

# Southern California Association of Governments September 5, 2024

# MINUTES OF THE REGULAR MEETING COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD) THURSDAY, JUNE 6, 2024

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD). A VIDEO AND AUDIO RECORDING OF THE FULL MEETING IS AVAILABLE AT: <u>http://scag.iqm2.com/Citizens/</u>.

The Community, Human and Development Committee (CEHD) of the Southern California Association of Governments (SCAG) held its regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

## Members Present:

Hon. David Shapiro, Chair	Calabasas	District 44
Hon. Rocky Rhodes, Vice Chair	Simi Valley	District 46
Hon. Cindy Allen	Long Beach	District 30
Hon. Valerie Amezcua	Santa Ana	District 16
Hon. Wendy Bucknum	Mission Viejo	District 13
Hon. Don Caskey	Laguna Hills	OCCOG
Hon. Tanya D. Doby	Los Alamitos	OCCOG
Hon. Bobby Duncan	Yucaipa	SBCTA
Ms. Lucy Dunn		Ex-Officio
Hon. Keith Eich	La Cañada Flintridge	District 36
Hon. Bob Engler	Thousand Oaks	VCOG
Hon. Rose Espinoza	La Habra	OCCOG
Hon. Waymond Fermon	Indio	CVAG
Hon. Margaret E. Finlay	Duarte	District 35
Hon. Claudia M. Frometa	Downey	District 25
Hon. Martin Fuentes	Cudahy	GCCOG
Hon. Camilo Garcia	Imperial County	CoC
Hon. Marshall Goodman	La Palma	District 18
Hon. Mark Henderson	Gardena	District 28
Hon. Cecilia Hupp	Brea	OCCOG
Hon. William Hussey	Grand Terrace	SBCTA
Hon. Kathleen Kelly	Palm Desert	District 2
Hon. Tammy Kim	Irvine	District 14
Sup. Matt LaVere	Ventura County	CoC



# REPORT

Hon. Jed Leano	Claremont	SGVCOG
Hon. Casey McKeon	Huntington Beach	District 64
Hon. John Mirisch	Beverly Hills, Pres. Appt.	Member at Large
Hon. Geneva Mojado	Soboba Band of Luiseño Indians	
Hon. Joseph Morabito	Wildomar	WRCOG
Hon. Zizette Mullins	Burbank	AVCJPA
Hon. Joseph Murphy	Pechanga Band of Luiseno Indians	
Hon. George A. Nava	Brawley	ICTC
Hon. Marisela Nava	Perris	District 69
Hon. Sonny Santa Ines	Bellflower	GCCOG
Hon. Becky Shevlin	Monrovia	SGVCOG
Hon. Acquanetta Warren	Fontana	SBCTA
Hon. Tony Wu	West Covina	SGVCOG
Hon. Frank Yokoyama	Cerritos	District 23
Members Not Present		
Hon. Gary Boyer	Glendora	District 33
Hon. Drew Boyles	El Segundo	District 40
Hon. Debra Dorst-Porada	Ontario, Pres. Appt.	Member at Large
Hon. John Gabbard	Dana Point	District 12
Hon. Lynda Johnson	Cerritos	GCCOG
Hon. Lauren Kleiman	Newport Beach	District 15
Hon. Anni Marshall	Avalon	GCCOG
Hon. Andrew Masiel, Sr.	Tribal Gov't Reg'l Planning Rep.	
Hon. Freddy Puza	Culver City	WCCOG
Hon. Misty Perez	Port Hueneme, Pres. Appt.	Member at Large
Hon. Nithya Raman	Los Angeles	District 51
Hon. Gabriel Reyes	San Bernardino County	CoC
Hon. Mary Solorio	San Fernando	SFVCOG
Hon. Helen Tran	San Bernardino	SBCTA
Hon. Mark Waronek	Lomita	SBCCOG
Hon. Jeff Wood	Lakewood	District 23
Hon. Frank Zerunyan	Rolling Hills Estates	SBCCOG

# CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Honorable David Shapiro called the meeting to order at 9:30 a.m. and asked Councilmember John Mirisch, Beverly Hills, Member at Large, to lead the Pledge of Allegiance.



## PUBLIC COMMENT PERIOD

Chair Shapiro provided detailed instructions and general information on how to provide public comments. Additionally, he noted that public comments received via email to <u>CEHDPublicComment@scag.ca.gov</u> after 5pm on Wednesday, June 5, 2024, would be announced and included as part of the official record of the meeting.

Chair Shapiro opened the public comment period and noted this was the time for members of the public to offer comment for matters that are within SCAG's jurisdiction but are not listed on the agenda.

SCAG staff noted there were no written public comments received via email before or after the 5pm deadline on 5pm on Wednesday, June 5, 2024. SCAG staff also noted that there were no public comments for matters not listed on the agenda.

Chair Shapiro closed the public comment period for matters not listed on the agenda.

#### **REVIEW AND PRIORITIZE AGENDA ITEMS**

There were no reprioritizations made.

#### **CONSENT CALENDAR**

#### Approval Items

1. Minutes of the April 4, 2024 Meeting

#### Receive and File

- 2. CEHD Agenda Outlook and Future Agenda Items
- 3. Release of Draft Transportation Conformity Analyses of Draft 2025 Federal Transportation Improvement Program (FTIP) and Draft Connect SoCal 2024 Amendment 1

Chair Shapiro noted that he was notified by staff that there was a typo on the public release start date for agenda item No. 3 under the Executive Summary portion. The Executive Summary indicates July 11, 2024, and the correct public release start date is July 12, 2024; the body of the report has the correct public release start date. This is reported as part of the official record.



A MOTION was made (Finlay) to approve Consent Calendar Items 1; and Receive and File Items 2 and 3, noting the clarification to agenda item No. 3, as reported. Motion was SECONDED (Frometa). The motion was passed by the following roll call vote:

- AYES: Allen, Amezcua, Bucknum, Doby, Duncan, Eich, Engler, Espinoza, Finlay, Frometa, Fuentes, Garcia, Goodman, Henderson, Hupp, Hussey, Kelly, LaVere, Leano, McKeon, Mirisch, Mojado, Morabito, Mullins, Murphy, G. Nava, M. Nava, Rhodes, Santa Ines, Shapiro, Shevlin, Wu, and Yokoyama (33)
- **NOES:** (0)
- **ABSTAIN:** (0)

There were no public comments on this item.

## **INFORMATION ITEMS**

4. Expanding Homeownership - Shared Appreciation Programs

Chair Shapiro provided brief background information on the Shared Appreciation Programs. He asked Jacob Noonan, SCAG staff, to introduce today's panelist who will present how their shared appreciation program is used to expand homeownership.

Mr. Noonan provided background information on the shared equity approach to homeownership noting that the program can reduce the initial purchase price of a home using a one-time public investment model which makes home affordable for an income-qualifying family or individual to purchase.

Mr. Noonan introduced Ms. Liz Bieber, Manager of the Housing Strategies Unit, Los Angeles County Development Authority (LACDA) and Mr. William Hughes, Executive Director, Irvine Community Land trust (ICLT).

Highlights of Ms. Bieber's presentation focused on the three LACDA's first-time homebuyers' programs and homebuyer requirements, including two down-payment programs as well as a Density Bonus and Inclusionary housing homeownership program which provides low, moderate and middle-income first-time homebuyers the opportunity to purchase an affordable home.

Mr. Hughes' presentation focused on how his organization uses equity to achieve its mission to support the City of Irvine's housing goals including case studies by securing and retaining title to land on which permanent affordable rental, ownership, and special needs housing is constructed and maintained in perpetuity for the benefit income-qualifying families.



The Committee thanked Ms. Bieber and Mr. Hughes for their great presentations on expanding homeownership opportunities. Staff and the Panelists responded on the comments and questions expressed by the Councilmembers including some responses as noted: known challenges that may limit entry to purchasing affordable housing in the City of Irvine, the applicant's qualifications process, available financing for construction projects, information on the homebuying counseling process, and concerns for equity growth and sustainability for the homebuyer. Ms. Bieber noted that she would provide data to the CEHD Committee on successful cases and homeownership opportunities in participating cities.

The comprehensive staff report and PowerPoint presentation – Expanding Homeownership: Shared Appreciation Programs, was provided in the agenda packet.

There were no public comments on this item.

5. Regional Rail Station Housing Analysis

Chair Shapiro provided remarks noting that today's presentation will provide a summary of California's Regional Early Action Planning (REAP) 1.0 grant program infill housing study, including opportunities and constraints to encourage housing production near transit. He asked Grieg Asher, SCAG staff, to share the presentation and introduce the consulting team.

Mr. Asher provided background information on the Regional Rail Station Housing Analysis project which was funded by the (REAP) 1.0 grant program. He referred to the project consulting team, BAE and Placeworks, and introduced Aaron Barker Associate Principal (BAE) to provide an overview of the project along with discussing the strategies developed and lessons learned for the various cities.

Mr. Barker's presentation focused on the study, project phases and approach to support housing production near Metrolink stations which may accelerate the region's goals of producing 1.3 million new housing units by the year 2029. Highlights focused on the collaboration and partnerships with consultant teams, BAE and Placeworks; along with SCAG as lead, Metrolink and the nine participating jurisdictions, in their group efforts to implement strategies for accelerating housing production near Metrolink stations. It was also noted that the project aimed to support Transit-Oriented-Development (TOD) in 15-minute communities and use empirical data to inform future policy decisions. Mr. Barkers presentation concluded with key project takeaways, lessons learned for future work efforts, common themes and challenges to housing production, and next steps.

Mr. Barker and staff responded on the comments and questions expressed by the Councilmembers including responses for data on the actual TOD usage in existing projects to inform future policy



decisions. Staff noted that the final report on the project workplans would be made available to the CEHD members.

The comprehensive staff report and PowerPoint presentation – Regional Rail Study, was provided in the agenda packet.

There were no public comments on this item.

6. California's Housing Future 2040: The Next Regional Housing Needs Allocation

Chair Shapiro provided brief remarks regarding the California Department of Housing and Community Development's (HCD) published Regional Housing Needs Assessment (RHNA) reform report. He asked Ma'Ayn Johnson, SCAG staff, to present an overview of the RHNA reform report structure.

Ms. Johnson provided background information on the RHNA reform process noting that AB 101 (2019) required that HCD provide ways to reform RHNA and make recommendations. She noted the report was published April 18, 2024, is approximately 176 pages and that SCAG staff is comprehensively reviewing the report. Ms. Johnson's presentation included an overview of the report's organizational structure, recommended topics, and next steps, noting that further analysis of the report's recommendations, review of SCAG's comment letter integration and any updates on HCD implementation efforts, would be presented to the CEHD Committee at a future date.

Staff responded on the comments expressed by the Councilmembers including responses regarding the increases in RHNA categories, requests for an ongoing audit of HCD, and discussion of AB 2485, SCAG's sponsor bill. Staff noted that staff will continue to monitor HCD updates and legislative bills and will keep the Committee updated.

The comprehensive staff report and PowerPoint presentation – 24-0606 HCD RHNA Reform Report was provided in the agenda packet.

There were no public comments on this item.

# CHAIR'S REPORT

Chair Shapiro provided comments regarding his first meeting of the fiscal year. He expressed appreciation to former Chair Frank Yokoyama and thanked him for his guidance and dedication to the CEHD Committee.



Chair Shapiro welcomed the following members to the CEHD Committee:

- Martin Fuentes (Gateway Cites COG)
- William (Bill) Hussey (SBCTA)
- Jeff Wood (RC District 24)

Chair Shapiro also thanked Andrew Sarega (RC District 31, La Mirada) for his recent service as a member of the CEHD Committee.

# ANNOUNCEMENTS

Chair Shapiro provided highlights of the Chair's Report. He reported on the following SCAG activities and noted that additional information can be found on SCAG's website.

• A recap of SCAG's 59<sup>th</sup> Annual Regional Conference and General Assembly noting that it was a huge success with over 800+ attendees, esteemed speakers, panelist, members, partners and sponsors who gathered to collaborate on fundamental issues, such as mobility, housing and communities, following the adoption of Connect SoCal 2024.

## STAFF REPORT

Ivette Macias, Senior Government Affairs Officer, SCAG staff, announced the following updates:

- On June 6, the SCAG Regional Council approved a call for application guidelines for an estimated \$10.4 million in funding through the Sustainable Communities Program.
- Eligible projects include communitywide/area plans and quick-build projects. Funded projects will align with Connect SoCal 2024 to build and maintain an integrated multimodal transportation network.
- The call for applications is anticipated for Summer 2024.

Elizabeth Carvajal, Deputy Director, Planning, provided updates to the Joint Legislative Budget Plan and its impacts to the REAP 2.0 program.



## ADJOURNMENT

Chair Shapiro noted that the CEHD Committee would not meet in July due to the July 4, 2024 holiday, and commented that Policy Committees and Regional Council will be dark in August. The next meeting of the CEHD will be on Thursday, September 5, 2024, at 9:30 a.m. There being no further business, Chair Shapiro adjourned the meeting of the Community, Economic and Human Development Committee at 11:19 a.m.

Respectfully submitted by:

Carmen Summers Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

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