AGENDA

Public comment on any agenda item may be made during the consideration of that item. All comments on items not listed on the agenda may be made during the time allotted on the agenda to the public. Members of the public may comment by raising a hand and being recognized by the Chair. Speakers shall confine their comments to three minutes per speaker. Unless otherwise noted in the Agenda, the public may only comment on matters that are within the subject matter jurisdiction of the Westside Cities Council of Governments or items listed on the agenda.

1. CALL TO ORDER

2. WELCOME, INTRODUCTIONS, AND IDENTIFICATION OF VOTING MEMBERS

3. ACTION ITEMS (5 min)
   A. Approval of June 13, 2019 Draft Meeting Notes
      Action: Approve the June 13, 2019 draft meeting notes
   B. Formation of the Regional Homelessness Strategic Plan Ad Hoc Committee
      Action: Approve the formation of the Regional Homelessness Strategic Plan Ad Hoc Committee

4. EXECUTIVE DIRECTOR’S ORAL REPORT (2 min)

5. PRESENTATION AND DISCUSSION WITH POSSIBLE ACTION (60 min)
   A. Sepulveda Transit Corridor Project Update – Peter Carter, Senior Manager, Transportation Planning, Metro
   B. Draft Regional Housing Needs Assessment (RHNA) Methodology – Ma’Ayn Johnson Housing & Land Use Planner, SCAG

6. LEGISLATION (5 min)
   A. State Legislation and Recommended Positions

7. RECEIVE AND FILE
   A. Transportation Working Group Meeting Notes

8. ANNOUNCEMENTS (2 min)
9. FUTURE MEETING LOCATIONS AND AGENDA ITEMS
   A. Future Meeting Location
      i. Hosted by City of Los Angeles – TBD (Thursday, October 10)
      ii. Hosted by City of Culver City at the Mike Balkman Council Chambers
          (Thursday, December 12)
   B. Future Agenda Items
      i. WSCCOG Boardmember Requests for Future Agenda Items

10. PUBLIC PARTICIPATION (3 min)
    Members of the public may address the Westside Cities Council of Governments
    (WSCCOG) on any subject on or off the agenda by raising a hand and being recognized
    by the WSCCOG Chair. Speakers shall confine their comments to two minutes per
    speaker.

11. ADJOURN

Written materials distributed to the Board within 72 hours of the Board meeting are available for public
inspection immediately upon distribution at the WSCCOG office 448 S. Hill, Suite 1105, Los Angeles, CA
90013, during normal business hours. Such documents will also be posted on the WSCCOG website at
www.westsidecities.org and will be made available at the meeting.

In accordance with the Americans with Disabilities Act, if you require a disability related modification or
accommodation to attend or participate in this meeting, including auxiliary aids or services, please contact
WSCCOG Project Director Winnie Fong at 323-306-9856 or winnie@estolanolesar.com at least three
days prior to the meeting.
THURSDAY, JUNE 13, 2019
12:00 NOON

IN ATTENDENCE:

**Beverly Hills:**
Mayor John Mirisch. Staff: Cindy Owens, Aaron Kunz

**Culver City:**
Mayor Meghan Sahli-Wells, Councilmember Alex Fisch. Staff: Shelly Wolfberg, Diana Chang, Tevis Barnes.

**Santa Monica:**
Councilmember Kevin McKeown, Staff: Anuj Gupta, Stephanie Venegas, Alisa Orduna.

**West Hollywood:**
Councilmember John Heilman. Staff: Hernan Molina, Corri Planck

**City of LA:**
District 5 Staff: Debbie Dyner Harris. Legislative Analyst Office: Steve Luu

**County of LA:**
Supervisory District 3 Staff: Stephanie Cohen.

**WSCCOG:**
Staff: Winnie Fong. Legal Counsel: Lauren Langer.

1. **CALL TO ORDER**
   Mayor John Mirisch (WSCCOG Chair) called the meeting to order at 12:08 pm.

2. **WELCOME, INTRODUCTIONS, AND IDENTIFICATION OF VOTING MEMBERS**

3. **ACTION ITEMS**

   A. **Approval of April 11, 2019 Draft Meeting Notes**
      A motion was made by Mayor Meghan Sahli-Wells (Vice Chair) and seconded by Councilmember John Heilman to approve the April 11, 2019 meeting notes. The motion passed unanimously.

   B. **Fiscal Actions for FY 2019-20**
      i. **Adoption of the Determination of Dues to be Assessed and the Adoption of Annual Budget for FY 2019-20**
         A motion was made Councilmember John Heilman and seconded by Councilmember Kevin McKeown (Secretary) to waive the 60-day notice requirement to assess and adopt member dues for FY 2019-20 and adopt the proposed annual budget for FY 2019-20.
ii. Adoption of Annual Work Plan for FY 2019-20
Councilmember McKeown provided some remarks about monitoring the development of the Sepulveda Transit Corridor Study, as well as encouraged the cities to work closely together in addressing homelessness. A motion was made by Mayor Sahli-Wells and seconded by Councilmember Heilman to adopt the FY 2019-20 work plan. The motion passed unanimously.

iii. Estolano LeSar Advisors Contract Renewal for WSCCOG Executive Services
A motion was made by Mayor Sahli-Wells and seconded by Councilmember McKeown to approve the contract extension for one-year for Estolano LeSar Advisors to continue and provide Executive Director services to the WSCCOG.

C. Election of the WSCCOG Board Officers for FY 2019-20
The WSCCOG Board made nominations on the floor for the incoming officers. Mayor Mirisch nominated Mayor Sahli-Wells to serve as the incoming Chair. Mayor Sahli-Wells nominated Councilmember McKeown to serve as the incoming Vice Chair. And Councilmember McKeown nominated Councilmember Heilman to serve as the incoming Secretary. The nominations were approved by acclamation.

D. League of California Cities – Los Angeles County Division Regional Director
The Board appointed Councilmember Sue Himmelrich (City of Santa Monica) to serve as the WSCCOG Regional Director of the League of California Cities – Los Angeles County Division.

4. EXECUTIVE DIRECTOR REPORT
The Board engaged in a discussion regarding key corridors for the WSCCOG to examine under the Westside Mobility Study. The Board also provided their concerns regarding Metro’s forthcoming Congestion Pricing Feasibility Study, including adequate community engagement to ensure that the stakeholder input is documented.

5. PRESENTATIONS
A. Measure H Funding Allocation Presentation and WSCCOG Board Discussion
Tene Tate-Dickson presented to the Board about the County’s proposed funding allocation of Measure H fund for the upcoming fiscal year. The Board engaged in a discussion regarding how the WSCCOG should address homelessness after reports of a 19 percent increase in homelessness count in Service Planning Area (SPA) 5. Councilmember McKeown suggested that the WSCCOG form a Homelessness Policy Ad Hoc Committee to address policy issues beyond the existing WSCCOG Homelessness Working Group. Alisa Orduna (City of Santa Monica) elaborated on the proposal on the need to discuss priorities and conduct an in-depth analysis to inform the WSCCOG Homelessness Strategic Action Plan. The Board agreed that the WSCCOG should explore the idea of forming an Ad Hoc Committee and directed the WSCCOG Staff to work with the WSCCOG Homelessness Working Group and the WSCCOG legal counsel to discuss the roles and specific tasks for this committee.
6. LEGISLATION
   A. Mid-Session Legislative Updates
   B. League of California Cities – Los Angeles County Division Bill Track List

7. RECEIVE AND FILE

8. ANNOUNCEMENTS

9. FUTURE MEETING

10. PUBLIC PARTICIPATION

11. ADJOURN
    The WSCCOG Board adjourned at 1:24 p.m.
DATE: August 8, 2019
TO: Westside Cities Council of Governments Board
FROM: Westside Cities Council of Governments Staff
SUBJECT: Formation of the Regional Homelessness Strategic Plan Ad Hoc Committee

Recommended Action
Approve the formation of the Regional Homelessness Strategic Plan Ad Hoc Committee.

Background
The Los Angeles Homeless Services Authority (LAHSA) recently released the 2019 homeless count figures, which indicated that the homelessness point-in-time count in the County increased to 12 percent from last year. In Service Planning Area (SPA) 5, which encompasses most of the Westside subregion, the homeless count increased by 19 percent from 4,401 persons to 5,223. At the last WSCCOG Board meeting on June 13, 2019, the City of Santa Monica recommended that the Westside subregion consider creating an ad hoc policy committee on homelessness in response to the recent homeless count results and position member cities for new state funding opportunities. The Board directed the WSCCOG Homelessness Working Group to discuss and develop a recommendation to the Board on a proposed structure of this committee.

Proposed Regional Homelessness Strategic Plan Ad Hoc Committee
On July 11th, the WSCCOG Homelessness Working Group convened to discuss the purpose and formation of the ad hoc committee. The WSCCOG provides the following recommendation:

Purpose:
The Regional Homelessness Strategy Plan Ad Hoc Committee (Ad Hoc Committee) will be tasked with guiding a five-month strategic planning process to develop the WSCCOG Homelessness Strategic Action Plan (Plan). This plan differs from previous individual efforts and homelessness studies by proposing to build a blueprint to address homelessness from a regional perspective through increased data coordination, regional assessment of needs, and leveraging of local, County, and state funding opportunities.

The Plan will include regional homelessness data, an assessment of housing and supportive service needs, prioritization of key strategies, identification of public owned land for new development opportunities, and a funding plan to incorporate new state and federal resources.

This effort seeks to enhance the scope of work for WSCCOG’s 2018-19 Regional Coordination Grant that includes the following proposed components of the Plan:

- Data analysis of housing and supportive service needs based off SPA 5 level LAHSA data with modification to include data from West Hollywood from SPA 4;
- List of existing homelessness programs, facilities, and services in the subregion;
- Develop an inventory of publicly owned parcels that may create development opportunity for additional bridge, supportive, and affordable housing; and
• Subregional goals and key action steps to prevent and combat homelessness, which include the following:
  o Assessment of behavioral health needs to inform plans to expand mental health outreach and crisis services
  o Identify funding sources so that cities may implement components of the finalized Plan
  o Identify subregional activities and projects for the WSCCOG to pursue future multi-jurisdictional grant opportunities.

Members of the Ad Hoc Committee:
The Ad Hoc Committee will meet monthly to guide the development of the Plan. The Ad Hoc Committee will designate a member to serve as the Chair to facilitate meetings, draft the agendas, and work with the WSCCOG staff in drafting staff reports to the WSCCOG Board.

The recommended core members of the Ad Hoc Committee will include technical staff from the WSCCOG Homelessness Working Group and representatives from LAHSA and the County Homeless Initiative (HI). Outreach to additional staff from cities and community partners will occur to provide content expertise on various topics. Examples include:

• Housing
  o Planning Departments
  o Housing Departments
  o Local Housing Corporations (e.g., West Hollywood Housing Corporation, Community Corporation of Santa Monica)

• Services
  o Human Services Department
  o First Responders
  o Service Providers
  o Transit Agencies

• Other

Discussion topics may include the following:

• **August 2019 (Topic #1: Intention Setting)**
  o Common goals and gaps in the Cities’ Homelessness Plans
  o Top issues and priorities in each City
  o Data Analysis for the Plan
    ▪ LAHSA Demographic Data Analysis by jurisdiction
    ▪ Housing Needs Analysis by jurisdiction
  o Outline of the Plan
  o Stakeholder Convening logistics

• **September 2019 (Topic #2: Housing)**
  o SPA-Level Housing Assessment Data provided by LAHSA (anticipated to be released in September)

• **October 2019 (Topic #3: Services)**
  o Mental health, workforce development, etc.

• **November 2019 (Topic #4: Funding)**
  o Grant opportunities for planning, implementation, and services (County of Los Angeles, SCAG, State, Federal, private, and philanthropic)
Schedule of Tasks:
Table 1 below shows the tasks for the development of the Plan in an 8-month timeframe with the intention of submitting the final Plan for the WSCCOG Board adoption in early February 2020, followed by immediate implementation of the Plan. The development process will also include two Stakeholder Convenings as referenced in the 2018-19 Regional Coordination scope of work. The first convening will occur in October 2019 and will include a listening session to gather input, priorities, and other information from local stakeholders in the subregion to inform the Plan. The second convening will occur after the Plan is adopted to inform the stakeholders about the Plan and associated activities.

Table 1: WSCCOG Strategic Action Plan Schedule of Tasks:

<table>
<thead>
<tr>
<th>#</th>
<th>Task</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ad Hoc Committee Meeting</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Reports to the WSCCOG Board</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Data Analysis</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Demographic Data Analysis</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>B. Housing Needs Analysis</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Homelessness Convening</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Planning and logistics</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>B. Stakeholder Convening #1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C. Stakeholder Convening #2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Strategic Action Plan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Preliminary draft plan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>B. Final plan and adoption</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C. Implementation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Letter of Interest:
On July 30, 2019, WSCCOG received a letter from the Milken Institute’s Center for Regional Economics (CRE) stating their interest in providing support to the WSCCOG on the development of the Plan (refer to Attachment A).
July 30, 2019

The Honorable Meghan Sahli-Wells
Mayor of Culver City
9770 Culver Blvd.
Culver City, CA 90232

RE: Development of a Regional Homelessness Strategic Planning Process

Dear Mayor Sahli-Wells:

I am writing to express interest on behalf of the Milken Institute's Center for Regional Economics (CRE) in joining the Westside Cities Council of Governments' homelessness strategic planning initiative as a regional partner. The Milken Institute is a nonprofit, nonpartisan think tank based in Santa Monica, and CRE in particular produces research, programs, and events designed to inform and activate innovative economic and policy solutions.

We have extensive experience in conducting research and stakeholder outreach on the topic of housing and governance practices in California. In February we hosted a convening in Oakland, CA that brought together high level experts from the policy, finance, nonprofit, and advocacy worlds to explore solutions designed to accelerate housing development for families in the state. A report on this effort detailing policy and finance barriers with solutions will be published later this summer. This is the latest of a series of reports that address housing in the state, enclosed with this communication for your reference. We will also be hosting a convening with the BizFed Institute later this month that will bring together regional partners and the business community to discuss the creation of a regional housing action plan, similar to action undertaken in the Bay Area.

We applaud the COG for taking action at its last meeting that recognizes the urgency and scale of the homelessness issue, and we hope to support you in developing local solutions to address the challenge. We look forward to working within the region to identify best practices through research and convenings to develop a regional homelessness policy framework. If you would like any additional information or would like to discuss this further, please do not hesitate to reach out at mhorton@milkeninstitute.org or (310) 570-4617.

Best regards,

Matt Horton
Associate Director
Milken Institute Center for Regional Economics & California Center

CC: Councilmember Kevin McKeown
DATE: August 8, 2019

TO: Westside Cities Council of Governments Board

FROM: Westside Cities Council of Governments Staff

SUBJECT: Sepulveda Transit Corridor Project Update

Discussion
Discuss the new information about the Valley-Westside and Westside-LAX segments of the Sepulveda Transit Corridor Project and determine whether the WSCCOG should submit comments to Metro.

Background
Metro is making strides to improve travel between the San Fernando Valley, the Westside and Los Angeles International Airport (LAX). The goal of the Sepulveda Transit Corridor Feasibility Study is to identify and evaluate rail transit concepts that will provide high-quality service to the large and growing travel market between the San Fernando Valley, the Westside and the LAX area. At these meetings, Metro will present new information about the Valley-Westside and the Westside-LAX segments.

In July and August, Metro convened a series of four community meetings to present new information about the Valley-Westside and the Westside-LAX segments:

Attachment:
A. Metro Sepulveda Transit Corridor Project (July/August 2019)
Next stop: exploring alternatives to the 405.

SEPULVEDA TRANSIT CORRIDOR PROJECT
Thank you for joining us!

- 6:00 pm  Open House
- 6:30 pm  Welcome & Presentation
- 7:00 pm  Q&A
- 7:15 pm  Open House Resumes
- 8:00 pm  Meeting Concludes
Purpose of Meeting

- Report study progress & community input to date
- Present evaluation of transit concepts
- Review next steps
- Gather community feedback
Project Purpose and Need

Provide a **high-quality transit service** that effectively serves a **large and growing travel market** between the San Fernando Valley and the Westside, including the LAX area.

For transit to be a **competitive travel option** that attracts new riders, there is a need to **increase the speed, frequency, capacity and reliability of transit service**, and provide **convenient connections** to existing and planned transit corridors.
Scope of Feasibility Study & Desired Feedback

- San Fernando Valley to LAX
  - Valley-Westside
  - Westside-LAX
- Rail transit concepts including:
  - Heavy Rail Transit (HRT)
  - Monorail Transit (MRT)
- Connections to existing/planned transit corridors
- Alignments and station locations/access
- Maintenance and Storage Facility (MSF)
How the Alternatives Were Developed

> June 2018 Public Meetings
  • Presented six initial Valley-Westside concepts
  • Variety of modes (LRT, HRT, MRT)
How the Alternatives Were Developed

> January/February 2019 Public Meetings
  • Presented four refined Valley-Westside concepts
  • Introduced concepts for Westside-LAX

STEP 1: RESEARCH AND EVALUATION OF TRANSIT MODES

STEP 2: VALLEY-WESTSIDE CONCEPT DEVELOPMENT

STEP 3: EVALUATION OF INITIAL CORRIDOR CONCEPTS (VALLEY-WESTSIDE)

STEP 4: WESTSIDE-LAX CONCEPT DEVELOPMENT

Public Outreach Meetings

JAN/FEB 2019
Study Process

STEP 1: RESEARCH AND EVALUATION OF TRANSIT MODES

STEP 2: VALLEY-WESTSIDE CONCEPT DEVELOPMENT

STEP 3: EVALUATION OF INITIAL CORRIDOR CONCEPTS (VALLEY-WESTSIDE)

STEP 4: WESTSIDE-LAX CONCEPT DEVELOPMENT

STEP 5: EVALUATION OF INITIAL CORRIDOR CONCEPTS (WESTSIDE-LAX)

STEP 6: CONCEPTUAL DESIGN AND EVALUATION OF CONCEPTS

STEP 7: DEVELOPMENT OF RECOMMENDATIONS FOR BOARD REVIEW
Outreach Overview

- Take-ones distributed: 79,525
- Email database: ~6,500 stakeholders
- Print ads run (*Daily News, Daily Breeze, Hoy*): 3
- Total print ad circulation: 175,012
- Facebook ad reach: 471,401
- Earned media coverage (ex: *LA Times, Daily News, KNBC, KPCC*): 40 stories
- Elected/city staff group briefings: 4

**In-Person Outreach (5,500+)**

- Public Meetings (6)
- Transit Stations (6)
- Outreach Events/Booths (20+)
- Stakeholder Mtgs/Briefings (20+)

**Stakeholder Feedback**

- Survey #1
- Survey #2
- Public Meeting Comments/Questions
- Online/Email Comments/Questions

> 700 500 230
> 3,775

> 229 200
> 3,615 6,100
Response to Feedback

- Santa Monica Boulevard Station added to all alternatives for further analysis
- Overland Avenue alignment added to consideration for Westside-LAX concepts
Could an alignment be located in the I-405 median?

- I-405 ExpressLanes are planned for median between I-10 and US 101.
- I-405 has no median between US 101 and Sherman Way, creating a need to remove lanes or widen the freeway.
- Columns in the median on curves would block drivers’ view of stopped vehicles or other obstructions, violating Caltrans’ safety and design standards.
Evaluation Criteria

- Community Input
- Compatibility with Local and Regional Plans
- Cost
- Cost-Effectiveness
- Potential Environmental Effects
- Reliability
- Ridership
- Sustainability
- Travel Time Savings
Refined Valley-Westside Alternatives

Sepulveda Transit Corridor Project (alignment options)
- Aerial
- Aerial or At Grade
- Underground
- Transfer Stations

Existing Service
- Existing Metro Expo Line & Station
- Existing Metro Orange Line & Station
- Amtrak/Metrolink & Station

Pre-Construction
- Purple Line Extension & Station (Section 3)
- East San Fernando Valley Transit Corridor & Station
Other existing and planned Metro MSF sites do not have the capacity to serve the fleet required for this corridor.

MSF Requirements
- Within ¼ mile of alignment to reduce costs
- 20-30 acres, depending on configuration
- Inspection, cleaning, and service of vehicles
- Overnight and off-peak storage of vehicles
Potential MSF Locations

Sepulveda at Nebraska
(All Alternatives)

Van Nuys at Arminta
(HRT 1, HRT 2)

Woodman at Metrolink
(HRT 3, MRT 1)

Additional locations may be identified during environmental review.
### Valley-Westside Alternatives

<table>
<thead>
<tr>
<th></th>
<th>HRT 1</th>
<th>HRT 2</th>
<th>HRT 3</th>
<th>MRT 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daily ridership (2042)</td>
<td>128,000</td>
<td>126,000</td>
<td>137,000</td>
<td>122,000</td>
</tr>
<tr>
<td>Low-income riders</td>
<td>82,000</td>
<td>80,000</td>
<td>88,000</td>
<td>80,000</td>
</tr>
<tr>
<td>New transit trips</td>
<td>54,000</td>
<td>53,000</td>
<td>57,000</td>
<td>49,000</td>
</tr>
<tr>
<td>Travel time* (minutes)</td>
<td>16</td>
<td>17</td>
<td>19</td>
<td>26</td>
</tr>
</tbody>
</table>

*From Van Nuys Metrolink Station to Metro Expo Line

Note: Results are for alignments to Expo/Sepulveda Station. Travel times are about one minute longer and ridership is about two percent lower to Expo/Bundy
Access to Project

How Riders Access Valley-Westside Alternatives

- Other Rail: 35%
- Walk/Bike: 37%
- Park & Ride: 2%
- Kiss & Ride: 2%
- Bus: 24%

Source: Metro Travel Demand Model

High Ridership Potential

The UCLA Campus station would be the busiest non-transfer station in the Metro system.
### Evaluation of Alternatives—Environmental

#### Valley-Westside Alternatives

<table>
<thead>
<tr>
<th></th>
<th>HRT 1</th>
<th>HRT 2</th>
<th>HRT 3</th>
<th>MRT 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>% in tunnel</td>
<td>100%</td>
<td>100%</td>
<td>60%</td>
<td>35%</td>
</tr>
<tr>
<td>Minimize impact to</td>
<td><img src="image1" alt="Graph" /></td>
<td><img src="image2" alt="Graph" /></td>
<td><img src="image3" alt="Graph" /></td>
<td><img src="image4" alt="Graph" /></td>
</tr>
<tr>
<td>environment*</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimize property</td>
<td><img src="image5" alt="Graph" /></td>
<td><img src="image6" alt="Graph" /></td>
<td><img src="image7" alt="Graph" /></td>
<td><img src="image8" alt="Graph" /></td>
</tr>
<tr>
<td>acquisition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Potential environmental impacts include:
- Noise
- Visual
- Wildlife habitat

*Low* (does not meet goal) · *High* (meets goal)
Cost Estimates

> Capital Costs
  • Construction
  • Rail vehicles
  • Real estate
  • Administration
  • Design

> Operations and Maintenance (O&M) Costs
  • Workforce
  • Facilities and vehicle maintenance
  • Power supply
## Evaluation of Alternatives—Cost

### Valley-Westside Alternatives

<table>
<thead>
<tr>
<th></th>
<th>HRT 1</th>
<th>HRT 2</th>
<th>HRT 3</th>
<th>MRT 1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capital cost</strong></td>
<td>$10.6 to $13.5</td>
<td>$11.0 to $13.8</td>
<td>$9.9 to $12.2</td>
<td>$9.4 to $11.6</td>
</tr>
<tr>
<td><strong>Annual O&amp;M cost</strong></td>
<td>$112 to $119</td>
<td>$112 to $129</td>
<td>$123 to $137</td>
<td>$81 to $89</td>
</tr>
<tr>
<td><strong>Total length (miles)</strong></td>
<td>12.8</td>
<td>13.5</td>
<td>14.3</td>
<td>15.4</td>
</tr>
<tr>
<td><strong>% in tunnel</strong></td>
<td>100%</td>
<td>100%</td>
<td>60%</td>
<td>35%</td>
</tr>
<tr>
<td><strong>Tunnel stations</strong></td>
<td>7</td>
<td>7</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td><strong>Aerial stations</strong></td>
<td>--</td>
<td>--</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

Note: Cost estimates are preliminary and subject to refinement through the end of the study.

Measure M cost estimate is $5.674B in 2015 $. 

![Metro Logo](image)
## Refined Westside-LAX Concepts

### Via Expo/Sepulveda Station

#### HRT or MRT I-405

#### HRT Centinela

#### HRT Sepulveda

#### HRT Overland

---

### Maps:

- **Sepulveda Transit Corridor Project (alignment options):**
  - Aerial
  - Underground
  - Transfer Station

- **Existing Service:**
  - Existing Metro Expo Line & Station
  - Existing Metro Green Line & Station

- **Under Construction:**
  - Crenshaw/LAX Transit Project & Station
  - Purple Line Extension & Station

- **Pre-Construction:**
  - Purple Line Extension & Station (Section 3)
  - Airport Metro Connector 96th Street Transit Station

- **Los Angeles World Airports (LAWA):**
  - LAX Automated People Mover (APM) (Under construction)

---

**Source:** Metro
Refined Westside-LAX Concepts

Via Expo/Bundy Station

HRT Centinela

Purple Line Extension
## Evaluation of Concepts—Mobility

### Westside-LAX Concepts
*(Ridership and travel times include entire corridor from Valley to LAX)*

<table>
<thead>
<tr>
<th>Daily ridership (2057)</th>
<th>HRT I-405</th>
<th>MRT I-405</th>
<th>HRT Centinela</th>
<th>HRT Sepulveda</th>
<th>HRT Overland</th>
<th>Purple Line Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>228,000</td>
<td>173,000</td>
<td>229,000</td>
<td>236,000</td>
<td>233,000</td>
<td>275,000*</td>
</tr>
<tr>
<td>Travel time (minutes)**</td>
<td>30</td>
<td>38</td>
<td>31</td>
<td>30</td>
<td>31</td>
<td>33</td>
</tr>
</tbody>
</table>

*About 20,000 to 25,000 riders transferring from Sepulveda Transit Corridor to Purple Line are counted twice because they board two trains

**From Van Nuys Metrolink Station to LAX
## Evaluation of Concepts—Environmental

### Westside-LAX Concepts

<table>
<thead>
<tr>
<th></th>
<th>HRT I-405</th>
<th>MRT I-405</th>
<th>HRT Centinela</th>
<th>HRT Sepulveda</th>
<th>HRT Overland</th>
<th>Purple Line Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>% in tunnel</td>
<td>55%</td>
<td>55%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Minimize impact to environment*</td>
<td><img src="chart1.png" alt="Pie Chart" /></td>
<td><img src="chart2.png" alt="Pie Chart" /></td>
<td><img src="chart3.png" alt="Pie Chart" /></td>
<td><img src="chart4.png" alt="Pie Chart" /></td>
<td><img src="chart5.png" alt="Pie Chart" /></td>
<td><img src="chart6.png" alt="Pie Chart" /></td>
</tr>
<tr>
<td>Minimize property acquisition</td>
<td><img src="chart7.png" alt="Pie Chart" /></td>
<td><img src="chart8.png" alt="Pie Chart" /></td>
<td><img src="chart9.png" alt="Pie Chart" /></td>
<td><img src="chart10.png" alt="Pie Chart" /></td>
<td><img src="chart11.png" alt="Pie Chart" /></td>
<td><img src="chart12.png" alt="Pie Chart" /></td>
</tr>
</tbody>
</table>

*Potential environmental impacts include:

- Noise
- Visual
- Hazardous materials

Low (does not meet goal)

High (meets goal)
Project Process

WE ARE HERE

EARLY PLANNING
ENVIRONMENTAL REVIEW
ENGINEERING & DESIGN
CONSTRUCTION
OPERATIONS & MAINTENANCE
What is a Predevelopment Agreement?

A Predevelopment Agreement (PDA) is a form of Early Contractor Involvement in which a private sector project developer participates in early project definition and design, in partnership with the project owner.

- PDA contractor provides technical work to support project development
- Parallel to environmental review and approval processes
- Upon feasibility, limited right for PDA contractor to submit firm fixed price delivery bid
- If delivery offer is not satisfactory, Metro may procure the project through competitive hard bid
A PDA can help to balance critical but competing goals in large and technically challenging projects. For the Sepulveda Transit Corridor, this includes:

- Constructability and project risk
- Whole of life project cost and affordability
- Mobility improvement and operating performance
- Commercial and financial feasibility
- Development and construction schedule acceleration
Community Meeting Schedule

This is the third round of community meetings for the Feasibility Study:

- Wednesday, July 24, 2019 – 6-8pm – Proud Bird Restaurant
- Saturday, July 27, 2019 – 10am-12pm – Culver City Veterans Memorial Building
- Tuesday, July 30, 2019 – 6-8pm – St. Paul the Apostle Church
- Saturday, August 3, 2019 – 10am-1pm – Marvin Braude Constituent Service Center
Next Steps

> Complete documentation of Final Feasibility Study, including input from today’s meeting

> Present Final Feasibility Study to Metro Board in December 2019
  • Board selection of alternatives for environmental review

> Begin PDA Process
How to Provide Input

Cory Zelmer, Project Manager
Metro
One Gateway Plaza, M/S 99-22-5
Los Angeles, CA 90012

213.922.7375

sepulvedatransit@metro.net

metro.net/sepulvedacorridor

@metrolosangeles

losangelesmetro
DATE: August 8, 2019

TO: Westside Cities Council of Governments Board

FROM: Westside Cities Council of Governments Staff

SUBJECT: Draft Regional Housing Needs Assessment (RHNA) Methodology

Discussion
Discuss the concerns and considerations regarding the development of the 6th cycle Regional Housing Needs Assessment (RHNA) process and determine whether the WSCCOG should submit comments to SCAG and/or California Department of Housing and Community Development (HCD).

Background
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 (refer to Attachment A for more information). RHNA determines each jurisdiction’s “fair share” of the region’s total housing need. Communities use RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity, fair share housing needs.

SCAG is in the process of developing the 6th cycle RHNA allocation plan, which will cover the planning period October 2021 through October 2029. It is planned for adoption by SCAG in October 2020 (refer to Attachment B for the development timeline of the 6th cycle RHNA process).

SCAG proposed RHNA Allocation Methodology with options, which is officially available for public review and comment as of August 2, 2019. SCAG is expected to hold public hearings. Members of the public are welcome to provide comments on the three options, which may include but not limited to:

- Modifications to any of the proposed three options;
- Additional factors or suggestions to be considered as part of any of the proposed three options; and
- Any new option for the RHNA allocation methodology
SCAG also established the RHNA Subcommittee, which is made up of elected officials and non-elected officials, and it is tasked with making recommendations on RHNA policy and methodology. The subcommittee meets monthly (refer to Attachment C on the RHNA Subcommittee Topic Outline between now and August 2020).

Comments and Considerations for the Proposed Methodology

Los Angeles County Department of Regional Planning (June 27, 2019)
The County drafted a letter to the SCAG RHNA Subcommittee, which called for the consideration of five different principles to be incorporated into the RHNA methodology (refer to the letter in Attachment D).

The principles include:

- Baseline RHNA allocation for all jurisdictions
- Development restriction factor in determining existing housing need
- Reduction of allocation due to a loss of housing units based on fire events within fire hazard areas
- An environmental justice factor
- 150% social equity factor for existing and projected housing need.

City of Culver City (July 17, 2019)
The City of Culver City expressed the following comments and concerns to the California Department of Housing and Community Development (HCD) during the review of SCAG’s draft RHNA Consultation Package (refer to the letter in Attachment E).

Attachments:
A. SCAG RHNA (Presentation)
B. 6th Cycle RHNA Development Timeline
C. RHNA Subcommittee Topic Outlook (October 2018 - August 2020)
D. Comment Letter from the Los Angeles County Department of Regional Planning (June 27, 2019)
E. Comment Letter from City of Culver City (July 17, 2019)
Regional Housing Needs Assessment (RHNA) Updates

Ma’Ayn Johnson, AICP
Housing & Land Use Planner
Purpose of RHNA

A DROP IN HOME BUILDING

1970-1980
1 NEW UNIT PER
1.74 PERSONS ADDED

1990-2000
1 NEW UNIT PER
4.52 PERSONS ADDED

2010-2018
1 NEW UNIT PER
3.32 PERSONS ADDED
Objectives of RHNA

1) To increase the housing supply and mix of housing types, tenure and affordability within each region in an equitable manner

2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns
3) Promoting an improved intraregional relationship between jobs and housing

4) Allocating a lower proportion of housing need in income categories in jurisdictions that have a disproportionately high share in comparison to the county distribution

5) Affirmatively furthering fair housing
Regional Housing Needs Assessment

- State housing law requirement to determine regional housing needs

- 8 year planning period

- 5th cycle: 2013–2021
- 6th cycle: 2021–2029

- Final allocation adoption October 2020
The RHNA Process

- Summer 2019: HCD Regional Determination
- Fall 2019: Methodology
- Winter 2020: Draft RHNA Allocation
- Oct 2020: Final RHNA Allocation
- Oct 2021: Local Housing Element Update (October 2021-October 2029)

Final RTP/SCS: Apr 2020
## Differences between 5th and 6th RHNA Cycles

<table>
<thead>
<tr>
<th>Issue</th>
<th>5th RHNA Cycle (adopted October 2012)</th>
<th>6th RHNA Cycle (adoption date of October 2020)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objectives</td>
<td>4</td>
<td>5: addition of affirmatively furthering fair housing</td>
</tr>
<tr>
<td>Factors for regional determination</td>
<td>Jobs–housing fit, replacement need, etc</td>
<td>Addition of overcrowding, cost–burden, and minimum vacancy need</td>
</tr>
<tr>
<td>Draft methodology review</td>
<td>SCAG reviews and adopts final RHNA methodology</td>
<td>HCD has a 60 day comment period on the RHNA methodology prior to SCAG adoption</td>
</tr>
</tbody>
</table>
### Differences between 5th and 6th RHNA Cycles

<table>
<thead>
<tr>
<th>Issue</th>
<th>5th RHNA Cycle (adopted October 2012)</th>
<th>6th RHNA Cycle (adoption date of October 2020)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basis for Appeals</td>
<td>Cannot appeal based on voter-approved measures that limit residential building permits issued</td>
<td>Addition of disallowance of using underproduction of housing or stable population growth as a basis for appeal</td>
</tr>
<tr>
<td>Appeals process</td>
<td>Two separate processes: revision request and appeals</td>
<td>Only one appeal process</td>
</tr>
<tr>
<td>Who can appeal a draft RHNA allocation</td>
<td>Only the jurisdiction itself</td>
<td>Any jurisdiction and HCD may appeal a draft RHNA allocation</td>
</tr>
<tr>
<td>Trade and transfer</td>
<td>Jurisdictions could trade and transfer RHNA units</td>
<td>Option no longer available</td>
</tr>
</tbody>
</table>
Regional Determination Process

- HCD provides a regional determination in consultation with SCAG and the Department of Finance (DOF)

  - 699,368

- 5th Cycle regional determination (2013–2021)
  - 412,137

- 6th Cycle regional determination (2021–2029)
  - TBD by HCD in August 2019
  - (likely higher than the 5th cycle)
Methodology

- Applied to the regional determination to determine a draft RHNA allocation
- Developed by SCAG
- Survey of jurisdictions on local planning factors and fair housing policies
- Public review process
How should we distribute regional housing need?

- 6th cycle
  - Local input on household growth?
  - High quality transit areas?
  - Recent building permit activity?
  - Share of regional population?
  - Household income distribution?
  - Job centers?
  - Overcrowding?
Proposed RHNA Methodology*

Option 1
- Share of population
- Share of population within high quality transit areas
- Share of regional undersupply of building permits issued
- Local input/Future vacancy need/Replacement need
- Social equity adjustment

Option 2
- Share of population
- Share of population within high quality transit areas
- Social equity adjustment

Option 3
- Local input/Future vacancy need/Replacement need
- Social equity adjustment

*pending Regional Council action on August 1, 2019
Proposed RHNA Methodology: Review Process

• Public Review
  • Recommended release August 1 by CEHD and Regional Council
  • Four public hearings second half of August
  • Submit comments at public hearings or send to housing@scag.ca.gov

• HCD Review
  • HCD reviews and provides draft RHNA methodology, 60 days
After the distribution of the draft RHNA allocation, jurisdictions may file an appeal within 45 days. HCD and other jurisdictions may file an appeal to any jurisdiction’s draft RHNA allocation. Appeals cannot be based on:

- Voter-approved measures that restrict residential permits issued
- Underproduction of units based on the prior RHNA allocation
- Stable population numbers based on the last RHNA cycle

Additionally, a 45-day comment period is provided for jurisdictions and HCD to review submitted appeals before a public hearing.
Successful appeals are reallocated back to the region

Must be consistent with the Connect SoCal (Sustainable Communities Strategy) development pattern

Final RHNA Allocation adoption October 2020
Next Steps

- Recommendation of RHNA methodology options for public review
  - August 1, CEHD and Regional Council

- Proposed RHNA methodology public hearings
  - August 15, 6 – 8 pm, Los Angeles
  - August 20, 1 – 3 pm, Los Angeles
  - August 22, 1 – 3 pm, Orange County
  - August 27, 6 – 8 pm, Inland Empire
Next Steps

- August 1, 2019
  - CEHD Committee and Regional Council meetings
  - Proposed RHNA methodology options release for public review
- August 2019 (second half)
  - Public hearings on proposed RHNA methodology
- Winter 2020
  - Draft RHNA allocation
- Summer 2020
  - RHNA appeals process
- October 2020
  - Adoption of final RHNA allocation plan
Opportunities for Public Participation

• Public Meetings
  • CEHD and Regional Council, next meeting August 1

• Proposed RHNA Methodology Public Hearings
  • Four public hearings
  • Second half of August
  • Notices will be sent out by August 2

• Email: housing@scag.ca.gov

• RHNA mailing list

Join the RHNA mailing list today!
The 6th RHNA cycle covers the housing element planning period of October 2021 through October 2029. Major milestones for jurisdictions include the development of the RHNA methodology, distribution of the draft RHNA allocation, the appeals process, and the adoption of the final RHNA allocation. Housing elements for the 6th cycle RHNA are due to HCD in October 2021.

Public Participation: Stakeholders and members of the public are welcome to attend all public hearings and meetings, including the RHNA Subcommittee, and provide comments throughout the RHNA process. Meetings of the RHNA Subcommittee are held on the first Monday of each month unless otherwise noted. Comments and questions regarding RHNA can also be emailed to housing@scag.ca.gov.
<table>
<thead>
<tr>
<th>Meeting</th>
<th>Proposed Date*</th>
<th>Subject</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>October 29, 2018</td>
<td>Overview of RHNA process and legislation; RHNA work plan and schedule; notification to HCD and Caltrans of RTP/SCS adoption date; discussion on housing topics</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>December 3, 2018</td>
<td>Subregional delegation guidelines; best practices for housing implementation; introduction to the regional determination process; recommend Subcommittee charter</td>
<td>Recommend Subcommittee charter</td>
</tr>
<tr>
<td>3</td>
<td>February 4, 2019</td>
<td>Regional determination process; local input process update; local planning factor/affirmatively furthering fair housing and replacement need survey discussion; recommend subregional delegation guidelines</td>
<td>Recommend subregional delegation guidelines to CEHD</td>
</tr>
<tr>
<td>4</td>
<td>March 4, 2019</td>
<td>Regional determination process (continued); finalize local planning factor/affirmatively furthering fair housing and replacement need survey; discussion on social equity adjustment</td>
<td>Release local planning factor/affirmatively furthering fair housing and replacement need survey to local jurisdictions and subregions</td>
</tr>
<tr>
<td>5</td>
<td>April 1, 2019</td>
<td>Election of Subcommittee Vice Chair; update from HCD; discussion on RHNA distribution and social equity adjustment (continued)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>May 6, 2019</td>
<td>Regional determination process (continued); discussion on RHNA distribution and social equity adjustment (continued)</td>
<td>Recommend to CEHD Regional Determination consultation package with HCD</td>
</tr>
<tr>
<td>7</td>
<td>June 3, 2019</td>
<td>Updated regional determination packet; discussion on determining existing and projected RHNA need and social equity in RHNA methodology</td>
<td>Recommend to CEHD Regional Determination consultation package with HCD</td>
</tr>
<tr>
<td>8</td>
<td>July 22, 2019</td>
<td>Proposed RHNA methodology options</td>
<td>Recommend proposed RHNA Methodology Options to CEHD for public comment period</td>
</tr>
<tr>
<td></td>
<td>August/September 2019</td>
<td>Public Hearing(s) on Proposed RHNA Methodology Options</td>
<td></td>
</tr>
<tr>
<td></td>
<td>August 20, 2019</td>
<td>Proposed RHNA Methodology Options Public Workshop (10-12pm, 1-3pm): Los Angeles</td>
<td></td>
</tr>
<tr>
<td></td>
<td>August 27, 2019 (tentative)</td>
<td>Proposed RHNA Methodology Options Public Workshop (5-7pm): Inland Empire</td>
<td></td>
</tr>
<tr>
<td></td>
<td>September 3, 2019 (tentative)</td>
<td>Proposed RHNA Methodology Options Public Workshop (5-7pm): Los Angeles</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>September 23, 2019 (tentative)</td>
<td>Review comments received on proposed RHNA methodology</td>
<td>Recommend CEHD of proposed RHNA methodology to HCD</td>
</tr>
<tr>
<td>10</td>
<td>January 2020</td>
<td>Review comments from HCD on draft RHNA methodology; RHNA appeals process guidelines</td>
<td>Recommend RHNA methodology adoption to CEHD; adopt RHNA appeals process guidelines</td>
</tr>
<tr>
<td>11</td>
<td>February 2020</td>
<td>Recommend distribution of draft RHNA allocation</td>
<td>Recommend distribution of draft RHNA allocation to CEHD</td>
</tr>
<tr>
<td>12</td>
<td>July 2020</td>
<td>Hearing on appeals</td>
<td>Determine appeals</td>
</tr>
<tr>
<td>13</td>
<td>July 2020</td>
<td>Review and ratify the decisions on appeals</td>
<td>Issue written decisions regarding appeals</td>
</tr>
<tr>
<td>14</td>
<td>August 2020</td>
<td>Final meeting</td>
<td>Recommend to CEHD proposed Final RHNA Allocation Plan</td>
</tr>
</tbody>
</table>

*Meetings of the RHNA Subcommittee are held on the first Monday of the month, unless otherwise noted.*

Revised 07/15/19
June 27, 2019

The Honorable Peggy Huang, Chair
RHNA Subcommittee
Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700
Los Angeles, CA 90017

Dear Ms. Huang,

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) METHODOLOGY

On behalf of the County of Los Angeles Department of Regional Planning (DRP), I wish to commend Southern California Association of Governments (SCAG) and the RHNA Subcommittee for hosting public meetings regarding the proposed RHNA methodology for the entire region. While it is understood that the final methodology has not yet been determined, SCAG staff reports to the RHNA Subcommittee indicate the direction this methodology is taking. As such, it is appropriate for DRP to comment on the potential impacts to the County’s unincorporated areas.

The County of Los Angeles (County), under the auspices of its Board of Supervisors, has set a progressive agenda for housing production, affordability, and equity. It sponsored and manages the historic opportunity to reorient land use decision-making by prioritizing equitable benefits from growth and development enjoyed by residents at all income levels, preservation and production of safe and affordable housing, and reducing neighborhood health disparities as we embrace continued demographic, social, economic changes to the unincorporated areas.

As the County makes significant strides toward its goals, DRP applauds SCAG and the RHNA Subcommittee for taking important steps in the development of RHNA methodology. However, DRP would like to provide comments to SCAG and the RHNA Subcommittee for consideration that can help further equitable planning for housing development in Los Angeles County.
Consider a baseline RHNA allocation for all jurisdictions
DRP strongly supports a baseline RHNA allocation for all jurisdictions, in addition to the currently proposed RHNA methodology. The baseline allocation could be on a sliding scale to not overly burden smaller jurisdictions, but also to ensure that every jurisdiction within the SCAG region participates to solve the regional housing crisis. Having a baseline also prevents more well-heeled cities with extensive political clout from unduly influencing the development of the RHNA methodology, while promoting more equitable distribution of the burden to meet the regional expectation.

Consider a development restriction factor in determining existing housing need
SCAG and the RHNA Subcommittee should acknowledge the geographic diversity of the unincorporated areas in its methodology and not rely exclusively on the population share when allocating the existing housing need. The unincorporated areas house 1.1 million of the 10.16 million residents who call Los Angeles County home, which translates to approximately 10% of the regional population, while the County unincorporated areas encompass over 2,600 square miles. DRP encourages the consideration of a population density factor in addition to a regional share of population when determining the RHNA allocation of existing housing need. This will address our concerns over the unincorporated areas where multiple barriers to housing development exist, including other conflicting land use policies (e.g., preservation of agricultural lands; protection of Significant Ecological Areas), geological hazards, or lack of adequate water supply. The County’s varied geographic features, ranging from coastal protected assets to mountainous forests to arid deserts, create existing geographic barriers to housing development in the majority of the unincorporated areas.

Consider a reduction of allocation due to a loss of housing units based on fire events within Very High Fire Hazard Severity Zones
The County’s unincorporated communities experienced devastating housing losses due to the Woolsey Fire in November 2018. These housing units were entirely located within Very High Fire Hazard Severity Zones (VHFHSZs). There is growing support statewide to restrict residential construction in VHFHSZs. As a region that contains large fire-prone areas throughout, it is critical to ensure the appropriate siting of residential construction as much as is feasible. Reducing the allocation of replacement units due to fire events within VHFHSZs will support the regional movement towards fire-safe environment for housing. In addition, DRP urges SCAG and the RHNA Subcommittee to consider a factor to account for replacement units being constructed outside of VHFHSZs.

Consider an environmental justice factor
DRP urges SCAG and the RHNA Subcommittee to consider the application of CalEnviroScreen, or comparable local tool if available, to determine RHNA allocation. This well-established environmental justice mapping tool identifies those communities most affected by various sources of pollution, both mobile and stationary. This is especially critical as most High Quality Transit Area falls within the top 25% of the CalEnviroScreen score, which translates to ‘disadvantaged communities.’ Incorporating
an environmental justice factor into the RHNA methodology will help lessen the overconcentration of low-income households that are exposed to various health risks from pollutants.

Consider a 150% social equity factor for existing housing need and projected housing need

DRP is encouraged by the inclusion of a social equity factor in the proposed methodology for determining existing housing need, and applauds the RHNA Subcommittee for taking this important step. However, DRP recommends that the RHNA Subcommittee to take a stronger leadership position and apply a 150% social equity adjustment across the board, for both the existing housing need and projected housing need, while maintaining the three affordable income categories in the existing need distribution. SCAG and the RHNA Subcommittee should take this opportunity in the RHNA methodology development process to further the equitable distribution of various income-level households in the region.

The RHNA process has provided opportunities for meaningful collaboration among local jurisdictions and SCAG. DRP appreciates SCAG and the RHNA Subcommittee for considering the comments and recommendations presented in this letter. As a partner of SCAG, DRP will continue to work toward promoting more equitable and sustainable housing development in the region.

Sincerely,

[Signature]

AMY J. BODEK, AICP
Director of Regional Planning

AJB:SC:lg

S_EO_06_27_2019_L_PEGGY_HUANG
July 17, 2019

Via Email

Mr. Ben Metcalf, Director
California Department of Housing & Community Development
2020 West El Camino Avenue
Sacramento, CA 95833
Ben.Metcalf@hcd.ca.gov

Subject: Comments on the Methodology Used for the Draft Regional Housing Needs Assessment

Dear Mr. Metcalf:

The City of Culver City (Culver City) appreciates the work that the Southern California Association of Governments (SCAG) has invested in developing the Draft Regional Housing Needs Assessment (RHNA) Consultation Package (Consultation Package). Culver City urges the California Department of Housing and Community Development (HCD) to review the Consultation Package critically and carefully as it determines the regional total housing need.

The RHNA process is governed by Government Code section 65584 et seq. and vests authority in HCD to accept, reject, or modify the data and assumptions in the Consultation Package, determine the methodology to use under section 65584.01(b)(2), and, ultimately, determine the region’s housing needs. As a guide for its part in this consultation process, SCAG purported to apply a framework that included the following goals:

- Follow the SCAG 2020 RTP/SCS growth forecasting process, procedure, methodology, and results including bottom-up local review, comment, and input.
- Provide the best outcomes for the SCAG regional housing needs assessment and determination, meet the requirements of the law, and use the best available data and technical methodology.
- Research the appropriate factors and causes associated with “existing housing needs.”
- Develop policy responses for a long-term robust, stable, supply of sites and zoning for housing construction.
Based on the plain language of Government Code section 65584 et seq., the SCAG framework, and Culver City’s interest in fact-based regional planning, Culver City writes to express the following comments and concerns with the Consultation Package:

- The Government Code requires analyses of existing and projected housing need to be based on assumptions that include consideration of the overcrowded rate for a comparable housing market. The Consultation Package identifies comparable housing markets solely by reference to various regions’ foreign-born population share. The assumptions that a single metric can determine what a “comparable housing market” is and that national origin is acceptable to stand alone as that metric are facially unsupportable. HCD should accord SCAG’s overcrowding assumptions little, if any, deference.

- The Government Code further requires that councils of governments consider cost burden and the rate of housing cost burden for a healthy housing market. The Consultation Package does not undertake this task, on the grounds that “cost burden is an income-based social condition rather than a specific measure of housing undersupply.” Because the Consultation Package provides no response to this mandated data assumption, HCD must provide the assumption and, based on that assumption, increase the total existing and projected housing need.

- The Consultation Package suggests that local governments should not be required to plan to meet existing housing needs during this 8¼ year planning cycle. HCD should disregard this proposal. Existing need is manifestly distinct from future need—planning to meet existing need as soon as possible should be a top priority if regional planning is to have any utility.

Culver City believes that regional problems require regional solutions that are firmly grounded in evidence and guided by strong methodology. The Consultation Package is deficient in this regard. The housing crisis is real, and it is detrimentally impacting the community every day. Culver City urges HCD to make a more realistic determination of the region’s housing needs. If you have any questions, or if you wish to discuss this further, please contact me at meghan.sahli-wells@culvercity.org or at (310) 845-5831.

Sincerely,

Meghan Sahli-Wells
Mayor

cc:  The Honorable Gavin Newsom, Governor of California
     The Honorable Holly J. Mitchell, Member of the State Senate
     The Honorable Sydney Kamlager-Dove, Member of the State Assembly
     The Honorable Mark Ridley-Thomas, Member of the Los Angeles County Board of Supervisors
     Southern California Association of Governments, RHNA Subcommittee
     Westside Cities Council of Governments Board of Directors
     The Honorable Members of the City Council
     John M. Nachbar, City Manager
     Sol Blumenfeld, Community Development Director
DATE: August 8, 2019
TO: Westside Cities Council of Governments Board
FROM: Westside Cities Council of Governments Staff
SUBJECT: State Legislation and Recommended Positions

Legislative Timeline
The State Legislature will reconvene from summer recess on August 12. The Legislative session will end on September 13, and the last day for the Governor to sign or veto bills is October 13.

Legislative Session Overview
According to the League of California Cities, this Legislative Session provided the following benefits for local jurisdictions related to WSCCOG Strategic Initiatives and Legislative Platform:

- Secured major funding in budget for affordable housing, addressing homelessness and local planning.
- Protected SB 1 Transportation funds for local streets and roads.
- Secured significant due process provisions in housing element related provisions of trailer bill.
- Bill undermining local scooter regulation stalled.

Recommended Legislative Positions
Attachment A refers to a matrix of bills relevant to the WSCCOG’s Legislative Platform, including the status and positions from the WSCCOG member cities. The matrix serves as a tool for cities to have not yet taken a position and/or currently monitoring the status of particular bills. The recommended positions are based on the WSCCOG’s Legislative Platform and the positions taken from other WSCCOG member cities.

Discussion and Possible Action Item
WSCCOG Executive Director invites the WSCCOG Board to engage in a discussion on the bills listed in this matrix, including adding additional legislation and directing the WSCCOG staff to draft a position letter to the State Legislature.

Attachment:
A. WSCCOG Legislative Recommendations Matrix (August 2019)
<table>
<thead>
<tr>
<th>Topic</th>
<th>Bill</th>
<th>Status</th>
<th>Summary</th>
<th>WSCCOG Member Cities Position*</th>
<th>WSCCOG Recommended Position</th>
</tr>
</thead>
</table>
| Housing & Homelessness | AB 344 (Calderon)  
New Beginnings California Program. | Senate Appropriations Committee – Suspense File | Establishes the New Beginnings California Program which will provide annual matching funds to up to 50 cities, counties, or local continuum of care programs to expand or continue employment programs for homeless individuals. | Support:  
Santa Monica  
West Hollywood  
League of CA Cities  
No Position:  
City of LA | SUPPORT |
|  | AB 728 (Santiago)  
Related to a Multidisciplinary Approach to Preventing Homelessness | Senate Appropriations Committee | Expands the goals of the Homeless Adult and Family Multidisciplinary Personnel Team in the Counties of Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Clara, and Ventura, to include facilitating the expedited identification, assessment, and linkage of individuals at risk of homelessness to housing and supportive services, and the expedited prevention of homelessness. | Support:  
County of LA  
Santa Monica  
Watch:  
League of CA Cities | SUPPORT |
|  | AB 761 (Nazarian)  
State armories: homeless shelters. | Senate Floor | Would authorize, at the sole discretion of the Adjutant General, the use of any armory deemed vacant by the Military Department throughout the year by the county or city in which the armory is located for the purpose of providing temporary shelter from hazardous weather conditions for homeless persons. | Support:  
County of LA  
Santa Monica  
West Hollywood  
Watch:  
League of CA Cities | SUPPORT |
|  | AB 1110 (Friedman)  
Rent Increases. Noticing. | Senate Floor | Would require 90 days’ notice if a landlord of a residential dwelling with a month-to-month tenancy increases the rent by more than 10%, but no more than 15%, of the amount of the rent charged to a tenant annually. This bill would require 120 days’ notice if a landlord of a residential dwelling with a month-to-month tenancy increases the rent by more than 15% of the amount of the rent charged to a tenant annually. | Support:  
Beverly Hills  
City of LA  
Santa Monica  
Watch:  
League of CA Cities | SUPPORT |
|  | ACA 1 (Aguiar-Curry)  
Local Government Financing, Affordable Housing And Public Infrastructure. Voter Approval. | Assembly Floor | The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements. | Support:  
Santa Monica  
West Hollywood  
League of CA Cities  
Watch:  
Beverly Hills  
(Recommendation to Support)  
No Position:  
City of LA | SUPPORT |
<table>
<thead>
<tr>
<th>Topic</th>
<th>Bill</th>
<th>Status</th>
<th>Summary</th>
<th>WSCCOG Member Cities Position*</th>
<th>WSCCOG Recommended Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing &amp; Homelessness</td>
<td>SB 5 (Beall)</td>
<td>Assembly Appropriations Committee</td>
<td>Creates a local-state partnership to provide up to $2 billion annually to fund state-approved affordable housing, infrastructure, and economic development projects that also support state policies to reduce greenhouse gas emissions, expand transit oriented development (TOD), address poverty, and revitalize neighborhoods. This measure restores RDA-type ongoing financing for these important projects.</td>
<td>Support: Beverly Hills City of LA Santa Monica West Hollywood</td>
<td>SUPPORT</td>
</tr>
<tr>
<td></td>
<td>SB 258 (Hertzberg)</td>
<td>Assembly Appropriations Committee</td>
<td>Current law establishes the California Emergency Solutions and Housing Program, under the administration of the Department of Housing and Community Development and requires the department to, among other things, provide rental assistance and housing relocation and stabilization services to ensure housing affordability to people who are experiencing homelessness or who are at risk of homelessness. This bill would require the department to develop and administer a program to award grants to qualified homeless shelters, as described, for the provision of shelter, food, and basic veterinary services for pets owned by people experiencing homelessness.</td>
<td>Support: Santa Monica West Hollywood League of CA Cities No Position: City of LA</td>
<td>SUPPORT</td>
</tr>
<tr>
<td></td>
<td>SB 329 (Mitchell)</td>
<td>Assembly Appropriations Committee –Suspense File</td>
<td>Existing law, the California Fair Employment and Housing Act, prohibits housing discrimination, including discrimination through public or private land use practices, decisions, or authorizations, based on specified personal characteristics, including source of income. Existing law defines the term “source of income” for purposes of the provisions relating to discrimination in housing accommodations described above, to mean lawful, verifiable income paid directly to a tenant or paid to a representative of a tenant. This bill would instead define the term for purposes of those provisions, to mean verifiable income paid directly to a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies, as specified.</td>
<td>Support: County of LA Santa Monica West Hollywood No Position: City of LA</td>
<td>SUPPORT</td>
</tr>
<tr>
<td>Sustainability</td>
<td>AB 56 (E. Garcia)</td>
<td>Two-Year Bill</td>
<td>Requires the Public Utilities Commission (PUC) to empower the California Alternative Energy and Advanced Transportation Financing Authority (CAEATFA) to undertake backstop procurement of electricity that would otherwise be performed by an electrical corporation to meet the state resource adequacy, integrated resource planning, and renewable portfolio standard goals. This bill would undermine local energy autonomy by giving the PUC additional authority over procurement and cost recovery.</td>
<td>Oppose: County of LA Santa Monica West Hollywood No Position: City of LA</td>
<td>OPPOSE</td>
</tr>
<tr>
<td>Topic</td>
<td>Bill</td>
<td>Status</td>
<td>Summary</td>
<td>WSCCOG Member Cities Position*</td>
<td>WSCCOG Recommended Position</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------------------------------------</td>
<td>---------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Transportation</td>
<td>AB 516 (Chiu)</td>
<td>Senate Appropriations Committee</td>
<td>Current law authorizes a peace officer and specified public employees, as an alternative to removal of a vehicle, to immobilize the vehicle with a device designed and manufactured for that purpose, if, among other circumstances, the vehicle is found upon a highway or public lands by the peace officer or employee and it is known to have been issued 5 or more notices of parking violations that are delinquent because the owner or person in control of the vehicle has not responded to the appropriate agency within a designated time period. This bill would delete the authority of a peace officer or public employee, as appropriate, to remove or immobilize a vehicle under those circumstances.</td>
<td>Oppose: Beverly Hills Santa Monica West Hollywood League of CA Cities</td>
<td>OPPOSE</td>
</tr>
<tr>
<td></td>
<td>AB 1112 (Friedman)</td>
<td>Two-Year Bill</td>
<td>Current law generally regulates the operation of bicycles, electric bicycles, motorized scooters, and electrically motorized boards. Current law allows local authorities to regulate the registration, parking, and operation of bicycles and motorized scooters in a manner that does not conflict with state law. This bill would define a “shared mobility device” as a bicycle, electric bicycle, motorized scooter, electrically motorized board, or other similar personal transportation device, that is made available to the public for shared use and transportation, as provided.</td>
<td>Oppose: Beverly Hills City of LA Santa Monica West Hollywood League of CA Cities</td>
<td>OPPOSE</td>
</tr>
<tr>
<td></td>
<td>AB 1286 (Muratsuchi)</td>
<td>Two-Year Bill</td>
<td>Would require a shared mobility service provider, as defined, to enter into an agreement with, or obtain a permit from, the city or county with jurisdiction over the area of use. The bill would require that the provider maintain a specified amount of commercial general liability insurance and would prohibit the provider from including specified provisions in a user agreement before distributing a shared mobility device within that jurisdiction. The bill would define shared mobility device to mean an electrically motorized board, motorized scooter, electric bicycle, bicycle, or other similar personal transportation device, except as provided.</td>
<td>Support: Beverly Hills Santa Monica League of CA Cities</td>
<td>SUPPORT</td>
</tr>
<tr>
<td>Other</td>
<td>AB 1118 (Rubio, Blanca)</td>
<td>Assembly Appropriations Committee--Suspense File</td>
<td>Would require the Office of Planning and Research, commencing January 1, 2020, upon the next revision of the guidelines, to apply, on behalf of the State of California, to join the Network of Age-Friendly States and Communities sponsored by the AARP.</td>
<td>Support: Culver City West Hollywood Watch: League of CA Cities No Position: County of LA City of LA</td>
<td>SUPPORT</td>
</tr>
</tbody>
</table>

* Beverly Hills positions as of August 1, 2019
Culver City positions as of July 2, 2019
Santa Monica positions as of July 24, 2019
City of LA, County of LA, League of CA Cities, West Hollywood positions as of August 1, 2019
1. SCAG Updates
   a. SCAG Curb Management Study
      The primary purpose of the Curb Space Management Study (CSMS), is to take a comprehensive and multimodal review of some of the most congested and complicated curb space locations within the SCAG region. With improved mobility, reduced congestion and vehicle miles travelled (VMT)/vehicle hours travelled (VHT), and air quality benefits such as Greenhouse Gas (GHG) emissions being critical to the region and its localities, a clear need exists to assess policies, strategies, and infrastructure investments, and their impacts on curb space activity. This is due to the simple fact that all users of the local and regional transportation networks have a first and last mile component of their trip.
      i. Seeking locations to evaluate in the study
         Winnie asked the cities if they would be interested to be considered in the study for evaluation. Santa Monica and Beverly Hills expressed capacity issues. Culver City and the County Public Works mentioned that they will check to see. West Hollywood mentioned that they are conducting their own curb space study and would like to learn more details about SCAG’s scope of work for this study and see how it aligns with their study.

   b. SCAG Safety Pledge, Workshops, Webinars
      i. Seeking speakers and encourage cities to take the pledge

2. Metro Updates
   a. Meeting with Metro CEO in early August
      i. Issues to relay to Metro (Reduced transit/rail services, Metro Congestion Pricing Study, etc.)
         Members of the working group suggested that the WSCCOG advocate to Metro that any fees generated from proposed programs, such as the congestion pricing and TNC fees, should be considered to go back to local agencies and munis where those funds are generated.

3. WSCCOG Mobility Study Update
   a. New scope of work and RFP
      WSCCOG staff worked with the Proposal Review Committee to revise the scope of work for the WSCCOG Mobility Study under the Caltrans grant, which was submitted to SCAG for review. SCAG will release a new procurement with the revised scope of work and anticipate that the project will begin some time in the fall and be completed by June 30, 2020.
4. Discussion: MSP List of Projects and WSCCOG Mobility Study Projects
   a. Begin thinking about projects
   b. Recap from WSCCOG Board meeting on suggested corridors (La Cienega, Olympic, Pico, North-South connection)

   Majority of the working Group members prefer that the MSP plan be based on a data-driven process to prioritize and identify projects. The working group agreed that the MSP projects should be informed by the WSCCOG Mobility Study as part of that process.
1. **Caltrans WSCCOG Mobility Study Update**
   a. Caltrans reviewed our revised scope of work and has no issues with it. SCAG will proceed with putting out another RFP very soon.

2. **Metro Updates**
   a. Metro board will consider adopting the Micro Mobility Vehicles Pilot Program, which will charge operators a fee to lease spaces to park e-scooters/dockless bikes on Metro properties.
      i. Board report and presentation for reference
      ii. Categories of each Metro station
         Some of our Westside cities are impacted by the different categories and the working group will wait and learn more after Metro reports back to the Board after 6-months about the pilot program.
   b. Metro is conducting 4 community workshops on the refined concepts and cost estimates for the Sepulveda Transit Corridor (see attached presentation).
      i. Request for presentation to the WSCCOG Board or Transportation Working Group? Working group members would like to schedule a call with Metro to learn more about the refined concepts and guide Metro on what to present at the WSCCOG Board Meeting.
   c. Metro will consider adopting the NextGen Bus Study Regional Service Concepts, which includes the concepts listed below. After adopting these concepts, Metro will release the redesigned bus routes this winter and seek feedback.
      i. Faster service
      ii. Frequent service throughout the day
      iii. Service that reflects current travel patterns and demand
      iv. Better network connectivity and less waiting time to transfer
      v. More standardized schedules and better coordination with other bus agencies

3. **SCAG Updates**
   a. SCAG will be holding a Safety Workshop on August 14th for cities planners, public works, transportation, communications etc. to learn more about building safety streets and encouraging biking/riding. Here is a link with more information. Mayor Meghan Sahli-Wells will serve as the keynote speaker. The panel discussion will focus a lot on best practices and equity. The rest of the workshop will focus on helping cities put together a work plan on a course of actions for activities and plans for safer streets. [https://www.eventbrite.com/e/scag-traffic-safety-workshop-los-angeles-and-ventura-counties-tickets-65227251465](https://www.eventbrite.com/e/scag-traffic-safety-workshop-los-angeles-and-ventura-counties-tickets-65227251465)
      • Seeking potential topics for webinars
   b. We are working with SCAG on providing materials regarding their EV permits and will send it to you when it is available