



Southern California Association of Governments  
Remote Participation Only  
July 1, 2021

**MINUTES OF THE REGULAR MEETING  
COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD)  
THURSDAY, JUNE 3, 2021**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD). A VIDEO AND AUDIO RECORDING OF THE FULL MEETING IS AVAILABLE AT: <http://scag.iqm2.com/Citizens/>

The Community, Economic and Human Development (CEHD) Committee of the Southern California Association of Governments (SCAG) held its regular meeting telephonically and electronically given public health directives limiting public gatherings due to COVID-19 and in compliance with the Governor’s Executive Order N-29-20. A quorum was present.

**Members Present:**

<b>Hon. Jorge Marquez, Chair</b>	<b><i>Covina</i></b>	<b>RC District 33</b>
<b>Hon. Frank Yokoyama, Vice Chair</b>	<b><i>Cerritos</i></b>	<b>RC District 23</b>
Hon. Adele Andrade-Stadler	<i>Alhambra</i>	District 34
Hon. Drew Boyles	<i>El Segundo</i>	District 40
Hon. Wendy Bucknum	<i>Mission Viejo</i>	District 13
Hon. Juan Carrillo	<i>Palmdale</i>	District 43
Hon. Letitia Clark	<i>Tustin</i>	District 17
Hon. Steve De Ruse	<i>La Mirada</i>	GCCOG
Hon. Paula Devine	<i>Glendale</i>	District 42
Hon. Diane Dixon	<i>Newport Beach</i>	District 15
Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Hon. Alex Fisch	<i>Culver City</i>	District 41
Hon. Mark Henderson	<i>Gardena</i>	District 28
Hon. Peggy Huang		TCA
Hon. Cecilia Hupp	<i>Brea</i>	OCCOG
Hon. Kathleen Kelly	<i>Palm Desert</i>	District 2
Hon. Jed Leano	<i>Claremont</i>	SGVCOG
Hon. Patricia Lock Dawson	<i>Riverside</i>	District 68
Hon. Marisela Magana	<i>Perris</i>	District 69
Hon. Lauren Meister	<i>West Hollywood</i>	WSCCOG
Hon. Bill Miranda	<i>Santa Clarita</i>	SFVCOG



Hon. John Mirisch	<i>Beverly Hills</i>	<i>Pres. Appt., Member-at-Large</i>
Hon. George Nava	<i>Brawley</i>	ICTC
Hon. Kim Nguyen	<i>Garden Grove</i>	District 18
Hon. Trevor O’Neil	<i>Anaheim</i>	District 19
Hon. Edward Paget	<i>Needles</i>	SBCTA
Hon. Sunny Park	<i>Buena Park</i>	OCCOG
Hon. Ariel Pe	<i>Lakewood</i>	GWCOG
Hon. Misty Perez	<i>Port Hueneme</i>	<i>Pres. Appt., Member-at-Large</i>
Hon. Michael Posey	<i>Huntington Beach</i>	District 64
Hon. Jan Pye	<i>Desert Hot Springs</i>	CVAG
Hon. Rex Richardson	<i>Long Beach</i>	District 29
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Nicholas Schultz	<i>Burbank</i>	AVCJPA
Hon. David Shapiro	<i>Calabasas</i>	District 44
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Andy Sobel	<i>Santa Paula</i>	VCOG
Hon. Wes Speake	<i>Corona</i>	WRCOG
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
Hon. Acquanetta Warren	<i>Fontana</i>	SBCTA
Hon. Christi White	<i>Murrieta</i>	WRCOG
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

**Members Not Present**

Hon. Al Austin, II	<i>Long Beach</i>	GCCOG
Hon. David Avila	<i>Yucaipa</i>	SBCTA
Hon. Megan Beaman Jacinto	<i>Coachella</i>	District 66
Hon. Michael C. Carroll	<i>Irvine</i>	District 14
Hon. Anni Marshall	<i>Avalon</i>	GCCOG
Hon. Andrew Masiel, Sr.	<i>Tribal Gov’t Reg’l Planning</i>	
Hon. Holly Mitchell		Los Angeles County
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Tony Wu	<i>West Covina</i>	SGVCOG

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The Honorable Jorge Marquez called the meeting to order at 9:30 a.m. and asked Councilmember Mike Posey, City of Huntington Beach, to lead the Pledge of Allegiance.

**PUBLIC COMMENT PERIOD**



Chair Marquez opened the public comment period and asked anyone on their computers to speak by using the “raised hands” function on the computer and/or wait for SCAG staff to announce their name or phone number. Additionally, public comments received via email to [CEHDPublicComment@scag.ca.gov](mailto:CEHDPublicComment@scag.ca.gov) after 5pm on June 2, 2021, would be announced and included as part of the official record of the meeting.

SCAG Staff noted there were no public comments received before the 5pm deadline on Wednesday, June 2, 2021 or via hands raised.

Chair Marquez closed the public comment period.

**REVIEW AND PRIORITIZE AGENDA ITEMS**

No reprioritizations were made.

**CONSENT CALENDAR**

Approval Item

1. Minutes of the April 1, 2021 Meeting
2. Transfer of Regional Housing Needs Assessment (RHNA) Units From County of Orange to City of Santa Ana

Receive and File

3. Climate Action Plan for Transportation Infrastructure (CAPTI) Comment Letter

A MOTION was made (Finlay) to approve the Consent Calendar. Motion was SECONDED (Kelly) and passed by the following roll call votes:

**AYES:** ANDRADE-STADLER, BOYLES, BUCKNUM, CARRILLO, DE RUSE, DEVINE, FINLAY, HENDERSON, HUANG, HUPP, KELLY, LEANO, LOCK DAWSON, MARQUEZ, MEISTER, MIRISCH, NAVA, NGUYEN, O’NEIL, PAGET, PE, PEREZ, POSEY, PYE, RICHARDSON, SANTA INES, SCHULTZ, SHAPIRO, SHEVLIN, SOBEL, SPEAKE, WARREN, WHITE, YOKOYAMA AND ZERUNYAN (35).

**NOES:** (0).

**ABSTAIN:** ESPINOZA, (Minutes) (1).

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## **INFORMATION ITEMS**

### 4. Future of the Office After COVID-19

Chair Marquez asked Philip Law, SCAG staff, to introduce Amber Schiada, Senior Director, Insight & Advisory, at Jones Lang LaSalle (JLL). Mr. Law provided background information and noted that Ms. Schiada would provide the committee with an update on the future of the office with particular focus on the SCAG region. Ms. Schiada's presentation provided an overview of the economic landscape, retail disruptions, office trends and the future of work. The following are additional emerging key trends highlighted in her presentation:

- The future of work priorities for corporate occupiers and corporate relocation decisions
- Hybrid work and other workplace strategies
- New workplace models with spaces that empower and encourage connection and collaboration
- Accelerated relocation and expansion decisions due to the pandemic
- Housing affordability, which presents many challenges in California, particularly for lower income earners
- Economic growth continued

Ms. Schiada responded to the comments and questions expressed by the Councilmembers, including questions regarding housing and its influence on quality-of-life concerns; opportunities for businesses to promote shared workspace and other coworking options, including greenspaces; the economic impact on infrastructure changes, including tenants' interests in low rise buildings to accommodate easier access and wellness.

The Committee expressed appreciation for Ms. Schiada's thorough presentation, specifically that the presentation focused on the Southern California region. SCAG staff was asked to coordinate additional presentations by Ms. Schiada for those SCAG member cities that made requests.

The comprehensive staff report along with the PowerPoint Presentation – The Future of the Office, was included in the agenda packet. Additionally, as requested by the Committee, the PowerPoint presentation would be distributed via email to everyone after today's meeting.

### 5. Census 2020 Apportionment Counts and State Estimates Released

Chair Marquez introduced Kevin Kane, SCAG staff, who provided an overview of the state's estimates of the Census 2020 apportionment counts and unpacked the data as SCAG begins planning for its 2024 regional plan.

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Mr. Kane's presentation included the January 2021 estimates of the California population change, including the SCAG region. He reported that the state population dropped during 2020 due to continuing declines in natural increase (birth rates), foreign immigration, as well as excess mortality due to COVID-19. Mr. Kane concluded his presentation noting that although more SCAG residents do move to other parts of the country, domestic migration is only part of the story of Southern California's evolution; understanding migration patterns will be important in planning for the region's future.

The comprehensive staff report and presentation was included in the agenda packet.

6. Catalyst Housing Group (Catalyst)/California Community Housing Agency (CalCHA) Middle Income Housing Financing Program

Chair Marquez asked Ma'Ayn Johnson, SCAG staff, to introduce Jordan Moss, CEO, Catalyst Housing Group, who provided a presentation highlighting how the Joint Powers Authority (JPA) exemplifies a scalable middle-income housing solution through a focus on the intersection of housing, innovation, and social impact. Mr. Moss' presentation focused on California Community Housing Agency's (CalCHA) middle-income housing program that finances acquisitions of multifamily rental communities through the issuance and sale of tax-exempt government revenue bonds. Some of the presentation highlights included:

- Overview of Catalyst's mission, portfolio and solutions.
- Benefits of Governmental Ownership - CalCHA's direct government ownership of multifamily rental communities – 100% Property tax exemption and 100% leverage tax-exempt financing model.
- Overview of the Public Benefit, which includes immediate reduction in rental rates for new qualified tenants, no displacement of existing tenants and 4% cap on annual rent increases.
- Overview of a city's participation and requirements.
- Overview of Catalyst impacts which include RHNA reform and teacher housing.

Discussion ensued. Councilmembers expressed interest in the Catalyst and JPA programs and made inquiries as to the type of properties acquired, the impacts on city tax revenue losses and tax revenue recovery, RHNA credits and Catalyst competitors.

The Committee thanked Mr. Moss for the great presentation.

The comprehensive staff report and presentation was included in the agenda packet.

**CHAIR'S REPORT**

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Chair Marquez asked Councilmember George Nava to reconfirm his Yes vote for the consent calendar. Chair Marquez welcomed Councilmembers John Mirisch, Beverly Hills, a presidential appointee, and Ariel Pe, Lakewood, representing Gateway Cities COG, to the CEHD Committee.

Chair Marquez noted that all PowerPoint presentations from today's agenda will be disseminated to the CEHD Committee members after the meeting.

**STAFF REPORT**

Jonathan Hughes, SCAG staff, announced that SCAG's annual Demographic Workshop, titled, The Post-Pandemic City, would take place virtually on Thursday, June 8 and on Tuesday, June 15, 2021. He encouraged everyone to register.

**FUTURE AGENDA ITEM**

There were no future agenda items requested.

**ADJOURNMENT**

There being no further business, Chair Marquez adjourned the CEHD Committee meeting at 11:10 a.m.

Respectfully submitted by:

Carmen Summers

Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

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CEHD Members																
2021-2022																
MEMBERS	CITY	Representing	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	23-Feb	MAR	APR	MAY	Total Mtgs Attended To Date
Andrade-Stadler, Adele	Alhambra	District 34	1													1
Austin, Al	Long Beach	GCCOG														0
Avila, David	Yucaipa	SBCTA														0
Beaman Jacinto, Megan	Coachella	District 66														0
Boyles, Drew	El Segundo	District 40	1													1
Bucknum, Wendy	Mission Viejo	District 13	1													1
Carrillo, Juan	Palmdale	District 43	1													1
Carroll, Michael, C.	Irvine	District 14														0
Clark, Letitia	Tustin	District 17	1													1
DeRuse, Steve	La Mirada	District 31	1													1
Devine, Paula	Glendale	District 42	1													1
Dixon, Diane	Newport Beach	District 15														0
Espinoza, Rose	La Habra	OCCOG	1													1
Finlay, Margaret	Duarte	District 35	1													1
Fisch, Alex	Culver City	District 41	1													1
Henderson, Mark	Gardena	District 28	1													1
Huang, Peggy	Yorba Linda	TCA	1													1
Hupp, Cecilia	Brea	OCCOG	1													1
Kelly, Kathleen	Palm Desert	District 2	1													1
Leano, Jed	Claremont	SGVCOG	1													1
Lock Dawson, Patricia	Riverside	District 68	1													1
Magana, Marisela	Perris	District 69	1													1
Marquez, Jorge, Chair	Covina	District 33	1													1
Marshall, Anni	Avalon	GCCOG														0
Masiel, Andrew		Tribal Govt Regl Planning Rep.														0
Meister, Lauren	West Hollywood	WSCCOG	1													1
Miranda, Bill	Santa Clarita	SFVCOG	1													1
Mirisch, John	Beverly Hills	President's Appointment	1													1
Mitchell, Holly		Los Angeles County														0
Nava, George	Brawley	ICTC	1													1
Nguyen, Kim	Garden Grove	District 18	1													1
O'Neil, Trevor	Anaheim	District 19	1													1
Paget, Ed	Needles	SBCTA	1													1
Park, Sunny	Buena Park	OCCOG	1													1
Pe, Ariel	Lakewood	GWCOG	1													1
Perez, Misty	Port Hueneme	President's Appointment	1													1
Posey, Michael	Huntington Beach	District 64	1													1
Pye, Jan	Desert Hot Springs	CVAG	1													1
Raman, Nithya	Los Angeles	District 51														0
Richardson, Rex	Long Beach	District 29	1													1
Santa Ines, Sonny	Bellflower	GCCOG	1													1
Schultz, Nicholas	Burbank	AVCIPA	1													1
Shapiro, David	Calabasas	District 44	1													1
Shevlin, Becky	Monrovia	SGVCOG	1													1
Sobel, Andy	Santa Paula	VCOG	1													1
Speake, Wes	Corona	WRCOG	1													1
Waronek, Mark	Lomita	SBCCOG	1													1
Warren, Acquanetta	Fontana	SBCTA	1													1
Christi White	Murrieta	WRCOG	1													1
Wu, Tony	West Covina	SGVCOG														0
Yokoyama, Frank, Vice Chair	Cerritos	District 23	1													1
Zerunyan, Frank	Rolling Hills Estates	SBCCOG	1													1

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Attachment: CEHD 060321 ATTENDANCE (Minutes of the June 3, 2021 Meeting)

**CEHD Members**

2020-2021

MEMBERS	CITY	Representing	2020-2021												Total Mtgs Attended To Date			
			JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	23-Feb	MAR	APR		MAY		
Andrade-Stadler, Adele	Alhambra	District 34											1					1
Austin, Al	Long Beach	GCCOG															1	1
Avila, David	Yucaipa	SBCTA						1			1	1					1	4
Beaman Jacinto, Megan	Coachella	District 66	1			1		1			1	1						5
Boyles, Drew	El Segundo	District 40						1	1				1	1			1	5
Bucknum, Wendy	Mission Viejo	District 13	1			1	1	1			1	1	1				1	8
Carrillo, Juan	Palmdale	District 43						1	1				1	1	1		1	6
Carroll, Michael, C.	Irvine	District 14						1		1			1	1				4
Clark, Letitia	Tustin	District 17											1	1			1	3
DeRuse, Steve	La Mirada	District 31	1			1	1	1			1	1	1				1	8
Devine, Paula	Glendale	District 42	1			1							1	1				5
Dixon, Diane	Newport Beach	District 15											1	1			1	3
Espinoza, Rose	La Habra	OCCOG	1														1	2
Finlay, Margaret	Duarte	District 35	1			1	1	1			1	1	1				1	8
Fisch, Alex	Culver City	District 41											1	1	1			4
Henderson, Mark	Gardena	District 28	1			1	1				1	1	1				1	7
Huang, Peggy	Yorba Linda	TCA	1			1	1	1			1	1	1				1	8
Hupp, Cecilia	Brea	OCCOG	1			1	1	1			1	1	1				1	8
Kelly, Kathleen	Palm Desert	District 2	1			1	1	1			1	1	1				1	8
Leano, Jed	Claremont	SGVCOG	1			1	1	1			1	1	1				1	8
Lock Dawson, Patricia	Riverside	District 68											1	1	1		1	3
Magana, Marisela	Perris	District 69						1				1	1				1	4
Marquez, Jorge, Chair	Covina	District 33	1			1	1	1			1	1	1				1	8
Marshall, Anni	Avalon	GCCOG				1	1	1			1		1					5
Masiel, Andrew	Tribal Govt Regl Planning Rep		1								1	1					1	4
Meister, Lauren	West Hollywood	WCCOG	1			1	1	1			1	1	1				1	8
Miranda, Bill	Santa Clarita	SFVCOG	1			1	1	1			1	1	1				1	8
Mirisch, John	Beverly Hills	President's Appointment	1			1	1	1			1	1	1				1	8
Mitchell, Holly	Los Angeles County																	
Nava, George	Brawley	ICTC											1	1	1		1	4
Nguyen, Kim	Garden Grove	District 18	1			1	1	1			1	1	1				1	8
O'Neil, Trevor	Anaheim	District 19	1			1	1	1			1	1					1	7
Paget, Ed	Needles	SBCTA						1	1				1	1			1	5
Park, Sunny	Buena Park	OCCOG	1			1								1			1	4
Perez, Misty	Port Hueneme	President's Appointment											1	1			1	3
Posey, Michael	Huntington Beach	District 64						1					1	1				3
Pye, Jan	Desert Hot Springs	CVAG	1			1	1	1			1	1	1				1	8
Raman, Nithya	Los Angeles	District 51											1					1
Richardson, Rex	Long Beach	District 29	1			1	1	1									1	5
Santa Ines, Sonny	Bellflower	GCCOG						1	1	1			1	1	1		1	7
Schultz, Nicholas	Burbank	AVCIPA													1		1	2
Shapiro, David	Calabasas	District 44	1			1	1	1			1	1	1				1	8
Shevlin, Becky	Monrovia	SGVCOG						1	1	1			1	1	1		1	7
Sobel, Andy	Santa Paula	VCOG											1	1			1	3
Speake, Wes	Corona	WRCOG											1	1	1		1	3
Waronek, Mark	Lomita	SBCCOG	1			1	1	1			1	1	1				1	8
Warren, Acquanetta	Fontana	SBCTA	1			1	1	1					1	1			1	7
Christi White	Murrieta	WRCOG											1	1	1		1	4
Wu, Tony	West Covina	SGVCOG	1			1	1						1	1			1	5
Yokoyama, Frank, Vice Chair	Cerritos	District 23	1			1	1	1			1	1	1				1	8
Zerunyan, Frank	Rolling Hills Estates	SBCCOG	1			1	1	1			1	1	1				1	8

\*Revised to reflect attendance not previously recorded in the minutes approved June 3, 2021

Attachment: Revised CEHD 040121 ATTENDANCE (Minutes of the June 3, 2021 Meeting)