



San Gabriel Valley Council of Governments

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DATE: February 18, 2010
TO: Governing Board Delegates and Alternates
FROM: Gino Sund, Chair
RE: Housing Committee Report

Major work activities and accomplishments achieved during the last two months include but are not limited to:

SB 375

SB 375 is the implementation bill of AB 32. This legislation addresses local government's role in achieving greenhouse gas reductions through land use changes and the corresponding reductions in vehicle miles traveled. Recognizing the major impact this legislation will have on our cities, participants in COG's strategic planning session identified the development of a strategy for addressing of SB 375 as an ongoing objective for the agency.

Of particular importance to the SCAG region and the San Gabriel Valley, SB 375 identifies SCAG as the only MPO with the authority to sub-delegate the development of a SCS or an APS to its subregions. While the development of a subregional SCS may ultimately provide cities with additional flexibility and customization, issues related to funding and liability made it infeasible for the majority of subregions to undertake this responsibility. The COG's SB 375 Working Group, Planning Directors' TAC, Housing Committee, and City Manager's Steering Committee recommended to the Governing Board that, to the extent feasible given funding and staffing limitations, COG indicate a willingness to engage in a collaborative process. Due to liability and funding issues, it was not recommended that the COG accept responsibility for developing a subregional SCS. At the November meeting, the Governing Board unanimously concurred with this recommendation and authorized the Executive Director to transmit a letter indicating the COG's position to SCAG.

A survey of the other thirteen subregions indicated that only three subregions (City of Los Angeles, Orange County Council of Governments, and Ventura Council of Governments) were considering accepting formal delegations, and ultimately it appeared likely that only the City of Los Angeles will take action to accept sub-delegation. All other subregions had indicating that they would not be accepting formal sub-delegation for the same reasons cited by the SGVCOG. However, subsequent to that survey, Gateway Cities' COG Board took action to recommend to their member agencies that their COG develop a subregional SCS. Gateway COG estimates that they will need to assess their member agencies \$250,000-\$750,000, as a starting point, to

develop the SCS, but that additional funding may be needed. The COG will continue to monitor Gateway COGs efforts and provide information to our member agencies.

SB 375 Workshop

Currently, SCAG is in the process of scheduling SB 375 workshops in each subregion. Based on conversations with SCAG staff, it is my understanding that these workshops have two purposes:

1. Ensure that all elected and appointed officials have a basic understanding of SB 375 and the current conditions in their subregion relative to transportation investments, land use and economic conditions that will impact future planning efforts, including the development of an SCS.
2. Measure tentative support/opposition/feasibility of various land use and transportation demand management strategies (TDMs) that might be incorporated into an SCS.

SCAG is intending to incorporate the initial feedback received from these workshops into the soft GHG emissions reduction estimate that they will submit to ARB in either March or April of this year (see “Statewide Target-Setting Process” below). Initially, a workshop was planned to be held in the San Gabriel Valley on January 28th. However, one week prior to that workshop, COG staff, along with the SB 375 Working Group, still had significant reservations regarding the proposed agenda. Specifically, there were concerns as to whether the format and agenda items would achieve the above outlined goals. As a result, COG staff is working with SCAG staff to reschedule this workshop for late February. It is our belief that this will provide the additional time necessary to secure an agenda and presentations that lead to a meaningful discussion. Once a date has been set, the COG will send out notifications to all cities.

City of Industry Affordable Housing Technical Assistance

One of the major areas of focus related to affordable housing in the San Gabriel Valley is the allocation of City of Industry set-aside funds. Based on prior analysis, it was determined that the cities in the Valley are not receiving their fair share of these funds. There are several factors that contribute to this dilemma and the Valley’s ability to successfully compete for and receive these funds. One of the factors identified is that many of our member agencies lack the technical expertise to identify and develop affordable housing projects and package proposals needed to secure County funding. In order to address these concerns, the Los Angeles Community Development Commission (LACDC) developed a technical assistance program to provide a limited number of cities with consultant services for site identification, feasibility analysis, developer information, and financing scenarios for affordable housing projects. This program was approved by the COG Governing Board in May and got underway in July.

LACDC continues to provide technical assistance to four member agencies (Azusa, La Puente, San Dimas, and South El Monte). This program, developed in coordination with the COG Housing Committee, provides consultant services for project feasibility and exploration, site identification, feasibility analysis, developer information, and financing scenarios for affordable housing projects. Working with the consultant, the City of Azusa has identified a free-standing affordable housing project that is potentially eligible for City of Industry funds. The LACDC consultants will now provide project-specific technical assistance to this effort. They will also continue to work with the other participating cities to further define projects and identify

opportunities. It is COG's expectation that this additional assistance will result in one or more projects successfully receiving City of Industry funding.

San Gabriel Valley Housing and Homeless Services Coordinating Council

In April 2009, the Governing Board voted unanimously to:

- ✓ Adopt the regional homeless services strategy,
- ✓ Establish an ad hoc Homeless Services Committee that will spearhead the creation of the San Gabriel Valley Housing and Homeless Services Coordinating Council ("Coordinating Council"), and
- ✓ Allocate \$15,500 in matching funds for needed staffing resources to support getting the Coordinating Council organized and operational over the next six months.

COG staff has been working with the County to secure funding for the Council's first year of operation as well as recruiting participants for the COG ad hoc homeless services committee (Committee). With funding in place, the Committee resumed meeting in December and recently approved a mission statement, guiding principles, and organizational structure for the Coordinating Council.

The Committee's next step is to develop bylaws and membership agreement forms. Once these elements are finalized, the Committee will begin presenting this information to key stakeholder groups including not-for-profit and faith-based organizations, local government representatives, and the business and philanthropic community to invite participation.