COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE
of the
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

February 1, 2007
Minutes

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE. AN AUDIOCASSETTE TAPE OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN SCAG'S OFFICE.

The Community, Economic & Human Development Committee held its meeting at the SCAG office in downtown Los Angeles.

Members Present

Barnes, Christine	City of La Palma
Bowlen, Paul **(Chair)**	City of Cerritos
Chastain, Kelly	SANBAG
Coerper, Gil	City of Huntington Beach
Daigle, Leslie	OCCOG
Dispenza, Mike	City of Palmdale
Edney, Jon **(Vice-Chair)**	City of El Centro/IVAG
Fesmire, Melanie	CVAG
Jasper, Timothy	City of Apple Valley
Lantz, Paula	City of Pomona
Loveridge, Ronald	City of Riverside
McCallon, Larry	City of Highland
McCullough, Kathryn	OCCOG
McSweeney, Susan	City of Westlake
Nowatka, Paul	City of Torrance
Nunez, John H.	SGVCOG
Olhasso, Laura	City of Arroyo Verdugo
Ring, Bob	OCCOG
Robertson, Deborah	City of Rialto
White, Charles	WRCOG
Palmer, Jim*	OCCOG
Mosca, Joseph*	SGVCOG

Members Not Present

Bayer, Anne*	Gateway Cities
Dubois, Diana*	Gateway Cities
Green, Cathy	OCCOG

Members Not Present (Cont'd)

Herzog, Peter	OCCOG
Lee, Laura*	Gateway Cities
Morehouse, Carl	City of Ventura/VCOG
Norby, Chris	Orange County
Perry, Jan	Los Angeles
Reyes, Ed	Los Angeles
Serrano, Joseph	Gateway Cities
Ten, Mike	South Pasadena
Tyler, Sidney	SGVCOG

Indicates new member(s)

1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE

The Honorable Paul Bowlen, Chair, called the meeting to order at 10:06 AM. Honorable Bowlen asked Council Member Paula Lantz to lead the Committee in the Pledge of Allegiance.

2.0 PUBLIC COMMENT PERIOD

All public comments were related to RHNA issues and reserved for later in the agenda.

3.0 REVIEW AND PRIORTIZE AGENDA ITEMS

Joanna Africa, Interim Chief Counsel for SCAG, recommended that agenda item 6.1, Status of RHNA Pilot Program, be presented as an Urgency Action Item and repositioned on the agenda to follow 5.2. Item 5.3 will be moved to the end of the agenda with a possible continuance to the next meeting. Ms. Africa explained that this is necessary because SB12 has been amended to include a revision process. She will present a report, which will address options for incorporating the revision process.

A **MOTION** was made by the Hon. Paula Lantz to declare 6.1 an Urgency Item. The **MOTION** was **SECONDED** by the Hon. Christine Barnes and **UNANIMOUSLY APPROVED**.

A **MOTION** was made by the Hon. Paula Lantz to present 6.1 as an Action Item on the agenda. The **MOTION** was **SECONDED** by the Hon. Laura Olhasso and **UNANIMOUSLY APPROVED**.

A **MOTION** was made by the Hon. Kathy McCullough to move item 5.3 to the end of the agenda. The **MOTION** was **SECONDED** by the Hon. Deborah Robertson and **UNANIMOUSLY APPROVED**.

4.0 CONSENT CALENDAR

4.1 Approval Item

4.1.1 Minutes of January 4, 2007 Meeting

A **MOTION** was made by the Hon. Larry McCallon to approve the minutes of the January 4, 2007 meeting. The **MOTION** was **SECONDED** by the Hon. Bob Ring and **UNANIMOUSLY APPROVED**.

5.0 ACTION ITEMS

5.1 Request for Reconsideration of RHNA Allocation Methodology Recommendations

The Chair requested a report from Ms. Africa before opening this item.

Ms. Africa presented the procedure for the Request for Reconsideration of the RHNA Allocation Methodology, specifically with respect to the application of the 3.5% vacancy rate. She explained that a motion for reconsideration can only be made by a member who voted in favor of the original motion, which was made on November 2, 2006. Ms. Africa informed the committee that the vote was 18 to 6, and she had in her possession a list indicating those eighteen members who voted in favor of the original motion, and would be eligible to make the motion for reconsideration. Ms. Africa also pointed out that the application of the vacancy rate is part of the allocation methodology, and the allocation methodology has been finalized under existing law, including having conducted a public hearing. Consequently, if there are changes to the application of the vacancy rate, it could impact the methodology. The item is to reconsider the original November 2, 2006 action. The original motion was then read aloud from the approved minutes of the November 2, 2006 meeting.

Chair Bowlen then recognized those desiring to speak on the RHNA reconsideration issues.

Rick Bishop, Executive Director of the Western Riverside Council of Governments, expressed that he does not consider the changes to the motion to be methodological changes, but rather interpretation changes. Mr. Bishop stated that in regard to the vacancy rate, he is concerned whether it would apply to the growth increment just for the RHNA period, or would it include existing units. Mr. Bishop also expressed concern that there is no clear definition of a vacancy rate. With the absence of a policy direction on this issue, it is left open to interpretation. Mr. Bishop emphasized the importance of realizing the goal of SB12, and that is to provide affordable housing for the regions, not just the subregions and jurisdictions.

Ty Schuiling, with the San Bernardino Associated Governments, noted that it was his Board of Directors that requested the reconsideration of this item. Mr. Schuiling stated that the motions made and approved at the subcommittee were done so with the understanding that the adjustment would move the region significantly toward the State's own housing objective, which is to house their own. Mr. Schuiling further stated that the methodology that is now proposed does not move the region significantly in the direction that was contemplated by the original action. Mr. Schuiling emphasized that, as he represents one of the counties that would be significantly impacted by the current direction, his position is to support the reconsideration.

Tracy Sato from the City of Anaheim stated that her staff participated in all the subcommittee meetings, as well as the Technical Advisory Committee meetings. Ms. Sato believes that SCAG staff interpreted accurately and appropriately the action and recommendations taken by the CEHD, the subcommittee, and the Technical Advisory Committee. Ms. Sato expressed concern that the entire methodology would have to be reexamined to take into account the many factors, which affect vacancy rates, especially on existing housing stock. She does not support reconsideration.

Gail Shiamoto-Lohr, OCCOG Technical Advisory Committee representative, stated that she has been involved in the projections process, and is presenting testimony on behalf of the City of Mission Viejo. Ms. Shiamoto-Lohr stated that the City of Mission Viejo supports the original November 2, 2006 SCAG staff

recommendation and action by CEHD. Ms. Shiamoto-Lohr also stated that it was her understanding that the vacancy rate factor would be applied only to future growth and not to the existing housing stock. Ms. Shiamoto-Lohr believes that had the cities understood that a vacancy rate would be applied to the existing housing stock, there would have been more discussion and public testimony on the issue, and the RHNA methodology would not have evolved to its current state.

Bill Trimble, with the City of Pasadena and representing the San Gabriel Valley Council of Governments, stated that SCAG was requested to submit numbers to the subcommittee illustrating the adjustment for vacancy methodology. SCAG complied and produced those numbers. Mr. Trimble believes that the formula presented was very clear, and that SCAG provided adequate documentation to CEHD in November when the vote was taken. He does not support reconsideration.

Cathy Wahlstrom, from the City of Ontario, stated that she was representing Ontario's City Manager. Ms. Wahlstrom referenced a letter dated February 2, 2007, that she would be presenting to the Regional Council, which outlines Ontario's position requesting changes to their draft RHNA number.

Linda Gillis, Community Development Director for the City of Moreno Valley, stated that she supports Mr. Schuiling and Mr. Bishop in their pursuit to request reconsideration of the RHNA allocation methodology. Ms. Gillis suggested a 30-day period to review comments from the various COGs on this issue.

Chair Paul Bowlen brought the public comment period to a close, and requested a motion regarding reconsideration. A **MOTION** was made by the Hon. Larry McCallon to reconsider the original motion approving the subcommittee's recommendation, including the application of the 3.5% vacancy rate to the increment. The **MOTION** was **SECONDED** by the Hon. Charles White. A roll-call vote was taken. The voting result was 14 opposed and 8 in favor. The **MOTION** was **DENIED**.

The roll-call vote was counted as follows:

Barnes, C.	No
Bowlen, P.	No
Chastain, K.	Yes

Coerper, G.	No
Daigle, L.	No
Dispenza, M.	No
Edney, J.	No
Fesmire, M.	Yes
Jasper, T.	Yes
Lantz, P.	No
Loveridge, R.	Yes
McCallon, L.	Yes
McCullough, K.	No
McSweeney, S.	No
Nowatka, P.	No
Nunez, J.	No
Ring, B.	No
Robertson, D.	Yes
White, C.	Yes
Palmer, J.	Yes
Mosca, Joseph	No

The Chair then called Item 5.2 and requested the staff report.

5.2 RHNA Final Allocation Methodology and Housing Need Allocation Plan

Hasan Ikhrata, Director of Planning & Policy for SCAG, requested the Committee's approval to release the draft methodology and the draft allocation. The Chair called for public comment.

Reuben Arceo, representing the City of La Mirada, presented a letter from Pete Dames, the Mayor of La Mirada, dated February 1, 2007, addressed to the Chair. Mayor Dames states in his letter that the City of La Mirada strongly believes that the City's General Plan and zoning should be a consideration in the City's RHNA, and further states he is concerned that the City's land use policy was largely ignored in an effort to develop the City's housing need allocation. Mayor Dames requests that the CEHD reconsider the housing need allocation applied to La Mirada, and requests an extension of the appeals period to allow La Mirada adequate time to further work with SCAG staff in regard to the projected RHNA numbers.

A **MOTION** was made by the Hon. Jon Edney to approve the final allocation methodology and draft housing need allocation plan and recommended that the Regional Council adopt it. Chair Bowlen requested that the **MOTION** be read. The **MOTION** was read by the Hon. Edney. *The motion is to adopt the recommendation that Regional Council approve RHNA allocation methodology, the Draft Housing Need Allocation Plan, and Existing Housing Need Statement, and direct staff to commence the appeals process.* The **MOTION** was **SECONDED** by the Hon. Bob Ring. The **MOTION PASSED** with a vote of 15 in favor and 7 opposed.

6.0 RHNA URGENCY ACTION ITEM

6.1 Status of RHNA Pilot Program and Amended Appeals Procedure

Ms. Africa updated the Committee on changes made this week to SB12. The changes add a revision process to run concurrently with the appeals process for the SCAG RHNA. Ms. Africa passed out a staff report dated February 1, 2007, entitled Status of RHNA Pilot Program (Senate Bill 12) and Amended Appeals Procedure to Address Revision Process Required Under Senate Bill 12, which outlined three procedural options on the process for conducting the newly required revision process. Staff recommended Option 2, which designates the previously approved RHNA Appeals Board to also review and take action on the revisions.

After a brief discussion, A **MOTION** was made by the Hon. Larry McCallon to approve the staff recommendation for Option 2, and recommended that the Regional Council adopt it. The **MOTION** was **SECONDED** by the Hon. Jon Edney and **UNANIMOUSLY APPROVED**.

7.0 CHAIR'S REPORT

Chair Paul Bowlen reported that the Administration Committee is discussing new ways to conduct the policy committee meetings so that they do not overlap.

8.0 STAFF REPORT

Ms. Harris introduced Jane Embry, the new Senior Administrative Assistant to the Committee. The Chair welcomed Jane, and thanked Laverne Jones, outgoing assistant, for all her help.

9.0 FUTURE AGENDA ITEMS

Economy Chapter of the Regional Comprehensive Plan – Initial Performance Outcomes and Strategy will be placed on the March 1, 2007 agenda.

10.0 ADJOURNMENT

A **MOTION** for adjournment was made by the Hon. Jon Edney, **SECONDED** by the Hon. Bob Ring and **UNANIMOUSLY APPROVED**. Chair Bowlen adjourned the meeting at 11:40 AM, and announced the next CEHD meeting will be held on March 1, 2007 at the SCAG Los Angeles office.

Minutes Approved By:

Lynn Harris

Lynn Harris, Manager
Community Development

Doc#131975v2
CEHD – March 2007
Prepared by: J. Embry
2/15/20072:06:35 PM