



**San Gabriel Valley Council of Governments\***  
**AGENDA AND NOTICE OF THE MEETING OF THE PLANNING DIRECTORS' TECHNICAL ADVISORY COMMITTEE**

**Thursday, February 24, 2022 – 12:00 PM**

**Zoom Link: <https://zoom.us/j/81530221927>**

**Live Stream: <https://youtu.be/LW2xf-XfWkM>**

Chair  
**Craig Hensley**  
 City of Duarte

Vice-Chair  
**Brad Johnson**  
 City of Claremont

- Members**  
*Alhambra*  
*Arcadia*  
*Azusa*  
*Baldwin Park*  
*Claremont*  
*Covina*  
*Diamond Bar*  
*Duarte*  
*El Monte*  
*Glendora*  
*Irwindale*  
*La Verne*  
*Monrovia*  
*Montebello*  
*Monterey Park*  
*Pasadena*  
*Pomona*  
*Rosemead*  
*San Dimas*  
*San Gabriel*  
*Sierra Madre*  
*South El Monte*  
*South Pasadena*  
*Temple City*  
*L.A. County*  
**DRP**

Thank you for participating in today's meeting. The Planning Directors' Technical Advisory Committee encourages public participation and invites you to share your views on agenda items.

**MEETINGS:** *Regular Meetings of the Planning Directors' Technical Advisory Committee are held on the fourth Thursday of each month at 12:00 PM at the Monrovia Community Center (119 West Palm Avenue, Monrovia, CA 91016).* The Planning Directors' Technical Advisory Committee agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 1000 South Fremont Avenue, Suite 10210, Alhambra, CA, and on the website, [www.sgvkog.org](http://www.sgvkog.org). Copies are available via email upon request ([sgv@sgvcog.org](mailto: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.

**CITIZEN PARTICIPATION:** Your participation is welcomed and invited at all Planning Directors' Technical Advisory Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. The SGVCOG requests that persons addressing the Committee refrain from making personal, slanderous, profane, or disruptive remarks.

**TO ADDRESS THE PLANNING DIRECTORS' TECHNICAL ADVISORY COMMITTEE:** At a regular meeting, the public may comment on any matter within the jurisdiction of the Committee during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public wishing to speak are asked to complete a comment card or simply rise to be recognized when the Chair asks for public comments to speak. We ask that members of the public state their name for the record and keep their remarks brief. If several persons wish to address the Committee on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Planning Directors' Technical Advisory Committee may not discuss or vote on items not on the agenda.**

**AGENDA ITEMS:** The Agenda contains the regular order of business of the Planning Directors' Technical Advisory Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee can be fully informed about a matter before making its decision.

**CONSENT CALENDAR:** Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Committee member or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Planning Directors' Technical Advisory Committee.

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.



**\*MEETING MODIFICATIONS DUE TO THE STATE AND LOCAL EMERGENCY RESULTING FROM THE THREAT OF COVID-19:** AB 361 (Rivas), signed by California Governor Gavin Newsom on September 16, 2021, authorizes local agencies to hold public meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically to promote social distancing due to the state and local emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new provisions in AB 361 and ensure the safety of Committee Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Planning Directors' Technical Advisory Committee meeting scheduled for February 24, 2022 at 12:00pm will not be allowed. To allow for public participation, the Planning Directors' Technical Advisory Committee will conduct its meeting through Zoom Video Communications. To participate in the meeting, download Zoom on any phone or computer device and copy and paste the following link into your browser to access the live meeting: <https://zoom.us/j/81530221927>. You may also access the meeting via the livestream link on the front of the

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items you may submit comments via email or participate by Zoom.

- **Email:** Please submit via email your public comment to SGVCOG Management Analyst, Brianne Logasa, at [blogasa@sgvcog.org](mailto:blogasa@sgvcog.org) at least 1 hour prior to the scheduled meeting time. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." Emailed public comments will be read into the record and will be part of the recorded meeting minutes. Public comment may be summarized in the interest of time, however the full text will be provided to all members of the Committee prior to the meeting.
- **Zoom:** Through Zoom, you may speak by using the web interface "Raise Hand" feature. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes. Public comment is taken at the beginning of the meeting for items not on the agenda. Public comment is also accepted at the beginning of each agenda item.

Any member of the public requiring reasonable accommodation to participate in this meeting should contact SGVCOG Management Analyst, Brianne Logasa, at least 48 hours prior to the meeting at (626) 457-1800 or at [blogasa@sgvcog.org](mailto:blogasa@sgvcog.org).

**PRELIMINARY BUSINESS**

**5 MINUTES**

1. Call to Order
2. Roll Call
3. Public Comment (*If necessary, the Chair may place reasonable time limits on all comments*)
4. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to next regular meeting (*It is anticipated that the Committee may take action on the following matters*)

**CONSENT CALENDAR**

**5 MINUTES**

*(It is anticipated that the Committee may take action on the following matters)*

5. Planning Directors' TAC Special Meeting Minutes – 11/18/2021  
**Page 4**  
*Recommended Action: Approve*
6. FY 2017-2021 Measure M Subregional Program Active Transportation, Bus System Improvements, and First/Last Mile Funding Reprogramming Request  
**Page 7**  
*Recommended Action: Recommend the Governing Board to approve the received FY 2017-2021 Measure M Subregional Program Active Transportation, Bus System Improvements, and First/Last Mile Funding Reprogramming Request.*
7. Adopt Resolution 22-03-PDTAC Making Specified Findings to Enable the Planning Directors' Technical Advisory Committee to Hold Meetings Via Teleconferencing **Page 9**  
*Recommended Action: Adopt Resolution 22-03-PDTAC making specified findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in-person, thereby necessitating an ability to continue holding meetings via teleconference.*

**DISCUSSION ITEM**

**40 MINUTES**

8. SGV Slower Safer Streets Application – Sam Pedersen, Management Analyst, SGVCOG **Page 11**
9. Community Planning Voter Initiative Discussion – Brianne Logasa, Management Analyst, SGVCOG **Page 13**
10. Housing Element Approval Discussion – Brianne Logasa, Management Analyst, SGVCOG **Page 15**

**UPDATE ITEM**

**10 MINUTES**

11. REAP Project Updates – Brianne Logasa, Management Analyst, SGVCOG and Brielle Acevedo, Housing Trust Administrator, SGVRHT **Page 17**

**ANNOUNCEMENTS**

**ADJOURN**



**SGVCOG Planning Directors' TAC Regular Meeting Minutes**

Date: January 27, 2022  
Time: 12:00 PM  
Location: Zoom Virtual Meeting

**PRELIMINARY BUSINESS**

1. Call to Order  
C. Hensley called the meeting to order at 12:00pm.
2. Roll Call  
**A quorum was in attendance.**

**Committee Members Present**

Alhambra	P. Lam, A. Ho
Arcadia	L. Flores
Baldwin Park	R. Garcia, M. Chipres
Claremont	B. Johnson
Diamond Bar	G. Lee
Duarte	C. Hensley, J. Golding
El Monte	T. Bu
Glendora	J. Kugel
Irwindale	L. Chou
La Verne	E. Scherer
Monterey Park	J. Serrano
Monrovia	S. Bermejo
Pasadena	D. Sanchez
Rosemead	A. Lao
San Dimas	M. Espinoza
San Gabriel	S. Tewasart
Sierra Madre	V. Gonzalez
South Pasadena	M. Chang
Temple City	S. Reimers
LA County DRP	J. Drevno

**Absent**

Azusa  
Covina  
Montebello  
Pomona  
South El Monte

**Guests**

T. Malhotra, Nelson/Nygaard  
Robert Holmquist, STV

**SGVCOG Staff**

B. Logasa, Staff  
C. Sims, Staff  
K. Ward, Staff  
A. Fung, Staff

3. Public Comment  
Jason Law provided written public comment for Item 10. He provided input on the three light rail alternatives outlined in the San Gabriel Valley Transit Feasibility Study. [Click here](#) to view the full comment.

4. Changes to Agenda Order  
 There were no changes to the agenda.

**CONSENT CALENDAR**

5. Planning Directors’ TAC Special Meeting Minutes – 11/18/2021
6. Planning Directors’ TAC Special Meeting Minutes – 12/16/2021
7. Planning Directors’ TAC Special Meeting Minutes – 1/13/2021
8. Adoption of Resolution 21-01-PDTAC Enabling the Planning Directors’ Technical Advisory Committee to Continue Holding Meetings via Teleconferencing

**There was a motion to approve consent calendar items 5-8. (M/S: S. Tewasart/S. Bermejo)**

**[Motion Passed]**

<b>AYES:</b>	Alhambra, Arcadia, Baldwin Park, Claremont, Diamond Bar, Duarte, El Monte, Irwindale, La Verne, Monrovia, Pasadena, Rosemead, San Dimas, San Gabriel, South El Monte, South Pasadena, Temple City, LA County DRP
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>NO VOTE RECORDED:</b>	Glendora, Monterey Park, Sierra Madre
<b>ABSENT:</b>	Azusa, Covina, Montebello, Pomona, South El Monte

**PRESENTATION**

9. East San Gabriel Valley Transportation Plan  
 James Drevno of the Los Angeles County Department of Regional Planning provided a presentation on this item. The East San Gabriel Valley Mobility Action Plan will identify ideas and projects to make it easier and safer to walk, bike, and use transit in and between the 24 unincorporated communities located in the East San Gabriel Valley. East San Gabriel Valley Area Plan serves as a long-range planning and policy document intended to guide the growth and development of the unincorporated areas of East San Gabriel Valley over several decades.

**DISCUSSION ITEM**

10. SGVCOG Transit Feasibility Study  
 Alexander Fung, SGVCOG, and Kimley-Horn staff provided a presentation on this item. Metro has partnered with the SGVCOG to conduct a feasibility study and identified \$635 million in Measure M capital funds to fund a new project. The \$635 million of local funds are budgeted for a near-term (15 years) transit capital improvement project that results from the Study, with further funding available for a long-term project in 2053 as well. Recently, the Study released 15 proposed alternatives for San Gabriel Valley cities and agencies to review and comment.

**ANNOUNCEMENTS**

There were no additional announcements.

**ADJOURN**

C. Hensley adjourned the Planning Directors' Technical Advisory Committee meeting at 1:01pm.

# REPORT

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DATE: February 24, 2022

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **FY 2017-2021 MEASURE M SUBREGIONAL PROGRAM ACTIVE TRANSPORTATION, BUS SYSTEM IMPROVEMENTS, AND FIRST/LAST MILE FUNDING REPROGRAMMING REQUESTS**

## **RECOMMENDED ACTION**

Recommend the Governing Board approve the received FY 2017-2021 Measure M Subregional Program Active Transportation, Bus System Improvements, and First/Last Mile Funding Reprogramming Requests.

## **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. After implementing a comprehensive outreach and project selection process, the SGVCOG awarded a total of \$37,338,550.00 in Measure M funds to 20 eligible active transportation, first/last mile, complete streets, highway efficiency, and bus system improvement projects in the San Gabriel Valley. The funds were scheduled to be distributed between FY 2017 and FY 2021. A list of awarded projects can be found on <https://www.sgvco.org/msp-projects>.

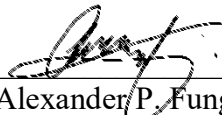
Prior to submitting a request for project funding, cities and agencies that were interested in applying for MSP funds were required to submit project readiness plans and funding allocation schedules to the SGVCOG. Funds awarded to selected projects were programmed to be distributed to their respective cities and agencies in accordance with the submitted funding allocation schedules. Each selected project's funding allocation schedule can be changed, or "reprogrammed," at 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.

This year, all MSP funding reprogramming requests must be approved by the SGVCOG Governing Board at its March meeting on Thursday, March 17, 2022 at 4:00pm in order for the requests to be forwarded to the Metro Board for consideration. Only the County of Los Angeles and City of Monrovia had submitted reprogramming requests for their awarded projects. Both entities reported that the scope and awarded amount of their projects remain unchanged and requested the distribution of the awarded funds to be postponed due to the COVID-19 Pandemic

as follows:

Jurisdiction	Project	FY 21-22	FY 22-23	FY 23-24	FY 24-25	TOTAL
Monrovia	Active Community Travel Vinculum	\$0.00	\$0.00	\$388,000.00	\$3,582,000.00	\$3,880,000.00
County of Los Angeles	Huntington Drive Bike Lanes	\$2,139,250.00	\$2,139,250.00	\$0.00	\$0.00	\$4,278,500.00

As a result, staff recommends the Committee to recommend the Governing Board to approve the received requests.

Prepared by:   
Alexander P. Fung  
Senior Management Analyst

Approved by:   
Marisa Creter  
Executive Director

DATE: February 24, 2021

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **ADOPT RESOLUTION 22-03-PDTAC MAKING SPECIFIED FINDINGS TO ENABLE THE PLANNING DIRECTORS' TECHNICAL ADVISORY COMMITTEE TO HOLD MEETINGS VIA TELECONFERENCING**

## **RECOMMENDED ACTION**

Adopt Resolution 22-03-PDTAC making certain findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in-person, thereby necessitating an ability to continue holding meetings via teleconference.

## **BACKGROUND**

Introduced by Assemblymember Robert Rivas (D-Hollister) on February 1, 2021, AB 361 codifies portions of Governor Gavin Newsom's existing Ralph M. Brown Act exemptions pertaining to teleconferencing if a local agency issues an emergency finding, and reissues it every 30 days, that it is unsafe to meet in person. Specifically, the Brown Act exemptions include requirements to provide a public teleconference location, to maintain a member quorum within the agency's jurisdiction and to provide for public comment at each teleconference location, such as a private residence. The legislation expires in December 2024. On September 16, 2021, California Governor Gavin Newsom signed AB 361 into law, effective immediately.

A local agency wishing to rely on the provisions of AB 361 must meet one of the following criteria:

1. The local agency holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing; or
2. The local holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or
3. The local agency holds a meeting during a proclaimed state of emergency and has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California due to the threat of COVID-19 and shortly thereafter issued Executive Order N-29-20 suspending certain Brown Act provisions relating to teleconferencing as public meetings began to be held online.<sup>1</sup>


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<sup>1</sup> Similarly, on March 4, 2020, the Los Angeles County Board of Supervisors and Los Angeles County Health Officer declared a local and health emergency due to the threat of COVID-19.

However, this Executive Order expired on September 30, 2021, despite the State of Emergency remaining in place.

The threat that COVID-19 has presented continues to directly impact the ability of the SGVCOG to conduct Governing Board/committee meetings safely in person. Updated guidelines issued by the Centers for Disease Control and Prevention (CDC) and the Los Angeles County Department of Public Health in July and August 2021 advise governmental entities to refrain from conducting indoor meetings and consider moving operations outdoors, where feasible, to prevent transmission. SGVCOG staff finds it has been unable to find a suitable outdoor space with the requisite audio/visual capabilities at which the monthly committee meetings can be held safely. Similarly, an indoor space with sufficient capacity to accommodate safe social distance practices among members, staff, and the public could not be identified.

In order to continue to conduct meetings in a safe manner and to prevent unnecessary COVID-19 exposure to members, staff and the public, staff is recommending that Planning Directors' Technical Advisory Committee adopt Resolution 22-03-PDTAC making certain findings in order to be able to continue teleconferencing for its meetings.

Prepared by:   
Brianne Logasa  
Management Analyst

Approved by:   
Marisa Creter  
Executive Director

**ATTACHMENTS**

[Attachment A – Resolution 22-03-PDTAC](#)

DATE: February 24, 2022

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

**RE: SGV SLOWER SAFER STREETS APPLICATION**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

In December 2021, the Metro Board of Directors awarded \$500,000 to the SGV Slower Safer Streets Program. The goal of the Program is to provide opportunities for San Gabriel Valley cities to host local slow street demonstration projects in their jurisdictions. This program is available to all San Gabriel Valley Council of Governments (SGVCOG) member cities.

Slow Street demonstrations are generally designed to showcase approaches to make streets safer for both pedestrians and motorists. This is achieved by encouraging access to sustainable modes of transportation while helping to create an opportunity for people to stay physically active while facilitating social distancing. By reducing speed on neighborhood streets and generating needed civic engagement, the Program hopes to further the development of a city's multimodal and active transportation policies. There are no set demonstration typologies as the Program hopes to foster innovative ideas, however past ideas have included mid-block crosswalks, roundabout demonstrations, placemaking activities and temporary dedicated bike lanes. Attachment A highlights some of the awarded activities from the previous grant cycle.

The maximum grant award will be \$50,000, and there is also a 20% in-kind requirement. Cities also have the option of partnering with ActiveSGV to help with pre-planning, communications, permitting, and implementation. All funds must be spent by November 15, 2023. The Program [application is open and linked here](#). Applications are due by 4PM on Monday, March 14, 2022.

The SGVCOG is looking forward to partnering with cities to promote active transportation in all its forms and excited by this opportunity for civic engagement to further multi-modal policies that demonstration events like these can foster. For additional information, please reach out to Sam Pedersen: [spedersen@sgvcog.org](mailto:spedersen@sgvcog.org).

# REPORT

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Prepared by: \_\_\_\_\_  
Sam Pedersen  
Management Analyst



Approved by: \_\_\_\_\_  
Marisa Creter  
Executive Director

## ATTACHMENTS

Attachment A - [SGV Safe, Healthy, Active Streets Award Highlights \(Cycle 3\)](#)

DATE: February 24, 2022

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **COMMUNITY PLANNING VOTER INITIATIVE DISCUSSION**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

Following the passage of SB 9 and SB 10 on September 16, 2021, Communities for Choice, a bipartisan, grassroots organization has filed for a ballot initiative titled “Californians for Community Planning.” The initiative (Attachment A) would create a constitutional amendment that would enable local land-use and zoning law to override conflicting state laws. The organization must obtain one (1) million valid signatures by April 26, 2022, in order for the initiative to qualify for the November 8, 2022 ballot. California State Assemblymember Al Muratsuchi (D-Torrance) has also introduced Assembly Constitutional Amendment (ACA) 7, which would provide that, with regard to the zoning or land use within the boundaries of a county or general law or charter city, local ordinances, regulations, or charter provisions would prevail over state law if a conflict exists.

Proponents of this initiative argue that this it will help restore a balance of power between the state and local government by putting local governments and communities back in charge of local land use decisions. Opponents of the initiative argue that it would prevent the state from using legislation to work towards housing solutions.

## **DISCUSSION**


Both proponents and opponents of the Community Planning Voter Initiative cite that already established state legislation will be impacted should the initiative be passed by California voters. Many jurisdictions state-wide have adopted resolutions – including Duarte, San Dimas, San Marino, the South Bay Cities Council of Governments (SBCCOG), the Southern California Association of Governments (SCAG), and the California Contract Cities Association. At this time, the League of California Cities has refrained from taking a position, citing concerns that the measures may have unintended consequences, including those beyond housing that could arise if the initiative were to pass. Specifically named was a concern that ACA 7 could result in a disjointed patchwork approach to the management of potential natural disasters, such as seismic hazards, wildland and urban fires, and floods. In addition, the Cal Cities' Board cited that there is not a clear enough picture of the number of state laws that impose zoning and land use restrictions on cities and counties. It also cites inconsistencies and vagueness in the initiative's language. For example, a section in the initiative pertaining to general law cities prohibits interfering with (as

# REPORT

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opposed to overturning) voter-approved local initiatives related to land use or zoning regulation, which could potentially spur litigation between cities and local initiative proponents. The State Legislative Analyst's Office (LAO) also released its review of the impacts of the proposed initiative (Attachment B).

At the most recent meeting of the SGVCOG's Executive Committee, the Committee discussed the initiative. Staff recommended taking no position at this time and continuing to monitor the proposed initiative. The Committee concurred with that recommendation but asked that staff begin to evaluate the additional state laws that could potentially be impacted by the passage of the initiative. To that end, staff is seeking feedback from the Planning Directors' TAC as to how the proposed initiative may affect local Planning Directors and City staff. At the meeting, Brianne Logasa, SGVCOG Management Analyst, will facilitate a discussion among committee members to identify state laws and regulations that would be impacted by the initiative.

Prepared by:   
\_\_\_\_\_  
Brianne Logasa  
Management Analyst

Approved by:   
\_\_\_\_\_  
Marisa Creter  
Executive Director

## **ATTACHMENTS**

Attachment A – [Community Planning Voter Initiative Text](#)

Attachment B – [Legislative Analyst's Office \(LAO\) Analysis of Initiative](#)

# REPORT

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DATE: February 24, 2022

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **HOUSING ELEMENT APPROVAL DISCUSSION**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

Cities had until February 13, 2022, to have their Housing Element approved by their city councils and certified by California Department of Housing and Community Development (HCD). For cities that do not meet that deadline, AB 1398 (Bloom) jumpstarts an expedited rezoning requirement, including that cities will only have until October 15, 2022, to complete any rezoning that may be needed to provide adequate sites for RHNA. This change is substantial since traditionally, local jurisdictions are allotted three (3) years and 120 days from their housing element due date to account for rezoning before facing penalties. There was not clarity as to whether

At this time, very few cities in located within the Southern California Association of Governments (SCAG), have received tentative approval for their Housing Element. Many cities have submitted their Housing Elements to HCD for review and have received multiple drafts of revisions, which has made it difficult for cities to meet this deadline. As a response to these delays, the Orange County Council of Governments (OCCOG) submitted a letter (Attachment B) to the Southern California Association of Governments (SCAG) on behalf of its member cities expressing concern with the small number of housing elements in the SCAG region that have been deemed substantially in compliance. Specifically, OCCOG argues that HCD does not have the staff resources to effectively review and certify the sheer number of housing elements. In the letter, they requested that HCD issue guidelines defining substantial compliance, which will impact which cities will be impacted by AB 1398, provide resources and technical assistance to local jurisdictions that will have to meet AB 1398's expedited rezoning timeline, deliver a webinar on rezoning, and direct the enforcement unit of HCD to review responses that jurisdictions are being given to ensure consistency and accuracy.

At this Planning Directors' Technical Advisory Committee Meeting, Brianne Logasa, Management Analyst, SGVCOG will facilitate a discussion with committee members on the Housing Element certification process.

# REPORT

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Prepared by:



Brianne Logasa  
Management Analyst

Approved by:



Marisa Creter  
Executive Director

## ATTACHMENTS

Attachment A – [AB 1398 Text](#)

Attachment B – [OCCOG Letter to SCAG](#)

DATE: February 24, 2022

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

**RE: REAP PROJECT UPDATES**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

SGVCOG was awarded funding from the Southern California Association of Government (SCAG) Regional Early Action Program (REAP) Subregional Partnership Program. REAP is intended to help accelerate housing production throughout the SCAG region, which includes the San Gabriel Valley, and have a net-positive effect on housing supply by increasing housing planning, meeting the sixth cycle regional housing needs assessment (RHNA). The planning activities are to accommodate the development of housing and infrastructure that will accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals and regional priorities.

Based on research and assessments among the SGVCOG Homelessness Policy Committee, Homelessness Working Group, and San Gabriel Valley Regional Housing Trust (SGVRHT), the following five programs received funding:

1. Affordable Housing Incubator Program
2. SGVRHT Funding & Implementation Strategy
3. SGV Surplus Land Inventory
4. SGV Regional Land Trust Feasibility Study
5. Housing Leadership Academy

The following section provides an update on the status of each of the programs.

### **Affordable Housing Incubator**

The first program listed, the Affordable Housing Incubator Program, will create a bench of consultants which can be accessed by all member cities that can provide the technical resources they need to more easily, quickly, and efficiently develop housing, especially at affordable levels. The consultant bench will be established in March 2022. The disciplines for the bench are as follows:

- Financial Analysis & Technical Support: Focus on various forms of financing for housing and community development, which could include focus on affordable housing development, revolving loan funds, housing trust funds, community facilities districts and various forms of tax increment financing districts.

- Real Estate Development & Acquisition: Focus on providing technical support and assistance with land acquisition and real estate development.
- Land Use & Environmental Analysis: Focus on land use policy, projects, and implementation around single-family housing, multi-family housing, affordable housing, and mixed-use housing.
- Public Outreach & Engagement: Focus on implementing meaningful communications and engagement programs for communities related to housing production and affordability.
- Grant Writing & Grant Administration: Focus on grant funding research and grant writing in 1) Affordable Housing; 2) Community Development; and 3) Land Use Planning.

SGVCOG staff previously distributed a request to member cities, asking for information about potential projects on which cities would like technical assistance. Based on that feedback, the following potential projects have been identified:

1. Inclusionary Zoning;
2. Accessory Dwelling Unit (ADU) Pre-Approved Plans;
3. Project/Site Feasibility Analysis; and
4. Community-based engagement.

The SGVCOG does have limited funding, so, in the implementation of these incubator projects, staff will do what it can to support as many cities and projects as possible. If cities have additional projects in the areas outlined above, please contact SGVCOG staff. This program will officially launch in April 2022.

### **SGVRHT Funding & Implementation Strategy**

This program will set up and operate a revolving loan fund that will be administered by the San Gabriel Valley Regional Housing Trust (SGVRHT). In the FY 21-22 budget, the SGVRHT received a \$20 million earmark for its work, and the SGVRHT Board of Directors allocated \$8 million of that earmark to establish a revolving loan fund. This revolving loan fund, which will provide \$8 million for shorter-term loans – for example predevelopment, acquisition, or preconstruction – to assist cities and developers in their development of affordable housing. A consultant has been selected for this work, and the project is anticipated to begin in early June.

### **SGV Surplus Land Inventory**

The Surplus Land Inventory will establish an inventory of publicly-owned land (e.g. city-owned, County-owned, public agency-owned) and privately-owned sites (e.g. faith-based and nonprofit organizations) that could potentially serve as sites for affordable and/or homeless housing development. This project seeks to identify the most feasible sites for development – including those that have officially been designated as surplus lands and other sites (including sites owned by faith-based or nonprofit organizations) – feedback and input from stakeholders, and connect these sites with resources and/or potential funding for affordable housing development. The SGVCOG will be working with LeSar Development Consultants to complete this project, which is expected to begin by the end of February.


### **SGV Regional Land Trust Feasibility Study**

SGVCOG and SGVRHT are collaborating on the Regional Land Trust Feasibility Study to 1) determine the feasibility of creating a San Gabriel Valley Regional Land Trust and 2) develop and implement an implementation plan to advance that effort. The SGV Regional Land Trust would seek to address one of the largest barriers to affordable housing development in the San Gabriel Valley: the cost of land. The Regional Land Trust would acquire vacant or underutilized properties and make them available to developers for the development of affordable multifamily and single-family housing through a long-term ground lease or other acceptable instrument. The Regional Land Trust would reduce the cost of housing by separating the value of the residential structure (apartment or house) from the value of the parcel of land on which it resides. This project is expected to start April 1st.

### **Housing Leadership Academy**

Partnering with SCAG, the Housing Leadership Academy is a 10-month program elected officials and residents on housing and the most effective approaches to providing affordable housing. Participants will also be educated on methods to support the development of additional housing, including affordable and homeless housing, in the San Gabriel Valley and serve as a space to discuss and address density concerns to support cities in developing adequate housing stock.

At this Planning Directors' Technical Advisory Committee meeting, Brielle Acevedo, Regional Housing Trust Administrator, SGVRHT, and Brianne Logasa, Management Analyst, SGVCOG, will provide updates on SGVCOG's REAP programs and provide guidance on how cities can participate and further their own land use, affordable housing development, and housing policy goals.

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