



San Gabriel Valley Council of Governments*

AGENDA AND NOTICE OF THE REGULAR MEETING OF THE PLANNING DIRECTORS TECHNICAL ADVISORY COMMITTEE

Thursday, May 27, 2021 – 12:00 PM

Zoom Link: <https://zoom.us/j/91592962388>
Livestream Available: https://youtu.be/i27egE_V9Jg

- 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

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

MEETINGS: *Regular Meetings of the Planning Directors' Technical Advisory Committee are held on the fourth Thursday of each month at 12:00 PM at the Monrovia Community Center (119 West Palm Avenue, Monrovia, CA 91016).* The Planning Directors' Technical Advisory 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 Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Planning Directors' Technical Advisory Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. The SGVCOG requests that persons addressing the Committee refrain from making personal, slanderous, profane, or disruptive remarks.

TO ADDRESS THE PLANNING DIRECTORS' TECHNICAL ADVISORY COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the Committee 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 Committee on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Planning Directors' Technical Advisory Committee may not discuss or vote on items not on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the Planning Directors' Technical Advisory Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Committee member 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 Planning Directors' Technical Advisory 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 Planning Directors' Technical Advisory Committee meeting scheduled for May 27, 2021 at 12:00 p.m. will not be allowed. To allow for public participation, the Planning Directors' Technical Advisory Committee will conduct its meeting through Zoom Video Communications. To participate in the meeting, download Zoom on any phone or computer device and copy and paste the following link into your browser to access the live meeting: <https://zoom.us/j/91592962388>. You may also access the meeting via the livestream link on the front of the agenda page.

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 Zoom.

- Email: Please submit via email your public comment to SGVCOG Management Analyst, Alexander Fung, at afung@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.
- Zoom: Through Zoom, you may speak by using the web interface "Raise Hand" feature. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes. Public comment is taken at the beginning of the meeting for items not on the agenda. Public comment is also accepted at the beginning of each agenda item.

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact SGVCOG Management Analyst, Alexander Fung, at least 48 hours prior to the meeting at (626) 457-1800 or at afung@sgvcog.org.

PRELIMINARY BUSINESS

3 MINUTES

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

CONSENT CALENDAR

2 MINUTES

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

5. Planning Directors' TAC Meeting Minutes – 04/22/2021 (**Page 1**)
Recommended Action: Review and approve.

DISCUSSION ITEM

10 MINUTES

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

6. AB 787 (Gabriel) – Alexander Fung, Management Analyst, SGVCOG (**Page 5**)
Recommended Action: Discuss and provide direction to staff.

PRESENTATIONS

40 MINUTES

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

7. Affordable Housing Collaborations with Churches and Religious Institutions – Margaret Munoz, Associate Planner, The Arroyo Group & Jill Shook, Author/Editor, Making Housing Happen: Faith Based Affordable Housing Models (**Page 14**)
Recommended Action: For information only.
8. California Department of Transportation District 7 Active Transportation Plan – Cuong Phu Trinh, Senior Transportation Planner, California Department of Transportation (**Page 16**)
Recommended Action: For information only.

STAFF ANNOUNCEMENT

5 MINUTES

9. Next Committee Meeting
Recommended Action: For information only.

ANNOUNCEMENTS

ADJOURN



SGVCOG Planning Directors' TAC Regular Meeting Minutes

Date: April 22, 2021
Time: 12:00 PM
Location: Zoom Virtual Meeting

PRELIMINARY BUSINESS

1. Call to Order
B. Johnson called the meeting to order at 12:01pm.

2. Roll Call
A quorum was in attendance.

Committee Members Present

Alhambra	P. Lam
Azusa	M. Munoz
Baldwin Park	R. Garcia
Claremont	B. Johnson
Covina	B. Lee, M. Lugo
Duarte	C. Hensley, J. Golding
El Monte	J. Mikaelian, T. Bu
Glendora	J. Kugel, M. Carnahan
La Verne	E. Scherer
Monrovia	J. Mayer, S. Bermejo
Pasadena	D. Sanchez
Pomona	A. Gutierrez
Rosemead	A. Lao
San Dimas	A. Garcia
San Gabriel	A. Alvarado, M. Chang, S. Tewasart
Sierra Madre	V. Gonzalez
South El Monte	I. McAleese, R. Pelayo
South Pasadena	J. Hankamer
Temple City	S. Reimers
L.A. County DRP	J. Drevno

Absent

Arcadia
Diamond Bar
Irwindale

Guests

City of La Puente	A. Tellez
City of Monterey Park	J. Moquin
City of Walnut	A. Ramos
ICF	B. Moncada
ICF	L. Penera
SCAG	K. Clark
SCAG	K. Kane
SCAG	T. Vo

SGVCOG Staff

M. Creter, Executive Director
C. Sims, Staff
K. Ward, Staff
A. Fung, Staff
A. Bordallo, Staff

3. Public Comment
There were no public comments at this meeting.
4. Changes to Agenda Order
There were no changes to the agenda.

CONSENT CALENDAR

5. Review Planning Directors' TAC Meeting Minutes: 03/25/2021
Action: Review and approve.

There was a motion to approve consent calendar item 5. (M/S: S. Tewasart/S. Reimers)

[Motion Passed]

AYES:	Alhambra, Azusa, Baldwin Park, Claremont, Covina, Duarte, El Monte, Glendora, La Verne, Monrovia, Pasadena, Pomona, Rosemead, San Dimas, San Gabriel, Sierra Madre, South El Monte, Temple City, L.A. County DRP
NOES:	
ABSTAIN:	
NO VOTE RECORDED:	South Pasadena
ABSENT:	Arcadia, Diamond Bar, Irwindale

UPDATE ITEM

6. Legislative Updates: AB 1401 (Friedman) and SB 478 (Wiener)
 SGVCOG Management Analyst, Alexander Fung, provided updates on this item. To support the State's efforts to increase housing development, legislators introduced a plethora of housing legislation to streamline housing development policies across California. Particularly, AB 1401 (Friedman) was introduced to prohibit local jurisdictions from imposing minimum parking requirements on certain developments, especially those located near existing public transit services. SB 478 (Wiener) also targets local ordinances that limit the construction of housing based on lot size.

Key Questions/Discussions:

- C. Hensley emphasized that the SGVCOG should show solidarity with the League of California Cities and suggested that the SGVCOG should oppose AB 1401 (Friedman) and continue to monitor SB 478 (Wiener).
- J. Kugel commented that it may not be appropriate for community development and planning directors to take positions on policies given that it appears to be the responsibility of city councilmembers. C. Hensley clarified that the suggestion would be for the committee to recommend the Governing Board to oppose AB 1401 (Friedman) and watch SB 478 (Wiener).
- J. Mikaelian supported the idea of the committee providing recommendations to the Governing Board for consideration given that AB 1401's proposal to prohibit jurisdictions from imposing or enforcing a minimum parking requirement for developments located within ½ mile walking distance of public transit can be

unreasonable.

There was a motion to recommend the Governing Board to oppose AB 1401 (Friedman) and watch SB 478 (Wiener). (M/S: C. Hensley/S. Reimers)

[Motion Passed]

AYES:	Alhambra, Azusa, Baldwin Park, Claremont, Covina, Duarte, El Monte, Glendora, La Verne, Monrovia, Pasadena, Rosemead, San Gabriel, Sierra Madre, South El Monte, Temple City
NOES:	Pomona
ABSTAIN:	L.A. County DRP
NO VOTE RECORDED:	San Dimas, South Pasadena
ABSENT:	Arcadia, Diamond Bar, Irwindale

PRESENTATIONS

7. Southern California Regional Energy Network Multifamily Program

ICF Account Manager, Brianna Moncada, provided a presentation on this item. Earlier this year, the SGVCOG launched a partnership with ICF to promote the Southern California Regional Energy Network (SoCalREN) Residential Program. This program offers multifamily communities throughout the San Gabriel Valley an opportunity to reduce energy use and provide a more comfortable and safer living environment for tenants through property improvements and upgrades.

Key Questions/Discussions:

- C. Hensley inquired about ICF’s outreach efforts to multifamily property owners. Ms. Moncada responded that ICF is currently conducting outreach to multifamily sites in addition to collaborating with contractors to provide multifamily property owners with information. Multifamily property owners can also directly reach out to the SoCalREN Multifamily Program.

8. SCAG Housing Element Parcel (HELPR) Tool

SCAG Regional Planner, Kimberly Clark, provided a presentation on this item. SCAG recently launched the Regional Data Platform (RDP) to provide a modern system for holistic planning across the SCAG jurisdiction, which can foster a more sustainable and equitable future for Southern California. As part of the overall RDP Project, SCAG launched a web-mapping tool, known as the Housing Element Parcel (HELPR) Tool, to assist local jurisdictions and stakeholders understand local land use and site opportunities for aligning housing planning with the State’s sixth cycle housing element updates, which are due in October 2021. The HELPR Tool is principally based on updated and curated versions of parcel-level land use data and other datasets available through SCAG’s open data portal. The Tool also allows users to download tabular and spatial data for external use.

Key Questions/Discussions:

- C. Hensley inquired about unit-size data that is provided along with the ADU Affordability Assumption and commented that there is a direct correlation between

unit size and affordability. K. Kane responded that the recent survey did not include the unit-size data and commented that ADUs typically operate in a narrow range with regards to their sizes. SCAG is also developing additional technical assistance for local jurisdictions in the new HELPR 2.0 Tool that will include additional information on physical site capacity to account for ADUs in housing element updates.

- S. Bermejo inquired about SCAG's efforts to assist local jurisdictions to obtain ArcGIS licenses. T. Vo responded that each city or county can obtain one ArcGIS license from SCAG, which includes ArcGIS Pro and ArcGIS Online. Local jurisdictions that are interested in obtaining the ArcGIS license can contact SCAG staff at list@scag.ca.gov.

STAFF ANNOUNCEMENT

9. Next Committee Meeting

The committee is scheduled to reconvene on Thursday, May 27, 2021 at 12:00pm.

ANNOUNCEMENTS

There were no additional announcements.

ADJOURN

C. Hensley adjourned the Planning Directors' Technical Advisory Committee meeting at 1:01pm.

REPORT

DATE: May 27, 2021

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **AB 787 (GABRIEL)**

RECOMMENDED ACTION

Discuss and provide direction to staff.

SUMMARY

Local jurisdictions are required to adopt housing elements to demonstrate their ability to adequately plan and meet their existing and projected housing needs. The required amount of planned housing is established by the Regional Housing Needs Allocation (RHNA) process, which occurs on eight-year cycles besides for the state's most rural areas. Regional housing needs are assigned by four income categories as guideposts for each community to develop a mix of housing types for all economic segments of the population, including very low-income, low-income, moderate-income, and above-moderate-income. Upon receiving their RHNA, jurisdictions must subsequently demonstrate adequate sites to accommodate the allocation for each of the four income categories through updating and revising their housing elements.

Existing law enables jurisdictions to create programs that facilitate conversions from market-rate to deed-restricted affordable housing to reduce their housing elements' adequate sites accordingly. Specifically, a jurisdiction may assume that up to 25% of its adequate sites for very low- and low-income households will result from the conversion of existing housing that is currently for higher-income households, dilapidated housing at risk of being lost from the housing stock, extension of existing affordability covenants, or conversion of hotel and motel rooms.

To count the units in the adequate sites inventory, in advance of the adoption of the housing element, a jurisdiction must identify and commit local funding and ensure the long-term affordability of these units. Jurisdictions would subsequently have three years from the start of their housing element cycles to enter into enforceable agreements of committed assistance for all units specific in the program, after which the jurisdiction must identify adequate sites to accommodate the non-converted units. Upon conversion of the units, the local jurisdiction can then count the units towards meeting their share of the regional housing needs.

AB 787, which was introduced by Assemblymember Jesse Gabriel (D-Calabasas) on February 16, 2021, proposes to create an additional approach to facilitate the conversion of market-rate units to units for low-income households. Under the bill, a local jurisdiction would be allowed to count conversions when the jurisdiction did not commit local funding towards the conversion. Additionally, a jurisdiction can count conversions to moderate-income housing. For each unit converted to lower- or moderate-income housing, the jurisdiction would need to add one unit to its unmet RHNA for above-moderate-rate units.

AB 787 BACKGROUND

Specifically, AB 787 authorizes cities and counties to count any units in an existing multifamily building that are converted to deed-restricted housing for very low-, low-, or moderate-income households towards their share of regional housing need as long as the following apply:

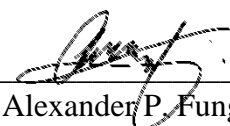
- The unit, at the time of conversion, is not rented at a cost affordable to very low-, low-, or moderate-low income households;
- The unit will have long-term affordability covenants and restrictions that require the unit to be affordable to individuals of very low-, low-, or moderate-income for a term of 55 years;
- The initial rent for any post-conversion unit shall be at least 10% less than the average monthly rent charged over the 12 months prior to conversion;
- The unit is in decent, safe, and sanitary condition at the time of occupancy;
- The unit has not been acquired by eminent domain as part of the conversion;
- The unit is subject to a governmental monitoring program to ensure continued affordability and occupancy by qualifying households; and,
- The public entity must have an assignable right to purchase the development of the investor's interest for debt plus taxes, unless the development is financed with low-income housing tax credits.


AB 787 would also require that, if a local jurisdiction reports converted units pursuant to this bill, the jurisdiction shall subtract a corresponding amount from its existing above-moderate income total units. If such subtraction causes the number of permitted above-moderate income units for that cycle to drop below zero, the jurisdiction must identify an increase to its total site inventory zoned capacity for above-moderate-income units by a commensurate amount within 180 days.

Furthermore, the bill specifies that a local jurisdiction could receive a unit-for-unit zoning reduction for conversions that occur prior to the jurisdiction's housing element adoption deadline, provided that the reduction does not exceed 25%.

AB 787 was recently unanimously passed by both the Assembly Committee on Housing and Community Development and the Assembly Local Government Committee and has been referred to the Assembly Appropriations Committee. Copies of the bill's language and analysis can be found in Attachments A and B, respectively.

SGVCOG Management Analyst, Alexander Fung, will provide a presentation on this item.

Prepared by: 
Alexander P. Fung
Management Analyst

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – AB 787 Bill Language

Attachment B – AB 787 Bill Analysis

AMENDED IN ASSEMBLY MAY 3, 2021

AMENDED IN ASSEMBLY APRIL 20, 2021

AMENDED IN ASSEMBLY MARCH 18, 2021

CALIFORNIA LEGISLATURE—2021–22 REGULAR SESSION

ASSEMBLY BILL

No. 787

Introduced by Assembly Member Gabriel

February 16, 2021

An act to add Section 65400.2 to the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 787, as amended, Gabriel. Planning and zoning: housing element: converted affordable housing units.

Existing law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Existing law requires that the housing element include, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected housing need and requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county, as provided.

Existing law requires the planning agency of a city or county to provide an annual report that includes specified information by April

1 of each year to specified entities, including the Department of Housing and Community Development. Among other things, existing law requires that this report include the progress in meeting the city’s or county’s share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified.

This bill would authorize a planning agency to include in its annual report the number of units in an existing multifamily building that were converted to deed-restricted rental housing for very low, low-, or moderate-income households by the imposition of affordability covenants and restrictions for the unit. The bill would apply only to converted units that meet specified requirements, including that the rent for the unit prior to conversion was not affordable to very low, low-, or moderate-income households and the initial postconversion rent for the unit is at least 10% less than the average monthly rent charged over the 12 months prior to conversion. The bill would authorize a city or county to reduce its share of regional housing need for the income category of the converted units on a unit- for -unit basis, as specified.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 65400.2 is added to the Government
- 2 Code, to read:
- 3 65400.2. (a) For purposes of the housing element portion of
- 4 the annual report required by paragraph (2) of subdivision (a) of
- 5 Section 65400, the planning agency may include the number of
- 6 units in an existing multifamily building that were converted to
- 7 deed-restricted rental housing for very low,~~low~~, low-, or
- 8 moderate-income households by the imposition of affordability
- 9 covenants and restrictions for the unit. The report shall clearly
- 10 indicate that these were not newly constructed units.
- 11 (b) For purposes of this section, a unit may be reported as a
- 12 converted unit under subdivision (a) only if all of the following
- 13 apply to the unit:
- 14 (1) The rent for the unit prior to conversion was not affordable
- 15 to very low, low-, or moderate-income households.
- 16 (2) The unit is subject to a long-term recorded regulatory
- 17 agreement with a public entity that requires the unit to be affordable

1 to, and occupied by, persons of very low, low-, or ~~moderate income~~
2 *moderate-income* for ~~at least a term of 55 years.~~

3 (3) (A) The initial postconversion rent for the unit is at least
4 10 percent less than the average monthly rent charged over the 12
5 months prior to conversion.

6 (B) To determine the maximum rental rate in subsequent years,
7 the initial postconversion rent for the unit shall be compared to
8 the rent limit at the 100-percent income level established by the
9 California Tax Credit Allocation Committee for the year of
10 conversion, and the regulatory agreement shall limit the rent on
11 the unit for the term of the regulatory agreement to that ratio
12 multiplied by the 100-percent income level rent limit for the
13 respective year.

14 (C) Notwithstanding subparagraphs (A) and (B), a project owner
15 may shift rent restrictions on units within a given property so long
16 as the overall distribution of regulated rents remain the same.

17 (4) The unit is in decent, safe, and sanitary condition at the time
18 of occupancy following the conversion.

19 (5) The unit was not acquired by eminent domain as part of the
20 conversion.

21 (6) The unit is subject to a governmental monitoring program
22 to ensure continued affordability and occupancy by qualifying
23 households.

24 (7) Unless the development is subject to a regulatory agreement
25 with the California Tax Credit Allocation Committee, a public
26 entity shall hold an assignable right to purchase the development,
27 any interest in the development, or any interest in a partnership
28 that owns the development for a price that does not exceed the
29 principal amount of outstanding indebtedness secured by the
30 building and all federal, state, and local taxes attributable to that
31 sale.

32 (c) If the planning agency reports converted units pursuant to
33 subdivision (a), it shall do both of the following:

34 (1) Subtract the same number of units from the number of newly
35 constructed above-moderate-income units it would be required to
36 otherwise include in the report.

37 (2) If the subtraction pursuant to paragraph (1) causes the
38 number of newly constructed above-moderate-income units
39 reported to be less than zero, the planning agency shall identify
40 and make available within 180 days sufficient additional adequate

1 and available sites to accommodate the number of
2 above-moderate-income units needed to get to zero. Sites identified
3 pursuant to this paragraph shall allow an equal or greater residential
4 density than the highest density of the sites of the converted units.
5 (d) For any units that qualify to be reported pursuant to this
6 section that were converted between the start of the projection
7 period and the deadline for adoption of the housing element, a city
8 or county may reduce its share of the regional housing need for
9 the income category of the converted units on a unit-for-unit basis,
10 provided that the reduction, when combined with any substitution
11 allowed pursuant to subdivision (c) of Section 65583.1, does not
12 exceed 25 percent of the need in the respective income category.

O

Date of Hearing: May 12, 2021

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Lorena Gonzalez, Chair

AB 787 (Gabriel) – As Amended May 3, 2021

Policy Committee:	Housing and Community Development	Vote:	8 - 0
	Local Government		8 - 0

Urgency: No State Mandated Local Program: No Reimbursable: No

SUMMARY:

This bill authorizes cities and counties to receive credit towards their regional housing need for the conversion of above-moderate-income units to very low-, low-, and moderate-income units, subject to certain conditions.

FISCAL EFFECT:

The Department of Housing and Community Development (HCD) estimates ongoing costs of \$269,000 (General Fund) annually to update programs and annual progress report forms, provide technical assistance to local governments and review housing elements that incorporate conversions.

COMMENTS:

1) **Purpose.** According to the author:

The preservation of affordable housing is a key policy tool to address California's housing crisis. Housing preservation helps promote and sustain communities by ensuring the ongoing availability of quality, affordable homes. [This bill] will create new flexible tools that can be used to support California's workforce, including teachers, firefighters, and nurses.

2) **Background.** Local jurisdictions are required to adopt a housing element to demonstrate how they will adequately plan to meet their existing and projected housing needs. The amount of housing required to be planned for is established by the Regional Housing Needs Allocation (RHNA) process. For all but the state's most rural areas, this process occurs on an eight-year cycle, during which the state determines the anticipated population growth and then assigns a growth target to the state's regions, which then assign them to the jurisdictions therein. Regional housing needs are assigned by four income categories as guideposts for each community to develop a mix of housing types for all economic segments of the population. These income categories include very low-income, low-income, moderate-income and above-moderate-income. Upon receiving its RHNA, each jurisdiction must then demonstrate, through its housing element, there are adequate sites to accommodate, at a minimum, the allocation for each of the four income categories.

Existing law enables a jurisdiction to create a program that facilitates conversions from market-rate to deed-restricted affordable housing to reduce the jurisdiction's housing element's adequate sites accordingly. Specifically, a jurisdiction may assume that up to 25% of its adequate sites for very low- and low-income households will come from the conversion of existing housing that is currently for higher-income households, dilapidated housing at risk of being lost from the housing stock, extension of existing affordability covenants, or conversion of hotel and motel rooms. To count the units in the adequate sites inventory, in advance of the adoption of the housing element, a jurisdiction must identify and commit local funding and ensure the long-term affordability of these units. Local jurisdictions then have three years from the start of their housing element cycle to enter into an enforceable agreement of committed assistance for all units specified in the program, after which the jurisdiction must identify adequate sites to accommodate the non-converted units. Upon conversion of the units, the local jurisdiction can count them towards meeting their share of the regional housing needs.

This bill creates an additional approach to facilitate the conversion of market rate units to units for low-income households. A local jurisdiction would be able to count conversions when the jurisdiction did not commit local funding towards the conversion. A jurisdiction would also be able to count conversions to moderate-income housing. For each unit converted to lower- or moderate-income housing, the jurisdiction would need to add one unit to its unmet RHNA for above-moderate-rate units.

Analysis Prepared by: Jennifer Swenson / APPR. / (916) 319-2081

REPORT

DATE: May 27, 2021

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **AFFORDABLE HOUSING COLLABORATIONS WITH CHURCHES AND RELIGIOUS INSTITUTIONS**

RECOMMENDED ACTION

For information only.

BACKGROUND

Los Angeles County is currently experiencing a homelessness crisis and an affordable housing shortage. In the midst of this crisis, community advocates view that congregations and religious institutions have a unique opportunity to provide affordable housing services and support for individuals experiencing homelessness, as many congregations already provide meals, services, and outreach ministries to these individuals. Given that congregations are missionally motivated to support lower income communities, there is an opportunity for local jurisdictions to partner with churches and religious institutions to expand affordable housing and mitigate homelessness issues in their communities.

ADAPTIVE REUSE

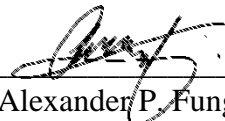
Congregations with excess built space can be adapted into various forms of housing units. Examples are educational buildings and social halls that have been leased to external groups in the past, with income used for church operations. Additionally, some congregations own single-family homes or parsonages that can add an accessory dwelling unit (ADU) to provide additional housing units. Congregations can also modify their single-family homes for a shared housing model that can be used for rapid re-housing and transitional housing services.

Given that zoning laws in many cities may not allow religious congregations to build housing on their land, zoning would need to be amended to allow churches to build affordable housing. This could allow churches and religious institutions to further their mission, contribute to ending the housing crisis, and support their ministries.


Currently, the City of Seattle, WA had adopted and implemented such adaptive reuse models, with the city councils of Laguna Beach, Pasadena, Sierra Madre, and Yorba Linda affirming the concept. Local jurisdictions that are interested in exploring adaptive reuse models can mitigate neighborhood oppositions by hosting educational forums, organizing community meetings, and partnering with city staff, congregations, elected officials, and community-based organizations to build support.

The Arroyo Group Associate Planner, Margaret Munoz, and Making Housing Happen: Faith

Based Affordable Housing Models Author/Editor, Jill Shook, will provide a presentation on this item.

Prepared by: 

Alexander P. Fung
Management Analyst

Approved by: 

Marisa Creter
Executive Director

REPORT

DATE: May 27, 2021
TO: Planning Directors' Technical Advisory Committee
FROM: Marisa Creter, Executive Director
RE: **CALIFORNIA DEPARTMENT OF TRANSPORTATION DISTRICT 7
ACTIVE TRANSPORTATION PLAN**

RECOMMENDED ACTION

For information only.

BACKGROUND

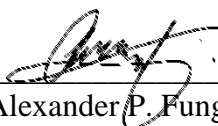
The California Department of Transportation (Caltrans) District 7 Active Transportation Plan will identify locations for pedestrian and bicycle improvements, on, across, or parallel to the State Highway System across the Counties of Los Angeles and Ventura. The Plan aims to strengthen and connect local active transportation networks and improve safety and access for all individuals. Social equity, partnerships, and robust engagement efforts are crucial elements throughout the development of the Caltrans District 7 Active Transportation Plan.

Results of the Plan will inform and assist the implementation of active transportation projects for Los Angeles County and Ventura County residents and improve accessibility and neighborhood circulation for individuals who walk, bike, and use public transit. This Plan directly supports Caltrans' mission of providing a safe and reliable transportation network that serves all individuals and respecting the environment.

The timeline of the Plan's development is as follows:

Winter 2020-2021	Caltrans District 7 Active Transportation Plan Kickoff
Spring 2021	Technical Analysis: Existing Conditions & Inventory Report
Summer 2021	Technical Analysis: Needs Analysis
Fall 2021	Technical Analysis: Needs Prioritization
Winter 2021-2022	Draft & Final Plan Development

Caltrans Senior Transportation Planner, Cuong Phu Trinh, will provide a presentation on this item.

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