



San Gabriel Valley Council of Governments

AGENDA AND NOTICE OF THE **SPECIAL** MEETING OF THE SGVCOG EXECUTIVE COMMITTEE

Monday, September 9, 2019 – 12:00 PM

SGVCOG Office

1000 S. Fremont Ave., Building 10, Suite 10210, Alhambra, California 91803

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

President
Cynthia Sternquist

1st Vice President
Margaret Clark

2nd Vice President
Becky Shevlin

3rd Vice President
Tim Hepburn

Past President
Vacant

Transportation Chair
John Fasana

Homelessness Chair
Becky Shevlin

EENR Chair
Denis Bertone

Water Policy Chair
Diana Mahmud

ACE Chair
Victoria Martinez-Muela

MEETINGS: *Regular Meetings of the Executive Committee are held the first Monday of every month at 12:00 p.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.



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

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

UPDATE ITEMS

- Audit Status Report – Page 3

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

- Federal Lobbying Contract
- SCAG's Proposed RHNA Allocation Methodologies – Page 7
- SGV Regional Housing Trust Fund – Page 17
- SGVCOG Regional Forum Series – Page 19

PRESIDENT'S REPORT

EXECUTIVE DIRECTOR'S REPORT

- October Governing Board meeting date and location
- Joint Meeting with Gateway COG and Contract Cities

GENERAL COUNSEL'S REPORT

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

6. Draft Governing Board Agenda – Page 23
Recommended Action: Approve draft Governing Board agenda.

ANNOUNCEMENTS

CLOSED SESSION

7. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (Two case)
Recommended Action: Discuss and provide direction.

ADJOURN



SGVCOG
Executive Committee Meeting Minutes
July 1, 2019
12:00 PM
SGVCOG Alhambra Office

PRELIMINARY BUSINESS

1. Call to Order

The meeting was called to order at 12:06 P.M.

2. Roll Call

Members Present

C. Sternquist, President
 T. Hepburn, 3rd Vice President
 D. Bertone, EENR Chair
 B. Shevlin, 2nd Vice President/Homelessness Chair
 V. Martinez-Muela, ACE Chair
 J. Fasana, Transportation Chair

Members Absent

J. Nelson, Water Policy Chair
 M. Clark, 1st Vice President

Staff/Guests:

M. Creter, Executive Director
 K. Ward; M. Ramos; K. McClure; C. Sims, Staff
 K. Barlow, Jones & Mayer
 R. Graves, CliftonLarsonAllen

3. Public Comment

There were no comments from the public.

4. Changes to Agenda Order:

No changes were requested.

CONSENT CALENDAR

5. Executive Committee Meeting Minutes

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

[MOTION PASSES]

AYES:	C. Sternquist, T. Hepburn, B. Shevlin, V. Martinez-Muela
NOES:	
ABSTAIN:	
ABSENT:	J. Nelson, J. Fasana, D. Bertone, M. Clark

UPDATE ITEMS

- SGVCOG 3rd Quarter Financial Report / Treasurer's Report
R. Graves reported on this item.
- Metro Board Support Contract Extension/Procurement Timeline
M. Creter and K. McClure reported on this item.
- Caltrans Audit
M. Creter and M. Ramos reported on this item.

PRESIDENT'S REPORT

C. Sternquist reported on this item. She reported on a meeting with Bill Manis of the Economic Partnership. The Partnership will be awarding Mark Christoffels an award on September 21 and encouraged Committee members to attend.

EXECUTIVE DIRECTOR'S REPORT

- M. Creter reported on this item. She reported on recently finishing a construction management certificate through Columbia University. She also reported on the progress of the process study workshops that have been examining the SGVCOG departmental functions and processes. It is anticipated that a presentation on the outcome of the study will be on the SGVCOG's City Managers' Steering Committee agenda in September.

GENERAL COUNSEL'S REPORT

- No report given.

ACTION ITEMS

6. SB 592 (Wiener)

M. Creter reported on this item.

There was a motion to authorize a letter of opposition be submitted on SB 592 (M/S: J. Fasana /D. Bertone).

[MOTION PASSES]

AYES:	C. Sternquist, T. Hepburn, B. Shevlin, V. Martinez-Muela, J. Fasana, D. Bertone
NOES:	
ABSTAIN:	
ABSENT:	J. Nelson, M. Clark

7. Draft Governing Board Agenda

M. Creter reported on this item. An item pending action from Homelessness Committee on July 3 may be added to the Governing Board agenda.

There was a motion to approve the Governing Board agenda as amended (M/S: B. Shevlin/ T. Hepburn).

[MOTION PASSES]

AYES:	C. Sternquist, T. Hepburn, B. Shevlin, V. Martinez-Muela, J. Fasana, D. Bertone,
NOES:	
ABSTAIN:	
ABSENT:	J. Nelson, M. Clark

ANNOUNCEMENTS

C. Sternquist announced that Foothill Transit has meeting space available for room reservation if needed.

CLOSED SESSION

8. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (One case)
No action was reported.

ADJOURN

The meeting adjourned at 1:22 PM.

REPORT

DATE: September 9, 2019
TO: Executive Committee
FROM: Marisa Creter, Executive Director
RE: **AUDIT STATUS REPORT**

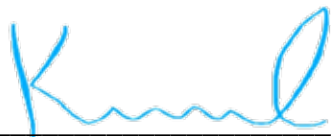
RECCOMENDED ACTION

Receive and file.

BACKGROUND

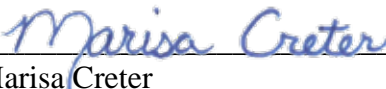
On an ongoing basis, the SGVCOG conducts audits on the agency's professional services contracts to verify that billable rates are being billed correctly. When discrepancies are discovered, audit staff will withhold disputed amounts from future progress or final retention payments on these contracts. Attachment A summarizes the activities by SGVCOG audit staff through June 30, 2019. Rey Alimoren, SGVCOG Audits Manager will provide a presentation on this item.

Prepared by: _____



Katie Ward
Senior Management Analyst

Approved by: _____



Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – Audit Status Report

CONTRACT AUDIT STATUS REPORT, *through 06/30/2019*

Attachment A

AUDITOR	COMPLETED AUDITS QUARTER/TOTAL	AMOUNT RECOVERED THIS QTR	AMOUNT RECOVERED TOTAL	AUDITS TO BE DONE
MTA (5/01-6/06)	0 / 130	\$ 0	\$ 427,520	0
SGVCOG (4/08-Present)	6 / 200	\$ 607,861	\$ 4,748,480	17*
TOTAL	6 / 330	\$ 607,861	\$ 5,176,000	17

	PREVIOUS QUARTER	ADD(DEDUCT) THIS QUARTER	LESS: COMPLETED	TO BE DONE
Interim	11	-5	2	4
For Close-out	5	4	3	6
Post Award	5	3	1	7
Internal Audit	2	-2	0	0
TOTAL (SGVCOG)	23	0	6	17

CONTRACT AUDIT STATUS REPORT, 10/01/2018 – 06/30/2019

CONTRACTOR	PROJECT	AUDIT PERIOD	AMOUNT	QUESTIONED COSTS
AECOM USA, Inc.	Nogales	Closeout	\$ 30,442	\$ 2,266
TEC Management	SG Trench	Close-out	\$ 309,510	\$ 0
Railpros	SG Trench	01/01/11-12/29/17	\$ 711,375	\$ 9,304
Wagner Engineering	SG Trench	01/01/11-12/29/17	\$ 157,011	\$ 7,913
Athalye	SG Trench	Closeout	\$ 343,156	\$ 0
Berg & Associates	Fullerton	Post Award	\$ 12,091,015	\$ 588,378
TOTAL				\$ 607,861

CONTRACT AUDIT STATUS REPORT, *through 06/30/2019*

BERG & ASSOCIATES-CM SERVICES (FULLERTON GS PROJECT)

QUESTIONED COSTS			
Labor:			
Employees	\$ 500,860		
PM/Scheduler	\$ 498,605		\$ 999,465
<hr/>			
Independent Contractors			(\$ 428,905)
Other Direct Cost			\$ 17,818
<hr/>			
TOTAL QUESTIONED COSTS:			\$ 588,378

REPORT

DATE: September 9, 2019

TO: Executive Committee

FROM: Marisa Creter, Executive Director

RE: **SCAG'S PROPOSED RHNA ALLOCATION METHODOLOGIES**

RECOMMENDED ACTION

Direct Staff to submit the comment letter.

BACKGROUND

The Southern California Association of Governments (SCAG) is a joint powers authority that was formed to address regional issues for the six counties and 191 cities in the Southern California region. Under federal law, SCAG is designated as the Metropolitan Planning Organization (MPO) for the region.

As the region's MPO, one of SCAG's duties is to develop the Regional Housing Needs Assessment (RHNA). RHNA is mandated by State Housing Law as part of a periodic process to update local housing elements of the General Plan, and it quantifies the need for housing within each jurisdiction during specified planning periods. Objectives of RHNA include:

1. Increasing the housing supply and mix of housing types, tenure, and affordability within each region in an equitable manner;
2. Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns;
3. Promoting an improved intraregional relationship between jobs and housing;
4. Allocating a lower proportion of housing need in income categories in jurisdictions that have a disproportionately high share in comparison to the county distribution; and,
5. Affirmatively furthering fair housing.

As part of the RHNA development process, SCAG is required to develop an allocation methodology to distribute housing need for the sixth cycle RHNA, which will cover the planning period of October 2021 through October 2029, for each local jurisdiction. HCD recently provided SCAG with its regional determination of the housing need for the region for the RHNA Cycle: 1,344,740.

RHNA METHODOLOGIES

At its August 1, 2019 meeting, SCAG's Regional Council directed staff to release the three proposed RHNA allocation methodologies for members of the public to review and comment. The three options provide alternatives as to how need will be allocated amongst SCAG's jurisdictions and how social equity will be promoted, recognizing the need to mitigate an overconcentration of

REPORT

income groups in jurisdictions while acknowledging that the remaining need for affordable housing in communities that currently have a high concentration of lower income households.

An overview of the differences between the 3 proposed methodologies can be found below:

	Option 1	Option 2	Option 3
Existing need separate from projected need	Yes	No	No
Higher total of lower income categories	Yes	No	No
Emphasis on high-quality transit areas (HQTAs) from regional total	On existing need, only 20%	On total allocation, 20%	No
Accounts for recent building activity	Yes	No	No
Social equity adjustment	Yes (110% existing need; 150% projected need)	Yes (150% for total need)	Yes (150% for total need)
Local input as a component	Yes	No	Yes

A more detailed overview of the three methodologies can be found here: http://www.scag.ca.gov/committees/CommitteeDocLibrary/CEHD_fullagn_080119.pdf.

SCAG staff has developed a tool through which jurisdictions can estimate its RHNA estimates for each of the existing methodology options. SGVCOG staff has used this tool to provide the RHNA estimate totals for each city for each option, which can be found as Attachment A.¹ Attachment A also provides a high-level overview of the three options. This tool can be found on the SCAG website at <http://www.scag.ca.gov/programs/Pages/Housing.aspx> under the “Proposed RHNA Methodology” section of the webpage.

SCAG will be accepting public comments on the draft RHNA methodologies until Friday, September 13, 2019.

The COG’s Planners TAC heard a presentation from SCAG staff at its August meeting and considered whether to recommend submittal of a comment letter regarding the methodologies. Each methodology will have a different impact on each jurisdiction, so the Planners TAC did not

¹ Staff used HCD’s regional determination of 1,344,740 to calculate the RHNA estimates for each city. SCAG staff is recommending that the Regional Council (RC) authorize the Executive Director to appeal this regional determination. That decision will be made at the SCAG RC meeting on September 5, 2019. If SCAG’s appeal is successful and the regional determination is reduced, it may result in lower RHNA estimates for each city.

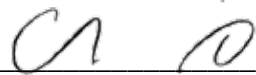
recommend taking a position on a specific methodology. However, it did recommend that the final RHNA methodology do the following:

- Acknowledge recent housing development;
- Acknowledge existing growth constraints;
- Use consistent and meaningful terminology by aligning the definition of High Quality Transit Areas (HQTAs) with Cap and Trade for the purposes of RHNA;
- Use local input as the foundation;
- Be accurate, equitable, and defensible; and
- Acknowledge the role of local governments in constructing housing.

The draft comment letter is included as Attachment B.

SCAG is anticipated to select a final allocation methodology in the fall and submit to HCD for review. Local jurisdictions are expected to receive draft RHNA allocations in early 2020 and the adoption of the final RHNA allocation is scheduled for October 2020.

Prepared by:



Caitlin Sims
Principal Management Analyst

Approved by:



Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – RHNA Total Estimates by City

Attachment B – Draft RHNA Comment Letter

RHNA Estimate Totals by City			
City	Option 1	Option 2	Option 3
Alhambra	5,951	7,861	1,855
Arcadia	3,499	3,488	2,597
Azusa	2,710	3,251	2,615
Baldwin Park	4,817	5,577	2,409
Bradbury	53	60	15
Claremont	2,041	2,389	1,393
Covina	2,680	3,126	630
Diamond Bar	3,382	3,244	2,549
Duarte	1,192	1,348	887
El Monte	8,667	8,990	9,816
Glendora	2,293	2,996	1,479
Industry	21	25	6
Irwindale	130	87	189
La Canada	1,082	1,157	535
La Puente	2,299	2,986	410
La Verne	1,324	1,905	512
Monrovia	2,269	2,380	1,362
Montebello	4,449	5,194	1,546
Monterey Park	4,400	5,258	1,701
Pomona	11,863	10,771	13,236
Rosemead	4,122	4,932	2,222
San Dimas	1,534	2,028	313
San Gabriel	3,092	2,929	2,170
San Marino	641	790	85
Sierra Madre	535	625	130
South El Monte	1,249	1,432	743
South Pasadena	1,894	2,214	528
Temple City	2,273	2,069	2,660
Walnut	1,489	2,090	419
West Covina	6,750	7,962	4,226

	Existing Need	Projected Need
Option 1	70% regional pop. share + 20% regional pop. share in HQTAs + 10% expected residential building activity	Local input + future rental vacancy need (5%) & future owner vacancy need (1.5%)
Option 2	80% regional pop. share + 20% of regional pop. share in HQTAs	
Option 3	Local input + future rental vacancy need (assuming 5% vacancy need) & future owner vacancy need (assuming 1.5% vacancy need) need	

Attachment B

September 9, 2019

Honorable Peggy Huang
Regional Housing Need Assessment Subcommittee
Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700
Los Angeles, CA 90017

RE: Regional Housing Needs Assessment (RHNA) Methodology

Dear RHNA Subcommittee Chair Huang,

On behalf of the San Gabriel Valley Council of Governments (SGVCOG), we are writing to comment on the proposed RHNA allocation methodologies that were released earlier this month. The SGVCOG is comprised of 34 diverse member jurisdictions and is the largest sub-regional government entity in Los Angeles County. We would first like to thank the Southern California Association of Governments (SCAG) and the RHNA Subcommittee for developing the proposed methodologies for the SCAG region and for the opportunity to comment on these methodologies.

The SGVCOG requests that the final methodology should do the following:

- Acknowledge recent housing development;
- Acknowledge existing growth constraints;
- Use consistent and meaningful terminology by aligning the definition of High Quality Transit Areas (HQTAs) with Cap and Trade for the purposes of RHNA;
- Use local input as the foundation;
- Be accurate, equitable, and defensible;
- Acknowledge the role of local governments in constructing housing.

Acknowledge Recent Housing Development

Member jurisdictions in the SGVCOG region have facilitated the development of thousands of housing units during the fifth RHNA cycle. These developments include restricted very low-income and low-income housing units. Options 2 and 3 of the proposed RHNA methodologies do not include credit for these housing developments. Option 1 focuses on household creation, which tends to be higher in jurisdictions that have created more housing units. In fact, Option 1 applies a higher ideal vacancy rate to rental housing units, which increases the need for additional housing units in jurisdictions that have already developed housing units in recent years. Finally, the inclusion of vacancy rate and overcrowding on the jurisdiction level is unsuitable given that the cause of housing need and associated vacancy and overcrowding is due to regional factors outside of local jurisdictions' control.

The SGVCOG recommends that the final RHNA methodology should provide a credit to those jurisdictions where housing construction occurred during the fifth RHNA cycle.

Acknowledge Existing Growth Constraints

The finalized methodology should recognize existing constraints to housing growth in urban communities, such as open space deficits, incompatible industrial uses, environmental contamination, and high levels of existing density. The San Gabriel Valley cities are concerned that existing zoning regulations and land value may inhibit local jurisdictions' abilities to create additional housing units. The draft RHNA methodologies include consideration of constraints such as open space and habitat and wildlife areas, applicable to already lower-density suburban locations, whereas the constraints facing urban areas are not considered.

Many of our member cities include major freeways, rail corridors, and intermodal facilities that require adequate buffers around those locations from housing developments. For example, since 2005, the California Air Resources Board has warned against building new homes in high-pollution zones within 500 feet of freeways, due to the strong linkage between traffic pollution and rates of asthma, heart attacks, and other health problems. While design features can minimize these risks, air pollution rates in these areas remain high and have large health impacts on their residents.

Many communities in the San Gabriel Valley also lack open space, amenities, and quality infrastructure and have existing environmental hazards that impact the health of existing residents and represent constraints for additional housing development. A number of our member agencies are identified as disadvantaged communities by CalEnviroScreen 3.0 (Attachment A). These cities were identified as disadvantaged communities given their surrounding environmental hazards, health factors, and socioeconomic demographics.

Density in many of our member jurisdictions currently exceeds County, Region, and State averages. 24 of the San Gabriel Valley's 31 member cities contain population density rates that are above that of the County of Los Angeles – including the cities of Arcadia, Azusa, Baldwin Park, Claremont, Covina, Diamond Bar, Duarte, El Monte, Glendora, La Puente, La Verne, Montebello, Monterey Park, Monrovia, Pomona, Rosemead, San Gabriel, San Marino, Sierra Madre, South El Monte, South Pasadena, Temple City, Walnut, and West Covina.

Additionally, the region is home to areas that are permanently protected open space, such as the Angeles National Forest, flood channels and spreading grounds, local parks and HOA open space, and areas that are unsuitable or unavailable for resident uses, such as the former Puente Hills Landfill.

Consideration of these constraints that face our cities, as well as other urban areas, should be incorporated into the final methodology.

Use consistent and meaningful terminology by aligning the definition of High Quality Transit Areas (HQTAs) with Cap and Trade for the purposes of RHNA

Options 1 and 2 allocate housing based on the jurisdiction's share of regional population within an HQTAs. The SGVCOG supports improving the linkage between new, higher density housing and

frequent reliable transit service. Affirming this could also help the region meet mobility and air quality goals. However, we recognize that how the new housing numbers and associated income distribution is allocated to jurisdictions could raise concerns regarding the potential over-concentration of particular income groups and/or the potential to displace existing residents. Additionally, HQTAs are not evenly distributed across the region. Given the significant repercussions to jurisdictions that do not site the units allocated, it is important that the process results in a distribution that is achievable. An allocation approach that emphasizes the factors that are critical for agencies being eligible for funding and to actually achieve (“build”) the allocated housing units should be heavily-weighted in the selected approach.

To help link the RHNA allocations with available funding, the final methodology should align the criteria for RHNA allocations at major transit stops with the definition of an HQTA in the FY17-18 Round 4 Affordable Housing and Sustainable Communities Program (AHSC) Guidelines. This will help to avoid overlapping terms/definitions and to provide better funding potential by ensuring that HQTAs are within already-defined areas. The definition of HQTA according to the AHSC Guidelines can be found below:

“High Quality Transit” means a qualifying transit line with high frequencies and permanent infrastructure as follows: (1) Frequency: High Quality Transit must have peak period headway frequency of 15 minutes or less and service on seven days a week. (2) Permanent Infrastructure: High Quality Transit must operate on a railway or be transit service with Bus Rapid Transit features that either fully or partially operate on a dedicated bus-only lane, or uses High Occupancy Vehicle (HOV) or High Occupancy Toll (HOT) lanes.

Use local input as the foundation for the final methodology

Local input has always been a foundational component of SCAG’s RHNA planning process, and for good reason. Local input provides a real-world perspective of local housing opportunities and constraints at an individual, jurisdiction level – a perspective that is not present in a one-size-fits-all RHNA allocation factor (i.e. jurisdiction’s share of the regional population). Local input provides the backbone, linking RHNA to SCAG’s Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) – also known as Connect SoCal – by identifying areas within the region sufficient to house an eight-year projection of the regional housing need, as called forth with the adoption of SB 375. This information is also utilized by the local transportation commissions in their planning and programming of major transportation and infrastructure projects and SCAG in its regional planning. Utilizing local input integrates transportation and land use planning.

We support the bottoms-up approach SCAG used to derive local input over a 1.5-year long process in which SCAG solicited input from all 197 jurisdictions on population, housing, and employment for 2016-2045; parcel-level General Plan land uses, existing 2016 land uses, and zoning; and the extensive surveys collecting information on policies and best practices incorporated into local planning. Each jurisdiction submitted projected housing development numbers to SCAG as part of the local input process. The selected RHNA methodology therefore should ensure that any

number assigned to a jurisdiction captures, at a minimum, the number of units a jurisdiction identified through the local input process. For example, if a jurisdiction projected it would build 8,000 units, but the selected RHNA methodology only gives that jurisdiction 5,000 units, there should be an adjustment to provide that missing 3,000 units to the jurisdiction, rather than distribute the 3,000 to other jurisdictions. This respects local input and ensures equity for other jurisdictions not be overburdened.

Be accurate, equitable, and defensible

Given the significant repercussions for cities and counties that do not site the units allocated, it is important that the process results in a distribution that is based on the most accurate data, is equitable across the region, and is defensible.

Acknowledge the limited role of local government in constructing housing

The final methodology should acknowledge that it is not municipalities that build housing but the private sector. RHNA planning targets should not be conflated with housing production. For the most part, cities have planned to meet housing needs, as 90% of cities are in compliance with their housing element plans. While in some instances local governments may not permit enough housing to meet their needs, a more fundamental challenge for many cities is the number of permit requests received relative to the number of housing units they planned and zoned for under RHNA apportionments. Many cities have fewer applications than their RHNA allocations for reasons outside of their control. For example, market forces, including the lack of state funding and the increased constraints on construction funding and mortgage qualifications imposed by lenders, play a major role in whether housing is constructed in a community. The final methodology should acknowledge this fact and, throughout the RHNA discussions, be sure to not conflate RHNA targets with housing production.

The SGVCOG deeply appreciates the inclusive stakeholder process SCAG has undertaken, and we look forward to continued opportunities to comment on specific proposals. Questions, inquiries, and comments can be directed to the SGVCOG Executive Director, Marisa Creter, at mcreter@sgvcog.org or (626) 457-1800.

Sincerely,

Cynthia Sternquist

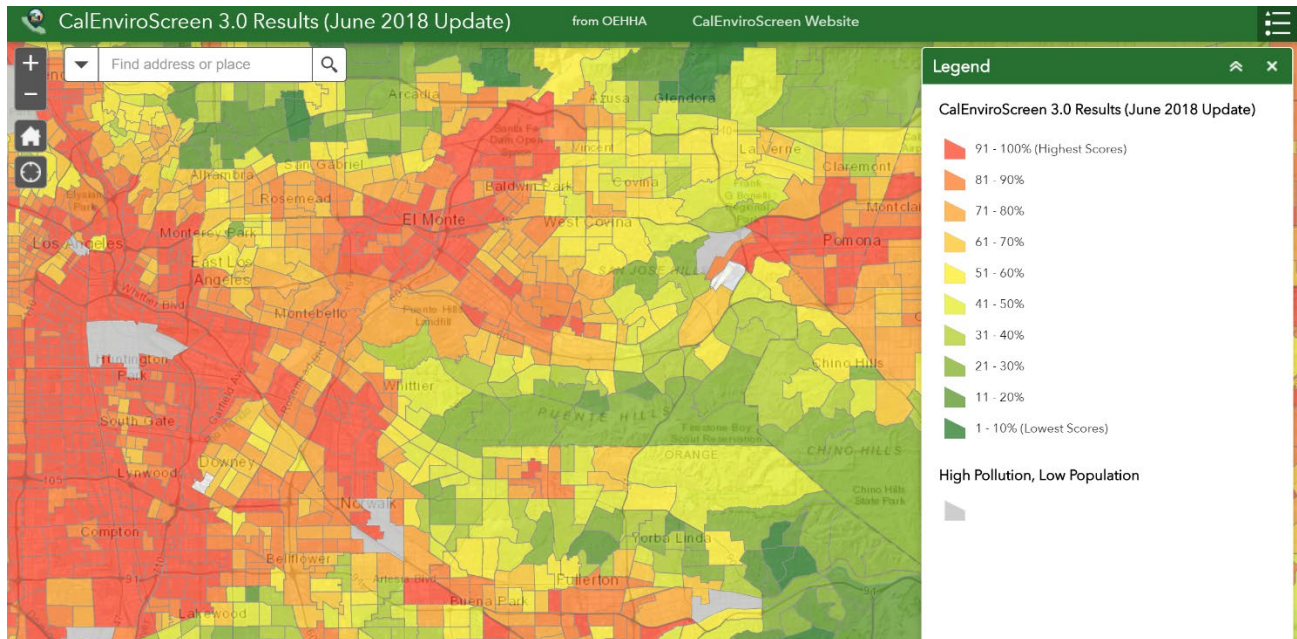
President

San Gabriel Valley Council of Governments

Attachments

Attachment A – CalEnviroScreen 3.0 Map of the San Gabriel Valley Region

Attachment A: CalEnviroScreen 3.0 Map of the San Gabriel Valley Region



REPORT

DATE: September 9, 2019

TO: Executive Committee

FROM: Marisa Creter, Executive Director

RE: SAN GABRIEL VALLEY REGIONAL HOUSING TRUST FUND

RECOMMENDED ACTION

For information only.

BACKGROUND

In November 2018, 17 San Gabriel Valley cities responded to the County of Los Angeles' 2018 City Implementation Request for Proposals, which would provide funding to cities that had completed homelessness plans to implement their city-specific plans to combat and prevent homelessness. An eligible activity listed in the RFP was the development of a Regional Housing Trust Fund (RHTF). A San Gabriel Valley RHTF would allow the cities of the San Gabriel Valley to have a local mechanism of financing the construction of affordable and homeless housing in the region. Several cities indicated interest in exploring the development of an RHTF, and some of the cities' proposals to the Implementation RFP included requests for funding to help start an RHTF. One joint application was funded to undertake that effort.

The SGVCOG's Homelessness Committee also discussed this concept at its meetings in late 2018 and early 2019 and, in February 2019, the Committee reached a consensus that the SGVCOG should explore the next steps for creating an RHTF. The Homelessness Committee formed an RHTF Ad-Hoc Committee to begin this process. The RHTF Ad-Hoc Committee has been meeting since that time and has heard several presentations from the Orange County Housing Finance Trust and the Silicon Valley Housing Trust on best practices relating to starting and operating a regional housing trust fund.

In addition, State Senator Susan Rubio has introduced SB 751, legislation that would establish the San Gabriel Valley Regional Housing Trust Fund and authorize the cities in the San Gabriel Valley to form a joint powers authority (JPA) to create and operate a Trust with the following powers:

- Fund the planning and construction of all types and tenures of housing for the homeless population and persons and families of extremely low, very low, and low income, including permanent supportive housing;
- Receive public and private financing or funds; and
- Authorize and issue bonds, certificates of participation or other debt instrument repayable from public and private financing and funds it receives.

The JPA would be governed by a Board of Directors consisting of representatives from the cities that are party to the agreement.

While legislation is not required to form a JPA, legislation is required to form a JPA that has the ability to issue bonds repayable from public and private financing and to use the Marks-Roos bond

issuance authority – which allows a JPA to form bond pools that finance public works, working capital, insurance needs, and other public benefit projects. A San Gabriel Valley Regional Housing Trust could use those authorities. SB 751 (Rubio) has passed the Senate and is currently moving through the State Assembly. If passed and signed, the legislation would become effective on January 1, 2020.

NEXT STEPS

The Ad-Hoc Committee held its final meeting at the end of July 2019, and staff is now developing an implementation plan for next steps. The intent is for the San Gabriel Valley RHTF to be ready to launch in January 2020, as allowed by SB 751.

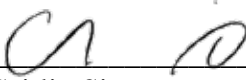
An overview of key activities can be found below:

- RHTF Outreach
- Joint Powers Agreement Negotiations
- RHTF Stakeholder Engagement
- Joint Powers Agreement Adoption Outreach
- JPA Launch

A key next step is the negotiation of a joint powers agreement between the interested cities. Each City Manager and Board of Supervisor Chief of Staff will receive an invitation to the Kick-off Negotiation Meeting, which will be held on **Wednesday, September 25, 2019, from 10:00 a.m. – 11:30 a.m. at the SGVCOG's ACE Offices in Irwindale, 4900 Rivergrade Road, Suite A120, Irwindale, CA 91706.**

The purpose of this meeting is to inform interested cities of the key issues to be resolved, provide some background for those issues, and develop a schedule to conduct negotiations for completion of the agreement. The SGVCOG is also requesting that, if your jurisdiction is interested in participating, each jurisdiction name a delegate and, if necessary, an alternate to represent the jurisdiction in the negotiations. Each meeting will focus on a different element and the schedule will be provided as a part of the correspondence.

More information on the SGVRHTF and next steps will be provided at the meeting.

Prepared by: 
Caitlin Sims
Principal Management Analyst

Approved by: 
Marisa Creter
Executive Director

DATE: September 9, 2019

TO: Executive Committee

FROM: Marisa Creter, Executive Director

RE: **SGVCOG REGIONAL FORUM SERIES**

RECOMMENDED ACTION

Discuss and provide direction to staff.

BACKGROUND

The SGVCOG Governing Board recently adopted the FY 2019-2020 Strategic Plan to identify priorities of the SGVCOG and update the vision, mission, and values of the agency. The newly-adopted Strategic Plan includes a goal to strengthen commitment to member agencies and provide leadership on emerging issues. To support this goal, staff is proposing to launch a series of forums on regional emerging issues.


These forums would serve as a platform to bring together elected officials, city staff, and other stakeholders to discuss various emerging issues in the region, such as public safety, economic development and new technology. Additionally, the forums would allow participants to network and share best practices.

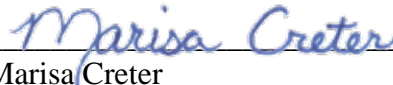
REGIONAL FORUM

The proposed Regional Forum series would include forums that will be held quarterly on the second Thursday of the month, beginning in December 2019. Each forum would include one or two panel sessions and a networking lunch centered around a specific theme and topic, such as public safety, future shared mobility, emergency preparedness, and other relevant major topics. It is expected that around 50 to 75 individuals would attend each forum and the length of each forum is proposed to be around three to four hours. A sample agenda for a Regional Forum event can be found in Attachment A.

SGVCOG staff will provide a brief presentation of the Regional Forum Series and solicit feedback from committee members at this meeting.

REPORT

Prepared by: 
Alexander P. Fung
Management Analyst

Approved by: 
Marisa Creter
Executive Director

ATTACHMENT

Attachment A – Sample Agenda of a Regional Forum Event

Attachment A

San Gabriel Valley Council of Governments Sample Agenda of a Regional Forum Event

The goal of launching the SGVCOG Regional Forum series is to assist the Governing Board to provide leadership on emerging issues in the San Gabriel Valley. These forums serve as a platform for regional leaders and stakeholders to develop strategies to address emerging issues, such as public safety, future shared mobility, emergency preparedness, and other relevant major topics.

Proposed Date: Quarterly, on the 2nd Thursday of the month

Proposed Time: 10:00am to 1:00pm

Expected Attendance: 50 to 75

Proposed Agenda:

8:30am	Set-up Begins
9:30am	Coffee and Registration
10:00am	Welcome and Opening Remarks
10:10am	Panel 1 (3 to 4 Panelists)
10:50am	Panel 1 Q&A Session
11:05am	Panel 2 (3 to 4 Panelists)
11:45am	Panel 2 Q&A Session
12:00pm	Closing Remarks & Networking Lunch
1:00pm	Event Concludes



AGENDA AND NOTICE OF THE REGULAR MEETING OF THE
SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS GOVERNING BOARD
SEPTEMBER 19, 2019 - 5:30 P.M.

**Upper San Gabriel Valley Municipal Water District Office
602 E. Huntington Drive, Suite B, Monrovia, California 91016**

SGVCOG Officers

President
Cynthia Sternquist

1st Vice President
Margaret Clark

2nd Vice President
Becky Shevlin

3rd Vice President
Tim Hepburn

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
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 5:30 PM at the Upper San Gabriel Valley Municipal Water District Office (602 E. Huntington Drive, Suite B, Monrovia, California 91016).* 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.



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

PRESENTATION

30 MINUTES

6. SB 751 and State Funding for Homelessness Programs in the San Gabriel Valley: Senator Susan Rubio, California State Senate District 22 – TENTATIVE
Recommended Action: For information only.

LIAISON REPORTS

10 MINUTES

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

PRESIDENT'S REPORT

5 MINUTES

EXECUTIVE DIRECTOR'S REPORT

5 MINUTES

16. San Gabriel Valley Regional Housing Trust Fund

GENERAL COUNSEL'S REPORT

5 MINUTES

COMMITTEE REPORTS

10 MINUTES

17. Transportation Committee
18. Homelessness Committee
19. Energy, Environment and Natural Resources Committee
20. Water Committee
21. Capital Projects and Construction Committee

CONSENT CALENDAR

5 MINUTES

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

22. Governing Board Meeting Minutes
Recommended Action: Adopt Governing Board minutes.
23. Monthly Cash Disbursements/Balances/Transfers
Recommended Action: Approve Monthly Cash Disbursements/Balances/Transfers.
24. Committee/TAC/Governing Board Attendance
Recommended Action: Receive and file.
25. Committee Appointments
Recommended Action: Appoint the following members to standing SGVCOG Policy Committees, Technical Advisory Committees and other partner agency assignments:
- Transportation: City of Industry
26. Contract for Metro Board of Director Support Services
Recommended Action: Authorize Executive Director to execute contract with Mary Lou Echternach for Metro Board support services in an amount not to exceed xx.

27. October Governing Board Meeting Date and Location
Recommended Action: Adopt Resolution 19-38 to change the date of the October Governing Board meeting to October 24 and change location to the Foothill Transit Office in West Covina.
28. SoCalREN Public Agency Programs Contract
Recommended Action: Authorize the Executive Director to execute a contract with the Energy Coalition to provide xx in funding to support regional public agency engagement for the Southern California Regional Energy Network (SoCalREN).
29. Gold Line Funding Allocation
Recommended Actions: 1) Adopt Resolution 19-39 affirming support of allocation of \$126 million in Measure M subregional equity program funds to the Gold Line Foothill Extension Project Phase 1 Alignment to Pomona and 2) Receive and file Metro response to Gold Line Funding Allocation Action
30. Amendment to Executive Director Employment Agreement
Recommended Action: Authorize the President to execute a Second Amendment to the Agreement for Executive Director services with Marisa Creter.
31. I-605 Corridor Aesthetics Master Plan
Recommended Action: Adopt Resolution 19-40 to support the I-605 Corridor Aesthetics Master Plan.
32. Metro Eastside Extension SR-60 Alternative
Recommended Actions: Adopt Resolution 19-41 to support the Metro Eastside Extension SR-60 Alternative and make the following recommendations to Metro:
 - 1) *Explore possible future extension to connect the eastside extension with the Foothill Gold Line; and*
 - 2) *Fund SR-60 North-South connections (including transit and traffic signal synchronization projects) to increase access to the Eastside extension and the Gold Line.*
33. Update External SGVCOG Agency Appointments
Recommended Action: Adopt Resolution 19-42 updating the SGVCOG external agency appointments.

ACTION ITEM

30 MINUTES

34. San Gabriel Mountains Foothills and Rivers Protection Act
Recommended Action: Adopt Resolution 19-35 supporting the San Gabriel Mountains Foothills and Rivers Protection Act if amended to include a process whereby private property may be opted out of any and all National Recreation Area requirements, protections, and other designations included in the legislation. Support for the Act would include all the following proposed designations.
 - The expansion of the San Gabriel Mountains National Monument;*
 - The establishment of the San Gabriel Mountains National Recreation Area;*
 - The classifications of Yerba Buena and Condor Peak as Wilderness Areas;*
 - The expansions of the San Gabriel and Sheep Mountain Wilderness Areas; and,*
 - The classifications of WF San Gabriel River PWSR, Little Rock Creek PWSR, Cooper Canyon PWSR, SF Cooper Canyon PWSR, NF San Gabriel River PWSR, and EF San Gabriel River PWSR as Wild and Scenic Rivers.*

ADJOURN