



**San Gabriel Valley Council of Governments**  
**AGENDA AND NOTICE OF THE MEETING OF THE PLANNING**  
**DIRECTORS' WORKING GROUP**  
**Thursday, January 26, 2023**  
**Zoom Link: <https://zoom.us/j/81530221927>**

Chair  
**Craig Hensley**  
City of Duarte

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

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

1. Call to Order
2. Introductions
3. [Planning Directors' Working Group Meeting Notes – December 8, 2022](#)
4. Measure M Multi-Year Subregional Program (MSP) Programming & Reprogramming Recommendations (**Page 2**)
5. SGV Land Trust Feasibility – Jessica Sargent, Primrose Research Group and Amy Morris, Land and Water Connections (**Page 5**)
6. Update/Discussion Items
  - 6.1 Housing Element Certification
7. Announcements
8. Adjourn

# REPORT

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DATE: January 26, 2023

TO: Planning Directors' Working Group

FROM: Marisa Creter, Executive Director

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

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

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

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

## **REPROGRAMMING REQUESTS**

This year, all MSP funding reprogramming requests submitted by the agencies must be approved by the SGVCOG Governing Board at its February 2023 meeting in order for the requests to be forwarded to the Metro Board for consideration. The table below shows the awarded agencies that have requested the distribution of their funds be postponed to later years. In keeping with the

SGVCOG’s new funding policy established by Resolution 22-38, agencies have only one opportunity to reprogram MSP funds throughout the duration of their project timelines. This policy applies beginning in June 2022 and is not retro-active. Requesting cities have been made aware of this policy and, along with other documentation required by Metro, have signed an acknowledgment of the new policy. A summary of the new reprogramming requests is below:

Awarded Agency	Project (Project ID Number)	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	TOTAL
Temple City	Eaton Canyon Wash Bike Trail (MM4701.09)		\$100,000	\$100,000	\$200,000	\$1,590,000	<b>\$1,990,000</b>
South El Monte	Santa Anita Avenue Walkability Project (MM4703.09)	\$9,048	\$131,372	\$371,965	\$3,439,410	\$1,719,706	<b>\$5,671,500</b>

## **ACE PROJECT PROGRAMMING**

The SGVCOG seeks to secure local funding in order to complete two ACE projects that are currently in the final design phase and will begin construction imminently: (1) the Montebello Corridor Grade Separation Project and (2) the Pomona At-Grade Pedestrian Crossing Safety Improvement Project.

The proposed Montebello Corridor Project and Pomona At-Grade Improvement Project (“the Projects”) are high priorities for the San Gabriel Valley region as part of its larger ACE Project. The ACE Project’s purpose is to mitigate vehicle delays and collisions at rail-roadway crossings through grade separation and safety improvement modifications. The Projects support key regional goals related to improving efficiency and safety along the ACE Trade Corridor, with long-term and long-ranging benefits to SGVCOG member cities. The SGVCOG is seeking to procure sufficient additional funds to supplement state and local funds already programmed for both projects. At this time, unprogrammed MSP funds is the only funding source currently available. Staff recommends that the Governing Board program a not-to-exceed amount of \$24,765,000 for the Projects from unprogrammed MSP funds to be allocated between FY 2023-2024 to FY 2026-2027.

This programming will coincide with an inter-program borrow that will allocate the remaining Cycle 1 and Cycle 2 Bus System Improvement, Highway Demand, and Subregional Equity Program subfunds to the Highway Efficiency subfund. This will allow adequate funds to be programmed to the ACE Projects in the requested amount under the Highway Efficiency subfund.

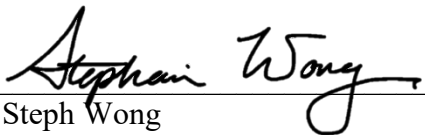
## **NEXT STEPS**

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

## REPORT

Recommendation Available for Public Comment	January 13 – February 16, 2023
Public Review & Comment by Planning Directors Working Group	January 26, 2023
Public Review & Comment by Public Works Working Group	January 30, 2023
Recommendation Review by City Managers' Steering Committee	February 1, 2023
Recommendation Review by Transportation Committee	February 9, 2023
Recommendation Approval by Governing Board	February 16, 2023
Final Recommendation Approval by Metro Board of Directors	May 2023

SGVCOG Management Analyst, Steph Wong, will be available to answer questions and accept comments from Working Group Members and members of the public.

Prepared by:   
Steph Wong  
Management Analyst

Approved by:   
Marisa Creter  
Executive Director

### **ATTACHMENTS**

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

[Attachment B – SGVCOG MSP Public Outreach Policy \(Resolution 18-11\)](#)

# REPORT

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DATE: January 26, 2023

TO: Planning Directors' Working Group

FROM: Marisa Creter, Executive Director

RE: **SGV LAND TRUST FEASIBILITY**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

SGVCOG was awarded funding from the Southern California Association of Government (SCAG) Regional Early Action Program (REAP) Subregional Partnership Program in late 2021. REAP is intended to help accelerate housing production throughout the SCAG region, which includes the San Gabriel Valley, and have a net-positive effect on housing supply by increasing housing planning, meeting the sixth cycle regional housing needs assessment (RHNA). The planning activities are to accommodate the development of housing and infrastructure that will accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals and regional priorities. One of the projects that is being undertaken as part of the REAP program is a feasibility study and implementation plan for a San Gabriel Valley Regional Land Trust.

## **DISCUSSION**

The SGV Regional Land Trust Feasibility Study is a partnership between the SGVCOG and the San Gabriel Valley Regional Housing Trust (SGVRHT) that seeks to address one of the largest barriers to affordable housing development in the San Gabriel Valley: the cost of land. Community land trusts are established in order to maintain the affordability of housing in perpetuity on behalf of a community by acquiring land and removing it from the speculative real estate market.<sup>1</sup> The Regional Land Trust would acquire vacant or underutilized properties and make them available to developers for the development of affordable multifamily and single-family housing through a long-term ground lease or other acceptable instrument. The Regional Land Trust would reduce the cost of housing by separating the value of the residential structure (apartment or house) from the value of the parcel of land on which it resides, and it would also ensure that the housing on land owned by the Regional Land Trust would remain affordable permanently, rather than a 55-year timeframe like most affordable housing projects.

The SGVCOG contracted with Primrose Research Group and Land and Water Consulting, who conducted a feasibility study that provided an overview of community land trusts, assessed the benefits of establishing a Regional Land Trust and made a recommendation as to whether it could

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<sup>1</sup> Land and Water Connections Consulting & Primrose Research Group, LLC. "San Gabriel Valley Regional Community Land Trust Feasibility Report and Action Plan."

help to reduce housing and development costs in the San Gabriel Valley. The Report which includes best practices research, information from interviews with other regional community land trusts, and economic feasibility report also discussed the potential governance approaches for a regional land trust, potential priorities for an SGV Regional Land Trust, and funding requirements and opportunities for a regional land trust.

Based on the housing market in the San Gabriel Valley and the proportion of cost-burdened households, Primrose Research Group and Land and Water Consulting determined that establishing a San Gabriel Valley Regional Land Trust would be a benefit to the Region. A San Gabriel Valley Regional Land Trust could focus on several different areas, including but not limited to the following:

- Increasing affordable ownership opportunities, especially for disadvantaged communities;
- Increasing affordable rental opportunities for low-income renters;
- Providing for the new construction of units of Regional Land Trust-owned parcels;
- Acquiring and rehabilitating existing units and maintaining their affordability (which could include existing buildings with expiring covenants); and
- Administering housing support service programs, such as pre- and post- purchase education programs for new homebuyers, down payment assistance, rental assistance, and assistance with home repairs and improvements.

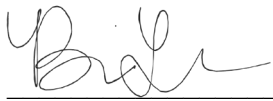
A San Gabriel Valley Regional Land Trust could also secure funding from a host of sources, both public and private. Primrose Research Group and Land and Water Consulting also reviewed the potential administrative/governance models for an SGV Regional Land Trust, including establishment by a government entity, incorporating it into an existing nonprofit, or establishing an independent nonprofit.

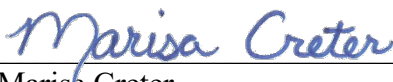
For Fiscal Year 2022-23, the San Gabriel Valley Regional Housing Trust (SGVRHT) received a State budget earmark of \$30 million to address the affordable housing shortage and homeless crisis in the San Gabriel Valley. At its November 2022 meeting, the SGVRHT Board of Directors established its funding priorities for the \$30 million earmark, which included \$10 million in funds to create an SGV Regional Land Trust and support initial investment opportunities. It was established that the SGV Regional Land Trust would be established as a separate 501(c)(3) that would share its board with the SGVRHT Board of Directors and would work in tandem with the SGVRHT to produce more housing at affordable levels. To help identify initial investment opportunities for an SGV Regional Land Trust, the SGVCOG has also tasked Primrose Research Group and Land and Water Consulting, along with their subconsultant Bio Geo Creations, to conduct a parcel prioritization analysis and create a map and data hub that would help identify feasible parcels for a regional land trust.

As discussed above, an SGV Regional Land Trust could focus on several different areas; however, it's important to identify the greatest priorities for the region as the SGVCOG and the SGVRHT advance this effort to establish the SGV Regional Land Trust. To help SGVCOG identify these priorities, Jessica Sargent from Primrose Research Group and Amy Morris from Land and Water Connections will provide an overview of the work completed so far and collect insights from the Planning Directors' Working Group. The SGVCOG is seeking input on the following discussion questions to help guide the creation of the SGV Regional Land Trust:

1. Does your City have parcels identified in its Housing Element that that could be advanced by working with a SGVRHT sponsored land trust?
2. Are you aware of projects in your City with expiring affordability covenants that could potentially be purchased by the land trust to extend their affordability?
3. What level of affordability is most needed in your community? (E.g. very low- 30% AMI, low- 50% AMI, moderate- 80% AMI, or above moderate- up to 120% AMI).
4. Is there a target population that the land trust should focus on? (E.g. seniors, large family, workforce, other).
5. Rank the housing priority for your community: affordable multifamily housing development, housing conservation/ anti-displacement, affordable homeownership (please note the land trust will likely focus on multifamily housing first with a goal to include affordable single family affordable homeownership opportunities at a later date).

These questions will be discussed at the Planners Working Group meeting on Thursday, January 26, 2023.

Prepared by:   
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Brianne Logasa  
Management Analyst

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