



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS  
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Los Angeles, CA 90017  
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MEETING OF THE

COMMUNITY,  
ECONOMIC, AND  
HUMAN DEVELOPMENT  
COMMITTEE

**Members of the Public are Welcome to Attend  
In-Person & Remotely**

**Thursday, February 5, 2026  
9:30 a.m. – 11:15 a.m.**

**To Attend In-Person:**

**SCAG Main Office – Policy B Meeting Room  
900 Wilshire Blvd., Ste. 1700  
Los Angeles, CA 90017**

**To Watch or View Only:**

**<https://scag.ca.gov/scag-tv-livestream>**

**To Attend and Participate on Your Computer:**

**<https://scag.zoom.us/j/82448520609>**

**To Attend and Participate by Phone:**

**Call-in Number: 1-669-900-6833**

**Meeting ID: 824 4852 0609**

**PUBLIC ADVISORY**

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at [aguilarm@scag.ca.gov](mailto:aguilarm@scag.ca.gov). Agendas & Minutes are also available at: [www.scag.ca.gov/committees](http://www.scag.ca.gov/committees).

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation to participate in this meeting. SCAG is also committed to helping people with limited proficiency in the English language access the agency's essential public information and services. You can request such assistance by calling (213) 236-1895. We request at least 72 hours (three days) notice to provide reasonable accommodations and will make every effort to arrange for assistance as soon as possible.



## Instructions for Attending the Meeting

**To Attend In-Person and Provide Verbal Comments:** Go to the SCAG Main Office located at 900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017 or any of the remote locations noticed in the agenda. The meeting will take place in the Policy B Meeting Room on the 17<sup>th</sup> floor starting at 9:30 a.m.

**To Attend by Computer:** Click the following link: <https://scag.zoom.us/j/82448520609>. If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically. Select “Join Audio via Computer.” The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.

**To Attend by Phone:** Call **(669) 900-6833** to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully. Enter the **Meeting ID: 824 4852 0609**, followed by **#**. Indicate that you are a participant by pressing **#** to continue. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.

## Instructions for Participating and Public Comments

**Members of the public can participate in the meeting via written or verbal comments.**

**In Writing:** Written comments can be emailed to: [ePublicComment@scag.ca.gov](mailto:ePublicComment@scag.ca.gov). Written comments received **by 5pm on Wednesday, February 4, 2026**, will be transmitted to members of the legislative body and posted on SCAG’s website prior to the meeting. You are **not** required to submit public comments in writing or in advance of the meeting; this option is offered as a convenience should you desire not to provide comments in real time as described below. Written comments received after 5pm on Wednesday, February 4, 2026, will be announced and included as part of the official record of the meeting. Any writings or documents provided to a majority of this committee regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the Clerk, at 900 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017 or by phone at (213) 630-1420, or email to [aguilarm@scag.ca.gov](mailto:aguilarm@scag.ca.gov).

**Remotely:** If participating in real time via Zoom or phone, please wait for the presiding officer to call the item for which you wish to speak and use the “raise hand” function on your computer or \*9 by phone and wait for SCAG staff to announce your name/phone number.

**In-Person:** If participating in-person, you are invited but not required, to fill out and present a Public Comment Card to the Clerk of the Board or other SCAG staff prior to speaking. It is helpful to indicate whether you wish to speak during the Public Comment Period (Matters Not on the Agenda) and/or on an item listed on the agenda.

## General Information for Public Comments

Verbal comments can be presented in real time during the meeting. Members of the public are allowed a total of 3 minutes for verbal comments. The presiding officer retains discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting, including equally reducing the time of all comments.

For purpose of providing public comment for items listed on the Consent Calendar, please indicate that you wish to speak when the Consent Calendar is called. Items listed on the Consent Calendar will be acted on with one motion and there will be no separate discussion of these items unless a member of the legislative body so requests, in which event, the item will be considered separately.

***In accordance with SCAG’s Regional Council Policy, Article VI, Section H and California Government Code Section 54957.9, if a SCAG meeting is “willfully interrupted” and the “orderly conduct of the meeting” becomes unfeasible, the presiding officer or the Chair of the legislative body may order the removal of the individuals who are disrupting the meeting.***



## COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

### TELECONFERENCE AVAILABLE AT THESE ADDITIONAL LOCATIONS\*

<p><b>Valerie Amezcua</b> City of Santa Ana - City Hall 20 Civic Center Plaza Santa Ana, CA 92701</p>	<p><b>Don Caskey</b> City of Laguna Hills - City Hall 24035 El Toro Road Laguna Hills, CA 92653</p>	<p><b>Debra Dorst-Porada</b> City of Ontario - City Hall 303 East B Street Conference Room 2 Ontario, CA 91764</p>
<p><b>Keith Eich</b> 4821 Daleridge Road La Canada Flintridge, CA 91011</p>	<p><b>Bob Engler</b> City of Thousand - City Hall 2100 Thousand Oaks Boulevard Thousand Oaks, CA 91362</p>	<p><b>Rose Espinoza</b> City of La Habra - City Hall 110 East La Habra Boulevard La Habra, CA 90631</p>
<p><b>Waymond Fermon</b> 82-566 Cray Mill Drive Indio, CA 92203</p>	<p><b>Martin Fuentes</b> State Farm Insurance 1111 E Katella Avenue, Suite 230 Orange, CA 92867</p>	<p><b>Victoria Garcia</b> Hunt Ortmann Palffy Nieves Darling &amp; Mah, Inc. 301 North Lake Avenue, 7th Floor Pasadena, CA 91101-1807</p>
<p><b>John Grass</b> SCAG Imperial County Regional Office 1503 N. Imperial Avenue, Suite 104 El Centro, CA 92243</p>	<p><b>Peggy Huang</b> City of Yorba Linda - City Hall 4845 Casa Loma Avenue Yorba Linda, CA 92886</p>	<p><b>William "Bill" Hussey</b> City of Grand Terrace - City Hall 22795 Barton Road Grand Terrace, CA 92313</p>
<p><b>Lynda Johnson</b> City of Cerritos - City Hall 18125 Bloomfield Avenue Cerritos, CA 90703</p>	<p><b>Matt LaVere</b> Supervisor LaVere Hall of Administration 800 S. Victoria Avenue, 4th Floor Ventura, CA 93009</p>	<p><b>Jed Leano</b> City of Claremont - City Hall 207 Harvard Avenue 2nd Floor/Jr. Conference Room Claremont, CA 91711</p>
<p><b>Anni Marshall</b> City of Avalon - City Hall 410 Avalon Canyon Road Avalon, CA 90704</p>	<p><b>Betty Martinez Franco</b> City of Irvine - City Hall 1 Civic Center Plaza Irvine, CA 92623</p>	<p><b>John A. Mirisch</b> City of Beverly Hills - City Hall 455 N. Rexford Drive, 4th Floor Beverly Hills, CA 90210</p>
<p><b>Joseph Morabito</b> City of Wildomar - City Hall 23873 Clinton Keith Road Wildomar, CA 92595</p>	<p><b>Cynthia Moran</b> Chino Hills Government Center City Council Office, Second Floor 14000 City Center Drive Chino Hills, CA 91709</p>	<p><b>Sharona Nazarian</b> City of Beverly Hills - City Hall 455 N. Rexford Drive, 4th Floor Beverly Hills, CA 90210</p>
<p><b>Sonny Santa Ines</b> City of Bellflower - City Hall 16600 Civic Center Drive Bellflower, CA 90706</p>	<p><b>Becky A. Shevlin</b> City of Monrovia - City Hall 415 S Ivy Avenue Monrovia, CA 91016</p>	<p><b>Mary Solorio</b> 1425 Hollister Street San Fernando, CA 91340</p>
<p><b>Valerie Vandever</b> City of San Jacinto - City Hall 595 S. San Jacinto Avenue San Jacinto, CA 92583</p>	<p><b>Judy Woolsey</b> City of Yucaipa - City Hall Executive Conference Room 34272 Yucaipa Boulevard Yucaipa, CA 92399</p>	<p><b>Tony Wu</b> 4509 Temple City Boulevard Temple City, CA 91780</p>

\* Under the teleconferencing rules of the Brown Act, members of the body may remotely participate at any location specified above.

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**CEHD - Community, Economic, and Human Development Committee**  
***Members – February 2026***

- 1. Hon. David J. Shapiro**  
CEHD Chair, Calabasas, RC District 44
- 2. Hon. Rocky Rhodes**  
CEHD Vice Chair, Simi Valley, RC District 46
- 3. Hon. Cindy Allen**  
President, Long Beach, RC District 30
- 4. Hon. Valerie Amezcua**  
Santa Ana, RC District 16
- 5. Hon. Joe Baca**  
Rialto, SBCTA
- 6. Hon. Debbie Baker**  
La Palma, RC District 18
- 7. Hon. Drew Boyles**  
El Segundo, RC District 40
- 8. Hon. Wendy Bucknum**  
Mission Viejo, RC District 13
- 9. Hon. Don Caskey**  
Laguna Hills, OCCOG
- 10. Hon. Tanya Doby**  
Los Alamitos, OCCOG
- 11. Hon. Debra Dorst-Porada**  
Ontario, Pres. Appt. (Member at Large)
- 12. Ms. Lucy Dunn**  
Business Representative, Non-Voting Member
- 13. Hon. Keith Eich**  
La Cañada Flintridge, RC District 36
- 14. Hon. Shaunna Elias**  
Glendora, RC District 33
- 15. Hon. Bob Engler**  
Thousand Oaks, VCOG

- 
- 16. Hon. Rose Espinoza**  
La Habra, OCCOG
  - 17. Hon. Waymond Fermon**  
Indio, CVAG
  - 18. Hon. Margaret Finlay**  
Duarte, RC District 35
  - 19. Hon. Claudia Frometa**  
Downey, RC District 25
  - 20. Hon. Martin Fuentes**  
Cudahy, GCCOG
  - 21. Hon. Victoria Garcia**  
San Fernando, Pres. Appt. (Member at Large)
  - 22. Hon. John Gabbard**  
Dan Point, RC District 12
  - 23. Hon. Gary Gardner**  
Desert Hot Springs, RC District 2
  - 24. Hon. John Grass**  
Brawley, ICTC
  - 25. Hon. Michael Goodsell**  
ICTC Representative
  - 26. Hon. Mark Henderson**  
Gardena, RC District 28
  - 27. Hon. Peggy Huang**  
Yorba Linda, OCCOG
  - 28. Hon. Cecilia Hupp**  
Brea, OCCOG
  - 29. William Hussey**  
Grand Terrace, SBCTA
  - 30. Hon. Lynda Johnson**  
Cerritos, GCCOG
  - 31. Hon. Megan Kerr**  
Long Beach, Pres. Appt. (Member at Large)

- 
- 32. Sup. Matt LaVere**  
Ventura County, Pres. Appt. (Member at Large)
  - 33. Hon. Jed Leano**  
Claremont, SGVCOG
  - 34. Hon. Anni Marshall**  
Avalon, GCCOG
  - 35. Hon. Andrew Masiel**  
Tribal Govt Regl Planning Board Representative
  - 36. Hon. Betty Martinez Franco**  
Irvine, Pres. Appt. (Member at Large)
  - 37. Hon. John Mirisch**  
Beverly Hills, Pres. Appt. (Member at Large)
  - 38. Hon. Geneva Mojado**  
Soboba Band of Luiseño Indians
  - 39. Hon. Joseph Morabito**  
Wildomar, WRCOG
  - 40. Cynthia Moran**  
Chino Hills, Pres. Appt. (Member at Large)
  - 41. Hon. Joseph Murphy**  
Pechanga Band of Indians
  - 42. Hon. Sharona Nazarian**  
Beverly Hills, WSCCOG
  - 43. Hon. Misty Perez**  
Port Hueneme, Pres. Appt. (Member at Large)
  - 44. Hon. Nithya Raman**  
Los Angeles, RC District 51
  - 45. Hon. Sheila Rossi**  
South Pasadena, AVCJPA
  - 46. Hon. Sonny Santa Ines**  
Bellflower, GCCOG
  - 47. Hon. Becky Shevlin**  
Monrovia, SGVCOG



- 
- 48. Hon. Mary Solorio**  
San Fernando, SFVCOG
  
  - 49. Hon. Helen Tran**  
San Bernardino, RC District 7
  
  - 50. Hon. Valerie Vandever**  
San Jacinto, WRCOG
  
  - 51. Hon. Mark Waronek**  
Lomita, RC District 39
  
  - 52. Hon. Acquanetta Warren**  
Fontana, SBCTA
  
  - 53. Hon. Jeff Wood**  
Lakewood, RC District 24
  
  - 54. Hon. Judy Woolsey**  
Yucaipa, SBCTA
  
  - 55. Hon. Tony Wu**  
West Covina, SGVCOG
  
  - 56. Hon. Frank A. Yokoyama**  
Cerritos, RC District 23
  
  - 57. Hon. Frank Zerunyan**  
Rolling Hills Estates, Pres. Appt. (Member at Large)



# COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

Southern California Association of Governments  
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room  
Los Angeles, CA 90017  
**Thursday, February 5, 2026**  
**9:30 AM**

The Community, Economic, and Human Development Committee may consider and act upon any of the items on the agenda regardless of whether they are listed as Information or Action items.

## CALL TO ORDER AND PLEDGE OF ALLEGIANCE *(The Honorable David J. Shapiro, Chair)*

## PUBLIC COMMENT PERIOD (Matters Not on the Agenda)

This is the time for public comments on any matter of interest within SCAG’s jurisdiction that is *not* listed on the agenda. For items listed on the agenda, public comments will be received when that item is considered. Although the committee may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon at this time.

## REVIEW AND PRIORITIZE AGENDA ITEMS

### CONSENT CALENDAR

#### Approval Items

- 1. Minutes of the Meeting – November 6, 2025

PG 9

#### Receive and File

- 2. CEHD Committee Outlook and Future Agenda Items

PG 17

### INFORMATION ITEM

- 3. Community Development Funding Programs  
*(Anikka Van Eyl, Senior Regional Planner, SCAG, Diana Sasser, Managing Director, Grow America, and Jeannette Ortega, Deputy Director of Administrative Services, City of Placentia)*

40 Mins. PG 20

- 4. Connect SoCal 2050: Process Preview  
*(Camille Guiriba, Senior Regional Planner, SCAG)*

10 Mins. PG 43

### CHAIR’S REPORT *(The Honorable David J. Shapiro, Chair)*

### STAFF REPORT *(Jonathan Davis, Government Affairs Officer, SCAG)*

### ANNOUNCEMENTS

### ADJOURNMENT





Southern California Association of Governments  
February 5, 2026

**MINUTES OF THE REGULAR MEETING  
COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD)  
THURSDAY, NOVEMBER 6, 2025**

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.igm2.com/Citizens/>.

The Community, Human and Development Committee (CEHD) of the Southern California Association of Governments (SCAG) held its regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

**Members Present**

<b>Hon. David Shapiro, Chair</b>	<b><i>Calabasas</i></b>	<b>District 44</b>
<b>Hon. Rocky Rhodes, Vice Chair</b>	<b><i>Simi Valley</i></b>	<b>District 46</b>
Hon. Cindy Allen	<i>Long Beach</i>	District 30
Hon. Joe Baca	<i>Rialto</i>	SBCTA
Hon. Debbie Baker	<i>La Palma</i>	District 18
Hon. Tanya D. Doby	<i>Los Alamitos</i>	OCCOG
Hon. Debra Dorst-Porada	<i>Ontario, Pres. Appt.</i>	Member at Large
Hon. Keith Eich	<i>La Cañada Flintridge</i>	District 36
Hon. Shaunna Elias	<i>Glendora</i>	District 33
Hon. Bob Engler	<i>Thousand Oaks</i>	VCOG
Hon. Waymond Fermon	<i>Indio</i>	CVAG
Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Hon. Martin Fuentes	<i>Cudahy</i>	GCCOG
Hon. Victoria Garcia	<i>San Fernando</i>	Member at Large
Hon. Gary Gardner	<i>Desert Hot Springs</i>	District 2
Hon. Mike Goodsell	<i>Holtville</i>	ICTC
Hon. John Grass	<i>Brawley</i>	ICTC
Hon. Mark Henderson	<i>Gardena</i>	District 28
Hon. Peggy Huang	<i>Yorba Linda</i>	OCCOG
Hon. Cecilia Hupp	<i>Brea</i>	OCCOG
Hon. William Hussey	<i>Grand Terrace</i>	SBCTA
Hon. Megan Kerr	<i>Long Beach, Pres. Appt.</i>	Member at Large
Sup. Matt LaVere	<i>Ventura County, Pres. Appt.</i>	Member at Large



Hon. Jed Leano	<i>Claremont</i>	SGVCOG
Hon. Anni Marshall	<i>Avalon</i>	GCCOG
Hon. Betty Martinez Franco	<i>Irvine, Pres, Appt.</i>	Member at Large
Hon. Andrew Masiel, Sr.	<i>Tribal Gov't Reg'l Planning Rep.</i>	
Hon. John Mirisch	<i>Beverly Hills, Pres. Appt.</i>	Member at Large
Hon. Geneva Mojado	<i>Soboba Band of Luiseño Indians</i>	
Hon. Joseph Morabito	<i>Wildomar</i>	WRCOG
Hon. Sharona Nazarian	<i>Beverly Hills</i>	WSCCOG
Hon. Sheila Rossi	<i>South Pasadena</i>	AVCJPA
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Mary Solorio	<i>San Fernando</i>	SFVCOG
Hon. Helen Tran	<i>San Bernardino</i>	District 7
Hon. Valerie Vandever	<i>San Jacinto</i>	WRCOG
Hon. Mark Waronek	<i>Lomita</i>	District 39
Hon. Acquanetta Warren	<i>Fontana</i>	District 8
Hon. Jeff Wood	<i>Lakewood</i>	District 24
Hon. Judy Woolsey	<i>Yucaipa</i>	SBCTA
Hon. Tony Wu	<i>West Covina</i>	SGVCOG
Hon. Frank Yokoyama	<i>Cerritos</i>	District 23
Hon. Jesse Zwick	<i>Santa Monica</i>	District 41

**Members Not Present**

Hon. Valerio Amezcua	<i>Santa Ana</i>	District16
Hon. Wendy Bucknum	<i>Mission Viejo</i>	District 40
Hon. Drew Boyles	<i>El Segundo</i>	District 40
Hon. Don Caskey	<i>Laguna Hills</i>	OCCOG
Ms. Lucy Dunn		Ex-Officio
Hon. Rose Espinoza	<i>La Habra</i>	OCCOG
Hon. Claudia Frometa	<i>Downey</i>	District 25
Hon. Lynda Johnson	<i>Cerritos</i>	GCCOG
Hon. Joseph Murphy	<i>Pechanga Band of Luiseño Indians</i>	
Hon. Misty Perez	<i>Port Hueneme, Pres. Appt.</i>	Member at Large
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG



**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The Honorable David Shapiro called the meeting to order at 9:30 a.m. and welcomed a group of graduates from the USC Price School of Public Policy. He asked Councilmember John Mirisch, Beverly Hills, Member at Large, to lead the Pledge of Allegiance.

***Remote Participation***

Becky Shevlin: Just Cause – Travel while on official business of the agency or for another agency.

**PUBLIC COMMENT PERIOD**

Chair Shapiro opened the public comment period and noted this was the time for members of the public to offer comment for matters that are within SCAG’s jurisdiction but are not listed on the agenda.

SCAG staff noted there were no written public comments received via email before or after the 5pm deadline on Wednesday, November 5, 2025. SCAG staff also noted that there were no public comments for matters not listed on the agenda.

Chair Shapiro closed the public comment period for matters not listed on the agenda.

**REVIEW AND PRIORITIZE AGENDA ITEMS**

There were no reprioritizations made.

**CONSENT CALENDAR**

Approval Items

1. Minutes of the September 4, 2025 Meeting

Receive and File

2. CEHD Committee Outlook and Future Agenda Items
3. HCD Review of Housing Element High-Priority Non-Rezoning Programs
4. REAP 2.0 Program Update

MOTION was made (Finlay) to approve Consent Calendar Item 1 and Receive and File Item 2 through 4. Motion was SECONDED (Hupp) and passed by the following roll call vote:

**AYES:** Allen, Baca, Baker, Doby, Dorst-Porada, Eich, Elias, Engler, Fermon, Finlay, Fuentes, Garcia, Gardner, Goodsell, Grass, Henderson, Huang, Hupp, Hussey, Kerr, Leano, Marshall, Martinez Franco, Masiel, Mirisch, Mojado, Morabito, Nazarian, Rhodes, Rossi, Shapiro, Shevlin, Solorio, Vandever, Waronek, Warren, Wood, Woolsey, Wu, and Yokoyama (40)

**NOES:** None (0)

**ABSTAIN:** None (0)

There were no public comments on this item.

#### **ACTION ITEMS**

5. REAP 2.0 Programs Accelerating Transformative Housing (PATH) Program Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2)

Before the start of the presentation, disclosures were made by the following CEHD members regarding their association with the following boards. After consultation with legal, it was announced for the record that the following members could participate and vote on agenda item #5.

- Member Jeff Wood – GCAHT Board
- Member John Mirisch – LACAHS Board
- Member Megan Kerr – GCAHT Board

Chair Shapiro provided an overview of the three funding areas within SCAG’s REAP 2.0 framework, including recent project cost savings, “Notice of Funds.” He stated that this item is a recommendation for the CEHD Committee to forward to the Regional Council for approval. He then invited Jacob Noonan, SCAG staff, to present the item for consideration.

Mr. Noonan delivered background information on the REAP 2.0 Programs, specifically the Programs Accelerating Transformative Housing (PATH) initiative. He outlined the Notice of Funding Availability (NOFA) for Lasting Affordability Rounds 1 and 2, highlighting key objectives aligned with SCAG’s Connect SoCal plan. His presentation covered NOFA 2 program areas, eligibility requirements, and objectives.

Mr. Noonan concluded by detailing the proposed evaluation criteria and application guidelines for the release of \$20 million in additional funds under NOFA 2. He noted that the call for applications would open on November 17, 2025, and remain available until January 20, 2026, with the goal of executing MOUs and disbursing funds by July 31, 2026. Additionally, Mr. Noonan outlined the recommendation action for the CEHD which is highlighted in the Motion.

Mr. Noonan responded to the comments and questions expressed by the Councilmembers, including comments that focused on home ownership opportunities for disadvantaged communities, the level of funding opportunities within the NOFA 1 program that were oversubscribed and guidelines for partial funding awards.

MOTION was made (Finlay) to approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available; Authorize the SCAG Executive Director or his designee to issue additional funding awards using the contingency list that will be developed following the initial funding of awards and depending on availability of additional funding in the REAP 2.0 Program; Authorize staff to release the call for applications; and Authorize the SCAG Executive Director or his designee to revise the guidelines and application, as needed, and enter into agreements with awarded entities and execute any documents incident to the agreements. Motion was SECONDED (Eich) and passed by the following roll call vote:

**AYES:** Allen, Baker, Doby, Dorst-Porada, Eich, Elias, Engler, Finlay, Fuentes, Garcia, Gardner, Goodsell, Grass, Henderson, Huang, Hupp, Hussey, Kerr, Leano, Marshall, Martinez Franco, Masiel, Mirisch, Mojado, Morabito, Nazarian, Rhodes, Rossi, Shapiro, Shevlin, Solorio, Vandever, Waronek, Warren, Wood, Woolsey, Wu, and Yokoyama (38)

**NOES:** None (0)

**ABSTAIN:** None (0)

CEHD members expressed their appreciation to the speaker for delivering a thorough, and insightful presentation.

There were no public comments on this item.

The comprehensive staff report and PowerPoint Presentation: Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2) were provided in the agenda packet.

## INFORMATION ITEMS

### 6. Downtown Revitalization Strategies

Chair Shapiro provided background information outlining how cities are leveraging downtown revitalization strategies to boost local economies, attract investment, and strengthen community identity for residents and visitors. He introduced speakers **Cathy Lin**, Director of Research, International Downtown Association and **Jocelyn Swain**, Senior Regional Planner, City of Lancaster.

Chair Shapiro asked Ms. Lin to begin her presentation, followed by Ms. Swain. He asked that any questions or comments be held until both presentations concluded.

The presentations focused on downtown revitalization strategies and implementation progress that foster a strong sense of community and local identity, attracting both residents and visitors alike. Ms. Lin presented research on downtown values and importance, and how more housing downtown can also support local businesses. Ms. Swain shared Lancaster's downtown revitalization success story and lessons learned.

The Committee discussed various approaches to creating vibrant downtown areas, including the potential for repurposing regional malls and the importance of mixed-use development. Ms. Lin and Ms. Swain responded to the comments and questions expressed by the Councilmembers, including a variety of questions that focused on the character and density of available "Downtown" spaces to attract more businesses and residents. Additional comments focused on public safety components, education factors, and mix-use development. Members also raised questions regarding documentation of tax increases and revenues attributable to economic development projects.

CEHD members expressed their appreciation to the speakers for delivering a thorough, and insightful presentation and noted that the presentations provided valuable information and addressed key topics relevant to the committee's objectives.

Chair Shapiro asked the speakers to share their presentation slide decks with committee members.

There were no public comments on this item.

The comprehensive staff report and PowerPoint Presentations: CEHD – IDA-Cathy Lin AICP and City of Lancaster – Jocelyn Swain, were provided in the agenda packet.

### 7. Connect SoCal 2024: Implementation Strategies Update

Chair Shapiro provided background information on the Connect So Cal 2024 update. He asked Camille Guiriba, SCAG staff to begin this presentation.

Ms. Guiriba provided an update on Connect SoCal 2024 implementation strategies, highlighting progress in housing, workforce development, and economic opportunities.

CEHD members expressed their appreciation to Ms. Guiriba for delivering a thorough, and insightful presentation.

There were no public comments on this item.

There were no additional questions or comments from the CEHD Committee.

### **CHAIR'S REPORT**

Chair Shapiro provided an update on various SCAG initiatives and highlighted upcoming events including the STBG/CMAQ Call for Project Award funding recommendations, and the 2025 Southern California Economic Update which would take place during the Joint Policy Committee meetings on Thursday, December 4, 2025.

### **STAFF REPORT**

Jonathan Davis, SCAG Government Affairs Officer, provided announcements about SCAG's Future Leaders Initiative. He noted that the application process would remain open through November 25, 2025, and encouraged individuals aged 18–36 residing within the six-county SCAG region to apply.

### **ADJOURNMENT**

There being no further business, Chair Shapiro adjourned the meeting of the Community, Economic, and Human Development Committee at 11:13 a.m. in honor of Veterans Day and in recognition of all who have served.

Carmen Summers  
Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

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**COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE ATTENDANCE REPORT**

**2025-26**

MEMBERS	Representing	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total Mtgs Attended To Date
Allen, Cindy	Long Beach, RC District 30	1			1		1							3
Amezcu, Valarie	Santa Ana, RC District 16													
Baca, Joe	Rialto, SBCTA				1		1							2
Baker, Debbie	La Palma, RC District 18	1			1		1							3
Boyles, Drew	El Segundo, RC District 40				1									1
Bucknum, Wendy	Mission Viejo, RC District 13	1												1
Caskey, Don	Laguna Hills, OCCOG				1									1
Doby, Tanya D.	Los Alamitos, OCCOG	1			1		1							3
Dorst-Porada, Debra	Ontario, Pres. Appt. (Member at Large)				1		1							2
Dunn, Lucy	Business Representative	1												1
Eich, Keith	La Cañada Flintridge, RC District 36	1			1		1							3
Elias, Shaunna	Glendora, RC District 33				1		1							2
Engler, Bob	Thousand Oaks, VCOG	1			1		1							3
Espinoza, Rose	La Habra, OCCOG	1			1									2
Fermon, Waymond	Indio, CVAG						1							1
Finlay, Margaret E.	Duarte, RC District 35				1		1							2
Frometa, Claudia M.	Downey, RC District 25	1												1
Fuentes, Martin	Cudahy, GCCOG				1		1							2
García, Victoria	San Fernando, Pres. Appt. (Member at Large)				1		1							2
Gardner, Gary	Desert Hot Springs, RC District 2	1			1		1							3
Goodsell, Mike	ICTC	1			1		1							3
Grass, John	Brawley, ICTC	1			1		1							3
Henderson, Mark E.	Gardena, RC District 28	1					1							2
Huang, Peggy	Yorba Linda, OCCOG	1			1		1							3
Hupp, Cecilia	Brea, OCCOG	1			1		1							3
Hussey William	Grand Terrace, SBCTA	1			1		1							3
Johnson, Lynda	Cerritos, GCCOG	1			1									2
Kerr, Megan	Long Beach, Pres. Appt. (Member at Large)				1		1							2
LaVere, Matt	Ventura County CoC				1		1							2
Leano, Jed	Claremont, SGVCOG	1					1							2
Marshall, Anni	Avalon, GCCOG	1			1		1							3
Martinez Franco, Betty	Irvine, Pres. Appt. (Member at Large)				1		1							2
Masiel, Sr., Andrew	Pechanga Band of Luiseno Indians Tribal Gov Reg Planning Board						1							1
Mirisch, John	Beverly Hills, Pres. Appt. (Member at Large)	1			1		1							3
Mojado, Geneva	Soboba Band of Luiseño Indians						1							1
Morabito, Joseph	Wildomar, WRCOG	1			1		1							3
Murphy, Joseph	Pechanga Band of Luiseno Indians													
Nazarian, Sharona	Beverly Hills, WSCCOG						1							
Perez, Misty	Port Hueneme, Pres. Appt. (Member at Large)													
Raman, Nithya	Los Angeles, RC District 51													
Rhodes, Rocky	Simi Valley, RC District 46	1			1		1							3
Rossi, Sheila	South Pasadena, AVCIPA				1		1							2
Santa Ines, Sonny	Bellflower, GCCOG	1			1									2
Shapiro, David J.	Calabasas, RC District 44	1			1		1							3
Shevlin, Becky A.	Monrovia, SGVCOG	1			1		1							3
Solorio, Mary	San Fernando, SFVCOG	1					1							2
Tran, Helen	San Bernardino, SBCTA	1			1		1							3
Valerie Vandever	San Jacinto, WRCOG				1		1							2
Waronek, Mark	Lomita, SBCCOG	1			1		1							3
Warren, Acquanetta	Fontana, SBCTA				1		1							2
Wood, Jeff	Lakewood, RC District 24	1			1		1							3
Woolsey, Judy	Yucaipa, SBCTA	1			1		1							3
Wu, Tony	West Covina, SGVCOG	1			1		1							3
Yokoyama, Frank A.	Cerritos, RC District 23	1			1		1							3
Zerunyan, Frank	Rolling Hills Estates, SBCCOG	1			1									2
Zwick, Jesse	Santa Monica, RC District 41	1					1							2
<b>TOTAL ATTENDANCE</b>		<b>34</b>			<b>41</b>		<b>43</b>							





## AGENDA ITEM 2

### REPORT

Southern California Association of Governments  
February 5, 2026

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**To:** CEHD - Community, Economic, and Human Development Committee  
**From:** Elizabeth Carvajal, Deputy Director (Land Use)  
213-236-1801, carvajal@scag.ca.gov  
**Subject:** CEHD Committee Outlook and Future Agenda Items

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EXECUTIVE DIRECTOR'S  
APPROVAL

*Kome Ajise*

#### RECOMMENDED ACTION:

Information Only – No Action Required

#### STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future.

#### EXECUTIVE SUMMARY:

*In April 2024, SCAG's Regional Council adopted the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, Connect SoCal 2024. Following adoption of Connect SoCal 2024, staff developed a 12-month CEHD Outlook to carry forward the policy priorities and Implementation Strategies of Connect SoCal 2024. For FY2026, the CEHD Outlook reflects outcomes of the 2025 Executive Administration Committee (EAC) Retreat, survey responses from CEHD members, and discussions with the CEHD Chair and Vice Chair. The Committee Outlook and Future Agenda Items will be updated monthly as a receive and file item and can be pulled by the Chair for discussion at the request of members for input and modifications.*

#### BACKGROUND:

The work of the Southern California Association of Governments (SCAG) and the leadership from the agency's Policy Committees and Regional Council is driven by SCAG's legally mandated duties as a Metropolitan Planning Organization (MPO) for Southern California, the long-range Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Connect SoCal 2024 as well as, the agency Strategic Plan approved by the Executive Administrative Committee on May 1, 2024.

#### Community, Economy, and Human Development (CEHD) Committee Outlook and Framework

The Policy Committees help to further the implementation of Connect SoCal by advising on policy, research or resource programs. The Policy Committees will also be informed and advise on broader regional leadership items as needed. In addition, as appropriate within the scope of each Policy Committee, the 2026 Presidential Priorities are incorporated in the Outlook.

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- 
- Clean Transportation Technology
  - Housing Production
  - Regional planning in support of the 2028 Olympic & Paralympic Games

The topics and panels covered may change based on speaker availability, progress on the targeted programs, and other requests from the Committee Chair and Vice Chair as well as members. To request future agenda items, Policy Committee members may request that this agenda item be pulled for discussion or they may send a request directly to the Chair or committee staff for consideration and reporting out at the next meeting. Agenda items that are recommended by Policy Committee members will be discussed with the Chair and Vice Chair to assess relevance to the CEHD Policy Committee and the considerations noted above.

**FISCAL IMPACT:**

None

**ATTACHMENT(S):**

1. CEHD Agenda Outlook February 2026

# CEHD Committee Agenda Outlook for FY2026

*Anticipated major actions and information items. Does not include all Receive/File and Program Updates*

Date	Agenda Items
Sept	<ul style="list-style-type: none"> <li>Housing Production Data (Demographic Update)</li> <li>Expanding Homeownership – Alternative Ownership and Financing Models*</li> </ul>
Oct	<b>No Meetings</b>
Nov	<ul style="list-style-type: none"> <li>Downtown revitalization economic development strategies</li> <li>Connect SoCal Implementation Strategies</li> <li>Notice of Funding Availability for Lasting Affordability Call</li> </ul>
Dec	<b>Joint Policy Committee Meeting: Economic Update</b>
Jan	<b>No Meetings</b>

*\*Presidential Priorities*

- Housing Production
- Regional planning in support of the 2028 Olympic & Paralympic Games

# CEHD Committee Agenda Outlook for FY2026

*Anticipated major actions and information items. Does not include all Receive/File and Program Updates*

Date	Agenda Items
Feb	<ul style="list-style-type: none"> <li>Community Development Financial Institutions (CDFI)</li> <li>Community Development Funding Programs</li> </ul>
Mar	<ul style="list-style-type: none"> <li>REAP 2 Notice of Funding Availability for Lasting Affordability Call Funding Recommendations</li> <li>Community Land Trusts*</li> <li>Community Hubs and Placemaking Strategies*</li> </ul>
April	<b>Joint Policy Committee</b>
May	<b>General Assembly</b>
June	<ul style="list-style-type: none"> <li>Housing production strategies *</li> </ul>

*\*Presidential Priorities*

- Housing Production
- Regional planning in support of the 2028 Olympic & Paralympic Games



Southern California Association of Governments  
February 5, 2026

**To:** CEHD - Community, Economic, and Human Development Committee  
**From:** Lyle Janicek, Planning Supervisor  
213-236-1966, janicek@scag.ca.gov  
**Subject:** Community Development Funding Programs

**EXECUTIVE DIRECTOR'S  
APPROVAL**

**RECOMMENDED ACTION:**

Information Only – No Action Required

**STRATEGIC PRIORITIES:**

This item supports the following Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing. 2: Be a cohesive and influential voice for the region. 1: Establish and implement a regional vision for a sustainable future.

**EXECUTIVE SUMMARY:**

*Cities across the region are facing growing and increasingly complex demands to deliver housing, support economic and workforce development, expand parks and community facilities, improve active transportation and infrastructure, and provide critical social services—often amid fiscal constraints and ongoing funding uncertainty. In this context, community development has emerged as a vital framework for advancing resilience, economic competitiveness, and long-term community stability. This staff report convenes a focused discussion on community development funding programs in the post-redevelopment era, highlighting how tools such as Enhanced Infrastructure Financing Districts (EIFDs) and Brownfield Redevelopment programs can be strategically leveraged to address local needs. With the dissolution of redevelopment agencies, cities experienced the loss of a major financing mechanism and now operate within a fragmented landscape of grants, partnerships, and value-capture tools that require greater coordination and creativity. The discussion provides an opportunity to align these funding programs with long-term planning and community development goals, ensuring investments in housing, infrastructure, public spaces, and quality-of-life improvements are equitable, integrated, and responsive to today’s challenges.*

**BACKGROUND:**

Communities across Southern California are experiencing growing and complicated pressures related to housing production and affordability, workforce and economic development, parks and community facilities, infrastructure, and social services. At the same time, cities face heightened fiscal constraints and uncertainty driven by fluctuating revenues, competitive grant environments, and the long-term impacts of the dissolution of redevelopment agencies. In this context, community

development financing tools play a critical role in helping local jurisdictions deliver essential investments while advancing broader regional objectives. This item provides an opportunity to examine how key community development funding programs can be better aligned with long-range planning goals, including resilience, economic competitiveness, and community stability.

For the purposes of this discussion, “community development” is understood as a comprehensive and integrated approach to strengthening communities. This includes housing production, preservation, and affordability; economic and workforce development; parks, open space, and community facilities; walk-, bike-, and roll-supportive infrastructure that creates great places; and social services and quality-of-life investments. Taken together, these elements support inclusive growth and help ensure that communities are equipped to meet both current and future needs. Coordinated community development strategies are especially important as cities seek to balance near-term service demands with long-term sustainability and competitiveness.

The discussion also reflects the post-redevelopment era, in which cities lost a powerful and flexible financing tool and have since relied on a patchwork of programs, grants, partnerships, and value-capture mechanisms to fund community priorities. This fragmented landscape has increased the need for coordination, creativity, and technical capacity at the local level. As a result, many jurisdictions are increasingly dependent on federal and state grant programs, public-private partnerships, and tools such as Enhanced Infrastructure Financing Districts (EIFDs) to support infrastructure and community investments tied to growth and mobility.

To highlight these tools in practice, the Committee will hear from two guest speakers. Diana Sasser, Managing Director at Grow America—a national Community Development Financial Institution (CDFI)—will discuss brownfield redevelopment and the role of financing tools in advancing community and economic development projects. Secondly, Jeannette Ortega, Deputy Director of Administrative Services, from the City of Placentia will present on the City of Placentia / County of Orange EIFD, one of SCAG’s pilot EIFD projects and the first city-county EIFD partnership in California, which is funding transit- and housing-supportive infrastructure around the future Placentia Metrolink Station along the State Route 91 corridor. Together, these presentations illustrate how cities are leveraging various funding strategies and tools to advance local priorities.

**PRESENTERS:**

Diana Sasser – Managing Director, Grow America

Diana Sasser joined Grow America (GA), formerly the National Development Council (NDC), in 2012 as a Loan Officer for the Small Business Lending team and joined the Technical Advisory Services West Team as a Field Director in 2016. She is now the Managing Field Director for GA’s Economic Development Advisory Services team. She works with local communities and non-profits on structuring financing for housing and economic development projects with federal, state and local resources throughout the United States, including communities in California, Washington, Idaho,

Nevada and Utah. She has worked in communities across the U.S. to implement small business loan and grant programs. Ms. Sasser is an economic development professional with over twenty years of experience in community development, particularly with real estate and small business development finance. She has extensive knowledge of Brownfields, financial underwriting for business credit and commercial and housing real estate and is skilled in sizing and structuring creative financial packages that bridge the gap between development costs and private sector investment, utilizing a broad range of financial resources.

Prior to joining GA, Diana worked for the City of Stockton and then Sacramento, working her way up from Accountant to Senior Project Manager where she learned about federal, state and local grants and how to provide needed subsidies to redevelopment and housing projects. In her municipal development career and throughout her work with GA, Diana has guided projects requiring complex public engagement/approval processes, extensive environmental remediation, and intricate financial structuring utilizing multiple tools ranging from state and federal revolving loan funds to New Markets Tax Credits.

Jeannette Ortega – Deputy Director of Administrative Services, City of Placentia

Jeannette Ortega serves as the Deputy Director of Administrative Services for the City of Placentia and has held multiple positions within the organization since 2011. She began her public service career in 2006 as an Administrative Intern with the City of San Dimas. From 2007 to 2011, she worked for the City of La Puente as a Management Analyst in the Community Services Department and was later promoted to Senior Management Analyst in the Public Works Department. Throughout her 20 years of experience in local government, Ms. Ortega has contributed to numerous successful federal and state grant initiatives, economic development programs, capital improvement projects, ballot initiatives, land acquisition and disposition efforts, and affordable housing developments. In 2018, Ms. Ortega played a key role in the planning and successful adoption of the Old Town Placentia Revitalization Plan and the Transit-Oriented Development Packing House District Plan. These plans were subsequently recognized with the American Planning Association California Chapter (APACA) Award of Merit in Urban Design in 2018 and the Southern California Association of Governments (SCAG) Sustainability Award for Efficient and Sustainable Land Use in 2019. Ms. Ortega holds a Master of Public Administration degree from the University of La Verne.

**FISCAL IMPACT:**

None.

**ATTACHMENT(S):**

1. Powerpoint Presentation - Community Development Funding Programs
2. Powerpoint Presentation - Community Development Financing Strategies: Brownfields and Community Development Block Grants (CDBG)
3. Powerpoint Presentation – Enhanced Infrastructure Financing District (EIFD) and Old Town Streetscape Master Plan



# Community Development Funding Programs

Community, Economic & Human Development Committee

February 5, 2026

[WWW.SCAG.CA.GOV](http://WWW.SCAG.CA.GOV)

## Agenda

- 1. Community Development Funding Programs**  
Anikka Van Eyl, Senior Regional Planner, SCAG
- 2. Community Development Financing Strategies: Brownfields and Community Development Block Grants (CDBG)**  
Diana Sasser, Managing Director, Grow America
- 3. Enhanced Infrastructure Financing District (EIFD) and Old Town Streetscape Master Plan**  
Jeannette Ortega, Deputy Director of Administrative Services, City of Placentia
- 4. Q&A**





# Why Community Development Matters Now

- Growing demands on cities
- Increasing fiscal constraints and uncertainty
- Need to examine how cities plan, finance, and coordinate community development efforts
- Opportunity to leverage community development tools and funding programs to support long-term planning goals



# What is Community Development?



## Current Landscape: Post-Redevelopment Era

- Shifts in the availability of **state and federal funding**
- **Patchwork of programs and tools** to finance development – each with own rules, timelines, and limitations
- Increased reliance on **grants, public-private partnerships, and value capture mechanisms**



## Today's Presenters



**Community Development Financing Strategies: Brownfields and Community Development Block Grants (CDBG)**  
Diana Sasser, Managing Director, Grow America



**Enhanced Infrastructure Financing District (EIFD) and Old Town Streetscape Master Plan**  
Jeannette Ortega, Deputy Director of Administrative Services, City of Placentia



## QUESTIONS?

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## THANK YOU!

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# Community Development Financing Strategies: Brownfields and CDBG

SCAG CEHD Presentation

February 2026



## Agenda

1. Making Projects Work
2. Brownfield Resources
3. Community Development Block Grants (CDBG) & Section 108
4. Additional Resources
5. Contact



## Importance of Economic & Housing Development Finance

- Small businesses need low-cost long-term capital to expand and succeed
- Real estate developers need capital or operating incentives in order to earn an acceptable return on investment in distressed communities
- Communities need infrastructure and amenities

## Making Projects Work with Limited Resources

- Reduce development or operational costs
- Provide capital or reduce cost of capital
- Attract outside equity



# Costs & Sources

## Reduce Costs

- Phase or reduce the project
- **EPA Brownfields Assessment & Remediation Grants for pre-development**
- Discounted or donated land or buildings
- Tax abatements; P.I.L.O.T.
- Utility rebates
- Alternative energy tax credits

## Sources

- Tax-exempt bonds (General Obligation Loan, Private Activity Bonds)
- Tax Increment Financing
- **HUD: CDBG, Section 108**
- EDA Programs
- Small Business Programs: USDA Loan Guarantees, SBA loans, Public Revolving Loan Funds

# Brownfield Redevelopment

## What's a brownfield?

- Real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

## Major EPA Programs

- [Technical Assistance to Brownfields \(TAB\)](#): regional TA provider for communities with brownfield sites.
- [Brownfields Assessment Grants](#): inventories, planning, environmental assessments, community outreach
- [Brownfields Revolving Loan Fund Grants](#): capitalize loans that are used for clean up (Grow America leading the RLF TAB for existing and potential grantees)
- [Brownfields Cleanup Grants](#): cleanup activities at properties with greenspace, recreational, or other nonprofit uses
- [Area-Wide Planning Grants](#): research, plan, and develop implementation strategies for cleaning up and revitalizing areas affected by one or more brownfield sites

# California State Grants & Loans

## Grants

- [Equitable Community Revitalization Grant \(ECRG\)](#): funding for community-wide assessments, environmental investigations, cleanups
- [Brownfields Revolving Loan Fund \(RLF\) Grant Program](#): cleanup grants for planned brownfield redevelopment or reuse

## Loans

- [Cleanup Loans and Environmental Assistance to Neighborhoods \(CLEAN\) Program](#): loans for the cleanup of hazardous materials where redevelopment is likely to have a beneficial community impact
- [Investigating Site Contamination Program \(ISCP\)](#): loans to conduct preliminary endangerment assessments of underutilized urban properties



# Case Study: Casa Ramona, San Bernardino

## Equitable Community Revitalization Grant

- Site formerly had an early childcare center
- Known site contamination: Exposed asbestos and Lead due to due to fire and demolition of building
- Grant Funded: Removal of contaminated debris, additional assessment reports and final cleanup of dirt under debris (No Further Action has been issued for site from the State)
- **Next steps:** Readyng site for development
  - Community engagement to inform development proposal with senior housing
  - Issue RFPs to developers



Before:



After cleanup:





# Community Development Block Grant (CDBG)

## Eligible projects must meet one of three national objectives

- *Benefit low- and moderate-income people*
- Prevent or eliminate slums and blight
- Meet urgent community development needs

## Primary objective: Low- and moderate-income benefit

- Not less than 70 percent of the overall allocation of CDBG funds must be spent on activities that benefit low- and moderate-income persons



# CDBG Eligible Activities

## Comply with CDBG regulations and meet one national objective

- Acquisition of real property
- Public services
- Relocation
- Removal of architectural barriers
- Housing rehabilitation
- New construction
- Historic preservation
- Code enforcement
- Commercial and industrial rehabilitation
- Economic development
- Planning and capacity building



# CDBG Economic Development

## Funding uses outlined in 5-year Consolidated Plans and Annual Action Plans

- Find your local approved plan: [CPD Public System](#)

### Program Flexibility

- Loans
- Grants
- Interest write-downs

### Uses around the region:

- Business incubators
- Technical assistance
- Sidewalk vending cart program
- Farmers market support
- Revolving loan fund programs

# Section 108 Loan Guarantee

## Provision of the CDBG Program

### Eligible Activities

- Economic development activities eligible under CDBG
- Acquisition of real property
- Rehabilitation of publicly-owned property
- Housing rehabilitation eligible under CDBG
- Construction or installation of site improvements
- Housing construction, in limited circumstances



## Section 108 Provisions

### Amount

- Up to 5x approved entitlement amount less outstanding commitments or principal balances

### Collateral

- Pledge of current and future CDBG funds and assets financed by loan

### Repayment Term

- Maximum term is 20 years, flexible principal amortization



## Additional Resources

- Opportunity Zones 2.0: [CDFA - Opportunity Zones Resource Center](#)
- New Market Tax Credits: [New Markets Tax Credits - Grow America](#)
- California Infrastructure & Economic Development Bank (IBank): [IBank Resources](#)
- California EPA TAB: [Center for Creative Land Recycling](#)
- [Grow America EPA RLF TAB](#)



*City of Placentia*

## EIFD AND OLD TOWN STREETScape MASTER PLAN

Southern California Association of Governments :  
Community, Economic, and  
Human Development Committee

February 5, 2026



## Old Town Placentia Revitalization Plan

- In 2015, the City began working on the Old Town Revitalization Plan to enhance and preserve the historic significance of Old Town Placentia
- The City created specific building standards and zoning requirements for this area
- In addition, the **Streetscape Master Plan** was developed to enhance street improvements, pedestrian connectivity, and landscape and lighting upgrades
- City Staff held over 20 meetings during the 2-year planning process with residents, businesses, and various stakeholders
- In 2017, the Old Town Revitalization Plan and Streetscape Master Plan was adopted by the City Council without any opposition
- Immediately after the adoption of the Plans, staff researched funding mechanisms that can facilitate the construction of the public infrastructure improvements in this area as described in the Streetscape Master Plan



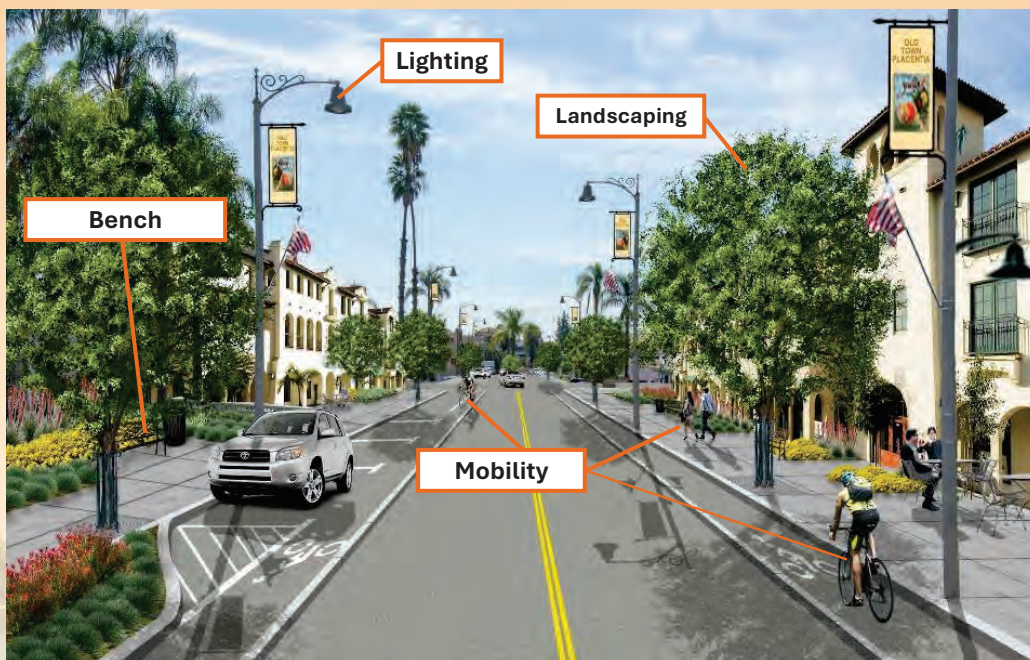
# Old Town Streetscape Master Plan

The Purpose of the adopted Old Town Streetscape Master Plan:

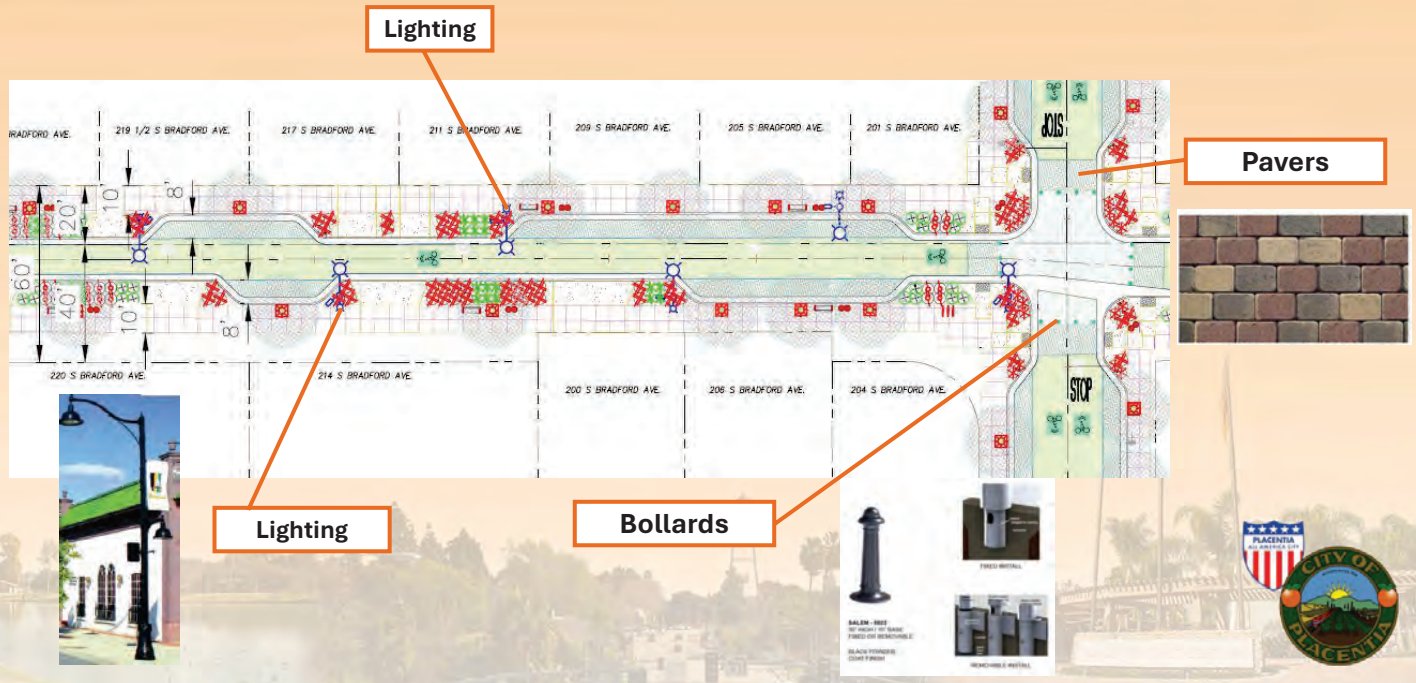
- Revitalization of the City’s historic core
- Aims to create an active Old Town which will function as a central gathering space
- Improve Mobility
- Infrastructure
- Streetscapes
- Special Events
- Attract visitors, increase revenues and enhance safety



## Scope of Streetscape Master Plan



# Street/Pedestrian Enhancements



## Enhanced Infrastructure Financing District

An Enhanced Infrastructure Financing District (EIFD) is a special financing mechanism used by cities in California to fund infrastructure projects and community improvements without raising taxes. EIFDs were established under California law (SB 628, enacted in 2014) as a replacement for redevelopment agencies, which were dissolved in 2012

### Purpose:

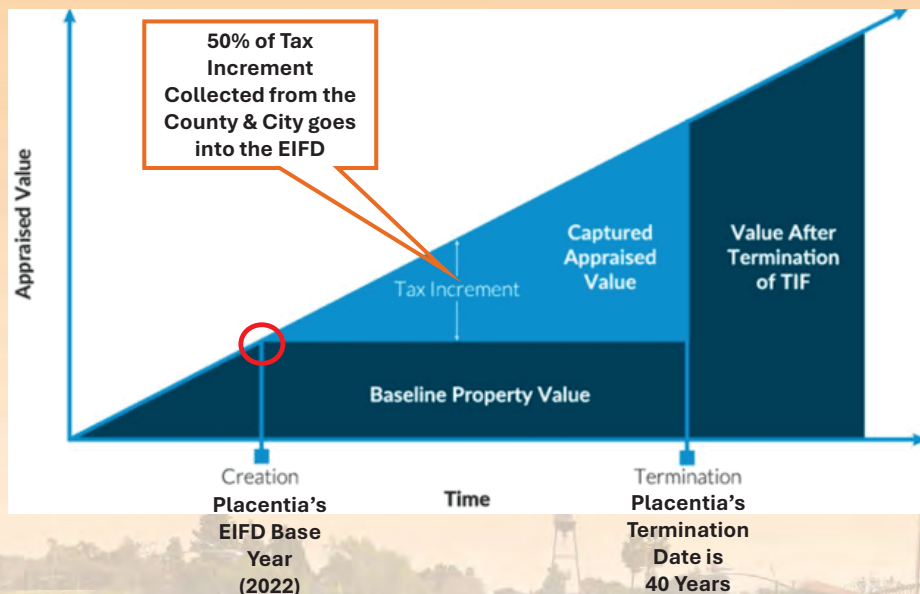
- EIFDs are designed to support a wide range of infrastructure projects, including transportation, streets and roads, affordable housing, parks, water systems, environmental improvements, and more
- They can also be used for economic development initiatives, such as revitalizing underutilized areas

# Enhanced Infrastructure Financing District

- EIFDs rely on Tax Increment Financing (TIF). Tax increment revenue is generated from incremental growth of assessed property values within a defined boundary as new development occurs or as underutilized properties are rehabilitated
- When an EIFD is established, the “baseline property value” for all properties within the District is set, or frozen, at that year’s assessed value
- A pre-designated percentage (Placentia’s is 50%) of this revenue establishes the fund that is administered by the Public Financing Authority (PFA) to be used for public infrastructure
- As public investments improve the area and catalyze private sector investment, property values rise. The increase in property tax revenue (the "tax increment") from this growth is captured by the EIFD



# Enhanced Infrastructure Financing District



# Overview of Placentia's EIFD

- In 2019, the City of Placentia (City) and County of Orange (County), working with a grant provided by Southern California Association of Government (SCAG), established the Placentia Enhanced Infrastructure Financing District (EIFD) to fund infrastructure improvements within the City's Old Town
  - SCAG provided a grant for the feasibility analysis
  - Building public improvements over multiple years/phases will not likely entice private sector investment sufficiently to fulfill original economic development goals and will delay increase to assessed valuation
  - Goal: Install all aspects of the Old Town Streetscape Master Plan at one time (instead of in phases), which will better induce private investment to fulfill Tax Increment ("TI") and economic benefit projections (fulfill Assessed Value A/V goals)
  - Accelerate timetable to meet regional housing needs, including affordable housing and save on construction costs

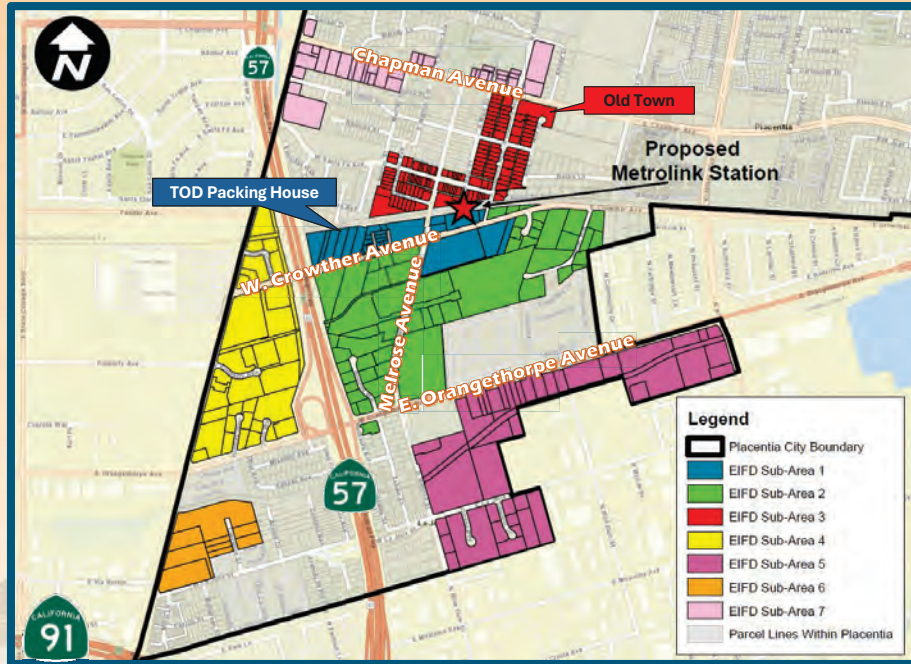


# Estimated Economic Benefits

- 1,600+ housing units
- 5,364 construction jobs and 258 permanent jobs
- \$423 million in construction-related wages and \$16 million in annual, ongoing wages
- \$826 million in economic output from construction and \$38 million in annual ongoing economic output
- \$59M in positive net fiscal impact to City general fund over 50 years
- \$50M in positive net fiscal impact to County general fund over 50 years
- Greenhouse gas reduction/vehicle miles traveled reduction; improved and convenient transit to local universities and other destinations



# Placentia EIFD Boundaries for TI



## Amendment to the Placentia EIFD

- The COVID pandemic, inflation, and related economic conditions contributed to delayed EIFD implementation and cost increases
  - Original Streetscape Project cost estimate of ~\$8M increased to ~\$10.05M, an increase of 25.6%
  - Interest rates have risen, increasing cost of debt service (particularly to “first-time” debt issuer)
  - Impact: Multiple debt issuances over 7-8 years would be needed to fund key projects
- Original financing structure would not have facilitated private investment and would have fallen short of expected rate of tax increment growth
- Recalibrated duration (term) of tax increment allocation to reflect full payment of contributions
  - Increased City maximum term from 20 to 40 years
  - Increased County maximum term from 20 to 25 years, with option to extend to 30 only if needed
- **March 5, 2024** – City Council approved the Amended Infrastructure Financing Plan (IFP)
- **March 12, 2024** – County Board of Supervisors Approved the Amended IFP
- **May 14, 2024** – The EIFD Public Financing Authority (PFA) approved the Amended IFP



# Debt Issuance Structure

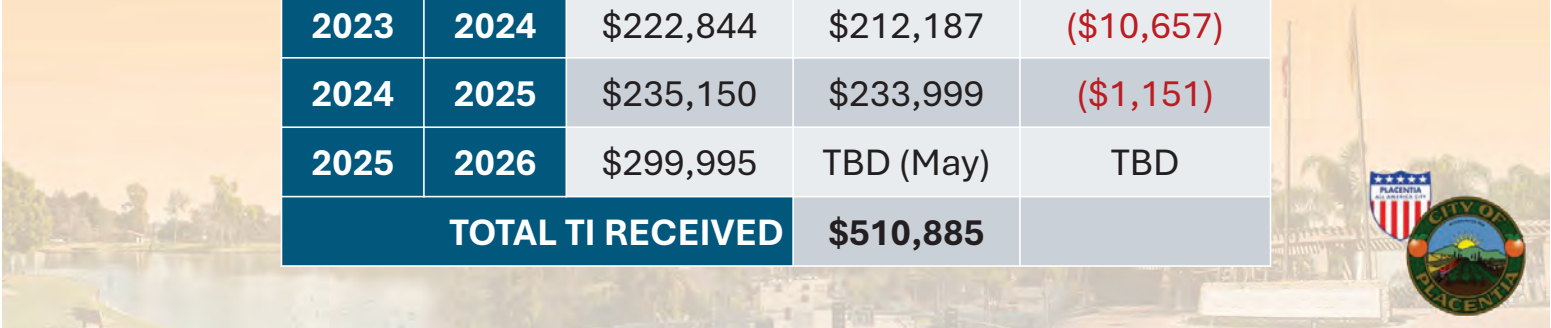
- City to issue its own 30-year lease revenue bonds (“LRBs”) (in lieu of EIFD)
  - EIFD bond market is new, and the Placentia EIFD specifically has no credit history as a new issuer
  - City LRBs will benefit from City's excellent credit rating (AA), producing lower interest rates and no need for a cash-funded debt service reserve fund
  - Loan provided to EIFD would accrue interest to City General Fund at City’s LAIF rate
- EIFD to terminate upon extinguishment of all EIFD debt, even if repaid early



# EIFD Tax Increment Projections vs. Actuals

- Below is a summary of projected tax increment versus actual tax increment received:

Fiscal Year		Projected TI	Actual TI	Difference
2020	2021	\$0	\$0	\$0
2021	2022	\$7,849	\$13,408	\$5,559
2022	2023	\$101,476	\$51,291	(\$50,185)
2023	2024	\$222,844	\$212,187	(\$10,657)
2024	2025	\$235,150	\$233,999	(\$1,151)
2025	2026	\$299,995	TBD (May)	TBD
<b>TOTAL TI RECEIVED</b>			<b>\$510,885</b>	



# Current Status

1. City Council approved the allocation of \$150,000 in existing TI received to complete the Streetscape Master Plan
2. Ensure sufficient TI is accumulated to fulfill the \$1M upfront needed to issue bonds
3. Go out to bid for the construction of the Streetscape Master Plan with Alternative Bids to ensure construction is within \$10M
  - Potential cost saving measures
    - Replacing concrete areas with asphalt
    - Replacing pavers with asphalt
    - Removing streets not directly along the main corridor
4. Receive approval from the City Council for the construction costs and bond financing structure



# Questions & Comments

## Contact Information:

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Email: [jortega@placentia.org](mailto:jortega@placentia.org)





Southern California Association of Governments  
February 5, 2026

**To:** CEHD - Community, Economic, and Human Development Committee  
EEC - Energy and Environment Committee  
TC - Transportation Committee  
**From:** Camille Guiriba, Senior Regional Planner  
213-236-1809, guiriba@scag.ca.gov  
**Subject:** Connect SoCal 2050: Process Preview

**EXECUTIVE DIRECTOR'S  
APPROVAL**

**RECOMMENDED ACTION FOR CEHD, EEC, AND TC:**

Information Only – No Action Required

**STRATEGIC PRIORITIES:**

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future.

**EXECUTIVE SUMMARY:**

*Every four years, SCAG must prepare and adopt a Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). In April 2024, SCAG’s Regional Council approved the most recent RTP/SCS, Connect SoCal 2024. The next RTP/SCS, Connect SoCal 2050, is being prepared for adoption by the Regional Council by spring 2028. The purpose of this staff report is to review statutory requirements, outline the process for developing the next RTP/SCS, and highlight major milestones.*

**BACKGROUND:**

As required by federal and state law, SCAG prepares a long-range Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every four years which provides a vision for integrating land use and transportation for increased mobility and more sustainable development.

*What is the RTP/SCS?*

The RTP/SCS is a long-range regional plan that builds upon land use and transportation strategies established over several planning cycles and presents the vision for Southern California’s future, including policies, strategies, and projects to increase mobility options and achieve a more sustainable regional development pattern. The RTP/SCS charts a path towards a more mobile, sustainable, and prosperous region by strengthening connections between transportation investments and land use planning, and between the people whose collaboration can improve the quality of life for Southern Californians. Developing the RTP/SCS requires several years of data

collection, rigorous technical analysis, robust policy discussions, and substantial stakeholder engagement.

As the Metropolitan Planning Organization (MPO) for the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura, SCAG must follow specific state and federal requirements in the development of the RTP/SCS to ensure receipt of transportation funding from both state and federal sources:

**Regional Transportation Plan (RTP)** – federal law requires SCAG to prepare and update a long-range RTP (23 U.S.C. §134 et seq.). The RTP must include, among other things: the identification of transportation facilities such as major roadways, transit, intermodal facilities and connectors that function as an integrated metropolitan system over at least a 20 year forecast period; a financial plan demonstrating how the RTP can be implemented with “reasonably available” resources and additional financial approaches; strategies to improve existing facilities, relieve vehicular congestion, and maximize the safety and mobility of people and goods; and environmental mitigation activities. (23 U.S.C. §134 (i)(2)).

**Transportation Conformity Requirements** – Pursuant to the federal Clean Air Act, SCAG’s RTP/SCS must meet all federal transportation conformity requirements, including regional emissions analysis, financial constraint, timely implementation of Transportation Control Measures, and interagency consultation and public involvement (42 U.S.C. §7401 et seq.).

**System Performance Monitoring** – Transportation system performance monitoring and reporting became federal mandates with the passage of ‘Moving Ahead for Progress in the 21st Century’ (MAP-21) in 2012, and the ‘FAST Act’ in 2015. SCAG has been a pioneer in the development and use of performance metrics to evaluate progress toward achieving regional goals before MAP-21/FAST Act became law. Starting with the 1998 RTP, SCAG has been using quantitative performance measures to evaluate how the RTP is performing in terms of achieving the plan’s regional goals.

**Title VI Analysis** – SCAG must comply with Title VI of the Civil Rights Act of 1964 and related statutes and regulations and ensures that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity administered by SCAG. In addition, as an MPO that receives state funding, SCAG must comply with California Government Code Section 11135, which prohibits discrimination from any program or activity that is conducted, funded directly, or received financial assistance from the state based on race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, or disability, and support state goals for transportation, environmental quality, economic growth, and social

equity per the California Transportation Commission 2024 Regional Transportation Plan Guidelines and Caltrans' 2024 RTP Checklist for MPOs.

**Sustainable Communities Strategy** – California Senate Bill 375, codified in 2008 in Government Code §65080 (b)(2)(B), requires that the RTP includes a Sustainable Communities Strategy (SCS) which can meet regional greenhouse gas (GHG) reduction targets set by the California Air Resources Board (CARB). Currently, the targets for the SCAG region are eight percent below 2005 per capita GHG emissions levels by 2020, and 19 percent below 2005 per capita emissions levels by 2035. CARB is statutorily required to adopt updated targets every eight years with the next deadline being the end of 2026. At this time, no draft targets have been proposed. SCAG is closely monitoring the target update process as the outcome can impact our work to fulfill the SCS requirements in this upcoming cycle.

#### *Connect SoCal 2050*

SCAG's next RTP/SCS, Connect SoCal 2050 will build from the previous plan (Connect SoCal 2024) adopted by the SCAG Regional Council in April 2024. This will include updates of fundamental data from local jurisdictions and transportation agencies and refinement of strategies and investments based on input from stakeholders and leadership by SCAG's Policy Committees and Regional Council.

The Preliminary Milestones attachment illustrates the work to develop the next Connect SoCal in four phases:

- Foundations and Frameworks (Summer 2025 – Spring 2026): Initiate plan development process and establish plan goals.
- Data Collection and Policy Development (Spring 2026 – Fall 2026): Collect input from local jurisdictions and transportation agencies, conduct research, identify emerging regional trends, and discuss plan policies and strategies with stakeholders.
- Outreach and Analysis (Winter 2027 – Summer 2027): Conduct public workshops, incorporate feedback from outreach activities and analyze data.
- Draft Plan and Adoption (Fall 2027 – Spring 2028): Prepare draft plan for public review and final plan for consideration by the Regional Council for adoption in early 2028.

While the major development steps for the next RTP/SCS are largely known and driven by federal and state regulations, SCAG has discretion over the projects, policies, strategies, and data presented in the plan. SCAG staff will work to identify and present these variables to the Policy Committees and Regional Council. Further discussion with regional stakeholders and decision-makers will be necessary over the next two years in identifying the policy priorities for the region moving forward.

#### *Coordination with 7th cycle RHNA process*

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need

for housing within each jurisdiction during specified planning periods. The 6th cycle RHNA allocation plan which covers the planning period October 2021 through October 2029 was adopted by the Regional Council in March 2021. SCAG staff will be starting the 7th cycle RHNA process this year and it is expected to conclude after adoption of Connect SoCal 2050. Per recent legislation, the RHNA process is beginning one year earlier with SCAG receiving the Regional Housing Needs Determination from the California Department of Housing and Community Development by fall this year. Staff are developing a RHNA schedule with consideration for coordination between RHNA and Connect SoCal processes and will share the schedule with the Regional Council at an upcoming meeting.

**NEXT STEPS:**

At the March 2026 Policy Committees, staff will review the Vision, Goals, and Regional Planning Policies as adopted in Connect SoCal 2024 and speak to new plan development elements that are being incorporated into Connect SoCal 2050.

**FISCAL IMPACT:**

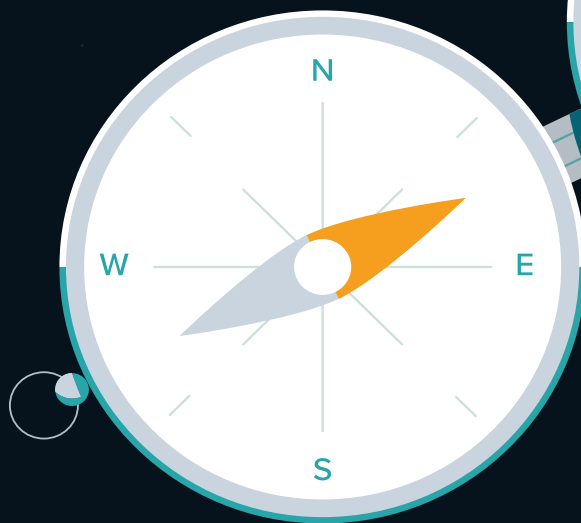
No fiscal impact.

**ATTACHMENT(S):**

1. PowerPoint Presentation - Connect SoCal Process Preview
2. Connect SoCal 2050 Preliminary Milestones

# Connect SoCal 2050: Process Preview

February 5, 2026



The Southern California Association  
of Governments' 2024-2050  
Regional Transportation Plan/  
Sustainable Communities Strategy

1

## **REGIONAL TRANSPORTATION PLAN**

## **SUSTAINABLE COMMUNITIES STRATEGY**



A long-term vision for how the region will address transportation and land use challenges and opportunities.

# The RTP/SCS must...



Be updated every 4 years to maintain eligibility for Federal funding



Be financially constrained (costs = revenues)



Be developed in consultation with key stakeholders and the public



Demonstrate transportation conformity



Be long-range: 20+ years into the future



Achieve GHG reduction targets

# The RTP/SCS includes...



Vision, goals, and guiding policies



Performance measures



Financial plan



Forecasts (e.g., future population, employment, housing)



List of transportation projects



# Summary of Requirements



**Regional Transportation Plan (RTP)** - SCAG is required by federal law to prepare and update a long-range RTP (23 U.S.C. §134 et seq.).

**Transportation Conformity Requirements** - SCAG's RTP/SCS is required to meet all federal transportation conformity requirements.

**System Performance Monitoring** – SCAG must measure and monitor the performance of the RTP.

**Title VI Analysis** – SCAG must comply with Title VI of the Civil Rights Act of 1964. In addition, SCAG must comply with California Government Code Section 11135 which prohibits discrimination from any program or activity that is conducted, funded directly, or received financial assistance from the state.

**Sustainable Communities Strategy (SCS)** – SCAG's RTP must include an SCS which can meet greenhouse gas emissions reduction targets set by the California Air Resources Board (CARB). (Eight percent by 2020, and 19 percent by 2035.)

# Key Challenge: CARB to Update GHG Targets

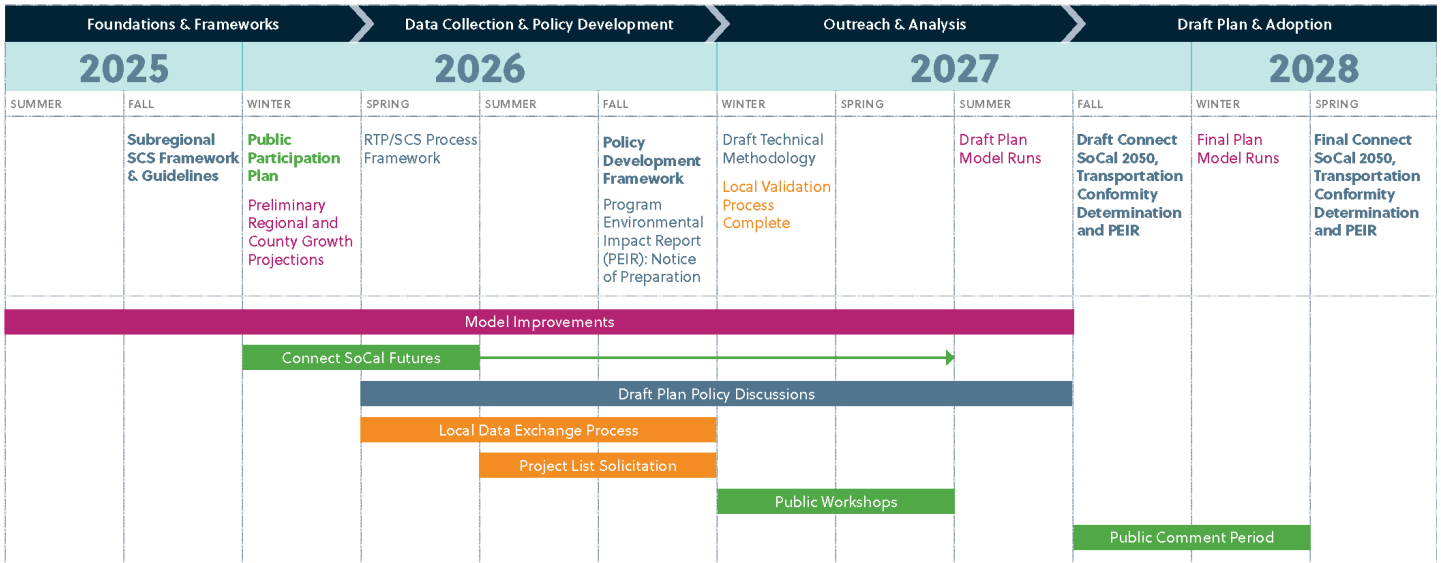


- CARB is required to adopt updated targets every eight years with next deadline being Fall 2026.
  - No draft targets have been proposed.
- SCAG and other MPOs have asked that CARB maintain current targets – which are challenging to meet.
- Instead of an extensive target-setting process, MPOs have asked for more implementation support.





## Connect SoCal 2050 Preliminary Milestones\*



Milestones Color Key:

Plan Foundation and Elements   Local Agency Input Process   Modeling/Forecast   Outreach and Engagement

**Bold = Action Item**

\* Draft - Subject to Change



## Next Month

- March 2026 Policy Committees
  - Review Vision, Goals and Regional Planning Policies from Connect SoCal 2024
  - New plan development elements

# THANK YOU!

For more information, contact:

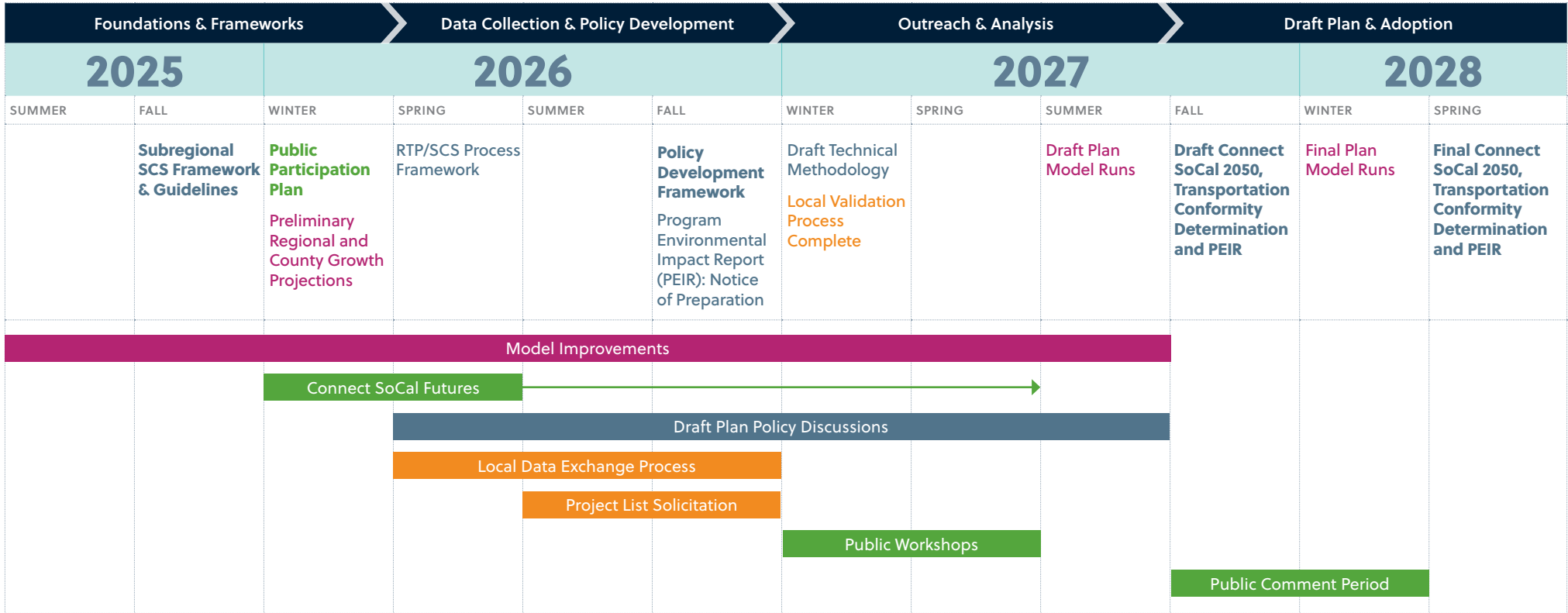
**Camille Guiriba [Guiriba@scag.ca.gov](mailto:Guiriba@scag.ca.gov)**



The Southern California Association  
of Governments' 2024-2050  
Regional Transportation Plan/  
Sustainable Communities Strategy



# Connect SoCal 2050 Preliminary Milestones\*



Milestones Color Key:

- Plan Foundation and Elements
- Local Agency Input Process
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**Bold = Action Item**

\* **Draft - Subject to Change**