not limited to:

- Embezzlement or misappropriation of funds or assets
- Falsification of records or financial statements
- Corruption irregularities and illegal acts characterized by deceit, concealment or violation of trust
- Collusion with vendors or third parties for personal benefit
- Theft of intellectual property or confidential information
- Use of SGVCOG assets for personal gain
- Seeking or accepting anything of material value for personal gain from individuals or organizations doing business with SGVCOG
- Inappropriate use of delegated authority resulting in an employee obtaining personal benefit through deception or other unethical means

Fraud poses a serious risk to SGVCOG, with the potential to cause substantial financial loss and long-term damage to the agency's operations.



Management - For purposes of these procedures, management refers to the Executive Director, Directors, Managers, Supervisors, or other individuals who manage or supervise SGVCOG programs, projects and departments.

Corruption - Corruption is defined as the offering, giving, soliciting, or acceptance of an incentive or reward that may improperly influence the action of a person or entity. Some examples of corruption include but are not limited to bribery and extortion.

POLICY

SGVCOG upholds a zero tolerance for fraud. All allegations of fraud or suspected fraudulent or related dishonest activity against SGVCOG will be taken seriously, treated in strict confidence, and promptly investigated in accordance with established practices and organizational protocols.

All employees and other stakeholders must adhere to this policy, remain vigilant and report any suspicious activity as explained under the reporting section below. SGVCOG will respond to violations with appropriate disciplinary measures, which may include termination of employment, recovery of losses, and referral to legal authorities.

Management is responsible for the detection and prevention of fraud, misappropriations, and other irregularities and shall implement the necessary controls including performing periodic fraud risk assessments. A fraud risk assessment is a necessary pre-requisite to the prevention of fraud to ensure appropriate policies are implemented.

All employees and SGVCOG stakeholders shall uphold SGVCOG core values which include:

- Upholding the Highest Ethical Standards
- Fiscal Responsibility

Conditions Encouraging Fraudulent Activities

The following three conditions are generally present when fraud occurs.

- a) Pressure:
 - i. Emergencies may place pressure on a program/project or department involved
 - ii. Possible adverse effects of reporting poor financial results such as low program or project implementation
 - iii. Pressure to meet financial or operational targets
 - iv. Personal financial obligations



- b) Opportunity:
 - i. Ineffective monitoring
 - ii. High staff turnover
 - iii. Internal control gaps for example lack of segregation of duties
- c) Rationalization & Attitude:
 - i. Behavior indicating displeasure or dissatisfaction with SGVCOG
 - ii. Deliberate disregard for internal controls, such as management override, collusion, or other attempts to bypass established safeguards

Other Conditions That May Encourage Fraudulent Activities Include:

- a) Conflict of Interest – Situations where a staff member gains, or appears to gain, personal benefit from their official role. Examples include awarding contracts to a supplier or contractor in which the staff member or a close relation has an undisclosed financial interest.
- b) Acceptance of Gifts, Entertainment, or Favors – Accepting items, hospitality, or favors exceeding the limits established under California gift laws from individuals or organizations conducting business with SGVCOG.

SELECT RESPONSIBILITIES

1. *Governing Board*

The Governing Board will approve anti-fraud policies and procedures and any decisions or actions recommended by the Executive Committee.

2. *Management*

- a) Management is responsible for creating and maintaining a culture of honesty, integrity and high ethics. Management must evaluate the risks of fraud and implement controls to mitigate the risk and reduce opportunities for fraud.
- b) Management is responsible for immediately reporting any potential instance of fraud or corruption to the Finance Director. If the Finance Director is suspected of fraud, the notification must be escalated to the Executive Director.
- c) Managers are expected to be familiar with the types of improprieties that might occur within their area of responsibility and remain alert for any signs of irregularity.
- d) Management is responsible for implementing a vendor risk and performance program which mitigates risks introduced by suppliers and consultants.

3. *Finance Director*



The Finance Director is responsible for the administration, revision, interpretation, and application of this policy. The Finance Director will review this policy periodically and revise it as necessary.

4. Administrative Services

The Administrative Services department will address concerns or issues related to employee misconduct (moral, ethical or behavioral) in accordance with the employee handbook.

5. Employees and Other Stakeholders

All employees, contractors, vendors, or any other party associated with the SGVCOG must adhere to this policy and immediately report concerns about the possible fraudulent or corrupt activity in accordance with the procedures described under the Reporting section below.

6. Management Audit Services (MAS)

The Management Audit Services (MAS) Division is responsible for leading investigations to determine whether fraudulent activity has occurred and for overseeing the review process. MAS also supports management by evaluating the effectiveness of internal controls and providing assurance on fraud prevention and awareness measures.

7. General Counsel

General Counsel collaborates with and provides legal guidance to the investigation team and other relevant stakeholders to ensure legal compliance.

PREVENTIVE MEASURES

- a) SGVCOG has established internal controls, policies, and procedures to deter, prevent, and detect fraud and corruption.
- b) New employees and contractors may be subject to background checks, which can include verification of employment history, education, and personal references prior to an offer of employment. Criminal background checks, where applicable, will only be conducted after a conditional offer has been made, in compliance with California law.



- c) Vendors, contractors, and suppliers must be active, in good standing, and not debarred or suspended.
- d) SGVCOG contracts and agreements will contain a provision prohibiting fraud, bribery and corruption.
- e) SGVCOG employees will receive fraud and corruption awareness training every two years. New hires will receive the training as part of their orientation at the commencement of employment and will sign a statement acknowledging that they have received and read the Fraud Prevention and Awareness Policy.
- f) All employees are required to complete ethics training upon hire and at least every two years thereafter.

REPORTING

- a) Any person who has a reasonable basis for believing fraudulent or corrupt acts have occurred, has a responsibility to report the suspected act to the Finance Director, immediately. Failure to report suspected fraudulent or corrupt activity in a timely manner according to the procedures below will also be subject to disciplinary action. Employees can anonymously report fraud by completing an online form that is sent directly to the Director of Finance.
- b) Alternatively, staff members can report suspected fraudulent or corrupt acts to a supervisor who should escalate the suspected fraudulent activity to the Finance Director. No other actions are to be taken until the Finance Director and Executive Director are aware of the suspicious activity. The Executive Director has the discretion to alert SGVCOG legal counsel, Administrative Services, or other relevant entities.
- c) Any suspected act involving the Executive Director/Governing Board or Committee Member should be reported to the Executive Committee of the Governing Board via the Finance Director.
- d) If the fraudulent act includes federal/state or local grant funds the Director of Government Relations must also be informed.
- e) The reporting person shall refrain from further investigation of the incident, confrontation of the alleged violator, or further discussion of the incident with any other party unless requested to do so by legal counsel, and/or law enforcement.
- f) Retaliation and retribution against anyone who reports suspected fraudulent or corrupt activities will not be tolerated. However, if an employee is determined to have acted maliciously or with deceit, the employee is subject to disciplinary action in accordance with agency policy.

FRAUD INCIDENT RESPONSE AND INVESTIGATION



- a) The MAS Department has the responsibility to ensure that all suspected fraudulent acts are properly screened and investigated.
- b) MAS or its representative outside independent investigator will have free and unrestricted access to all the agency records and premises, and the authority to interview and examine, any files or documentation in connection with the fraud examination.
- c) If a fraudulent act involves an employee, MAS will notify the Administrative Services Department, which will determine the timing of employee notification and any further appropriate actions.
- d) All reports of suspected fraudulent acts will be taken seriously and in strict confidence. MAS will recommend action based on the nature and seriousness of the allegation and facts of each case, whether to consult with legal counsel or to utilize outside resources to further perform the investigation.
- e) MAS will not discuss or disclose investigation results with anyone other than those who have a legitimate need to know.
- f) If the investigation substantiates that fraudulent activities have occurred, MAS will issue an investigation report to the respective Manager, the Finance Director, the Executive Director and other appropriate personnel. If appropriate, the Executive Director will report to the Governing Board through the Executive Committee.
- g) All stakeholders have a duty to cooperate with any investigation.
- h) Decisions to prosecute or refer investigation results to the appropriate law enforcement and/or regulatory agency for independent investigation will be made in consultation with legal counsel and the respective manager, director and Executive Director.

CORRECTIVE ACTION

- a) Depending on the severity of the offense and the facts of each case, actions against an employee can range from written warning, up to and including dismissal where appropriate, to legal action, civil or criminal. In cases involving monetary losses SGVCOG will pursue recovery of losses.
- b) If an investigation results in a recommendation to terminate an employee, the recommendation will be reviewed for approval by the respective Administrative Services personnel, the employees' supervisor, the respective manager or director, and if necessary, by legal counsel and Executive Director before any such action is taken.
- c) Final determination regarding actions against an individual or business found to have committed fraud or corruption will be made by the respective manager or director, Executive Director, or Governing Board, depending on how serious the matter is.

Attachment A



d) Management will be responsible for implementing any recommendations made by the investigation report. Such recommendations may include:

- i. Addressing identified internal control gaps
- ii. Learning from the investigation findings and improving employee awareness
- iii. Financial recovery
- iv. Re-evaluation of fraud risk etc.

Policy Acknowledgement

My signature acknowledges that I have read, understood and will adhere to the Fraud Prevention and Awareness Policy and Procedures regarding suspected fraudulent activities.

Signature: _____

Print Name: _____

Date Signed: _____

Note: Please retain in employee's personnel file.

REPORT

DATE: February 4, 2026
February 19, 2026

TO: City Managers' Steering Committee
Governing Board

FROM: Marisa Creter, Executive Director

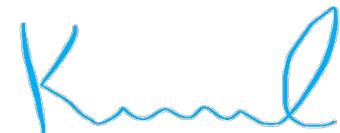
RE: **FY 25-26 BUDGET AMENDMENT #1**

RECOMMENDED ACTION

Recommend the Governing Board adopt Resolution 26-06 amending the FY 25-26 Budget.

BACKGROUND

Staff is recommending revisions to the FY 25-26 budget due to various updates to the SGVCOG's projects and programs. The overall impact results in a year-end balance of \$17,089. Attachment A contains the full proposed budget amendment resolution and Attachment B contains an explanation for the proposed budget revisions.



Katie Ward
Administrative Services Manager

Approved by: Marisa Creter
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – Resolution 26-06
Attachment B – Summary of Proposed FY 25-26 Revisions

RESOLUTION NO. 26-06

**RESOLUTION OF THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS
(SGVCOG) APPROVING AMENDMENT #1 TO THE FY 25-26 BUDGET**

WHEREAS, the SGVCOG Governing Board adopted the FY 25-26 Budget on May 22, 2025; and

WHEREAS, the annual budget serves as the basis for the SGVCOG's programs and activities; and

WHEREAS, since the adoption of the budget the SGVCOG has updated information regarding revenues and expenditures.

NOW THEREFORE, BE IT RESOLVED that the Governing Board approves Amendment #1 to the FY 25-26 budget to incorporate the following changes (as shown in Exhibit A):

Category	Amount
Regional Planning & Programs	Increase Revenues and Expenses by \$14,830,406.
Capital Projects	Increase Revenues and Expenses by \$201,320
Other Expenses	Increase Expenses by \$30,000.

PASSED AND ADOPTED by the Governing Board of San Gabriel Valley Council of Governments, County of Los Angeles, State of California, on the 19th day of February 2026.

San Gabriel Valley Council of Governments

Ed Reece, President

Attest:

I, Marisa Creter, Executive Director and Secretary of the Board of Directors of the San Gabriel Valley Council of Governments, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Governing Board held on the 19th day February 2026, by the following vote:

AYES:	
NOES:	
ABSTAIN:	
ABSENT:	

Marisa Creter, Secretary

Exhibit A

SGVCOG FY 2025-2026 Budget – Amendment #1

REVENUES:

Operating	\$	927,982
Member Dues		927,982
Capital Projects	\$	241,135,639
Regional Planning & Programs	\$	28,254,909
TOTAL REVENUES	\$	270,318,531

EXPENDITURES:

Indirect Expenses	\$	4,673,775
Personnel (Salaries & Benefits)		2,900,116
Board/Committee & Employee Expenses		218,233
Professional Services		540,055
Other Expenses		1,015,371
Direct Expenses	\$	265,427,667
Personnel/Construction Direct Labor		214,353,881
Program Management/Consulting Costs		51,073,786
Reserves	\$	200,000
TOTAL EXPENDITURES	\$	270,301,442
Estimated Year-End Balance	\$	17,089

Summary of Proposed FY 25-26 Budget Revisions – Amendment #1

Category	Summary of Change
Regional Planning & Programs	In May 2025, the Governing Board authorized the Executive Director to negotiate and execute all necessary agreements with the Los Angeles County Affordable Housing Solutions (LACAHSA) to receive Measure A LACAHSA funding and authorization to implement eligible activities related to “Production, Preservation, & Ownership” of affordable housing, “Renter Protection & Homelessness Prevention,” and “Technical Assistance.” In Fall and Winter 2025, the SGVCOG submitted budgets for this LACAHSA funding which were approved by LACAHSA. This will result in increased revenues and expenditures of \$11,030,406.
Regional Planning & Programs	In August 2025, the funding agreement for the Measure A Local Solutions Fund (LSF) was finalized with the County of Los Angeles and SGVCOG. In accordance with all Measure A requirements, the SGVCOG’s LSF agreement will implement city-specific and regional programs with a goal of addressing homelessness. This will result in increased revenues and expenditures of \$3,800,000.
Capital Projects	Capital Projects staff purchased licenses for Bluebeam construction software to assist project managers with the review of construction document submittals. This will result in increased expenditures and revenues of \$1,320.
Capital Projects	At the February 2026 Governing Board meeting, an item is anticipated to be approved to award a sole-source contract for interim project management services for the Fullerton Road Grade Separation Project due to staff vacancies. This will result in increased revenues and expenditures of \$200,000.
Other Expenses	In Fall, upgrades were made to the SGVCOG boardroom at the Monrovia office to accommodate an additional seat, table and display at the dais. In addition, a display was installed for the presentation lectern and spare gooseneck mics were purchased. This will result in increased expenditures of \$30,000.

REPORT

DATE: February 4, 2026

TO: City Managers Steering Committee

FROM: Marisa Creter, Executive Director

RE: SGVCOG MEASURE A RENTER PROTECTION AND HOMELESSNESS PREVENYION PROGRAM

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 (LACAHSA) for the production of affordable housing and for renter protection and homelessness prevention. In its FY 2025-26 Expenditure Plan, LACAHSA 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 LACAHSA “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.
- LACAHSA Administration (5% of allocated funds).

Per its enabling legislation, LACAHSA 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 LACAHSA-enabling legislation. The San Gabriel Valley Council of Governments (SGVCOG) is one of these Eligible Jurisdictions and is responsible for administering LACAHSA funds on behalf of 30 of the 31 cities in the San Gabriel Valley. The LACAHSA Board of Directors adopted guidelines and requirements for Eligible Jurisdictions’ use of PPO, RPHP, and TA Funding.

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 LACAHSA funding. To implement the PPO Program, the SGVCOG is contracting

REPORT

with the San Gabriel Valley Regional Housing Trust (SGVRHT). To implement the RPHP Program, the SGVCOG is contracting with multiple service providers. For the RPHP Program, the SGVCOG anticipates receiving approximately \$8.5 million, pending sales tax receipts.

DISCUSSION

In 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 were aware of 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 LACAHSA 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.

LACAHSA 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 has been to initiate a planning process with its implementation partners to establish the guidelines and implementation approach for the SGVCOG's program. The SGVCOG has been holding weekly planning meetings with its implementation partners to design this coordinated approach that complies with the LACAHSA guidelines in a way that addresses equity, accessibility, and early intervention and that addresses housing instability, reduces evictions and displacement, and prevents people from falling into homelessness. These working group sessions are using best practices and service provider expertise to build an implementation approach that complies with the LACAHSA RPHP Guidelines and best serves persons at-risk of homelessness in the San Gabriel Valley. 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. SGVCOG staff has also contracted with a software engineer to develop a simple reporting tool that will help staff monitor implementation and ensure compliance with all LACAHSA requirements. The goal is to begin RPHP Program services in late February or early March 2026.

Staff will provide an overview of the planning process and the SGVCOG's RPHP implementation approach and next steps during the February City Managers Steering Committee meeting.

Prepared by: 

Andrew Leon
Principal Management Analyst

Approved by: 

Marisa Creter
Executive Director

REPORT

DATE: February 4, 2026

TO: Public Works Working Group
City Managers' Steering Committee
Transportation Committee
Governing Board

FROM: Marisa Creter, Executive Director

RE: **MEASURE M MULTI-YEAR SUBREGIONAL PROGRAM (MSP)
REPROGRAMMING RECOMMENDATIONS**

RECOMMENDED ACTION

For information only.

BACKGROUND

In June 2018, the Los Angeles County Metropolitan Transportation Authority (Metro) adopted the Measure M Guidelines to establish a process by which subregional funds under Measure M would be programmed by the subregions' respective entities. The SGVCOG was subsequently tasked with programming and administering the Measure M Subregional Program (MSP) funds through the development of multi-year subregional fund programming plans in the San Gabriel Valley. Through two award cycles, the SGVCOG has awarded a total of \$53,336,524 in Measure M funds to eligible SGVCOG agencies to fund projects. Depending on project type, funds are allocated from one of the following subfunds: Active Transportation, First/Last Mile, Complete Streets, Highway Efficiency, Highway Demand, Bus System Improvement, and the Subregional Equity Program. These subfunds are portions of the total MSP subregional allocation, which can be used to support a particular type of infrastructure or project each cycle. Funds may be transferred between subfunds using an inter-program borrow when necessary. A list of awarded projects can be found on <https://www.sgv cog.org/msp-projects>.

Funds awarded to selected projects were programmed to be distributed to their respective cities and agencies in accordance with the submitted funding allocation schedules. Each selected project's funding allocation schedule can be changed, or "reprogrammed," pending the approvals of both the SGVCOG Governing Board and the Metro Board of Directors; however, the Metro Board of Directors only reviews and approves MSP funding reprogramming requests once a year in May. Prior to submitting any relevant MSP funding reprogramming requests to the Metro Board for approval, the SGVCOG Governing Board must approve such requests at least two months in advance. The MSP programming and reprogramming requests must also abide by the SGVCOG's Funding Policy, which limits reprogramming requests to one per project, and the Public Outreach Policy, which establishes the process by which requests are reviewed (Attachments A and B).

REPROGRAMMING REQUESTS

This year, all MSP funding reprogramming requests submitted by the agencies must be approved

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by the SGVCOG Governing Board at its February 2026 meeting in order for the requests to be forwarded to the Metro Board for consideration. The table below shows the awarded agencies that have requested the distribution of their allocated funds be changed to accommodate project schedule changes.

Awarded Agency	Project (Project ID Number)	Previous Years (expended)	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	TOTAL
Alhambra	Alhambra Citywide Bus Stop Improvement Project (MM4703.11)		\$250,000	\$750,000				\$1,000,000
Los Angeles County	Eaton Canyon Wash Bike Trail (MM4701.09)				\$200,000	\$1,236,800	\$553,200	\$1,990,000
San Dimas	San Dimas Ave Pedestrian and Bicycle Improvements from Gold Line Station to Avenida Loma Vista (MM4703.08)			\$80,000	\$815,500			\$895,500
South El Monte	Santa Anita Avenue Walkability Project (MM4703.09)	\$467,712	\$216,658	\$3,616,813	\$4,825,317			\$9,171,500

NEXT STEPS

In accordance with the adopted SGVCOG Measure M MSP Public Outreach Plan, the SGVCOG will proceed with welcoming members of the public and stakeholders to comment on the proposed recommendations. The Projects will follow the following public outreach timeline prior to seeking Governing Board approval:

Recommendation Available for Public Comment	January 15 – February 19, 2026
Public Review & Comment by Public Works Working Group	January 20, 2026
Public Review & Comment by City Managers' Steering Committee	February 4, 2026
Recommendation Review by Transportation Committee	February 11, 2026

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Recommendation Approval by Governing Board	February 19, 2026
Final Recommendation Approval by Metro Board of Directors	May 2026 (Anticipated)

SGVCOG Senior Advisor, Steph Wong, will be available to answer questions and accept comments from Committee Members and members of the public.

Prepared by: 
Steph Wong
Senior Advisor

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

[Attachment A – SGVCOG MSP Funding Policy for Awarded Projects \(Resolution 22-38\)](#)
[Attachment B – SGVCOG MSP Public Outreach Policy \(Resolution 18-11\)](#)