



San Gabriel Valley Council of Governments*

AGENDA AND NOTICE OF THE MEETING OF THE SGVCOG EXECUTIVE COMMITTEE

Monday, February 1, 2021 – 10:00 AM

Teleconference Meeting

Livestream is Available at: <https://youtu.be/rIE5XFdDObc>

President
Margaret Clark

1st Vice President
Becky Shevlin

2nd Vice President
Tim Hepburn

3rd Vice President
Ed Reece

Past President
Cynthia Sternquist

Transportation Chair
Jason Pu

Homelessness Chair
Becky Shevlin

EENR Chair
Denis Bertone

Water Policy Chair
Gloria Crudgington

ACE Chair
Tim Sandoval

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

MEETINGS: *Regular Meetings of the Executive Committee are held the first Monday of every month at 10:00 a.m. at the SGVCOG Office (1000 S. Fremont Ave., Building 10, Suite 10210, Alhambra, California 91803).* The Executive 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. Copies are available via email upon request (sgv@sgvcog.org). Documents distributed to a majority of the Board 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 Executive Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG requests that persons addressing the Executive Committee refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE EXECUTIVE COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the Board 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 Board on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Executive Committee may not discuss or vote on items not on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the Executive Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Executive 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 Board 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 Executive 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 STATE OF EMERGENCY RESULTING FROM THE THREAT OF COVID-19:** On March 17, 2020, Governor Gavin Newsom issued Executive Order N-29-20 authorizing a local legislative body 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 State of Emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new Order issued by the Governor 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 Executive Committee meeting scheduled for February 1, 2021 at 10:00 a.m. will not be allowed. Members of the public may view the meeting live on the SGVCOG's website. To access the meeting video, please see the link on the front page of the agenda.

Submission of Public Comments: For those wishing to make public comments on agenda and non-agenda items you may submit comments via email or by phone.

- Email: Please submit via email your public comment to Katie Ward (kward@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.
- Phone: Please email your name and phone number to Katie Ward (kward@sgvcog.org) at least 1 hour prior to the scheduled meeting time for the specific agenda item you wish to provide public comment on. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." You will be called on the phone number provided at the appropriate time, either during general public comment or specific agenda item. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes.

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact Katie Ward at least 48 hours prior to the meeting at (626) 457-1800 or at kward@sgvcog.org.

PRELIMINARY BUSINESS

1. Call to Order
2. Roll Call
3. Public Comment *(If necessary, the President 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 Executive Committee may take action on these matters)*

CONSENT CALENDAR

5. Executive Committee Meeting Minutes – Page 1
Recommended Action: Approve Executive Committee minutes.

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

- CALCOG Appointment – Page 5
- Request from CPCC Member regarding Meeting Stipends – Page 15

PRESIDENT’S REPORT

EXECUTIVE DIRECTOR’S REPORT

GENERAL COUNSEL’S REPORT

ACTION ITEMS

6. Governing Board Agenda – Page 17
Recommended Action: Approve the draft Governing Board agenda.
7. Oppose Unless Amended – Senate Bill 9 (Atkins), Duplexes and Lot Splits in Single-Family Neighborhoods – Page 21
Recommended Action: Authorize the SGVCOG President to send a letter to San Gabriel Valley legislators and the authors of Senate Bill 9 (Atkins, et al.) to oppose unless amended legislation that would require localities to issue ministerial approvals of duplexes and lot splits in single-family residential neighborhoods.
8. Support for Federal Affordable Housing Grant Program Funding – Page 25
Recommended Action: Recommend the Governing Board authorize the SGVCOG President to send a letter to Senator Feinstein in support of federal legislation that would provide \$1.5 billion annually to help state and local governments or nonprofit organizations acquire and rehabilitate existing buildings for use as affordable housing. Request that “eligible entities” be clearly defined in the legislation to include entities such as the San Gabriel Valley Regional Housing Trust (SGVRHT).
9. San Gabriel Valley Regional Housing Trust Board of Directors Appointment
Recommended Action: Recommend the Governing Board appoint the Central District representative to the San Gabriel Valley Regional Housing Trust Board of Directors.

ANNOUNCEMENTS

ADJOURN



SGVCOG
Executive Committee Meeting Minutes
January 4, 2021
10:00 AM
Teleconference Meeting via Zoom

PRELIMINARY BUSINESS

1. Call to Order
 The meeting was called to order at 11:01 AM.

2. Roll Call

Members Present

Members Absent

- M. Clark, President
- B. Shevlin, 1st Vice President/Homelessness Chair
- T. Hepburn, 2nd Vice President
- E. Reece, 3rd Vice President
- C. Sternquist, Past President
- D. Bertone, EENR Chair
- J. Pu, Transportation Chair
- G. Crudgington, Water Policy Chair
- T. Sandoval, ACE Chair

Staff/Guests:

- M. Creter, SGVCOG Executive Director
- K. Ward; P. Hubler; C. Sims; E. Shen, SGVCOG Staff
- D. DeBerry, Woodruff, Spradlin & Smart
- T. Egan, Capital Representation Group

3. Public Comment
 A copy of written public comment submitted can be found attached to these meeting minutes.
4. Changes to Agenda Order:
 There were no changes to the agenda order.

CONSENT CALENDAR

5. Executive Committee Meeting Minutes
Recommended Action: Approve Executive Committee minutes.

There was a motion to approve the consent calendar (M/S: T. Hepburn/ B. Shevlin).

[MOTION PASSES]

AYES:	M. Clark, B. Shevlin, T. Hepburn, D. Bertone, E. Reece, G. Crudgington, T. Sandoval, J. Pu, C. Sternquist,
NOES:	
ABSTAIN:	
ABSENT:	

UPDATE ITEMS

- FY 20-21 Budget Amendment #1
 K. Ward provided an update on this item.

- Legislative Update
P. Hubler reported on this item.

PRESIDENT’S REPORT

- M. Clark reported on this item.

EXECUTIVE DIRECTOR’S REPORT

- M. Creter reported on this item.

GENERAL COUNSEL’S REPORT

- D. DeBerry reported on this item.

ACTION ITEMS

6. Governing Board Agenda
M. Creter reported on this item.

There was a motion to approve the draft Governing Board agenda. (M/S: J. Pu/ T. Hepburn).

[MOTION PASSES]

AYES:	M. Clark, B. Shevlin, T. Hepburn, D. Bertone, E. Reece, G. Crudgington, T. Sandoval, J. Pu, C. Sternquist,
NOES:	
ABSTAIN:	
ABSENT:	

ANNOUNCEMENTS

CLOSED SESSION

7. Conference with Legal Counsel – Anticipated Litigation
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4) (One potential case).
No reportable action to disclose from the closed session.

ADJOURN

- The meeting adjourned at 11:24 AM.

SGVCOG EXECUTIVE COMMITTEE Public Comment 1/04/2021

Jackson Salinas

ACTION ITEMS

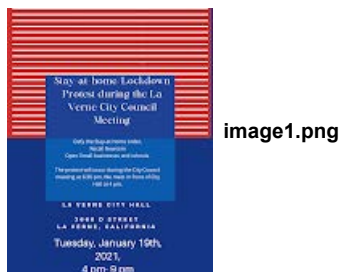
6. Governing Board Agenda: I have emailed this to staff but I am requesting this committee to add a special meeting agenda along with this one or add it as an item to this agenda as soon as possible to discuss with all the cities to take legal action by joining the lawsuit with San Bernardino County and San Joaquin County against Governor Newsom for the Regional Stay-at-Home order. Our people and businesses cannot go on like this. We need every city to step-up their game and fight for the sake of our residents, our businesses, and the Constitution of the United States. I have already asked La Verne to join in but we need every city to join in.

As I said before during public comment at the Executive Committee meeting on December 7th. The governor is using false data to keep everything closed. We elected you folks to not just represent the people but to defend the Constitution by fighting for the people. I hope you folks will take this into consideration.

ANNOUNCEMENTS: We will be having an Open California Rally in Glendora on Saturday, January 9th from 10 am to 2 pm and a Stay-at-home/lockdown protest in La Verne during the city council meeting on Tuesday, January 19th in front of La Verne City Hall from 4 pm to 9 pm.

Public Comment: We are asking everyone to support the campaign to Recall Governor Newsom and sign the petition. We are getting close to our goal to recall him.

2 attachments



REPORT

DATE: February 1, 2021
TO: Executive Committee
FROM: Marisa Creter, Executive Director
RE: CALCOG APPOINTMENT

RECOMMENDED ACTION

For information only.

BACKGROUND

The California Association of Councils of Governments (CALCOG) is a nonprofit, social welfare organization formed to serve regional governments. CALCOG has 47 regional government member agencies, each appoints a representative from their legislative body to serve on the CALCOG Board. The California State Association of Counties and the League of California Cities may also appoint a representative to the CALCOG Board of Directors. Attachment A contains a list of current CALCOG Board of Directors and member agencies. CALCOG represents the collective interest of regional governments in California at the state and federal level. Attachment B contains CALCOG's policy principles that guide the focus of representing CALCOG's diverse membership.

The SGVCOG joined CALCOG in February 2020. During the SGVCOG's annual 20-21 appointment/nomination process, no members of the SGVCOG Governing Board expressed interest in serving on the CALCOG Board. Staff is currently seeking interested Governing Board members to serve as delegate and alternate to the CALCOG Board. The CALCOG Board meets quarterly, and meetings are currently conducted virtually. There is no compensation paid for this appointment.

Prepared by: _____


Katie Ward
Senior Management Analyst

Approved by: _____


Marisa Creter
Executive Director

ATTACHMENT

Attachment A – CALCOG Member Agencies
Attachment B – CALCOG Legislative Principles

Board of Directors

Cheryl Viegas-Walker, President

Council Member, City of El Centro
Imperial County Transportation Commission

Kristen Schreder, First Vice President

Mayor, City of Redding
Shasta Regional Transportation Agency

Fred Strong

Second Vice President

Council Member, City of Paso Robles
San Luis Obispo Council of Governments

Steve Teshara, Immediate Past President

Chair, South Shore Transportation Management Association
Tahoe Transportation District

Margaret Finlay

Executive Committee

Council Member, City of Duarte
Southern California Association of Governments

Julie Pierce

Executive Committee

Council Member, City of Clayton
Contra Costa Transportation Authority

Rebecca Jones

Executive Committee

Mayor, City of San Marcos
San Diego Association of Governments

John Bauters

Councilmember, City of Emeryville
Alameda County Transportation Commission

Gary Tofanelli

Supervisor, Calaveras County
Calaveras Council of Governments

Jan Harnik

Council Member, City of Palm Desert
Coachella Valley Association of Governments

Brian Veerkamp

Supervisor, El Dorado County
El Dorado County Transportation Commission

Gary Yep

Mayor Pro Tem, City of Kerman
Fresno Council of Governments

Stephen Avis

Vice-Mayor, City of Ferndale
Humboldt County Association of Governments

Bob Smith

Council Member, City of Bakersfield
Kern Council of Governments

Michael LeBarre

Mayor, City of King
Kings County Association of Governments

Chuck Leonard

Member at Large
Lake County/City Area Planning Council

John Fasana

Mayor Pro Tem, City of Duarte
LA County Metropolitan Transportation Agency

Robert Poythress

Executive Committee

Supervisor, Madera County
Madera County Transportation Commission

Tess Albin-Smith

Council Member, City of Fort Bragg
Mendocino Council of Governments

Lloyd Pareira

Supervisor, Merced County

Merced County Association of Governments

Amy Worth

Executive Committee

Council Member, City of Orinda

Metropolitan Transportation Commission

Lisa Middleton

Council Member, City of Palm Springs

Riverside County Transportation Commission

Barbara Delgleize

Council Member, City of Huntington Beach

Orange County Transportation Authority

Chuck Puckett

Council Member, City of Tustin

Orange County Council of Governments

Paul Joiner

Council Member, City of Lincoln

Placer County Transportation Planning Agency

Tim Onderko

Executive Committee

Council Member, City of Loomis

Sacramento Area Council of Governments

Peter Hernandez

Supervisor, San Benito County

San Benito Council of Governments

Zach Friend

Supervisor, Santa Cruz County

Santa Cruz County Regional Transportation Commission

Dan Wright

Council Member, City of Stockton

San Joaquin Council of Governments

Fred Strong

Executive Committee

Council Member, City of Paso Robles
San Luis Obispo Council of Governments

Holly Sierra

Mayor, City of Buellton
Santa Barbara County Association of Governments

Jim Spering

Supervisor, Solano County
Solano Transportation Authority

Chris Rogers

Vice Mayor, City of Santa Rosa
Sonoma County Transportation Authority

Vito Chiesa

Supervisor, Stanislaus County
Stanislaus Council of Governments

Sue Novasel

Chair, Tahoe Regional Planning Agency

Britt Huff

Mayor Pro Tem, City of Rolling Hills Estates
South Bay Council of Governments

Michael LeBarre

Mayor, City of King
Transportation Agency for Monterey County

John Gray

Supervisor, Tuolumne County
Tuolumne County Transportation Council

Brian Tisdale

Council Member, City of Lake Elsinore
Western Riverside Council of Governments

Alan Wapner

Council Member, City of Ontario
San Bernardino County Transportation Authority

Rudy Mendoza

Mayor, City of Woodlake
Tulare County Association of Governments

Will Berg

Council Member, City of Port Hueneme
Ventura County Transportation Commission

Alfredo Pedroza

Supervisor, Napa County
Napa Valley Transportation Authority

Pippin Dew

Vice Mayor, City of Vallejo
League of California Cities

ASSOCIATE MEMBERS

- League of California Cities
- California State Association of Counties

CURRENT MEMBER VACANCIES

- Association of Monterey Bay Area Governments
- Butte County Association of Governments
- Santa Clara Valley Transportation Authority
- Association of Bay Area Governments
- City/County Association of Governments of San Mateo County



Legislative Principles

Introduction

Regional agencies serve as a forum to create regional solutions for area wide needs, develop plans and strategies for a broad range of issues, to strengthen and assist local governments, and advocate for locals at the state and federal levels. CALCOG represents the collective interest of California's regional governments at the state and federal level as directed by its Board of Directors. CALCOG has developed the following policy principles to serve as the foundation for policy advocacy and communications in order to best represent our diverse membership.

I. Regional Governance

CALCOG promotes effective regional governance. Effective regional government is an essential element of the principle of local control. Many problems and issues transcend local boundaries. State and federal policy should support effective regional governance in order to allow regional policies that will address local and regional problems more effectively than a one-size-fits-all state approach. CALCOG:

- Supports a “bottoms-up” approach to regional governance that respects local authority and assures regional flexibility.
- Supports legislative and administrative measures that authorize local agencies to act collaboratively to achieve regional goals.
- Supports efforts to protect and expand the authority of regional agencies to program funding and set other regional priorities.
- Supports efforts to protect and increase direct funding to regions through both federal and state programs, especially when state and federal law mandate new duties and responsibilities.
- Opposes cost shifts and unfunded mandates in the responsibility areas of regional governments.
- Believes new state programs that affect regional responsibilities should be consistent with existing standards and requirements; encourage laws that require different state agencies to coordinate policies and reconcile differences before they are implemented.
- Supports appropriate performance measures developed and implemented cooperatively between federal, state, regional, and local agencies.
- Supports appropriate funding to regional agencies to match new state and federal requirements for enhanced planning, delivery, and performance review.
- Encourages regional or, if necessary, a mega-regional approach to selecting projects that will allow better targeting of state priorities to regional needs and improve the geographic fairness of the overall program.

II. Transportation Policy

State and federal law require regional agencies to play an integral role in planning, funding, and managing transportation systems. Regional agencies plan, fund, and manage local transportation systems. Transportation plans are designed to meet the needs of the region while achieving federal and state requirements. Regions work directly with local elected officials, stakeholders, and the public to incorporate their input. Successful implementation requires adequate resources for safety measures, system preservation, air quality, GHG emission reductions, air quality, mode choice, congestion management, safety, air quality, and other elements included in regional planning and programming responsibilities.

A. Planning and Programming

CALCOG supports measures that authorize and improve the capacity of regional agencies to deliver plans and program projects that meet the needs of their member cities and counties.

- Reinforce and build upon the structure of SB 45 that provides regions a strong voice in the programming of regional projects.
- Ensure local and regional agencies (including COGs, MPOs, RTPAs, CMAs and Transportation Commissions) receive sufficient funding to fulfill their planning and programming obligations. These activities include planning, data gathering and analysis, environmental review, and public engagement.
- Support open collaboration, data sharing, and funding to successfully implement federal and state performance-based planning and management requirements.
- Ensure that other state plans and programs remain consistent with the goals and structure of regional transportation plans.
- Support a robust transportation research program at the federal and state levels to investigate and use new technology, data and methods of data collection, innovative materials, and other improvements that could be incorporated into regional plans and project delivery programs.
- Support efforts that require or encourage transportation providers to share data in a way that respects privacy but allows policy makers to make more informed decisions about current use and future trends in travel and community development.
- Since regional transportation plans must be adopted every four or five years, support efforts to streamline CEQA or exempt elements or assumptions within these plans that are slated to occur in the later periods of the twenty- or thirty-year planning period. Such impacts can be appropriately reviewed in subsequent regional transportation plans if they materialize.

B. Transportation Finance

CALCOG supports dedicated, robust, and formula-based funding for California's transportation system. Local agencies provide a substantial amount of all transportation investment in the state. SB 1 did not address the entire need to maintain the current system in a state of good repair. And any gain in state funding is offset to some extent by ongoing risks to the solvency of the Federal Highway Trust Fund. Federal and state governments must increase existing funding to maintain and improve the state and local systems.

- Provide and protect additional, reliable, and sufficient transportation funding when there is an established need. All new revenues should keep pace with inflation.
- Support the exploration of a Road User Charge to replace the gasoline tax.
- Provide additional dedicated revenue source for regional and local governments to support the implementation of SB 375.
- Expand innovative financing and project delivery options to facilitate creative solutions for project funding.
- Support legislation that lowers the voter threshold required to pass transportation infrastructure initiatives to 55 percent; and support legislation that allows a county to create a sales tax district within its boundary with a two-thirds vote of that district.
- Maintain and improve efforts to include measurable performance targets in the State Highway Performance Plan with regular reporting requirements.

On issues related to federal funding, like a re-authorization act, CALCOG shall seek to partner with—and facilitate if necessary—other state interests to develop a unified set of principles to present to Legislators in Washington D.C. so that California may have the strongest voice possible.

C. Transportation Programs

CALCOG supports federal and state transportation programs that encourage innovative solutions for the movement of people and goods, while protecting the environment.

- Support measures to improve opportunities for businesses and citizens to easily access goods, jobs, services, and housing.
- Increase direct funding and sub allocation of resources to regional agencies.
- Support Transportation Demand Management strategies that can reduce single person vehicle use.
- Support measures that provide for sharing of anonymized data from ridesharing services and other sources that will allow for more informed planning and decision-making.
- Support further expansion of Transportation Network Companies and the deployment of autonomous vehicles that can support achievement of regional and local goals; but scrutinize policies to assure that they will be helpful, not harmful, to regional goals.
- Support “complete street” policies that are designed to accommodate all users, including cars, trucks, transit, bicyclists, and pedestrians.
- Protect and increase funding for the operation and expansion of transit and intercity and passenger rail service.
- Provide environmental review exemptions for specific repairs, safety projects, and transportation projects within existing public rights of way that directly further state policy priorities, regardless of the size of the lead agency.
- Encourage and support effective implementation of “advanced mitigation” environmental programs.
- Support the permanent assignment of the National Environmental Policy Act (NEPA) responsibilities to California align timelines of the assignment to be more consistent with California Environmental Quality Act and make the waiver of sovereign immunity permanent for such assignment.

- Authorize Caltrans and its partners to use alternative procurement methods permanently and without limits.
- Require early engagement of state resource agencies in the CEQA process for transportation projects to reduce permit processing time and require reasonable deadlines for permit approvals.

III. Sustainable Development and Infrastructure

CALCOG supports appropriate responses to address the systemic under-funding of urban, and rural infrastructure. This means finding new sources of funding as well as making the most efficient use of current funding sources.

- Support measures that propose to fairly invest and rebuild infrastructure in areas identified for growth in a regional transportation plan, including the reinstatement of a redevelopment program that is supported by cities and counties.
- Support funding for capital and operational investments to support effective, location efficient transit that will reduce the region's overall greenhouse gas emissions.
- Streamline and improve transportation project delivery processes to eliminate unnecessary requirements; support concurrent state and federal environmental review, including developing a reciprocity program to allow state environmental reviews to count toward the federal process.
- Expand innovative methods of project management and delivery, such as design-build, that can help complete projects in a timely and cost-efficient manner.
- Generally, amend CEQA to better account for positive environmental impacts of transportation and smart land use projects.

IV. Cap and Trade

CALCOG supports the investment of Cap and Trade funds in a way that will efficiently reduce Greenhouse Gas (GHG) emissions from the transportation sector.

- Dedicate the allocation revenues related to fuels to investments that reduce GHG emissions from the transportation sector.
- Maximize the investment revenues to implement SB 375 and other regional strategies to reduce GHGs, including funding for transit, active transportation, and complete streets infrastructure. Investments should favor integrated transportation and land use strategies.
- Invest funds in a manner consistent with sustainable community strategies. In regions where SB 375 does not apply, other measurable emission reduction strategies should be consistent with regional transportation plans.
- Allocate transportation funds regionally by population, recognizing that different strategies are needed to achieve an optimum mix of GHG reductions and co-benefits in different areas of the state. Individual project-funding determinations should be awarded through a competitive regional process that is consistent with statewide criteria and enforcement.
- Provide funding for the development of modeling and measurement tools to improve performance measures to better evaluate and predict GHG reductions.
- State funding should encourage innovative projects. Grant criteria should allow time for transportation projects to be programmed instead of focusing on more project readiness.
- Support criteria that recognize the unique public nature of transportation programming and infrastructure funding.
- Funding should be awarded to projects that get the most GHG reductions per dollar invested.
- The state should have accurate models that fairly account for conditions in all regions.

VI. Housing

CALCOG supports effective housing policies. Many COGs are tasked with setting the Regional Housing Needs Allocation. Regional governments also account for future of housing growth and development in regional transportation plans. Linking land use, housing, and transportation decisions is good policy and integral to reducing greenhouse gas emissions. Regions work closely with their local agencies to forecast land use development, including housing needs, growth, and the relationship to the transportation network.

- Work with local government partners to amend housing element law (and related administrative procedures) to give jurisdictions flexibility to provide affordable housing and remove disincentives and regulatory obstacles to providing affordable housing.
- Seek funding to reimburse COGs for Regional Housing Needs Allocation compliance costs.
- To emphasize the connections between housing and transportation in regional transportation plans, support voluntary programs that would authorize regional agencies to award a percentage of state funds (in lieu of state selection) to location-efficient housing projects that support the objectives of regional transportation plans and are supported by local governments.
- Support incentives for jurisdictions that provide opportunities for more housing, including affordable and transit-oriented developments (TODs) and encourage the siting of these developments near areas with transportation resources and future planned investments.
- Work with our local government partners to support approaches to funding affordable housing.

VII. Economic and Community Development

CALCOG supports efforts to encourage economic and community development. Regional governments work with their member cities and counties to encourage job growth. With the dissolution of redevelopment, cities and counties are looking for new tools to continue to revitalize their communities and regions support these goals.

- Support funding for the planning and development of infrastructure that results in the creation and retention of jobs, including transportation, housing and technology deployment.
- Encourage the location of job centers and housing be consistent with regional transportation plans.
- Support the use of innovative financing, such as Infrastructure Financing Districts, and mitigation programs, such as advance mitigation, to help plan and develop areas to attract and retain businesses.
- Support policies and funding to increase deployment of technology infrastructure, such as broadband, to support economic and community development



Contact

1107 9th Street, Ste. 810
Sacramento, CA 95814
(916) 557-1170

Follow Us



REPORT

DATE: February 1, 2021
TO: Executive Committee
FROM: Marisa Creter, Executive Director
RE: **REQUEST FROM CPCC MEMBER REGARDING MEETING STIPENDS**

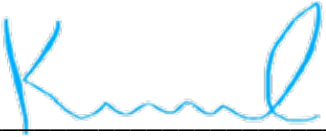
RECOMMENDED ACTION

Discuss and provide direction to staff.


BACKGROUND

In 2002, the SGVCOG adopted Resolution 18-06 that updated the stipend received for attendance at regular, special, or emergency meetings for Governing Board Representatives and Alternate Governing Board Representatives from \$50 to \$75 to encourage participation. Currently, SGVCOG policy committee members receive no compensation for attendance at meetings. A request was received from a member of the Capital Projects and Construction Committee (CPCC) to consider providing stipends to Board Representatives that attend CPCC meetings and Executive Committee (EC) meetings on months the Governing Board does not meet. Typically, the Governing Board meets 10 out of the 12 months in a year. Based on the assumption that these CPCC and EC meetings would occur twice a year, the annual net fiscal impact for instituting stipends for these meetings could range from \$1,125-\$1,425 based on average/max attendance. This would be in addition to any costs associated with Governing Board stipends. While this would be feasible from a budgetary perspective, it could create perceived inequities with other committees that meet with the same frequency and have the same workload. It would be financially infeasible to provide stipends to attendance at all committee meetings as this would cost over \$100,000 annually. Staff is seeking direction.

Prepared by: _____


Katie Ward
Senior Management Analyst

Approved by: _____


Marisa Creter
Executive Director



AGENDA AND NOTICE OF THE MEETING OF THE
SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS GOVERNING BOARD
THURSDAY, FEBRUARY 18, 2021 - 4:00 P.M.*
Teleconference Meeting
Livestream Available at:

SGVCOG Officers

President
Margaret Clark

1st Vice President
Becky Shevlin

2nd Vice President
Tim Hepburn

3rd Vice President
Ed Reece

Members

Alhambra

Arcadia

Azusa

Baldwin Park

Bradbury

Claremont

Covina

Diamond Bar

Duarte

El Monte

Glendora

Industry

Irwindale

La Cañada Flintridge

La Puente

La Verne

Monrovia

Montebello

Monterey Park

Pasadena

Pomona

Rosemead

San Dimas

San Gabriel

San Marino

Sierra Madre

South El Monte

South Pasadena

Temple City

Walnut

West Covina

*First District, LA County
Unincorporated Communities*

*Fourth District, LA County
Unincorporated Communities*

*Fifth District, LA County
Unincorporated Communities*

SGV Water Districts

Thank you for participating in tonight's meeting. The Governing Board encourages public participation and invites you to share your views on agenda items.

MEETINGS: *Regular Meetings of the Governing Board are held on the third Thursday of each month at 4:00 PM at the Foothill Transit Office (100 South Vincent Avenue, West Covina, CA 91790).* The Governing Board 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. Copies are available via email upon request (sgv@sgvkog.org). Documents distributed to a majority of the Board 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 Governing Board meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG requests that persons addressing the meeting refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE GOVERNING BOARD: At a regular meeting, the public may comment on any matter within the jurisdiction of the Board 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. There is a three-minute limit on all public comments. Proxies are not permitted, and individuals may not cede their comment time to other members of the public. **The Governing Board may not discuss or vote on items not on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the Governing Board. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Governing Board 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 Board 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 Governing Board.



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 STATE OF EMERGENCY RESULTING FROM THE THREAT OF COVID-19:** On March 17, 2020, Governor Gavin Newsom issued Executive Order N-29-20 authorizing a local legislative body 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 State of Emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new Order issued by the Governor and ensure the safety of Board Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Governing Board meeting scheduled for February 18, 2021 at 4:00 p.m. will not be allowed. Members of the public may view the meeting live on the SGVCOG's website. To access the meeting video, please see the link on the front page of the agenda.

Submission of Public Comments: For those wishing to make public comments on agenda and non-agenda items you may submit comments via email or by phone.

- Email: Please submit via email your public comment to Katie Ward (kward@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 Governing Board prior to the meeting.
- Phone: Please email your name and phone number to Katie Ward (kward@sgvcog.org) at least 1 hour prior to the scheduled meeting time for the specific agenda item you wish to provide public comment on. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." You will be called on the phone number provided at the appropriate time, either during general public comment or specific agenda item. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes.

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact Katie Ward at least 48 hours prior to the meeting at (626) 457-1800 or at kward@sgvcog.org.

PRELIMINARY BUSINESS

5 MINUTES

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment (*If necessary, the President may place reasonable time limits on all comments*)
5. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to next regular meeting

LIAISON REPORTS

6. Gold Line Foothill Extension Construction Authority
7. Foothill Transit
8. Los Angeles County Metropolitan Transportation Authority
9. San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy
10. San Gabriel Valley Mosquito & Vector Control District
11. Southern California Association of Governments
12. League of California Cities
13. San Gabriel Valley Economic Partnership
14. South Coast Air Quality Management District

PRESIDENT'S REPORT

5 MINUTES

EXECUTIVE DIRECTOR'S REPORT

5 MINUTES

GENERAL COUNSEL'S REPORT

5 MINUTES

COMMITTEE/BOARD REPORTS

10 MINUTES

15. Transportation Committee
16. Homelessness Committee
17. San Gabriel Valley Regional Housing Trust Board
18. Energy, Environment and Natural Resources Committee
19. Water Committee
20. Capital Projects and Construction Committee

CONSENT CALENDAR

5 MINUTES

(It is anticipated that the SGVCOG Governing Board may take action on the following matters)

21. Governing Board Meeting Minutes
Recommended Action: Adopt Governing Board minutes.
22. Monthly Cash Disbursements/Balances/Transfers
Recommended Action: Approve Monthly Cash Disbursements/Balances/Transfers.
23. Committee/TAC/Governing Board Attendance
Recommended Action: Receive and file.
24. Contract/Amendment Summary Report
Recommendation Actions: Receive and file.
25. Committee/TAC/Partnership Agency Appointments
Recommended Action: Appoint members to the following standing SGVCOG Policy Committees, Technical Advisory Committees, and other partnership agency appointments:
 - San Gabriel Valley Regional Housing Trust Board of Directors:
 - Central Seat
26. Regional Early Action Planning (REAP) Application
Recommendation Actions: Authorize the Executive Director to execute an agreement with SCAG for completion of SGVCOG Regional Early Action Planning (REAP) projects for an amount not-to-exceed \$1,582,000.
27. Update San Gabriel Valley Regional Housing Trust (SGVRHT) Board of Directors Appointment Process

- Recommendation Actions: Approve the proposed updates to the SGVRHT Board of Directors Appointment Process and establish staggered appointment terms.*
28. Support for Federal Affordable Housing Grant Program Funding
Recommended Action: Authorize the SGVCOG President to send a letter to Senator Feinstein in support of federal legislation that would provide \$1.5 billion annually to help state and local governments or nonprofit organizations acquire and rehabilitate existing buildings for use as affordable housing. Request that “eligible entities” be clearly defined in the legislation to include entities such as the San Gabriel Valley Regional Housing Trust (SGVRHT).
29. The Fighting Homelessness Through Services and Housing Act (Support)
Recommended Action: Authorize the SGVCOG President to submit a letter of support for the Fighting Homelessness Through Services and Housing Act.
30. Update SGVCOG Energy Policy
Recommendation Actions: Adopt Resolution 21-06 updating the SGVCOG Energy Policy.
31. Update SGVCOG Open Space Preservation Policy
Recommendation Actions: Adopt Resolution 21-07 updating the SGVCOG Open Space Preservation Policy.
32. Update SGVCOG Solid Waste Policy
Recommendation Actions: Adopt Resolution 21-08 updating the SGVCOG Solid Waste Policy.
33. Measure H Innovation Funds Programming Update
Recommendation Actions: Reallocate as necessary Measure H Innovation funding from the “Regional Housing Trust (Operations)” budget category to the “Regional Housing Trust (Capital)” budget category.

PRESENTATION

20 MINUTES

34. COVID-19 Vaccine Distribution Update – Los Angeles County Department of Public Health
Recommendation Actions: For information only.

ADJOURN

REPORT

DATE: February 1, 2021

TO: Executive Committee

FROM: Marisa Creter, Executive Director

RE: **OPPOSE UNLESS AMENDED—SENATE BILL 9 (ATKINS), DUPLEXES AND LOT SPLITS IN SINGLE-FAMILY NEIGHBORHOODS**

RECOMMENDED ACTION

Authorize the SGVCOG President to send a letter to San Gabriel Valley legislators and the authors of Senate Bill 9 (Atkins, et al.) to oppose unless amended legislation that would require localities to issue ministerial approvals of duplexes and lot splits in single-family residential neighborhoods.

BACKGROUND

SB 9 would allow up to four housing units to replace a single-family home. SGVCOG supports legislative efforts to increase the supply of affordable housing but firmly believes land-use planning and zoning authority should remain vested with locally elected officials accountable to their communities. Absent local planning, the potential quadrupling of the number of families in single-family neighborhoods could overwhelm infrastructure, strain public services and unintentionally drive land speculation, adversely impacting homeownership in disadvantaged communities and failing to increase the supply of affordable housing. Amendments requested by SGVCOG, pursuant to the adoption of the 2021 Legislative Agenda, include:

Support Planned Growth: Local jurisdictions should be authorized to adopt a finding that existing and planned infrastructure and public services in the R-1 neighborhood can sustain the new housing and new residents likely to result under SB 9. This finding would be based on, but not be limited to, an evaluation of sewers, water systems, roads, parks and open space, EV charging, public schools and public safety and transit services. We note that although duplexes and lot splits will result in greater density than Accessory Dwelling Units (ADUs), the Legislature saw fit to grant local governments authority to make such a finding before permitting ADUs by right in R-1 neighborhoods (see Government Code § 65852.2, subdivision (a) (1)).

Provide Housing Credit: Local governments have been required since 1969 to plan for and rezone their communities to accommodate allocations by the State of California of new affordable to market-rate housing through the Regional Housing Needs Assessment (RHNA) process. Local jurisdictions should be granted RHNA credit for R-1 neighborhoods that are subject to the provisions of SB 9, consistent with RHNA credit granted for ADUs (see Government Code § 65852.2, subdivision (m) and § 65583.1).

Support Affordable Housing: SB 9 provides no state financial support to help foster the construction of affordable – as opposed to market-rate – duplex housing and the bill should be amended to do so especially given the high land costs in major metropolitan areas.

Stop Land Speculation: If the intent of SB 9 is to foster housing production, lot splits of R-1 parcels under the provisions of SB 9 which do not result in the construction of new multifamily housing should be prohibited.

REPORT

Maintain Police/Fire Protection: SB 9 should defer to local requirements, such as fire lane widths and fire engine turning radii, as applicable, to maintain access and response times to multifamily units.

Avoid Parking Shortages: SB 9 waives all parking requirements if the development is located within one-half mile of transit or one block to a car share vehicle and otherwise requires no more than two “off-street” spaces. SB 9 should defer to local parking requirements which typically require four covered parking spaces per two-family duplex to avoid severe shortages of curbside parking in residential neighborhoods.


Uphold Dwelling Habitability: SB 9 proposes rear yard setbacks of four feet to replace typical setbacks for duplexes of 15 feet. Minimizing rear setbacks will significantly diminish light, privacy and open space for the residents of duplexes.


Prohibit Duplex Add-On Units: Single-family neighborhoods are already contending with a significant increase in ADU construction. To avoid excessive density, the ministerial approval of ADUs should be prohibited in residential areas subject to the provisions of SB 9.

Prevent Wildfire Catastrophes: SB 9 does not exempt high fire severity zones from denser development and it would be prudent to incorporate in the legislation exemptions for such zones as designated by the California Department of Forestry and Fire Protection or by localities.

Staff recommends the letter be sent immediately upon approval by the Executive Committee given the likelihood that the bill will be scheduled to be heard in its first policy committee in February before the regularly scheduled Governing Board meeting.

In addition to sending copies of the letter to the San Gabriel Valley State Legislative Delegation, courtesy copies will be provided to the Southern California Association of Governments, LA County Division of the League of California Cities, and the California Contracts Cities Association.

Prepared by: 
Paul Hubler
Director of Government and Community Relations

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS:

Attachment A – SB 9 (Atkins) Letter Oppose Unless Amended



Attachment A

February 1, 2021

OFFICERS

- President*
Margaret Clark
- 1st Vice President*
Becky Shevlin
- 2nd Vice President*
Tim Hepburn
- 3rd Vice President*
Ed Reece

The Honorable Toni Atkins
President pro Tempore, State Senate
State Capitol, Room 205
Sacramento, CA 95814

The Honorable Susan Rubio
State Senator, 22nd District
State Capitol, Room 4052
Sacramento, CA 95814

RE: Oppose Unless Amended: SB 9 (Atkins), Ministerial Approvals of Duplexes and Lot Splits in Single-Family Neighborhoods

Dear President pro Tem Atkins and Senator Rubio,

MEMBERS

- Alhambra*
- Arcadia*
- Azusa*
- Baldwin Park*
- Bradbury*
- Claremont*
- Covina*
- Diamond Bar*
- Duarte*
- El Monte*
- Glendora*
- Industry*
- Irwindale*
- La Cañada Flintridge*
- La Puente*
- La Verne*
- Monrovia*
- Montebello*
- Monterey Park*
- Pasadena*
- Pomona*
- Rosemead*
- San Dimas*
- San Gabriel*
- San Marino*
- Sierra Madre*
- South El Monte*
- South Pasadena*
- Temple City*
- Walnut*
- West Covina*
- First District, LA County*
Unincorporated Communities
- Fourth District, LA County*
Unincorporated Communities
- Fifth District, LA County*
Unincorporated Communities
- SGV Water Districts*

The San Gabriel Valley Council of Governments (SGVCOG) Executive Committee voted unanimously on February 1 to oppose Senate Bill 9 (Atkins, et al.) unless the bill is amended to include the provisions identified below. SB 9 would replace local discretionary reviews with blanket ministerial approvals of duplexes and lot splits in single-family residential neighborhoods, allowing up to four housing units to replace a single-family home.

SGVCOG will oppose SB 9 unless the legislation is amended as follows:

Support Planned Growth: Local jurisdictions should be authorized to adopt a finding that existing and planned infrastructure and public services in the R-1 neighborhood can sustain the new housing and new residents likely to result under SB 9. This finding would be based on, but not be limited to, an evaluation of sewers, water systems, roads, parks and open space, EV charging, public schools and public safety and transit services. We note that although duplexes and lot splits will result in greater density than Accessory Dwelling Units (ADUs), the Legislature saw fit to grant local governments authority to make such a finding before permitting ADUs by right in R-1 neighborhoods (see Government Code § 65852.2, subdivision (a) (1)).

Provide Housing Credit: Local governments have been required since 1969 to plan for and rezone their communities to accommodate allocations by the State of California of new affordable to market-rate housing through the Regional Housing Needs Assessment (RHNA) process. Local jurisdictions should be granted RHNA credit for R-1 neighborhoods that are subject to the provisions of SB 9, consistent with RHNA credit granted for ADUs (see Government Code § 65852.2, subdivision (m) and § 65583.1).

Support Affordable Housing: SB 9 provides no state financial support to help foster the construction of affordable – as opposed to market-rate – duplex housing and the bill should be amended to do so especially given the high land costs in major metropolitan areas.

Stop Land Speculation: If the intent of SB 9 is to foster housing production, lot splits of R-1 parcels under the provisions of SB 9 which do not result in the construction of new multifamily housing should be prohibited.

Maintain Police/Fire Protection: SB 9 should defer to local requirements, such as fire lane widths and fire engine turning radii, as applicable, to maintain access and response times to multifamily units.

Avoid Parking Shortages: SB 9 waives all parking requirements if the development is located within one-half mile of transit or one block to a car share vehicle and otherwise requires no more than two “off-street” spaces. SB 9 should defer to local parking requirements which typically require four covered parking spaces per two-family duplex to avoid severe shortages of curbside parking in residential neighborhoods.

Uphold Dwelling Habitability: SB 9 proposes rear yard setbacks of four feet to replace typical setbacks for duplexes of 15 feet. Minimizing rear setbacks will significantly diminish light, privacy and open space for the residents of duplexes.

Prohibit Duplex Add-On Units: Single-family neighborhoods are already contending with a significant increase in ADU construction. To avoid excessive density, the ministerial approval of ADUs should be prohibited in residential areas subject to the provisions of SB 9.

Prevent Wildfire Catastrophes: SB 9 does not exempt high fire severity zones from denser development and it would be prudent to incorporate in the legislation exemptions for such zones as designated by the California Department of Forestry and Fire Protection or by localities.

SGVCOG supports legislative efforts to increase the supply of affordable housing but firmly believes land-use planning and zoning authority should remain vested with locally elected officials accountable to their communities. Absent local planning, the potential quadrupling of the number of families in our single-family neighborhoods could overwhelm infrastructure, strain public services and unintentionally drive land speculation, adversely impacting homeownership in disadvantaged communities and failing to increase the supply of affordable housing.

Thank you for your attention to this matter. Questions regarding this letter may be directed to SGVCOG Government and Community Relations Director Paul Hubler at [phubler@sgvcog.org](mailto:p hubler@sgvcog.org) or (626) 379-4937.

Sincerely,

Margaret Clark
President
San Gabriel Valley Council of Governments

cc: San Gabriel Valley State Legislative Delegation
Mr. Kome Ajise, Executive Director, Southern California Association of Governments
Ms. Jennifer Quan, Executive Director, LA County Division, League of California Cities
Mr. Marcel Rodarte, Executive Director, California Contracts Cities Association
Mr. Tim Egan, SGVCOG lobbyist

REPORT

DATE: February 1, 2021

TO: Executive Committee

FROM: Marisa Creter, Executive Director

RE: **SUPPORT FOR FEDERAL AFFORDABLE HOUSING GRANT PROGRAM FUNDING**

RECOMMENDED ACTION

Recommend the Governing Board authorize the SGVCOG President to send a letter to Senator Feinstein in support of federal legislation that would provide \$1.5 billion annually to help state and local governments or nonprofit organizations acquire and rehabilitate existing buildings for use as affordable housing. Request that “eligible entities” be clearly defined in the legislation to include entities such as the San Gabriel Valley Regional Housing Trust (SGVRHT).

BACKGROUND

Established in the wake of the 2008 financial crisis, the Neighborhood Stabilization Program (NSP) was created by Congress to help provide assistance to communities hit hard by the recession by funding the acquisition and rehabilitation of troubled residential properties. According to Senator Feinstein’s office, NSP funds have resulted in the rehabilitation or construction of more than 50,000 housing units, and generated \$1.8 billion in return income since 2008.

Senator Feinstein has drafted legislation to authorize \$1.5 billion in discretionary appropriations to be allocated as a competitive grant program administered by the Department of Housing and Urban Development. Funds would be used to purchase blighted, vacant, abandoned, foreclosed, or surplus properties, and convert them into affordable housing. Eligible projects would include mixed-use development and conversions of non-residential office and retail properties.

Eligible entities are defined as “a city, county, city-county collaborative, public housing authority, or redevelopment agency; or any nonprofit entity or consortium of nonprofit entities...” Staff recommends that this definition be expanded to include a multi-city collaborative such as the SGVRHT.

NSP units would be restricted to households whose income does not exceed 120% of area median income, with at least 25% of housing set aside for households whose income does not exceed 50% of area median income. Support for this legislation is consistent with the adopted 2021 SGVCOG legislative goals of support for federal and state affordable housing funding and to make SGVCOG and/or SGVRHT eligible to receive direct funding from relevant state or federal housing grant or formula programs.

REPORT

Prepared by: Paul R Hubler
Paul Hubler
Director of Government and Community Relations

Approved by: Marisa Creter
Marisa Creter
Executive Director

ATTACHMENTS:

Attachment A - Affordable Housing Redevelopment Act Fact Sheet
Attachment B - Legislation: Affordable Housing Redevelopment Act

United States Senate

The Affordable Housing Redevelopment Act

Senator Feinstein

Need for Legislation

- In California, more than 1.4 million units are needed to address the state's affordable housing shortage. Across the country, 7.4 million new affordable housing units are needed to serve the nation's low-income renter households.
- Due to financial burdens and loss of income resulting from the COVID-19 pandemic, millions of people in the United States are at risk of eviction or foreclosure, and the need for more affordable housing is expected to increase dramatically.
- In addition to making long-term investments in building new affordable housing in the United States, it is critically important to focus resources on more immediate solutions, such as acquiring and rehabilitating existing buildings.

What the Affordable Housing Redevelopment Act Would Do

- Reauthorize the Neighborhood Stabilization Program to help state and local governments purchase blighted, vacant, abandoned, foreclosed, or surplus properties, and convert them into affordable housing. Eligible projects would include mixed-use development and conversions of non-residential office and retail properties.
 - All new units would serve households whose income does not exceed 120% of area median income, and at least 25% of housing must serve households whose income does not exceed 50% area median income. Long-term affordability requirements would apply in all cases.
- Authorize \$1.5 billion in discretionary appropriations to be allocated as a competitive grant program administered by the Department of Housing and Urban Development (HUD), up to 2% of which may be used to provide technical assistance to grantees.

Background: Neighborhood Stabilization Program

- Established in the wake of the 2008 financial crisis, the Neighborhood Stabilization Program was created by Congress to help provide assistance to communities hit hard by the recession by funding the acquisition and rehabilitation of troubled residential properties. Since 2008, NSP funds have facilitated the construction and rehabilitation of more than 50,000 housing units, and generated \$1.8 billion in return income.

If you would like more information, or to support the bill, please contact Ryan Williams in Senator Feinstein's office at (Ryan_Williams@feinstein.senate.gov)

117TH CONGRESS
1ST SESSION

S. _____

To reauthorize the Neighborhood Stabilization Program, and for other purposes.

IN THE SENATE OF THE UNITED STATES

Mrs. FEINSTEIN introduced the following bill; which was read twice and referred to the Committee on _____

A BILL

To reauthorize the Neighborhood Stabilization Program, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Affordable Housing
5 Redevelopment Act”.

6 **SEC. 2. FINDINGS.**

7 Congress finds that—

8 (1) even before the economic hardship caused
9 by the COVID–19 pandemic, the United States
10 faced a shortage of more than 7,000,000 affordable

1 rental homes to meet the needs of extremely low-in-
2 come renters;

3 (2) due to financial burdens and loss of income
4 resulting from the pandemic, millions of people in
5 the United States are at risk of eviction or fore-
6 closure, and the need for affordable housing is ex-
7 pected to increase dramatically;

8 (3) homelessness is projected to rise by as much
9 as 45 percent across the United States as a result
10 of the pandemic and economic crisis, meaning nearly
11 1,000,000 people in the United States could be expe-
12 riencing homelessness in the very near future;

13 (4) in addition to making long-term investments
14 in the affordable housing stock in the United States,
15 it is also critically important to focus resources on
16 more immediate solutions, such as acquiring and re-
17 habilitating existing buildings and placing afford-
18 ability requirements on the housing that is produced;

19 (5) acquisition and rehabilitation provides two
20 distinct advantages by lowering per-unit construction
21 costs and making affordable housing units available
22 to low-income households much faster; and

23 (6) helping States, local governments, and non-
24 profit organizations acquire blighted, abandoned, va-
25 cant, foreclosed, or surplus properties and convert

1 them into affordable housing will allow for the rapid
2 development of new affordable units, while stimu-
3 lating local economies and creating jobs.

4 **SEC. 3. DEFINITIONS.**

5 In this Act:

6 (1) **ELIGIBLE ENTITY.**—The term “eligible enti-
7 ty” means—

8 (A) a city, county, city-county collabo-
9 rative, public housing authority, or redevelop-
10 ment agency; or

11 (B) any nonprofit entity or consortium of
12 nonprofit entities, which may submit an appli-
13 cation for a grant under this section in partner-
14 ship with a for-profit entity.

15 (2) **SECRETARY.**—The term “Secretary” means
16 the Secretary of Housing and Urban Development.

17 **SEC. 4. REAUTHORIZATION OF NEIGHBORHOOD STABILIZA-**
18 **TION PROGRAM.**

19 (a) **AUTHORIZATION OF FUNDS.**—

20 (1) **IN GENERAL.**—There is authorized to be
21 appropriated to the Secretary \$1,500,000,000 for
22 fiscal year 2021, to remain available until expended,
23 for the provision of emergency assistance for the re-
24 development of abandoned and foreclosed homes, as
25 authorized under title III of division B of the Hous-

1 ing and Economic Recovery Act of 2008 (42 U.S.C.
2 5301 note; Public Law 110–289).

3 (2) APPLICABILITY OF PROVISIONS.—

4 (A) IN GENERAL.—Except as otherwise
5 provided in this section, the provisions under
6 the second undesignated paragraph under the
7 heading “COMMUNITY DEVELOPMENT FUND”
8 under the heading “COMMUNITY PLANNING
9 AND DEVELOPMENT” under the heading “DE-
10 PARTMENT OF HOUSING AND URBAN
11 DEVELOPMENT” in title XII of division A of
12 the American Recovery and Reinvestment Act
13 of 2009 (Public Law 111–5) relating to assist-
14 ance authorized under title III of division B of
15 the Housing and Economic Recovery Act of
16 2008 (42 U.S.C. 5301 note; Public Law 110–
17 289) shall apply with respect to the emergency
18 assistance authorized under paragraph (1).

19 (B) CERTAIN CRITERIA NOT APPLICA-
20 BLE.—The fourth proviso in the second undes-
21 ignated paragraph described in subparagraph
22 (A) of this paragraph (relating to grantees in
23 areas with foreclosures and the ability to ex-
24 pend funding within a certain period) shall not
25 apply with respect to the emergency assistance

1 authorized under paragraph (1) of this sub-
2 section.

3 (b) GRANTS; APPLICATION.—

4 (1) IN GENERAL.—The Secretary shall award
5 grants under this section to eligible entities through
6 a competitive process.

7 (2) CRITERIA.—Not later than 75 days after
8 the date of enactment of this Act, the Secretary
9 shall publish the criteria for awarding grants under
10 this section.

11 (3) APPLICATION.—An eligible entity desiring a
12 grant under this section shall submit to the Sec-
13 retary an application—

14 (A) in such manner and containing such
15 information as the Secretary may require;

16 (B) that demonstrates a capacity to exe-
17 cute projects and leverage potential, and any
18 other additional factors as determined by the
19 Secretary; and

20 (C) not later than 200 days after the date
21 of enactment of this Act.

22 (4) PREFERENCE.—The Secretary shall award
23 preference to an application for a grant under this
24 section to applicants that submit proposals—

6

1 (A) to provide assistance in areas with
2 high levels of cost-burdened households;

3 (B) to provide assistance in rural areas;

4 (C) to provide assistance in communities
5 that have adopted changes to local land-use
6 policies, building codes, or related regulations
7 that favor greater housing production, such
8 as—

9 (i) allowing greater density near pub-
10 lic transportation lines;

11 (ii) establishing by-right development;

12 (iii) eliminating off-street parking re-
13 quirements;

14 (iv) granting density bonuses;

15 (v) enacting high-density and multi-
16 family zoning;

17 (vi) employing inclusionary zoning;

18 (vii) relaxing minimum lot sizes; or

19 (viii) authorizing conversion of com-
20 mercial properties into mixed-use residen-
21 tial properties;

22 (D) to provide assistance in areas that are
23 in close proximity to high-frequency public
24 transportation; or

1 (E) that have a higher proportion of af-
2 fordable units for households with incomes that
3 are less than 50 percent of the area median in-
4 come.

5 (5) DIVERSITY.—In awarding grants under this
6 section, the Secretary shall ensure a geographic di-
7 versity of grantees from across the United States.

8 (c) USE OF FUNDS.—

9 (1) IN GENERAL.—A recipient of a grant under
10 this section—

11 (A) shall use grant funds to purchase
12 blighted, abandoned, vacant, foreclosed, or sur-
13 plus property and convert the property into af-
14 fordable housing, which shall serve individuals
15 and families with a household income that does
16 not exceed 120 percent of the area median in-
17 come;

18 (B) may use grant funds for mixed-use de-
19 velopment projects, conversion of non-residen-
20 tial office and retail properties, and other rede-
21 velopment requiring changes to land use restric-
22 tions; and

23 (C) shall, to the maximum extent fea-
24 sible—

1 (i) provide for the hiring of employees
2 who reside in the vicinity, as such term is
3 defined by the Secretary, of projects fund-
4 ed under this section; or

5 (ii) contract with small business con-
6 cerns owned and controlled by socially and
7 economically disadvantaged individuals (as
8 defined in section 8(d)(3)(C) of the Small
9 Business Act (15 U.S.C. 637(d)(3)(C)) re-
10 siding in the vicinity of projects funded
11 under this section.

12 (2) SET ASIDE FOR EXTREMELY LOW-INCOME
13 AND VERY LOW-INCOME FAMILIES.—Not less than
14 25 percent of the affordable housing described in
15 paragraph (1) shall service individuals and families
16 with a household income that does not exceed 50
17 percent of the area median income.

18 (3) AFFORDABILITY PERIODS.—

19 (A) IN GENERAL.—The affordability period
20 for housing assisted under this section—

21 (i) with respect to rental housing or
22 housing with resale restrictions, shall be
23 not less than 30 years, beginning on
24 project completion; and

1 (ii) with respect to housing with re-
2 capture restrictions, shall be not less than
3 10, 20, or 30 years in accordance with the
4 affordability period requirements under
5 section 93.305 of title 24, Code of Federal
6 Regulations, or any successor regulation.

7 (B) LONGER PERIODS PERMITTED.—Noth-
8 ing in subparagraph (A) shall be construed to
9 prohibit a recipient of a grant under this sec-
10 tion from establishing a longer affordability pe-
11 riod than is required under that subparagraph.

12 (4) DEADLINE FOR EXPENDING FUNDS.—A re-
13 cipient of a grant under this section shall expend—

14 (A) not less than 50 percent of allocated
15 funds under this section not later than 3 years
16 after the date on which the funds become avail-
17 able to the grantee for obligation; and

18 (B) 100 percent of allocated funds under
19 this section not later than 6 years after the
20 date on which the funds become available to the
21 grantee for obligation.

22 (d) TECHNICAL ASSISTANCE.—The Secretary may
23 use not more than 2 percent of the funds made available
24 under this section to provide technical assistance to grant-
25 ees under this section.

1 (e) DEADLINE FOR AWARDING FUNDS.—The Sec-
2 retary shall award all grant funds authorized under this
3 section not later than 1 year after the date of enactment
4 of this Act.

5 (f) EXISTING REGULATIONS.—Except to the extent
6 that a regulation is in conflict with the provisions of this
7 Act, the regulations applicable to the provision of emer-
8 gency assistance for the redevelopment of abandoned and
9 foreclosed homes, as authorized under title III of division
10 B of the Housing and Economic Recovery Act of 2008
11 (42 U.S.C. 5301 note; Public Law 110–289) and subse-
12 quent Acts, as in effect on the day before the date of en-
13 actment of this Act, shall apply to the provision of assist-
14 ance under this Act.