

Chair Jessica Binnquist Alhambra

Vice-Chair Adam Raymond Glendora

Past Chair Dominic Lazzaretto Arcadia

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 Paulina Morales West Covina

Southwest Representatives Mark Lazzaretto San Gabriel Bryan Cook Temple City

Northwest Representatives Dylan Feik Monrovia Kevin Kearney Bradbury

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, June 4, 2025 – 12:00 PM

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: At a regular meeting, the public may comment on any matter within the jurisdiction of the SGVCOG during the public comment period at the beginning of the agenda, on any item(s) that is on the Consent Calendar prior to action taken on the Consent Calendar, and on any other agenda item prior to the time it is considered by the Committee. 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.





City Managers' Steering Committee Regular Meeting Wednesday, June 4, 2025 12:00 PM

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. FY 2025-2026 City Managers' Steering Committee Vice Chair Recommended Action: Elect Mark Lazzaretto (San Gabriel) to serve as Vice Chair of the City Managers' Steering Committee.

PRESENTATION ITEMS

- Los Angeles County Affordable Housing Solutions Agency (LACAHSA) Measure A Update: Caitlin Sims, Manager of Local Programs, SGVCOG – Page 3 Recommended Action: For information only.
- 8. Fire Prep SGV Program Update & City Services: Mackenzie Bolger, Principal Management Analyst, and Paulina Mejia, Management Analyst, SGVCOG Page 8 *Recommended Action: For information only.*
- 9. Los Angeles County Community Safety Implementation Team (CSIT) Update: Wil Pinkney, Executive Director, CSIT Page 10 *Recommended Action: For information only.*

RECOGNITION

 Honoring Outgoing City Managers' Steering Committee Chair Jessica Binnquist (2023-2025)

Recommended Action: For information only.

ANNOUNCEMENTS

ADJOURN



SGVCOG City Managers' Steering Committee Meeting Unapproved Minutes May 7, 2025 12:00 PM – 1333 S. Mayflower Ave., Suite 360, Monrovia, CA 91016

PRELIMINARY BUSINESS

- Call to Order Chair J. Binnquist called the meeting to order at 12:02 PM.
- 2. Roll Call:

Members Present:

Alhambra, J. Binnquist Claremont, A. Pirrie Diamond Bar, D. Fox Industry, J. Nelson La Verne, K. Domer Monrovia, D. Feik Temple City, B. Cook West Covina, P. Morales

SGVCOG Staff:

C. Sims; K. Ward; S. Wong; J. Horton; N. Ryu; J. Talla; B. Salazar; V. Urenia; M. Bolger; K. Lai; R. Choi; R. Coronel; M. Moreno; C. Inciong

- 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. FY 2025-2026 City Managers' Steering Committee Chair Action: Elect Adam Raymond (Glendora) to serve as Chair of the City Managers' Steering Committee.
- 7. FY 2025-2026 Appointments to City Managers' Steering Committee Action: Appoint the following regional representatives and at-large members to the City Managers' Steering Committee and submit to the Governing Board for approval:
 - Northeast: Ken Domer (La Verne), Adam Pirrie (Claremont)
 - Southeast: Dan Fox (Diamon Bar), Joshua Nelson (Industry)
 - Central: Rene Salas (South El Monte), Paulina Morales (West Covina)
 - Southwest: Mark Lazzaretto (San Gabriel), Bryan Cook (Temple City)

Members Absent:

Arcadia, D. Lazzaretto Bradbury, Kevin Kearney Glendora, Adam Raymond La Verne, K. Domer San Gabriel, M. Lazzaretto South El Monte, R. Salas

Guests:

S. Gonzalez, Azusa E. Rodriguez, SCAG L. Alvarez, Foothill Transit J. Raquel, Foothill Transit

- Northwest: Dylan Feik (Monrovia), Kevin Kearney (Bradbury)
- *At-Large: Dominic Lazzaretto (Arcadia)*
- Past President: Jessica Binnquist (Alhambra)

There was a motion to approve consent calendar items 5-7 (M/S: Diamond Bar, Temple City) [MOTION PASSED BY VOICE VOTE]

PRESENTATION ITEM

- 8. Foothill Transit Bus Stop Enhancement Program (BSEP) Presentation L. Alvarez, Transit Planner at Foothill Transit, presented on this item.
- 9. Capital Projects Update

K. Lai, SGVCOG Director of Capital Projects, and SGVCOG Senior Project Managers R. Coronel, M. Moreno, and C. Inciong presented on this item.

ANNOUNCEMENTS

SGVCOG Senior Advisor S. Wong invited the Committee and their respective City residents to the Open Streets event Mission at Twilight, taking place June 22, 2025.

ADJOURN

The meeting was adjourned at 12:39 PM.

- DATE:June 4, 2025TO:City Managers' Steering CommitteeFROM:Marisa Creter, Executive Director
- RE: LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY (LACAHSA) MEASURE A UPDATE

RECOMMENDED ACTION

For information only.

BACKGROUND

In 2022, Senate Bill 679 (Kamlager), the Los Angeles County Regional Housing Finance Act Legislation established the Los Angeles County Affordable Housing Solutions Agency (LACAHSA). LACAHSA's purpose is to work regionally to increase the supply of affordable housing and housing options in the County and to help people stay in their homes. LACAHSA was established to address two key needs to address the homelessness crisis – the need to prevent vulnerable residents from becoming unhoused and the need to scale up affordable housing options.

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. Measure A became effective April 1, 2025, and provides a funding source for LACAHSA. Measure A is estimated to levy approximately \$1 billion in revenue in its first fiscal year per the LA County Auditor Controller. Measure A also establishes that 35.75% will be allocated to the Los Angeles County Affordable Housing Solutions Agency (LACAHSA) for the production of affordable housing and for renter protections. Based on this percentage and anticipated Measure A revenues, LACAHSA is anticipated to receive approximately \$383 million from Measure A.

The LACAHSA Board is responsible for allocating and administering its Measure A funding. The LACAHSA-enabling legislation (SB 679) and Measure A provide some guidance on the specific programs that can be funded by LACAHSA's revenue measures. Over the last several months, LACAHSA has been developing its FY 2025-26 Funding Expenditure Plan, which describes the funding categories, eligible uses, the share of revenue and estimated funding amount to be spent on each of the following program categories. These are outlined below:

• **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. 77.25% of this allocation must be used for new construction (including substantial renovation), including operating subsidies for new construction projects that meet specific project-level affordability requirements. The remaining 22.75% can be used more flexibly (including preservation, acquisition, rehabilitation, ownership and including associated operating subsidies).



- Countywide Renter Protection & Homelessness Prevention (RPHP) (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 "Annual Priorities"** (15% of allocated funds): The LACAHSA Board can allocate these funds to any eligible LACAHSA's eligible uses. LACAHSA staff has recommended to the LACAHSA Board that this category be allocated for "Production, Preservation, and Ownership."
- Technical Assistance, Research, and Policy Development (5% of allocated funds): Eligible uses include local agency technical assistance grants; direct programming; program design, administration, monitoring, and evaluation; and professional services support.
- LACAHSA Administration (5% of allocated funds).

The LACAHSA-enabling legislation also dictates that LACAHSA funds shall be distributed between LACAHSA and defined "eligible jurisdictions." Specifically, within the "Production, Preservation, & Ownership (PPO)" and "Countywide Renter Protection & Homelessness Prevention" and "Technical Assistance, Research, and Policy Development" funding categories, 30% of programmatic funds are allocated to LACAHSA, and 70% of programmatic funds are allocated to the defined eligible jurisdictions, as defined in SB 679 The LACAHSA-enabling legislation states funding for "Production, Preservation, and Ownership' be allocated to each eligible jurisdiction based on its pro rata lower income housing need, as defined by the Regional Housing Needs Assessment (RHNA). At the May 14, 2025, LACAHSA Board meeting, LACAHSA staff has also recommended that LACAHSA's funding for "Annual Priorities" be designated for production, preservation, and ownership, and that 70% of these funds should also be allocated to eligible jurisdictions based on RHNA share. Funding for "Technical Assistance" is be allocated to eligible jurisdictions on a per low-income renter household basis. LACAHSA is utilizing "Comprehensive Housing Affordability Strategy" (CHAS) data, which is collected and calculated by the U.S. Census Bureau, to calculate this share. LACAHSA is also using CHAS data to allocate "Renter Protection and Homeless Prevention" between eligible jurisdictions.

The "eligible jurisdictions" defined in the LACAHSA-enabling legislation are the County's four largest cities (Los Angeles, Long Beach, Santa Clarita, and Glendale), the unincorporated areas of Los Angeles County, and the County's councils of governments. The legislation also allows LACAHSA to allocate the appropriate pro-rata funding allocation to a regional housing trust that does not correspond to an existing council of governments, which they have done for the Burbank-Pasadena-Glendale Regional Housing Trust. The San Gabriel Valley Council of Governments (SGVCOG) is an eligible jurisdiction, and the enabling legislation allows the SGVCOG to allocate its funds – or a portion of its funds – to the San Gabriel Valley Regional Housing Trust (SGVRHT). While not listed as an eligible jurisdiction, LACAHSA has also recommended that the North County Transportation Commission (NCTC) – which includes the cities of Lancaster and Palmdale – receive an allocation, likely because Lancaster and Palmdale are not part of a council of governments and NCTC was therefore the most appropriate subregional entity through which to distribute the funds.



LACAHSA intends to execute a memorandum of agreement (MOA) with each eligible jurisdiction to facilitate expenditure of those funds. As such, the SGVCOG expects to execute an MOA with LACAHSA to receive these funds, and LACAHSA has indicated that this process will occur prior to July 1, 2025.

DISCUSSION

As part of its MOA, the SGVCOG will be required to identify eligible projects and programs to expend its allocated funds, based on the funding guidelines for eligible jurisdictions.

Based on the funding allocations included in the LACAHSA Expenditure Plan, the SGVCOG anticipates the following allocations within each category listed above:

Production, Preservation, & Ownership		Renter Protection	Taabniaal	
New Construction	Flexible	& Homelessness Prevention	Assistance	TOTAL
\$9,360,717	\$2,756,716	\$8,172,640	\$1,362,107	\$21,652,180 ¹

While the SGVCOG is still awaiting the funding guidelines from LACAHSA that will dictate the exact programs implemented through these projects, staff proposes the following approaches to ensure these programs can be initiated quickly:

Production, Preservation, & Ownership

At its May 22, 2025, meeting, the Governing Board authorized the Executive Director to execute an agreement with the San Gabriel Valley Regional Housing Trust (SGVRHT) to administer the SGVCOG's "Production, Preservation, & Ownership" funding, as allowed by the LACAHSAenabling legislation. As noted previously, the "Production, Preservation, & Ownership" funding is split between two eligible project types: new construction and "flexible" funding (for acquisition, preservation, and other similar project types). The SGVRHT has extensive experience in both of these areas. For new construction, the SGVRHT has several programs in place which could immediately benefit from LACAHSA funding. This includes the SGVRHT's Affordable Housing Pipeline (which provides traditional gap financing for affordable housing projects) and the Revolving Loan Fund (which provides 3 to 5 year loans for developers for pre-development and acquisition costs), to facilitate the "new construction" funding. There are also some additional opportunities identified within the LACAHSA Expenditure Plan, including operating subsidies and substantial renovation, so there will likely be additional opportunities to establish more innovative approaches to affordable housing, pending more information from the funding guidelines. For flexible funds, the SGVRHT also has a history of supporting innovative housing projects, through its "Innovation" funding program. Through the Innovation program, the SGVRHT has supported the construction of interim housing sites and has acquired multiple

¹ As noted above, at its May 14, 2025, LACAHSA staff recommended that LACAHSA's "Annual Priorities" funding allocation be dedicated for preservation, production, and ownership and to also allocate 70% of this funding to eligible jurisdictions. The additional money under consideration could increase the total SGVCOG allocation to \$25,691,324, with the amount allocated for PPO as \$16,156,576. The LACAHSA Board did not have time to consider that item at its meeting, so SGVCOG staff expects that it will be presented at the next LACAHSA meeting in June.



properties, which are being ground-leased for affordable housing and interim housing. Pending the funding guidelines, the SGVRHT will likely have additional opportunities to pilot additional innovative approaches. The SGVRHT will work closely with the SGVCOG to program these funds based on the funding guidelines and throughout the Program implementation.²

Renter Protection & Homelessness Prevention and Technical Assistance

At its May 22, 2025, meeting, the Governing Board authorized the Executive Director to develop and release applications and execute agreements and amendments necessary for the expenditure of funds within the "Renter Protection and Homelessness Prevention" and "Technical Assistance" categories. It is difficult to outline the specific approach for these programs without having the LACAHSA funding guidelines, which are expected to be released in mid-June. However, the most important point about the "Renter Protection and Homelessness Prevention" funding is that these funds <u>cannot</u> be used to support persons who are currently experiencing homelessness, and it caps "rental assistance" at a maximum of six months of support for a client.

While there is limited information available from LACAHSA, at a high level, the SGVCOG proposes administering the Renter Protection and Homelessness Prevention funds through contracts with subrecipient(s), generally following the approach of the SGVCOG's Housing Solutions Fund (HSF). The HSF provides service providers with quick access to flexible funds help persons experiencing homelessness move into housing and to help those at-risk of homelessness stay in housing. The SGVCOG has 18 contracts with service providers and cities, each of which is implementing and administering its own program in alignment with the SGVCOG's HSF Guidelines.

While this approach does provide service providers and cities with wide access to flexible funds to help their clients, it is difficult for the SGVCOG to ensure that each resident has equal access to the HSF and for the SGVCOG to evaluate the overall impact of the funds. It has been especially difficult to evaluate the impact of funding that helps persons at-risk of homelessness stay housed, and LACAHSA funding can only be used for homelessness prevention for housed clients, with additional limitations. Measure A also has a strong focus on accountability, reporting, equity, and program effectiveness. To address these needs, the SGVCOG is proposing to use a more centralized approach that helps to ensure that all San Gabriel Valley residents have more equal access to prevention resources. This will help to ensure that the SGVCOG can fulfill its reporting and program implementation requirements. More details about this approach will be presented as the SGVCOG has more information from LACAHSA's program guidelines.

It is also important to note that LACHASA and several other providers are discussing whether certain prevention programs would be best managed at the County-wide level. For example, eviction defense and other legal aid services that were previously funded by the County (under the umbrella of Stay Housed LA) using Measure H funding, are not being funded by the County for FY 2025-26. As such, there have been several discussions at LACAHSA about how to ensure that the County's eviction defense program continues. This discussion has centered around using "Renter Protection and Homelessness Prevention" funds to support these resources. It is not clear

² Staff acknowledges that there are some cities that are not members of the SGVRHT and some cities that are affiliate members and are, therefore, not eligible for funds for projects. The SGVCOG will work with the SGVRHT to identify the appropriate approach to addressing that gap.



at this time how this approach would work – for example, it is unclear whether the SGVCOG would be asked to "pay-in" for these services or whether LACAHSA's agency funds would be used. However, SGVCOG staff will provide more information as it becomes available.

At this time, SGVCOG staff does not have a strong enough understanding of the guidelines and expectations for the "Technical Assistance" funds to make a programmatic recommendation.

NEXT STEPS

As noted throughout this report, LACAHSA has not released its funding guidelines, which is expected in mid-June. Once the guidelines are available, SGVCOG staff will be able to formally finalize these approaches and begin the necessary contracting processes to expend LACAHSA funds. More information and updates will continue to be provided as this process progresses.

Prepared by:

Victoria Urenia Management Analyst

Approved by: 1 arisa (retor

Marisa Creter Executive Director



DATE:	June 4, 2025
TO:	City Managers' Steering Committee
FROM:	Marisa Creter, Executive Director

RE: FIRE PREP SGV PROGRAM UPDATE & CITY SERVICES

RECOMMENDED ACTION

For information only.

BACKGROUND

SGVCOG leads a number of programs designed to improve planning, prevention and education related to wildfire risk in the San Gabriel Valley. These programs are funded through various grant sources and are free to cities and residents. An accounting of these programs, in addition to an upcoming pilot program to assess home hardening and defensible space assessments. The programs are as follows:

FirePrep SGV.

In December 2021, SGVCOG was awarded \$227,934.00 by the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) to develop and implement the San Gabriel Valley Wildfire Adaptation and Prevention Outreach Program, otherwise known as FirePrep SGV. The SGVCOG was awarded an additional \$250,469.00 by CAL FIRE through their Wildfire Prevention Grants in October 2022 to continue the program.

FirePrep SGV was developed in response to the Bobcat Fire in 2020 that burned over 115,000 acres in the San Gabriel Mountains and demonstrated a regional need for a comprehensive regional wildfire prevention and outreach efforts in the San Gabriel Valley. Through this program, staff provide wildfire prevention and adaptation public outreach and education activities for communities located in high to very high fire hazard severity zones in the region. To date, SGVCOG staff have organized 50 community outreach events that focus on wildfire preparedness, prevention, and planning. The program also produces specialized handouts and flyers that can be delivered to City Councils and other public spaces.

Home Hardening & Defensible Space Pilot Program.

In 2024, SGVCOG was awarded \$100,000 by the California Fire Safe Council to launch a home hardening and defensible space assessment pilot program that would provide no-cost assessments to residents living in high to very high fire hazard severity zones. Anticipated to launch in Fall of 2025, the program will educate residents, make recommendations, and connect them with the right resources to make their homes more resilient from wildfires.



Regional Community Wildfire Protection Plan.

In August 2022, SGVCOG received \$677,959 from CAL FIRE to develop a Regional Community Wildfire Protection Plan (CWPP) through their wildfire prevention grant program. This CWPP includes:

- Comprehensive wildfire hazard and risk analyses,
- An assessment of evacuation routes and challenges across the SGV,
- An 18-month action plan for addressing hazards and risks, and
- Recommendations for plan upkeep, monitoring, and reporting.

SGVCOG has worked with the firm Jensen Hughes and local, regional, and state agencies, fire and emergency stakeholders, and members of the public on the development of this plan. A draft is anticipated for public review in October 2025.

DISCUSSION

In November 2023, Jensen Hughes project manager for the CWPP, Amelia Pludow, provided a presentation to the City Managers Steering Committee on the Regional CWPP process. In February 2025, the Planners Working Group received a presentation update about the SGVCOG's wildfire programs and resources for cities.

Mackenzie Bolger, SGVCOG Principal Management Analyst and Paulina Mejia, SGVCOG Management Analyst will provide an update on the SGVCOG's current wildfire planning, outreach, and education projects.

Prepared by: Paulina Myia Paulina Mejia

Management Analyst

prisa Creter Approved by: **7**

Marish Creter **Executive Director**



DATE:June 4, 2025TO:City Managers' Steering CommitteeFROM:Marisa Creter, Executive Director

RE: LOS ANGELES COUNTY COMMUNITY SAFETY IMPLEMENTATION TEAM (CSIT) UPDATE

RECOMMENDED ACTION

For information only.

BACKGROUND

In 2021, the Los Angeles County Board of Supervisors established the Jail Closure Implementation Team (JCIT) under the "Care First, Jails Last" initiative. The team was tasked with coordinating the phased closure of Men's Central Jail (MCJ), a facility recognized as outdated, unsafe, and not conducive to rehabilitation. The Board further directed that this closure be achieved without constructing new carceral facilities, including jail-like treatment centers.

The San Gabriel Valley Council of Governments (SGVCOG) members have a history of engagement with these efforts. In November 2021, following a presentation from JCIT, the Governing Board directed SGVCOG staff to send a letter supporting the replacement of MCJ with a mental health facility. In a subsequent update in July 2022, JCIT staff emphasized that full closure of MCJ would take several years due to the complexity of safely relocating individuals. Staff also noted that adapting MCJ for mental health treatment posed significant challenges due to the facility's deteriorating condition and the need for sustained funding.

JCIT has since transitioned into the Community Safety Implementation Team (CSIT), with a stated mission to reduce the County's jail population by advancing care-based, community-centered alternatives to incarceration. CSIT's work is intended to focus on the complex needs of those in custody, many of whom are impacted by homelessness, poverty, mental illness, or substance use disorders.

Wil Pinkney, Executive Director of CSIT, will provide a presentation on this item.

Prepared by: Jois Talla

⁶ Management Aide

Approved by

Marisa Creter Executive Director

