



REGULAR BOARD MEETING OF THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS

**Thursday, April 20, 2023
12:00 PM – 1:15 PM**

Location for In-Person Participation:
Culver City Hall Mike Balkman Council Chambers
9770 Culver Blvd., Culver City, CA 90232

Remote Participation via Zoom Link:
<https://us02web.zoom.us/j/85112998714>

Livestream on YouTube:
http://bit.ly/wscocg_livestream

MEETING INFORMATION AND ACCOMMODATION

The Westside Cities Council of Governments (WSCCOG) Regular Board meeting on **April 20, 2023** will be held in-person with remote public participation via Zoom and livestreamed on YouTube. WSCCOG Board voting members are required to attend in-person to participate and vote on action items on the agenda. For any questions regarding the meeting, please contact Winnie Fong at winnie@estolanoadvisors.com or (323) 306-9856.

PUBLIC COMMENT

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 WSCCOG or items listed on the agenda

Members of the public who wish to comment on matters before the Board remotely are strongly encouraged to submit an email with their written comments limited to 1,000 characters to Riley O'Brien at riley@estolanoadvisors.com by no later than 12:00 p.m. on the day of the meeting. *Note: E-Comments received after 12:00 p.m. will be forwarded to the Board and posted on the WSCCOG's website at www.westsidecities.org/meeting as part of the official meeting record. The email address will remain open during the meeting for providing public comment during the meeting. Emails received during the meeting will be read out loud at the appropriate time during the meeting provided they are received before the Board takes action on an item (or can be read during general public comment).

AGENDA

1. CALL TO ORDER

2. WELCOME, INTRODUCTIONS, AND IDENTIFICATION OF VOTING MEMBERS (3 min)

3. ACTION ITEMS

A. [WSCCOG February 9, 2023 Board Meeting Notes](#) (1 min)

Recommended Action: Approve the draft meeting notes for the WSCCOG Board meetings held on February 9, 2023.

B. [Metro Westside/Central Service Council Representative](#) (2 min)

Recommended Action: Consider nomination for the WSCCOG Primary Representative to the Metro Westside/Central Service Council.

C. [Subregional Affordable Housing Funding Program Study Presentation from ECNorthwest and Discussion](#) (30 min)

Recommended Action: Discuss and consider the continuation of exploring of a Regional Housing Trust.

D. [County Local Solutions Fund for Homeless Services and Housing Programs](#) (25 min)

Recommended Action: Discuss and approve funding allocation and scope of work for FY 23-24.

4. [EXECUTIVE DIRECTOR'S REPORT](#) (1 min)

A. SCAG Subregional Partnership Program 2.0 Application

5. LEGISLATION

A. Senator Ben Allen, 24th District Legislative Priorities (5 min) – Jake Ettinger, District Representative

B. [Aligning State Enhanced Infrastructure Financing District \(EIFD\) Law with Updated Federal TIFIA Financing Terms to Facilitate Value Capture for Transit Investments](#) (2 min) – Hernan Molina, City of West Hollywood

C. League of California Cities Update (3 min) – Jeff Kiernan, LA County Regional Public Affairs Manager

6. ANNOUNCEMENTS

7. FUTURE MEETING AND AGENDA ITEMS

8. PUBLIC COMMENTS (3 min)

9. ADJOURN

REGULAR MEETING OF THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS

Instructions for Public Comments

You may submit public comments in three (3) ways:

1. **Provide public comments in-person:** Members of the Public may comment on matters on the agenda to the WSCCOG Board in person during the meeting, which will be held at:

Culver City Hall Mike Balkman Council Chambers
9770 Culver Blvd., Culver City, CA 90232

2. **To listen and provide verbal comments via remote participation on Zoom:** To participate remotely on Zoom, use the link <https://us02web.zoom.us/j/85112998714>. To make a comment during the meeting on Zoom, use the “raise hand” function located in the participants’ window and wait for the WSCCOG staff to announce your name.
3. **Submit written comments via email to:** Members of the Public who wish to comment on matters before the Board remotely are strongly encouraged to submit an email with their written comments limited to 1,000 characters to Riley O’Brien at riley@estolanoadvisors.com by no later than 12:00 p.m. on the day of the meeting. All written comments received after 12:00 p.m. on the day of the meeting will be announced and included as part of the official record of the meeting.

DRAFT MEETING NOTES

THURSDAY, FEBRUARY 9, 2023
12:00 NOON

Beverly Hills City Hall
2nd Floor Municipal Gallery
455 N. Rexford Dr., Beverly Hills, CA 90210

IN ATTENDANCE:

- Beverly Hills:** Vice Mayor Julian Gold, M.D. (WSCCOG Chair), Councilmember Sharona Nazarian, Councilmember John Mirisch, Mayor Lester Friedman. Staff: Cindy Owens, Gabriella Yap, Rachel Evans, Martha Eros, Helen Morales.
- Culver City:** Councilmember Göran Eriksson (WSCCOG Vice Chair), Mayor Albert Vera, Councilmember Dan O'Brien, Vice Mayor Yasmine-Imani McMorrin. Staff: Arames White-Shearin, Diana Chang, Shelly Wolfberg.
- Santa Monica:** Councilmember Oscar De La Torre (WSCCOG Secretary), Councilmember Phil Brock, Mayor Gleam Davis, Councilmember Jesse Zwick. Staff: Anuj Gupta, Jason Kligier, Maggie Willis.
- West Hollywood:** Mayor Sepi Shyne, Councilmember Lauren Meister, Councilmember Chelsea Lee Byers, Mayor Pro Tem John Erickson. Staff: Hernan Molina.
- City of LA:** Staff: Jarret Thompson (Council District 5), Steve Luu, Zachary Campos.
- County of LA:** Staff: John Leonard, Zac Gaidzik (Supervisorial District 3)
- WSCCOG:** Staff: Cecilia Estolano (WSCCOG Executive Director), Winnie Fong, Riley O'Brien. Legal Counsel: Lauren Langer.
- Other:** Yvette Macias, Arnold San Miguel, Erik Rodriguez (SCAG)

1. WSCCOG REGULAR BOARD MEETING CALL TO ORDER

Vice Mayor Julian Gold (WSCCOG Chair) called the meeting to order at 12:04 p.m.

2. WELCOME, INTRODUCTIONS, AND IDENTIFICATION OF VOTING MEMBERS (Including Identification of Mayors and Councilmembers Voting in Item #3 - SCAG Regional Council District 41 Election)

Voting members: Vice Mayor Julian Gold (City of Beverly Hills); Councilmember Göran Eriksson (City of Culver City), Councilmember Oscar de la Torre (City of Santa Monica); Mayor Sepi Shyne (City of West Hollywood).

3. AUTHORIZATION TO CONDUCT TELECONFERENCING MEETINGS UNDER AB 361

Lauren Langer (WSCCOG Legal Counsel) described the findings under AB 361 that a statewide state of emergency continues to exist, as this enables teleconferencing meetings. Langer noted that she expects Governor Gavin Newsom to end the statewide state of emergency before the next WSCCOG Board Meeting in April, and therefore this may be the final meeting conducted with a teleconferencing option for the Boardmembers. However, the WSCCOG may continue to offer teleconferencing for the public. Councilmember Göran Eriksson (Culver City) moved to approve the use of teleconference for the February 9th, 2023, WSCCOG Board Meeting. Mayor Sepi Shyne (West Hollywood) seconded the motion, which passed unanimously.

4. SCAG REGIONAL COUNCIL DISTRICT 41 ELECTION FOR PARTICIPATING CITIES: Beverly Hills, Culver City, Santa Monica, and West Hollywood

Cecilia Estolano (WSCCOG Executive Director) described the election process for the SCAG Regional Council, SCAG's 86-member governing board. Four WSCCOG member cities, including Beverly Hills, Culver City, Santa Monica, and West Hollywood are represented collectively by SCAG Regional Council District 41. District 41 is currently vacant due to a recent city council election in which the previous representative, Alex Fisch of Culver City, was not re-elected to City Council. Estolano noted that this special election will fill the seat for the current term, through May 2023, as well as two additional terms through May 2025. Estolano announced the three candidates for the position. Councilmember John Mirisch withdrew his candidacy followed by Councilmember Göran Eriksson (Culver City) who also withdrew his candidacy resulting in one remaining candidate Councilmember Lauren Meister (West Hollywood) in the running. The WSCCOG's legal counsel Lauren Langer clarified that no election is required if only one candidate is in the running. Therefore, the WSCCOG Board automatically declared Councilmember Lauren Meister as the District 41 representative for the SCAG Regional Council.

5. ACTION ITEMS

A. WSCCOG December 8, 2022 Board Meeting Notes

Councilmember Göran Eriksson (Culver City) moved to approve the meeting notes, and Vice Mayor Julian Gold (Beverly Hills) seconded the motion, which was approved unanimously.

B. SCAG Transportation Committee – WSCCOG Representative

Estolano provided the three candidates an opportunity to share with the WSCCOG Board their qualifications for the position for the SCAG Transportation Committee representative. Councilmember Sharona Nazarian (Beverly Hills) described her priorities, including focusing on the subregion's traffic issues and new transit lines. McMorrin described her desire to enhance transportation safety for all modes. Councilmember John Erikson withdrew his candidacy and endorsed Vice Mayor Yasmine-Imani McMorrin (Culver City). Vice Mayor Julian Gold (Beverly Hills), Councilmember Oscar de la Torre (Santa Monica), and Mayor Sepi Shyne (West Hollywood) voted in support of Councilmember Nazarian, while Councilmember Göran Eriksson (Culver City) voted in support of Vice Mayor McMorrin. Therefore, the

WSCCOG Board appointed Councilmember Nazarian as the WSCCOG representative for the SCAG Transportation Committee.

C. SCAG Energy and Environment Committee – WSCCOG Representative

Councilmember Phil Brock (Santa Monica) ran unopposed. Therefore, the WSCCOG Board appointed Councilmember Phil Brock as the WSCCOG representative for the SCAG Energy and Environment Committee.

6. EXECUTIVE DIRECTOR'S REPORT

Cecilia Estolano (WSCCOG Executive Director) announced and welcomed the new WSCCOG Board voting delegates, including Councilmember Oscar de la Torre (Santa Monica), Councilmember Göran Eriksson (Culver City), Councilmember Traci Park (City of Los Angeles), and Supervisor Lindsey Horvath (County of Los Angeles). Estolano also announced the new alternate delegates, including Councilmember Jesse Zwick (Santa Monica), Councilmember Dan O'Brien (Culver City), and Councilmember Katy Yaroslavsky (City of Los Angeles).

Estolano referred to the recent Brown Act changes due to new laws that took effect on January 1st, 2023. Estolano added that voting delegates must attend future WSCCOG Board Meetings in person, and that the WSCCOG staff will ensure that members of the public can still access and participate in the meetings virtually. There is a potential scheduling conflict on the next WSCCOG meeting date of April 13, 2023 because it coincides with the League of California Cities' City Leaders Summit held on April 12-14, 2023. Estolano noted that the WSCCOG staff will work with the cities to reschedule the next WSCCOG Board meeting. Estolano announced the upcoming potential vacancies on the Metro Westside/Central Service Council and the Santa Monica Bay Restoration Commission.

Winnie Fong (WSCCOG Project Director) announced that the County of Los Angeles Homeless Initiative will host a virtual regional convening with the Westside cities and Las-Virgenes-Malibu COG on February 22 to facilitate a discussion with the Department of Mental Health (DMH) about mental health services. Fong noted this invitation is limited to city/county staff, city managers, and city councilmembers, and that interested attendees should contact Winnie for the registration link. Estolano concluded the Executive Director report by reminding the WSCCOG Board Members that they must file their statements of economic interest (Form 700) by April 3, 2023.

7. HOUSING AND HOMELESSNESS

Winnie Fong (WSCCOG Project Director) described SCAG's REAP 2.0 Programs to Accelerate Transformative Housing (PATH). Fong noted that SCAG recently released the draft application, and that staff is currently seeking feedback for the PATH program. With \$89 million available for three programs, Fong noted that local jurisdictions can apply directly to the subprograms in a competitive process.

Fong moved on to describe the County Local Solutions Fund (LSF) for homelessness and housing services, which Estolano noted is a new multi-year funding agreement with \$1.4 million available to the WSCCOG for FY 23-24. Fong described how the County is increasing

its budget allocation to the Cities/COGs to support impactful data driven, evidence-based regional and local co-investment solutions for housing and services related to homelessness. The County has identified \$132 million in total countywide over multiple years until the sunset of Measure H in June 2027.

Fong noted that WSCCOG staff will work with the cities to (1) assess the performance of current Innovation Fund programs and services; (2) modify existing programs and services where warranted to achieve results and alignment with the New Framework, and (3) design and implement additional programs and services as needed within the context of the New Framework. The County is requesting the finalized statement of work from the COGs by March 15, 2023. The WSCCOG may request to extend this deadline and bring this at the April board meeting for discussion and approval as the funds will be available on July 1, 2023.

Estolano elaborated that previous WSCCOG Boards have distributed County Homeless funds evenly among the four member cities (excluding the City and County of Los Angeles), and Estolano asked whether the cities would like to proceed with dividing the funds equally, or if they would prefer to allocate the funds using a data-driven process as recommended by SCAG.

Vice Mayor Julian Gold and Mayor Sepi Shyne both expressed support for dividing the funding source equally among the four cities. Councilmember Göran Eriksson (Culver City) and Councilmember Oscar de la Torre (Santa Monica) also expressed support for a four-way split of the funds. Staff member Maggie Willis (Santa Monica) suggested using rent burden data to justify an equal split of the funds. Estolano concluded by noting that the WSCCOG Board will continue this discussion in the April WSCCOG Board meeting and noted that WSCCOG staff will confirm with the County on whether the Local Solutions Fund can be used toward the Westside Regional Behavioral Health Center feasibility study.

8. LEGISLATION

Jeff Kiernan (League of California Cities) was not present to provide an update. Estolano described the process of setting the WSCCOG Legislative Agenda based on each member jurisdiction's legislative agenda.

9. ANNOUNCEMENTS

10. FUTURE MEETING AND AGENDA ITEMS

The next WSCCOG board meeting in April 2023 will be rescheduled at another date and time due to the League of California Cities' City Leaders Summit held on April 12-14, 2023.

11. PUBLIC COMMENTS

Riley O'Brien confirmed that WSCCOG staff had not received any additional public comments as of 12:47pm.

12. ADJOURN

The WSCCOG Board adjourned at 12:48pm.



DATE: April 17, 2023

TO: Westside Cities Council of Governments Board

FROM: Westside Cities Council of Governments Staff

SUBJECT: Metro Westside/Central Service Council Representative

Recommended Action

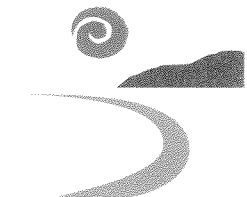
Consider nomination for the WSCCOG Primary Representative to the Metro Westside/Central Service Council.

Background

The purpose of the Metro Service Councils is to improve bus service and promote service coordination with municipal and local transit. Metro's Service Councils make decisions about bus routes and schedules for Metro bus lines operating in their region. On January 24, 2023, the WSCCOG staff received an annual letter from Metro requesting the WSCCOG Board's nomination for Metro's [Westside/Central Service Council](#) by Friday, April 28, 2023. The term for the WSCCOG's current representative David Feinberg, Transit Government Relations Officer (Santa Monica Big Blue Bus) is scheduled to end on June 30, 2023. Mr. Feinberg notified the WSCCOG staff that he is interested in continuing serving as the WSCCOG's representative and submitted a letter of interest (refer to [Attachment A](#)) for a term starting July 1, 2023 through June 30, 2026. Once the WSCCOG submits its nomination, Metro staff will then submit the required Board Report requesting that the Metro Board of Directors approve the nominee at the June 22, 2023 Metro Board meeting. The other WSCCOG representatives on the Westside/Central Service Council are Martha Eros, City of Beverly Hills (7/1/2021 – 6/30/2024) and Francisco Gomez, City of West Hollywood (7/1/2022 – 6/30/2025). The Westside/Central Service Council usually meets on the second Wednesday of each month at 6 pm at the Metro Gateway Headquarters.

Attachment

- A. Letter of Interest – David Feinberg, Transit Government Relations Officer (Santa Monica Big Blue Bus)



Big Blue Bus
1660 7th Street
Santa Monica, California 90401-3324

City of
Santa Monica[™]

February 14, 2023

Ms. Winnie Fong
Estolano Advisors
801 S. Grand Avenue, Suite 200
Los Angeles, CA 90017

Dear Ms. Fong:

I am writing to ask the Westside Cities Council of Governments to continue to allow me to serve on the Los Angeles County Metropolitan Transportation Authority's Westside/Central Service Sector Service Council.

Since being appointed to the Service Council I have worked to represent the voice of the Westside transit customer on Metro's bus and rail system. Specifically, I have pushed for improvement in the areas of on-time performance, rider safety and bus stop cleanliness. I will continue to press agency staff for better coordination of service between Metro and the Municipal Operators in the Westside Cities Council of Governments service area.

If you have any questions about my qualifications, please feel free to contact me at (310) 458-1975 ext. 5848.

Sincerely,

A handwritten signature in cursive script that reads "David Feinberg".

David Feinberg
Transit Government Relations Officer



DATE: April 17, 2023

TO: Westside Cities Council of Governments Board

FROM: Westside Cities Council of Governments Staff

SUBJECT: Subregional Affordable Housing Funding Program Study Presentation from ECONorthwest and Discussion

Recommended Action

Discuss and consider the continuation of exploring of a Regional Housing Trust.

Background

In May 2022, the WSCCOG retained ECONorthwest under the Regional Early Action Program (REAP) Subregional Partnership Program to explore innovative funding strategies and programs for a potential Westside Subregional Affordable Housing Funding Program as a dedicated and ongoing revenue stream to accelerate housing production. ECONorthwest is a West Coast consulting firm that specializes in economics, finance, and planning. The scope of services for this project includes (1) identifying and leveraging state and federal funds, and (2) evaluating regional and jurisdictional funding and financing strategies.

The final 6th cycle Regional Housing Needs Allocation (RHNA) indicates that the Westside cities will need to build 19,273 units by 2029, and ECONorthwest's analysis (refer to [Attachment A](#)) shows that the subregion will need to double its current rate of housing production in the next 8 years to meet the RHNA goals.

Table 1. RHNA 6th Cycle Final Allocation

| City | Very-Low Income | Low-Income | Moderate income | Above-Moderate Income | Total |
|----------------|------------------------|-------------------|------------------------|------------------------------|---------------|
| Beverly Hills | 1,008 | 680 | 602 | 814 | 3,104 |
| Culver City | 1,108 | 604 | 560 | 1,069 | 3,341 |
| Santa Monica | 2,794 | 1,672 | 1,702 | 2,727 | 8,895 |
| West Hollywood | 1,066 | 689 | 682 | 1,496 | 3,933 |
| Total | 5,976 | 3,645 | 3,546 | 6,106 | 19,273 |

The proposed subregional approaches to accelerating housing production include the following:

1. Form a Regional Housing Trust.
2. Establish programs and tools to increase production and capacity (such as project pipelines, land banks, revolving loan funds, and gap financing, as well as technical assistance to cities and developers).

3. Use local funds to leverage state funding.
4. Advocate for federal and state and funding program.

ECONorthwest provides the following recommendations:

1. Establish a regional trust fund to leverage state matching funds and provide technical assistance, which may require working with state lawmakers to create a new joint powers authority (JPA).
2. Work with jurisdictions to secure both one-time and ongoing funding equipment.
 - a. Budget allocation or existing dedicated stream of revenue.
 - b. For example, \$1.25 million annual local contribution from each City could leverage \$10 million in state funding, such as the Local Housing Trust Fund (LHTF) Program and the Permanent Local Housing Allocation (PLHA).
3. Determine funding design and management structure.
4. Establish and adopt a uniform affordable housing zoning ordinance across the subregion to unlock more available sites for housing development.

Next Steps

The WSCCOG staff will continue to work with ECONorthwest to finalize the study by June 30, 2023. Should the WSCCOG Board consider continuing the exploration of establishing a regional housing trust, the WSCCOG could use funds from SCAG's [Subregional Partnership \(SRP\) 2.0 Program](#), which provides funding for subregional COGs in activities to support accelerating infill housing development; affirmatively furthering fair housing; and reducing vehicle miles traveled across the region. WSCCOG is estimated to receive \$330,355 under the REAP SRP 2.0 program and the SRP application call for projects will close on May 31, 2023. The WSCCOG could use the funds to retain a consultant to conduct the following potential activities:

1. Design and finalize a funding program and management structure.
2. Facilitate the legal coordination for a JPA.
3. Develop an operations agreement, including a policies and procedures manual; funding criteria (e.g., debt coverage, reserve requirements, and general loan terms); and more.
4. Develop a staffing plan.

Attachment

- A. Subregional Affordable Housing Funding Program Presentation - ECONorthwest



REAP Project #4 : Subregional Affordable Housing Funding Program

Your Project Team

PROJECT LEADERSHIP



Emmanuel Lopez

Project Manager



Erik Bagwell

Housing Finance Advisor
PROJECT LEAD

ECONOMICS AND POLICY

ECONorthwest

ECONorthwest is a West Coast based consulting firm that specializes in **economics, finance, and planning**. For over 45 years, we've been helping clients make thoughtful, data-driven decisions.

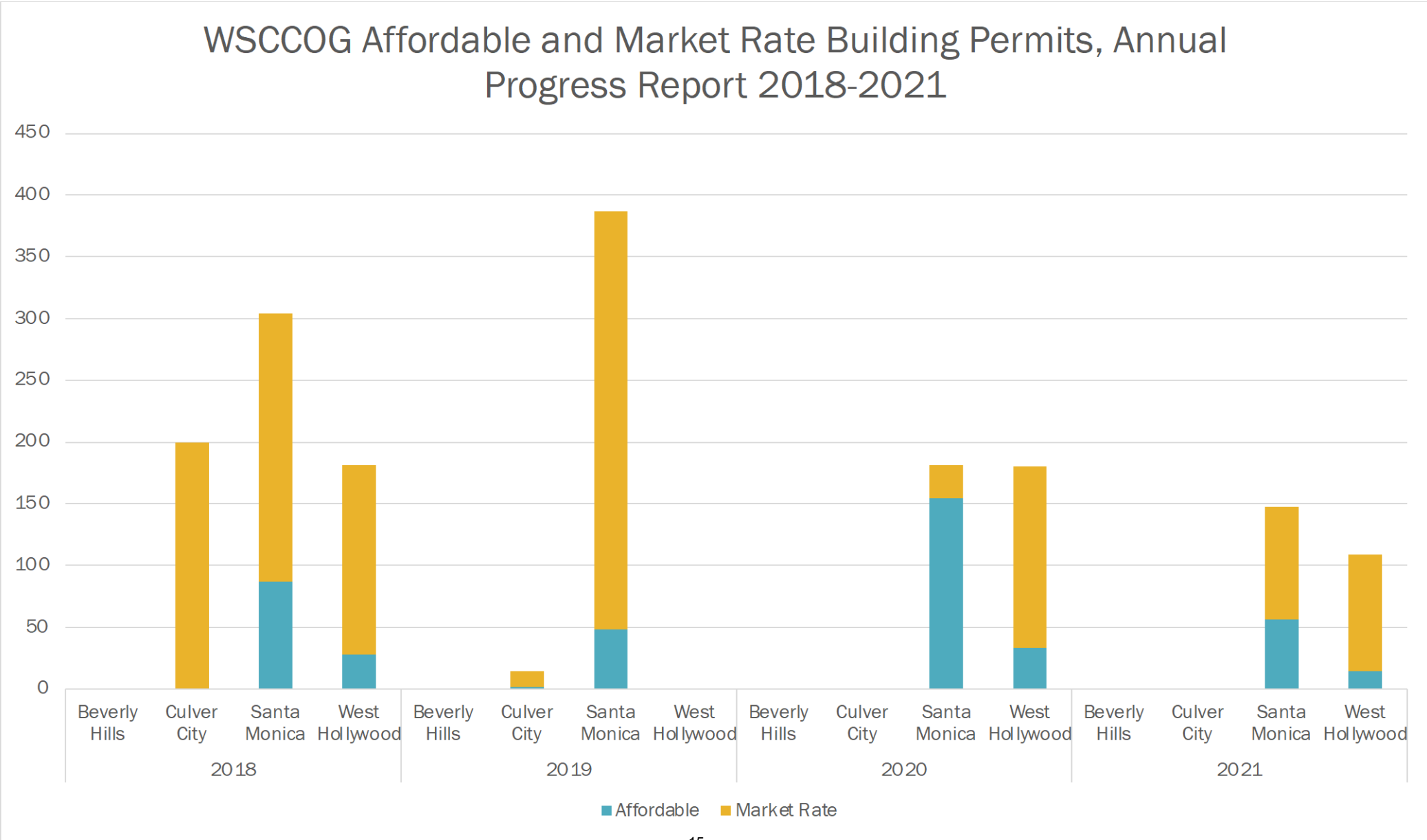
Objective:

Explore innovative funding strategies and programs as a framework to form a potential Subregional Affordable Housing Funding Program to establish a dedicated and ongoing revenue to accelerate affordable housing production.

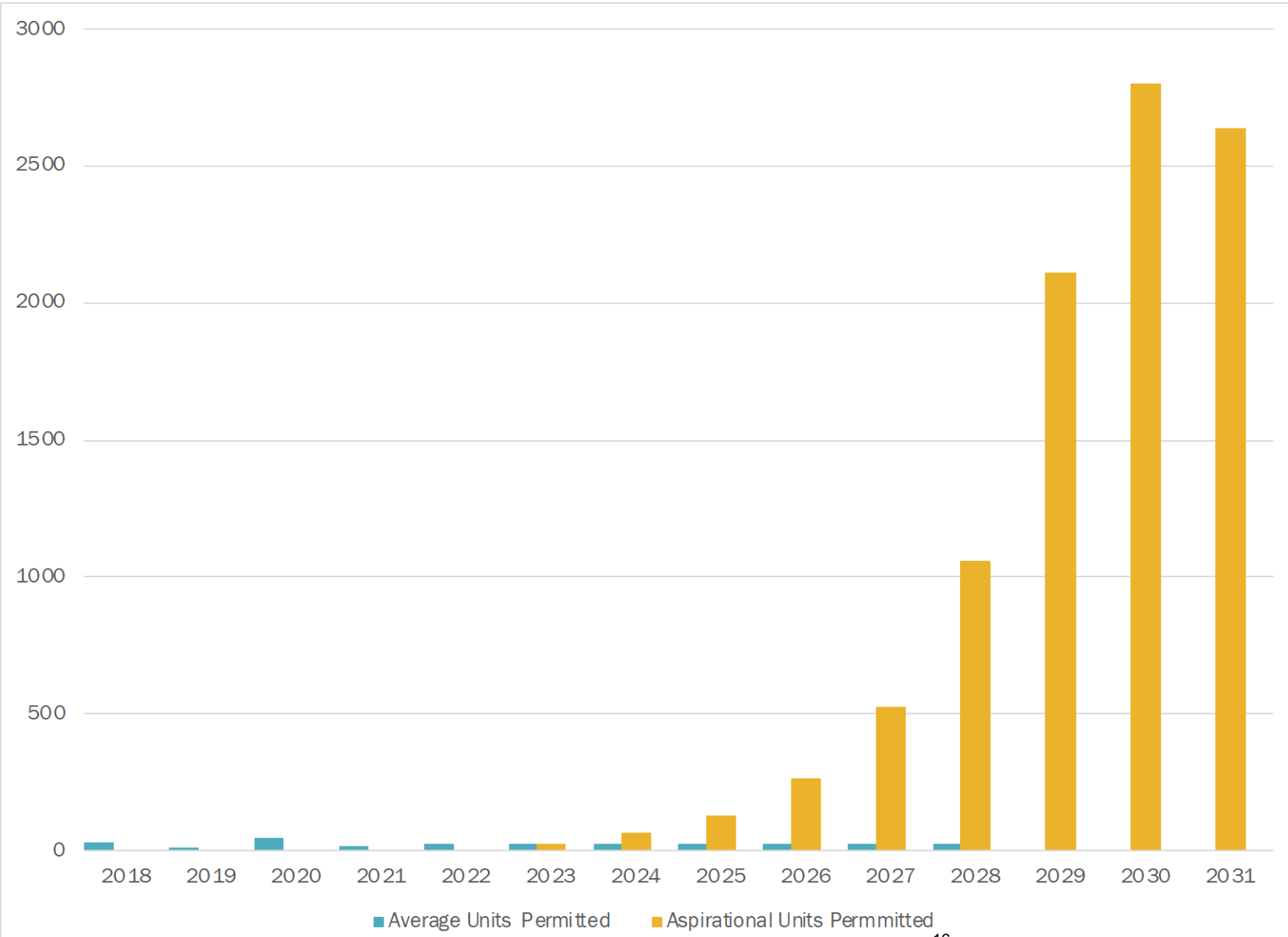
Scope of services:

- Understand affordable housing context in the subregion
- Identify and leverage state / federal funds
- Evaluate regional / jurisdictional funding and financing strategies

Subregion housing production 2018 - 2021



Meeting RHNA would require doubling current rate



- 26 units on average permitted per year (2018-2022)
- Double current rate of production each year for 8 years to satisfy RHNA.
- A combination of zoning, capacity building, and funding are needed.
- A regional approach is needed.

Housing markets are regional and require a regional

COGs are realizing this and crafting subregional approaches:

- Forming Regional Housing Trusts
 - Helping Cities to meet their RHNA's (smaller jurisdictions have limited capacity)
- Establishing programs and tools to increase production and capacity
 - Project pipelines, land banks, revolving loan funds, gap financing
 - Provide technical assistance to cities and developers
- Using local funds to leverage state funding
- Advocating for federal, state and regional funding

Many regional housing trusts are capitalized with an

Newly established Joint Powers Authorities (JPAs) each received state and federal earmarks to capitalize the trust funds

San Gabriel Valley Regional Housing Trust



Funded activities:

- Building and land acquisition
- Senior housing
- Temp & perm supportive housing
- ADU construction
- Gap financing (general LIHTC projects)

Glendale-Pasadena-Burbank JPA



Funded activities:

- TBD

Leverage state matching funding sources

| Program | Program Description | Eligible Applicants | Eligible Projects | Criteria (Program Requirements) | Maximum Award |
|--|--|---|--|--|---|
| Local Housing Trust Fund program (LHTF) | Matching funds to local and regional housing trust funds | <ul style="list-style-type: none"> Local or Regional Housing Trust Funds A public-private partnership organized to address local housing needs. | <ul style="list-style-type: none"> Loans for affordable rental housing projects Down payment assistance to qualified first-time homebuyers | <ul style="list-style-type: none"> Must be affordable at 80% AMI or less (limits on % of upper income units) | \$5 million |
| Permanent Local Housing Allocation (PLHA) | Funds for affordable multifamily rental housing or homeownership | <p>Jurisdictions receive formula grants based on CDBG criteria</p> <p>Non-entitlement jurisdictions can apply for additional competitive grants</p> <p>May delegate application housing trust fund</p> | <ul style="list-style-type: none"> Acquisition, new construction, and preservation | <ul style="list-style-type: none"> Adopted and compliant Housing Element. Must make a low-interest, deferred loan to the Sponsor of the project. | \$5 million |
| Home Investment Partnerships Program (HOME) | Grants to cities and counties and loans to developers for affordable housing | <ul style="list-style-type: none"> Cities and counties that do not receive HOME funds directly from HUD Developers, including prospective HCD-certified nonprofit Community Housing Development Organizations (CHDOs) | <ul style="list-style-type: none"> Acquisition, new construction, and rehabilitation, of rental and ownership. Predevelopment loans to CHDOs | Moderate and Low-income households based on HUD guidelines. | <p>\$7 million to jurisdictions</p> <p>\$200,000 CHDO operating funds</p> |

Leverage project level sources

| Administration | Agency | Program |
|----------------|--|--|
| State | HCD (on behalf of California Strategic Growth Council) | Affordable Housing and Sustainable Communities Program |
| State | HCD | CalHOME |
| State | HCD | California Housing Accelerator |
| State | HCD | Emergency Services Grants Program |
| State | HCD | Excess Sites Local Government Matching Grants Program (LGMG) |
| State | HCD | Golden State Acquisition Fund |
| State | HCD | Homekey |
| State | HCD | Housing for a Healthy California |
| State | HCD | Infill Infrastructure Grant Program |
| State | HCD | Multifamily Housing Program |
| State | HCD | No Place Like Home |
| State | HCD | Permanent Local Housing Allocation |
| State | HCD | Pet Assistance and Support Program |
| State | HCD | Portfolio Reinvestment Program |
| State | HCD | Veterans Housing and Homelessness Prevention Program |
| State | HCD (on behalf of US HUD) | Home Investment Partnerships Program (HOME) |
| Federal | US HUD | Assisted Living Conversion Program |
| State | CA Department of Finance (and various agencies) | American Rescue Plan Act |
| Federal | US Treasury | Capital Magnet Fund (CDFI Fund) |
| Local | LA Housing + Community Investment Department | New Generation Fund |
| Local | LA County Development Authority | LA County Housing Innovation Fund |

- Complex environment of funding sources
- Limited capacity to pursue funding sources
- leverage as many of the available funding to increase production
 - Leveraging sources requires technical assistance (for both Cities and Developers)

Local funding needed to be competitive for state sources

- Need local funding to be competitive for State matches and LIHTC
- Uneven local funding to advance affordable housing
- Contributions vary widely across jurisdictions
- Potential for some \$ to be reallocated to a subregional fund

| Local Funding Revenues | Beverly Hills | Culver City | Santa Monica | West Hollywood |
|--------------------------|---------------|-------------|--------------|----------------|
| Linkage Fees | | | ✓ | |
| Sales and Use Tax | | | ✓ | |
| Inclusionary Fee in-Lieu | ✓ | | ✓ | ✓ |
| General Fund | ✓ | ✓ | ✓ | ✓ |

Zoning varies widely across WSCCOG jurisdictions



Santa Monica
119 – 147 Units



West Hollywood
50 – 119 Units

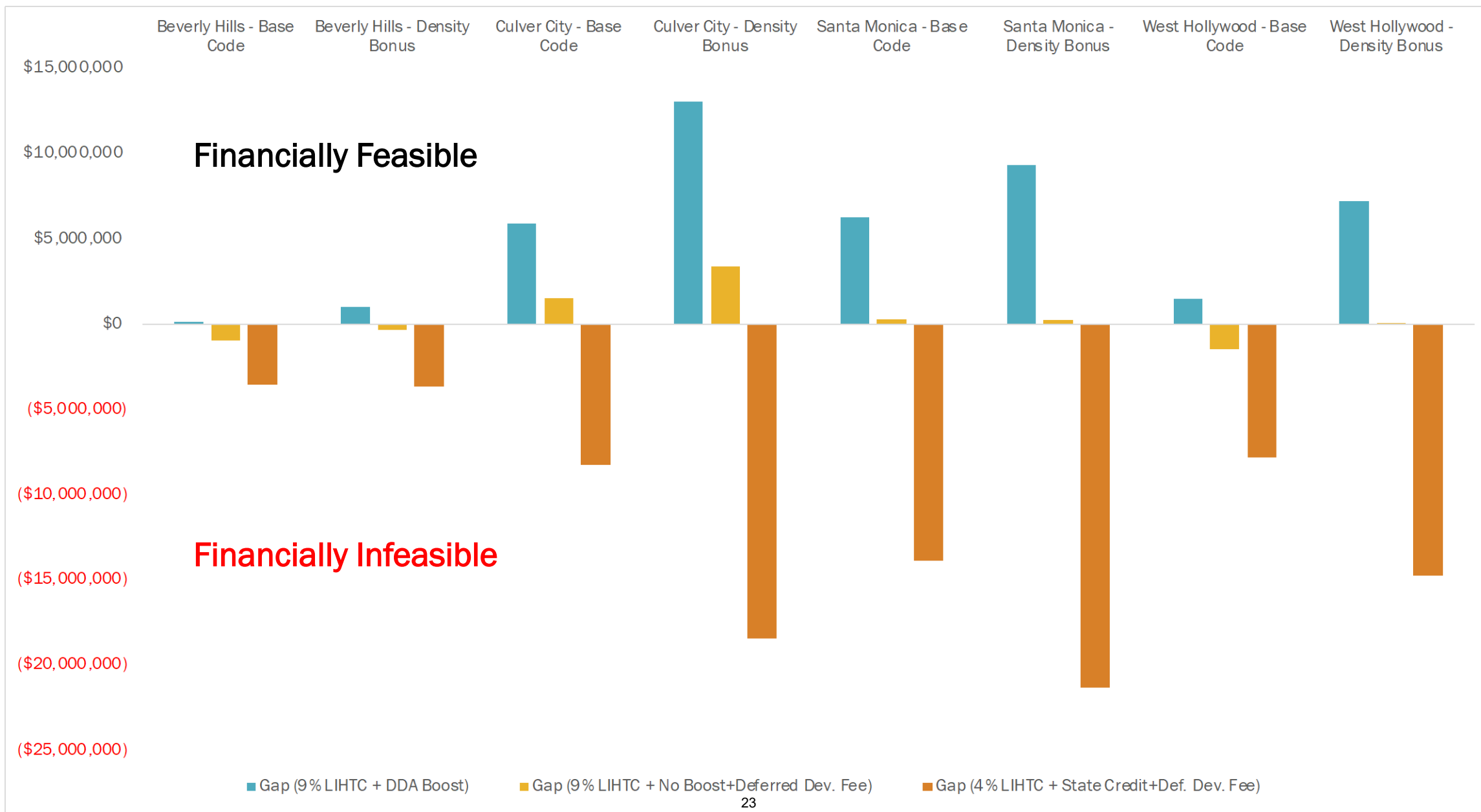


Culver City
66 – 148 Units



Beverly Hills
29 – 31 Units

If land is free 9% LIHTC projects are feasible



Land is needed to increase production

2023 average developable land sale price:



Source: CoStar

Note: 2023 land transactions in Beverly Hills, Culver City, Santa Monica and West Hollywood

- Land strategy is critical to increase production
- Revolving loan fund would help providers compete (short-term debt)
 - L.A. New Generation Fund
 - L.A. County Housing Innovation Fund
 - San Gabriel Valley Regional Trust
- Zoning changes offer more opportunities
 - Allow in more commercial zones and offer density / height bonuses

- Leveraging external funding sources is critical to increase production
- Competing for LIHTC awards requires a local / regional funding commitments to projects
- 9% LIHTC projects with DDA Boost are feasible if land is free
 - Gap financing is required otherwise
- Tools need and be utilized to exist to help acquire land
- Zoning varies widely making it challenging to achieve an equitable share of development to satisfy RHNAs
- Technical assistance is needed (*for both cities and affordable housing developers*)

- 1) Establish a regional trust fund to leverage state matching funds and provide technical assistance (*create a new JPA*)
- 2) Work with jurisdictions to secure both one time and ongoing funding commitments
 - Budget allocation or existing dedicated stream of revenue
 - \$1.25 million annual local contribution from each City could leverage \$10 million in State funding (PLHA and LHTF)
- 3) Determine fund design and management structure
- 4) Establish and adopt a uniform affordable housing zoning ordinance across the subregion to unlock more available sites

ECONNorthwest

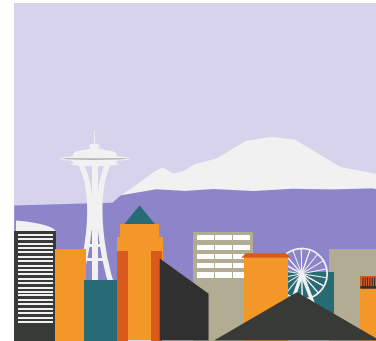
ECONOMICS • FINANCE • PLANNING



Los Angeles



Portland



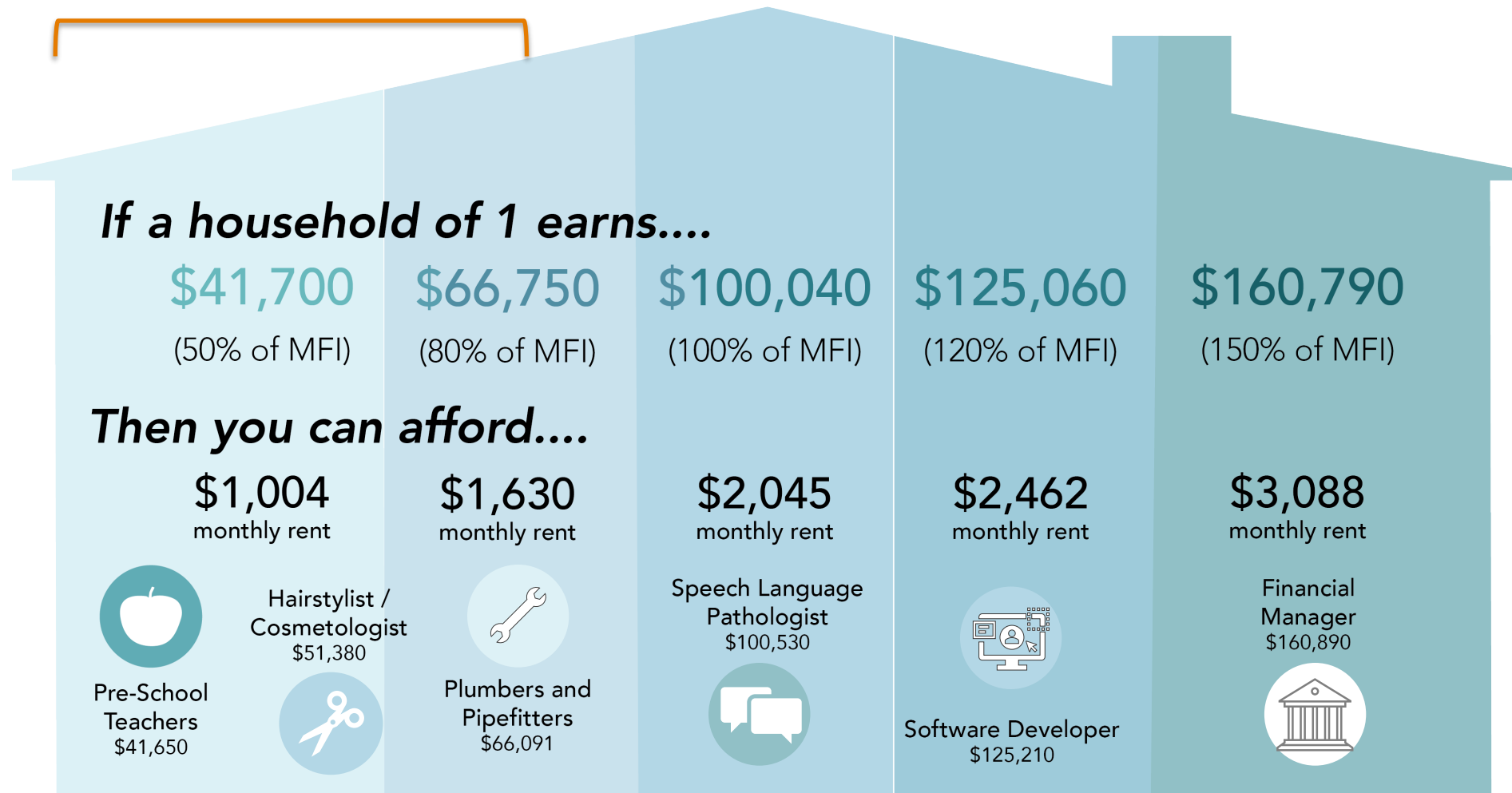
Seattle



Boise

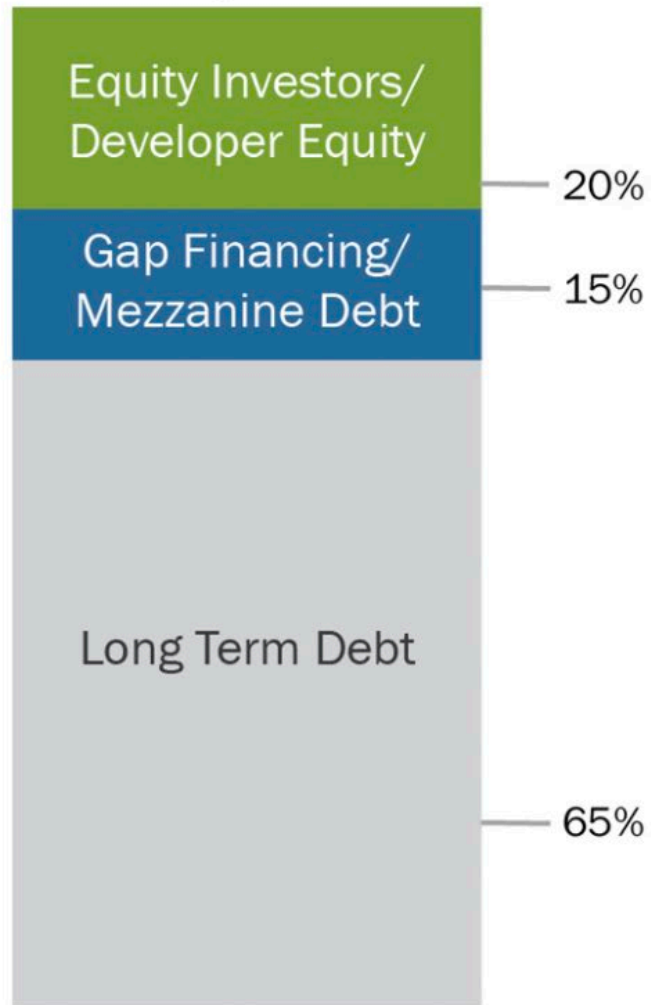
Who is affordable housing for?

Low Income Housing Tax Credit (LIHTC)
supported MFI range (0% - 80%)

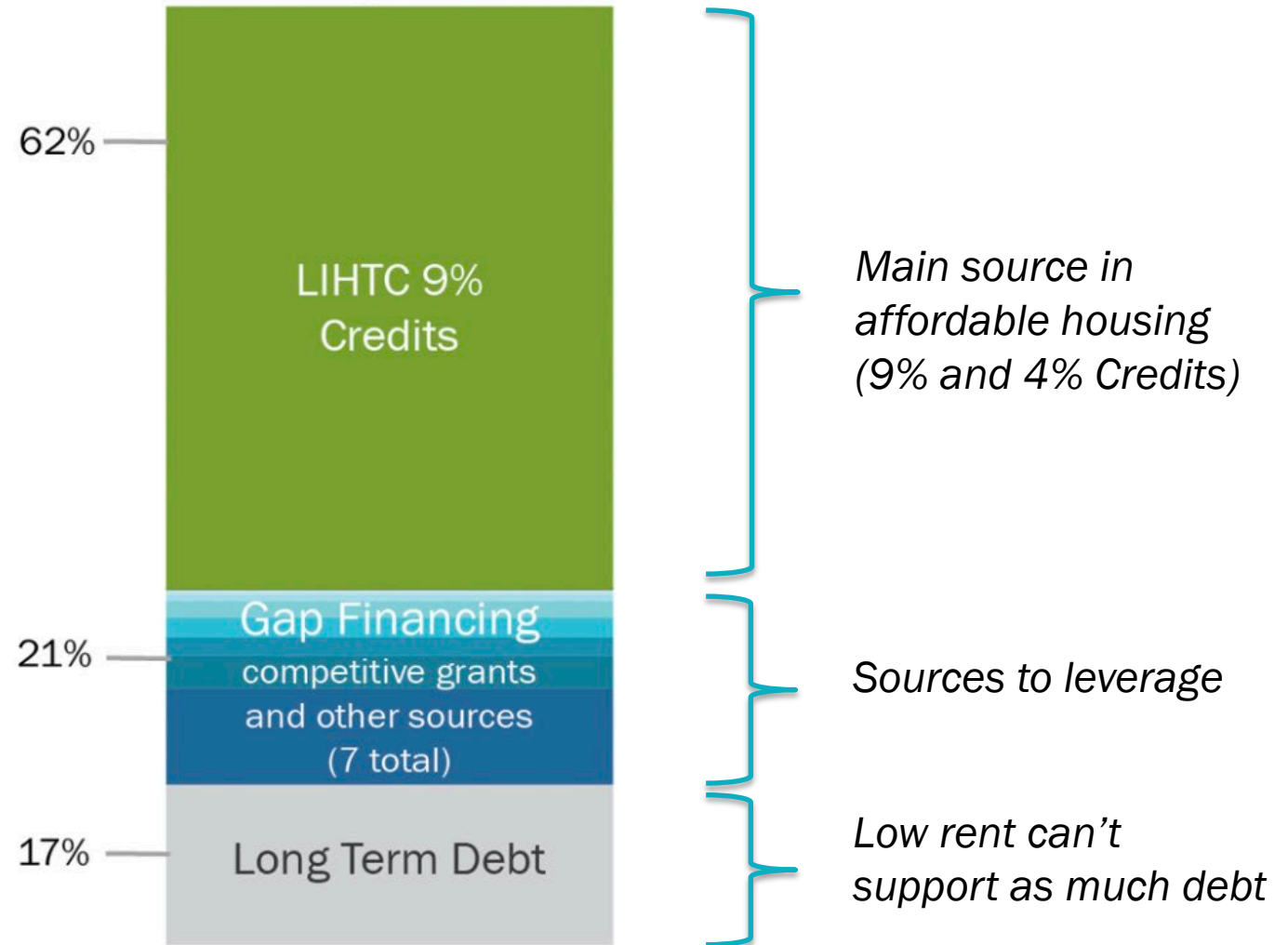


What funding sources are trying to solve

Market Funding Sources



Affordable Housing Funding Sources



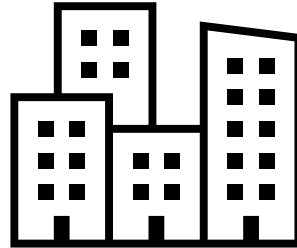
The vision (next steps)

Establish Regional Trust Fund



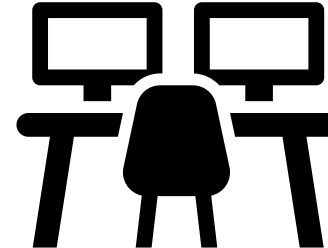
- Outline agreement / structure
- Enter a new JPA
- Advocate for earmark to capitalize fund
- Apply for REAP 2.0 \$

Negotiate Commitments



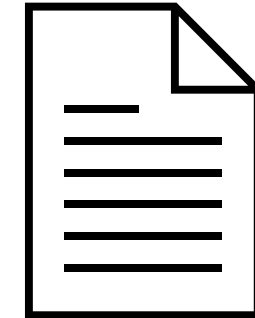
- Dedicate ongoing revenues to the fund
- Determine fee structure to cover operating costs

Design fund structure and approach



- Contract with a CDFI?
- Hire technical staff to operate the fund and provide T.A.
- Operate as part of or separate from the COG

Formalize T.A. and fund strategy



- How will staff / contractor provide T.A. (e.g., submit funding apps)?
- What are the strategic priorities (e.g., support land acquisition)?



DATE: April 17, 2023

TO: Westside Cities Council of Governments Board

FROM: Westside Cities Council of Governments Staff

SUBJECT: County Local Solutions Fund for Homeless Services and Housing Programs

Recommended Action

Discuss and approve funding allocation and scope of work for FY 23-24.

Background

In February 2023, the County of Los Angeles Homeless Initiative (County HI) announced an opportunity for the subregional COGs to enter a multi-year funding agreement for the next five years (FY22-27) to support impactful data driven, evidence-based regional and local co-investment solutions for housing and services related to homelessness. The new funding opportunity under the Local Solutions Fund (LSF) will provide \$15M annually for the next five years for services and housing programs that align with the County's New Framework strategies and guiding principles (refer to [Attachment A](#)).

The County identified the following allocation amount available to the WSCCOG for FY 2023-24 (see **Table 1** below).

Table 1: Allocation Amounts

| COG | FY 22-23 Innovation Fund Regional Allocation [1] | FY 22-23 Optional Q4 Prorate Amount \$1.25 [2] | FY 23-24 Local Solutions Fund [3] |
|---------------------------|---|---|--------------------------------------|
| Westside Cities COG | \$900,000 | \$124,374 | \$1,492,500 |
| Total for All COGs | \$10,000,000 | \$1,250,000 | \$15,000,000 |

[1] FY 22-23 Innovation Fund Regional Allocation

Since 2020, the WSCCOG received a total of \$2M in Innovation Funds from County HI to support the cities of Beverly Hills, Culver City, Santa Monica, and West Hollywood in local programs and activities to prevent people from falling into homelessness, such as rental assistance, motel vouchers, housing liaisons, and a guaranteed income pilot. The WSCCOG had distributed the Innovation Funds among the four cities equally. In FY 22-23, the WSCCOG received \$900,000 in Innovation Funds, which each of the four cities received a total of \$225,000.

Funding Recommendation: None. The funds have already been approved by the WSCCOG Board and the County in 2022.

[2] FY 22-23 Optional Q4 Prorate Amount

The \$1.25M is an optional prorated quarter of \$5M (\$1.25M). Jurisdictions have the option to execute a contract amendment to receive a prorated amount based on the new LSF methodology and an April 1, 2023, effective date. The WSCCOG’s FY 22-23 prorated amount is \$124,374.

Funding Recommendation: The WSCCOG staff recommends allocating the FY 22-23 Q4 prorated amount towards the Westside Regional Behavioral Health Center feasibility study, which is part of the work plan that the WSCCOG Board adopted on December 8, 2022. This funding would support the WSCCOG in issuing a Request for Information and Qualifications (RFIQ) to solicit potential individuals and/or consultants to conduct the activities related to identifying potential sites for the behavioral center, understanding the costs and feasibility of starting and operating a regional facility, and developing a funding and partnership strategy.

[3] FY 23-24 Local Solutions Fund

The following outlines three funding recommendations for the FY 23-24 Local Solutions Fund.

Funding Recommendation #1 – Equal Distribution

On February 9, 2023, the WSCCOG Board engaged in a discussion regarding the allocation of the Local Solutions Fund and supported an equal distribution to four eligible cities, or \$373,125 for each city. [Attachment B](#) provides a list of proposed programs for each city based on this funding amount. However, the County HI staff provided feedback to the WSCCOG staff regarding this option and stated that there is insufficient data to support this funding allocation methodology.

Table 2: Funding Recommendation #1 - Equal Distribution

| City | Amount | % Total |
|----------------|--------------------|-------------|
| Beverly Hills | \$373,125 | 25% |
| Culver City | \$373,125 | 25% |
| Santa Monica | \$373,125 | 25% |
| West Hollywood | \$373,125 | 25% |
| Total | \$1,492,500 | 100% |

Funding Recommendation #2 – County HI LSF Allocation Methodology

The County HI supports a data-driven approach to allocating LSF, which uses the following methodology to allocate the current LSF to all COGs:

- **Point-In-Time (PIT) Count** - Use a two-year rolling average of the PIT Count for any allocations by COG or City. The count will be based on the two years prior to the current year, such that there is a one-year lag in the PIT Count. **Table 3** shows the average 2020 and 2022 PIT count for the Westside cities.
- **10 Percent Stop Loss** - Each COG is subject to no more than a 10 percent reduction in its share of the funds designated for local solutions compared to the prior fiscal year. If, via the PIT Count data, a COG is initially subject to more than a 10 percent

reduction, funds will be reallocated proportionally from COGs that received an increase so that no COGs have more than a 10 percent reduction.

Table 3: 2020 and 2022 Point-in-Time Count

| City | 2020 | | 2022 | | Average | |
|----------------|--------------|-------------|--------------|-------------|--------------|-------------|
| | # | % of Total | # | % of Total | # | % of Total |
| Beverly Hills | 19 | 2% | 39 | 3% | 29 | 2% |
| Culver City | 216 | 19% | 350 | 28% | 283 | 23% |
| Santa Monica | 811 | 70% | 826 | 66% | 819 | 68% |
| West Hollywood | 112 | 10% | 38 | 3% | 75 | 6% |
| Total | 1,158 | 100% | 1,253 | 100% | 1,206 | 100% |

Source: <https://www.lahsa.org/data?id=54-homeless-count-by-city-community>

WSCCOG staff applied the County HI methodology for Funding Recommendation #2 that provides a baseline amount for all cities using the 10% Stop Loss policy based on the FY 22-23 Innovation Fund, which calculates to \$202,500 for each city. Then the remaining LSF amount is allocated based on the average 2020 and 2022 PIT Count. **Table 4** below provides a summary amount and percentage of total allocation for each city. **Attachment B** provides a list of proposed local programs for each city based on this funding amount.

Table 4: Funding Recommendation #2 - County HI Allocation Methodology

| City | FY 22-23 Innovation Funds | FY 22-23 10% Stop Loss | 2020/2022 Avg PIT Count | Remaining LSF Amount by PIT Count | Total Amount | % Total |
|----------------|---------------------------|------------------------|-------------------------|-----------------------------------|--------------------|-------------|
| | | A | | B | C = A + B | |
| Beverly Hills | \$225,000 | \$202,500 | 2% | \$16,418 | \$218,918 | 15% |
| Culver City | \$225,000 | \$202,500 | 23% | \$160,222 | \$362,722 | 24% |
| Santa Monica | \$225,000 | \$202,500 | 68% | \$463,398 | \$665,898 | 45% |
| West Hollywood | \$225,000 | \$202,500 | 6% | \$42,462 | \$244,962 | 16% |
| Total | \$900,000 | \$810,000 | 100% | \$682,500 | \$1,492,500 | 100% |

Funding Recommendation #3 – Regional Program(s)

The cities could use the LSF to support a regional program(s), such as a regional winter shelter and/or leverage the funds to match state funding sources.

- **Regional Winter Shelter** – The LAHSA’s Winter Shelter program is held annually between November 1 through March 31 to protect people experiencing homelessness during Los Angeles’s colder months. Winter Shelters are located all across the County and provide overnight shelter, meals, showers, and case management services. However, there is currently no available winter shelter located in SPA 5. The LSF could be used to lease a temporary site for the Westside cities to access during the winter shelter months and rely on LAHSA to provide the operations and case

management services for the site. This will require additional coordination among the cities and the County to identify potential publicly owned or private sites to lease temporarily for the winter shelter.

- Leverage State Funds** – The WSCCOG is currently exploring the recommendation of establishing a Regional Housing Trust to help cities meet their RHNA goals, as well as identifying local funds to leverage state funding. The WSCCOG could use LSF to leverage state funding, such as the Local Housing Trust Fund (LHTF) Program and the Permanent Local Housing Allocation (PLHA) as shown in **Table 5** below. This regional program would support one of the County’s New Framework principles to expand the supply of permanent housing.

Table 5: Leverage State Matching Funding Sources

| Program | Description | Eligible Applicants | Eligible Projects | Criteria (Program Requirements) | Maximum Award |
|--|--|--|---|---|---------------|
| Local Housing Trust Fund program (LHTF) | Matching funds to local and regional housing trust funds | Local or Regional Housing Trust Funds. A public-private partnership organized to address local housing needs. | Loans for affordable rental housing projects | Must be affordable at 80% AMI or less (limits on % of upper income units) | \$5 million |
| Permanent Local Housing Allocation (PLHA) | Funds for affordable multifamily rental housing | Jurisdictions receive formula grants based on CDBG criteria Non-entitlement jurisdictions can apply for additional competitive grants May delegate application housing trust fund. | Acquisition, new construction, and preservation | Adopted and compliant Housing Element. Must make a low-interest, deferred loan to the Sponsor of the project. | \$5 million |

Source: ECONorthwest

Next Steps

The WSCCOG staff will prepare the final statement of work based on the WSCCOG Board’s funding allocation decision and work with the County HI staff to develop and execute the contract. Funds for FY 23-24 LSF will be made available on July 1, 2023; however, the WSCCOG cities will not be able to access the funds until contract execution.

Attachments

- A. Local Solutions Fund – Local Homeless Services and Housing Programs (February 2023)
- B. FY 23-24 Local Solutions Fund (LSF) - Proposed City Programs

BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
Second District

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Third District

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Fourth District

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**COUNTY OF LOS ANGELES
HOMELESS INITIATIVE**

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 493, Los Angeles, CA 90012
(213) 974-1257 ceo.lacounty.gov



County of Los Angeles
Homeless Initiative

CHIEF EXECUTIVE OFFICER
Fesia A. Davenport

EXECUTIVE DIRECTOR
Cheri Todoroff

Local Solutions Fund – Local Homeless Services and Housing Programs
February 2023

Purpose

The purpose of this funding category is to annually fund and enter into multi-year agreements with regional and local jurisdictions administering homeless services and housing programs that align with Los Angeles County’s New Framework to End Homelessness (New Framework) strategies and guiding principles through an equitable and standardized process.

Funding

Spend up to \$15M annually for five years (FY22-27) to support existing and new investments for local jurisdictions. Funding opportunities are available to both Cities and Councils of Governments (COGs) for local and regional solutions for jurisdictions that will make a commitment to provide in-kind or matching contributions for the development of services and housing programs that align with the New Framework strategies and guiding principles.

Funding Parameters

Funding and implementation decisions should be:

- Based on the New Framework principles and strategies
- Data driven
- Focused on supporting programs that have demonstrated the greatest impact on moving New Framework principles forward
- Performance should be measure accurately and consistently, and course corrections based on analysis of outcomes should be implemented swiftly

New Framework Principles - Cities

- Respond, at scale, to the persistently underserved
- Expand the supply of permanent housing
- Leverage the infrastructure and capacity of the mainstream and rehousing systems to advance local solutions
- Advance racial equity, and work in partnership with people with lived expertise

New Framework Strategies – Cities

- Regional and Local Annual Planning (Coordinate)
- Infuse Problem Solving into Local Services (Prevent)
- Outreach and Navigation linked to Local Rehousing Services (Connect)
- Co-Investment in Permanent Supportive Housing (PSH) and Interim Housing (IH) (House)
- Locally Sited Time Limited Subsidies (TLS) (House)
- Local Eviction and Prevention prioritized and linked to formerly homeless residents (Stabilize)

Allocation of \$15M - Framework

| | |
|---|--|
| Funding Source – Measure H (\$15M annually) | |
| Funding Availability – FY 22-23 through FY 26-27 | |
| Funding Duration – Through June 30, 2027 | |
| Eligible jurisdictions | <ol style="list-style-type: none"> 1. COGs 2. Cities that are not represented by COGs <ul style="list-style-type: none"> • The City of Los Angeles and the 3 Continuum of Care (CoC) cities in LA County are not eligible applicants. The 3 CoC cities are Long Beach, Pasadena, and Glendale. 3. Cities with unique situations <ul style="list-style-type: none"> • Cities seeking to apply under this category must complete a consultation and receive approval from HI. HI will consult with the COG and City on impact to achieve maximal programming, administrative efficiency, and avoid duplication and constraining of regional services. |
| Eligible Uses | Eligible programs in alignment with the Funding Parameters listed above. |

| | |
|--|---|
| Funding Allocation Methodology | |
| <p>Allocation by Point-In-Time (PIT) Count</p> <p><i>The PIT Count is also known as the Homeless Count</i></p> | <p>For FY 22-23, \$10M of Measure H funding, through Innovations Round 2, is allocated by COG boundary and utilizing the 2020 PIT Count.</p> <p>The described methodology is designed to reduce volatility, allow sufficient time for COGs/Cities to program services, timely execute funding agreements for each new fiscal year, and provide continuity in services with measured adjustments based on the geographic distribution of the homeless population where appropriate.</p> <ul style="list-style-type: none"> • Identify and utilize a two-year rolling average PIT Count: Utilize a two-year rolling average of the PIT Count for any allocations by COG or City. • One-Year Data Lag: Utilize the PIT Count data for the <i>two years prior to the current year</i>, such that there is a one-year lag in the PIT Count. This will allow for time to determine new allocations and a reasonable annual programming period that results in new or amended contracts to make funds available each new fiscal year. • 10 Percent Stop Loss: Each COG is subject to no more than a 10 percent reduction in its share of the funds designated for local solutions compared to the prior fiscal year. If, via the PIT Count data, a COG is initially subject to more than a 10 percent reduction, funds will be reallocated proportionally from COGs that received an increase so that no COGs have more than a 10 percent reduction. |

Implementation of the Allocation Methodology

Implementation of this revised methodology for jurisdictional allocation of Measure H funding will commence in FY 22-23. FY 22-23 is a transitional year combining the \$10M Innovations Round 2 funding and a prorated amount of the additional \$5M Local Solutions Fund. The \$15M thereafter, will be known as the Local Solutions Fund – Local Homeless Services and Housing Programs (LSF-LHSHP).

The proposed implementation plan is:

- **FY 22-23:**
 - Jurisdictions have the option to execute a contract amendment to receive a prorated amount of the \$5M based on the new LSF methodology and an April 1, 2023, effective date.
- **FY 23-24:**
 - Use the average of 2020 PIT and 2022 PIT to allocate up to \$15M
- **FY 24-25:**
 - Use the average of 2022 PIT and 2023 PIT to allocate up to \$15M
- **FY 25-26:**
 - Use the average of 2023 PIT and 2024 PIT to allocate up to \$15M
- **FY 26-27:**
 - Use the average of 2024 PIT and 2025 PIT to allocate up to \$15M

| Allocation Amounts | | | |
|--|--|---|--|
| Councils of Governments Regional Boundary | FY 22-23 Innovation 2 Regional Allocation | FY 23-24 LSF - Annual Homeless & Housing Programs Allocation (1) | FY 22-23 Optional Q4 Prorate Amount \$1.25M (2) |
| Antelope Valley (3) | \$ 1,810,000 | \$ 2,037,000 | \$ 169,750 |
| Gateway Cities COG (4) | \$ 3,110,000 | \$ 4,812,000 | \$ 404,375 |
| Las Virgenes-Malibu COG | \$ 190,000 | \$ 202,500 | \$ 16,875 |
| San Fernando Valley COG | \$ 370,000 | \$ 609,000 | \$ 50,750 |
| San Gabriel Valley COG (4) | \$ 2,350,000 | \$ 3,772,500 | \$ 311,000 |
| South Bay Cities COG | \$ 1,270,000 | \$ 2,074,500 | \$ 172,875 |
| Westside Cities COG | \$ 900,000 | \$ 1,492,500 | \$ 124,375 |
| Total | \$ 10,000,000 | \$ 15,000,000 | \$ 1,250,000 |

(1) Allocation uses new LSF Allocation Methodology

(2) The \$1.25M is an optional prorated quarter of \$5M (\$1.25M)

(3) Antelope Valley Cities (Lancaster and Palmdale) are not represented by a COG and currently contract directly with CEO-HI

(4) Industry and Montebello are members of both Gateway Cities and San Gabriel Valley COGs

(Homeless Counts were averaged and split for unduplicated count)

| FY 23-24 Funding Process and Timeline | |
|--|--|
| Week of January 23, 2023 | Inform COGs/Cities of their annual allocation amount. |
| Regional and Local Annual Planning Period | |
| Week of January 30, 2023 | CEO HI to hold information session with COGs and Cities <ul style="list-style-type: none"> • Provide COGs with standardized guide and SOW template |
| Week of January 30, 2023, through February 28, 2023 | COGs (and eligible #2 & #3 Cities) must engage and inform its member cities of allocation and, in coordination with its member cities shall: <ul style="list-style-type: none"> • assess the performance of current Innovation programs and services, • modify existing programs and services where warranted to achieve results and alignment with the New Framework, |

| | |
|----------------------------------|---|
| | <ul style="list-style-type: none"> design and implement additional programs and services as needed within the context of the New Framework |
| | <p>CEO HI/LDC to review Statement of Work (SOW) and Pricing Schedules (PC) on a flow basis.</p> <p>CEO-HI/LDC to host office hours for cities and COGs to provide technical assistance and advisory guidance.</p> |
| February 28, 2023 | COGs/Eligible Cities to submit draft SOWs to CEO HI |
| By March 15, 2023, | Finalize SOW's |
| | Development and execution of contracts |
| July 1st, 2023 | FY 23-24 Funds available |



FY 23-24 Local Solutions Fund (LSF) - Proposed City Programs

| City | City Program | Key Performance Metrics | Funding Option #1 | | Funding Option #2 | |
|----------------------|--|--|-------------------|------------------|-------------------|------------------|
| | | | Amount | Targets | Amount | Targets |
| Beverly Hills | Interim Housing & Supportive Services | Approximate # of unhoused people moved into temporary shelter (motel) for up to 90 days at \$110 per day while they transition to permanent supportive housing | \$198,000 | 20 | \$118,918 | 12 |
| | Housing Navigation, Case Management, and Care Coordination | Approximate # of unhoused people moved into permanent supportive housing after their 90 day motel stay with a full-time housing navigator | \$100,000 | 12 | \$100,000 | 12 |
| | Flex Funds | Approximate # of unhoused people receiving housing related assistance such as deposits or moving expenses. | \$75,125 | 30 | \$0 | 0 |
| | Total | | | \$373,125 | 62 | \$218,918 |
| Culver City | Motel Voucher Program | Provide up to 180-days of emergency interim housing for up to 20 people. | \$186,563 | 20 | \$181,361 | 15 |
| | | # of people transitioned to permanent housing including permanent supportive housing, housing with family or friends, or other permanent housing. | \$186,563 | 15 | \$181,361 | 15 |
| | Total | | | \$373,125 | 35 | \$362,722 |
| Santa Monica | SMPD 311 Homelessness Related Response | # of duplicated contacts made with people who generate 311 requests related to homelessness | \$200,000 | 2,600 | \$250,000 | 3,000 |
| | CSD Eviction Prevention | # of unduplicated people who would receive legal services, case management, and/or other support services to prevent eviction | \$173,125 | 40 | \$205,898 | 50 |
| | SMFD/CRU Case Management/Flex | # of unduplicated people who would receive assessment, linkage to service providers, and ongoing case management if needed | \$0 | 0 | \$100,000 | 60 |
| | CAO Shelter Treatment and Empowerment Program (STEP) | # of unduplicated people who would receive housing navigation | \$0 | 0 | \$100,000 | 40 |
| | First Responder Emergency Motel Voucher | # of unduplicated households who would receive short-term emergency shelter | \$0 | 0 | \$10,000 | 12 |
| | Total | | | \$373,125 | 2,640 | \$665,898 |

| City | City Program | Key Performance Metrics | Funding Option #1 | | Funding Option #2 | |
|--------------------|--|--|--------------------|--------------|--------------------|--------------|
| | | | Amount | Targets | Amount | Targets |
| West Hollywood | West Hollywood Pilot for Guaranteed Income (WHPGI) | WHPGI operates for full 18months as planned | \$19,000 | 25 | \$19,000 | 25 |
| | West Hollywood Care Team | Homeless community members served by the West Hollywood Care Team will know about their rehousing options and pathways to community-based care | \$354,000 | 50 | \$225,962 | 32 |
| | Total | | \$373,000 | 75 | \$244,962 | 57 |
| Grand Total | | | \$1,492,375 | 2,812 | \$1,492,500 | 3,273 |



DATE: April 17, 2023

TO: Westside Cities Council of Governments Board

FROM: Westside Cities Council of Governments Staff

SUBJECT: Executive Director Updates

WSSCOG Updated Board Member Roster

On April 6, 2023, Mayor Julian Gold appointed Vice Mayor Lester Friedman as the new alternate to the WSSCOG Board representing the City of Beverly Hills.

Upcoming WSSCOG Board Appointments

WSSCOG staff will be coordinating the future appointments for the Santa Monica Bay Restoration Commission, which is currently being held by Vice Mayor Yasmine-Imani McMorrin (City of Culver City) in a two-year term ending on August 31, 2023. The WSSCOG will open the call for candidates in June 2023 and the Board will appoint the representative at the WSSCOG Regular Board Meeting in August.

WSSCOG Recent Activities

Below is a summary of WSSCOG activities between February 7, 2023 and April 17, 2023:

Administrative Activities

WSSCOG staff continued working with the City of Beverly Hills and Moss, Levy & Hartzheim LLP to finalize the WSSCOG's FY 2021-22 financial audit. WSSCOG staff also worked with the cities' staff to ensure that the Boardmembers file their Form 700 by the April 3rd deadline. WSSCOG staff participated in the following meetings: COG Executive Director monthly meetings; Metro CEO and Subregional Directors meeting.

Transportation Working Group

WSSCOG staff convened the Transportation Working Group in February and March. Refer to [Attachment A](#) for agenda items that were discussed in the meeting.

Homelessness Working Group

WSSCOG staff met with the Homelessness Working Group members representing the cities of Beverly Hills, Culver City, Santa Monica, and West Hollywood to discuss and develop recommendations for the County Local Solutions Funds, including funding allocation methodology, regional programs, and proposed city programs.

Housing Working Group

WSSCOG staff convened the Housing Working Group on February 28 for ECONorthwest to present the findings from the pro forma analysis and funding gap analysis, as well as SCAG to

present the latest updates on the REAP 2.0 update related to the PATH Program (Programs to Accelerate Transformative Housing). WSCCOG staff also continued to review the cities' housing elements to develop an implementation strategy related affirmatively furthering fair housing.

Regional Early Action Plan (REAP) Subregional Partnership (SRP) 2.0 Call for Applications

SCAG recently announced on April 12th that the REAP 2021 Call for Applications for the [Subregional Partnership \(SRP\) 2.0 Program](#), which closes on May 31 (unless extended). This is a non-competitive Call for Applications for eligible subregional partners as detailed in the program guidelines with an estimated budget of \$23 million available through REAP 2.0. Please note that SCAG's full REAP 2.0 application is pending State approval, and programs are subject to change upon State approval. According to the [Regional Partnership 2.0 Program Guidelines](#), the WSCCOG is estimated to receive \$330,355 under REAP 2.0 to support the cities of Beverly Hills, Culver City, Santa Monica, and West Hollywood.

This Call for Applications awards funding and technical assistance for local housing element implementation projects that focus on:

- Land use planning, related studies and/or programs that result in implementable/adoptable programs and policies (meaning subject to adoption or approval of the legislative body) required to meet the programs, projects, and commitments in draft, adopted and/or compliant 6th cycle Housing Elements;
- Outreach supporting programs, projects or plans required in draft, adopted and/or compliant 6th cycle Housing Elements and consistent with SCAG's adopted Racial Equity Action Plan;
- Housing strategies for increasing supply and lasting affordability including strategic planning and/or seed funding for subregional housing trust funds and community land trusts in compliance with the Guidelines;
- Technical assistance to implement the eligible activities and uses listed above, including temporary staffing and consultant costs. The SRP 2.0 program can fund existing or temporary staff support to manage and implement eligible REAP 2.0 activities. Costs incurred by existing staff must clearly delineate and differentiate work that is funded by existing sources and is limited to work on REAP-eligible activities; and
- Eligible activities in the SCAG's REAP 2.0 Programs to Accelerate Transformative Housing (PATH).

Projects must meet the three REAP 2.0 funding objectives:

1. Accelerate infill housing,
2. Reduce vehicle miles traveled (VMT), and
3. Support efforts for Affirmatively Furthering Fair Housing (AFFH)

WSCCOG staff proposes to develop a flex fund for the Westside cities to access a bench of consultants for professional technical assistance to implement the housing elements, as well as the recommendations identified in the WSCCOG REAP 1.0 studies, including the [Westside Development Constraints Analysis](#) and [Housing Production Policy Best Practices](#); affirmatively furthering fair housing study, and subregional affordable housing funding program study. WSCCOG staff will work with the cities to refine specific activities to include in the scope of work for the application.

WSCCOG Transportation Working Group

Agenda for Tuesday, February 28, 2023

1. WSCCOG Updates
 - a. Welcome to new staff from cities of Culver City, City of LA, County of LA, and Metro
2. MSP Annual Update
 - a. MSP/SEP 5-Year Cash Flows
 - i. New cash flow by jurisdiction for FY 26-27
 - b. No changes to annual process
 - i. Timeline
 1. Initial discussion in January
 2. Follow-up conversation in February
 3. Detailed discussion with Fehr and Peers in March
 4. Draft update in April
 5. Revised update in May
 6. Request to COG Board in June
 7. Request to Metro Board in September/October
 - c. MSP can fund environmental analysis, design, engineering, right-of-way acquisition, and construction for capital projects
 - d. Any project, scope, or budget modifications?
3. 2023 TWG Priorities and Future Agenda Items
 - a. Westside/Central Service Council
 - b. Other policy or funding priorities?
4. Funding Opportunities
 - a. Due April 28 - Metro Visionary Seed Fund
 - i. Innovation Forum on March 8, 2023, in Union Station Ticket Hall
 - ii. Notice of Funding Opportunity available after the forum on March 8
 - iii. Questions due April 14, 2023
 - iv. Applications due electronically on April 28, 2023
 - b. Caltrans Reconnecting Communities Highways to Boulevards (RC:H2B) Program
 - i. Call for Projects - Spring/Summer 2023
 - ii. Third Stakeholder Workshop on Tuesday, March 7th
 - c. Due March 9 - Caltrans Sustainable Transportation Planning Grants
 - d. Due March 23 - Mobile Source Air Pollution Reduction Review Committee (MSRC) Microtransit Request for Proposals (RFP) - [Link], [Flyer], and [RFP]
 - e. SCAG Grant Opportunities Overview
 - i. Go Human Community Hubs Program
5. Recurring Items

- a. February 2023 WSCCOG Board Meeting Recap
 - i. SCAG Transportation Committee representative is now Councilmember Sharona Nazarian of Beverly Hills
- b. Westside/Central Service Council Meeting - Recap
- c. Sepulveda Transit Corridor
 - i. Station Locations Released for Public Input
 - ii. Environmental Review Contract Modified

Agenda for Tuesday, March 28, 2023

1. WSCCOG Updates
 - a. MSP Annual Update
 - i. MSP/SEP 5-Year Cash Flows
 - ii. Timeline
 1. Detailed discussion with Fehr and Peers in March
 2. Draft update in April
 3. Revised update in May
 4. Request to COG Board in June
 5. Request to Metro Board in October
 - b. MSP can fund environmental analysis, design, engineering, right-of-way acquisition, and construction for capital projects
 - c. Presentation from Fehr and Peers
 - d. Any project, scope, or budget modifications?
 - e. Updates from February
 - i. City of LA may modify scopes and schedules
 - ii. West Hollywood may reallocate funds from Willoughby Greenway to Fountain Ave Class IV Bikeway
2. Potential Subregional Equity Program (SEP) Acceleration Request
 - a. Gateway Cities COG Example
3. Potential Enhanced Infrastructure Financing District (EIFD) state law modification
 - a. Legislative Amendment Proposal Overview
 - b. Legislative Amendment Text
 - c. City of West Hollywood Amendment Support Letter
4. 2023 TWG Priorities and Future Agenda Items
 - a. Items for April WSCCOG Board Meeting?
 - i. Rescheduled for April 20th, 12-1:15 pm in Culver City
 - ii. Other policy or funding priorities?
5. Funding Opportunities
 - a. Due Date Extended to May 5 - Metro Visionary Seed Fund
 - b. March 8, 2023 Innovation Forum Recap
 - c. Notice of Funding Opportunity

- i. \$3 million total for up to six pilot projects
 - ii. No minimum award size
 - iii. Minimum 40% local cost share either in cash or in-kind
 - iv. 30 month timeline for project development, implementation, and evaluation
 - v. Questions due April 21, 2023
 - vi. Application due May 5, 2023

- 6. Caltrans Reconnecting Communities Highways to Boulevards (RC:H2B) Program
 - a. Call for Projects - Late Spring or Early Summer 2023
 - b. Draft Guidelines Available
 - c. Third Stakeholder Workshop Recap

- 7. SCAG Grant Opportunities Overview
 - a. Go Human Community Hubs Program

- 8. Recurring Items
 - a. Westside/Central Service Council Meeting - Recap
 - b. Sepulveda Transit Corridor
 - i. Station Location Feedback Form Closed
 - 1. Metro receiving feedback via email at sepulvedatransit@metro.net



City of West Hollywood

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March 7, 2023

CITY COUNCIL

SEPI SHYNE
Mayor

JOHN ERICKSON
Mayor Pro Tempore

Chelsea Byers
Councilmember

JOHN Heilman
Councilmember

LAUREN MEISTER
Councilmember

Hon. Laura Friedman, Chair
Transportation Committee
California State Assembly
1021 O Street, Suite 5740
Sacramento, CA 95814

Hon. Lena Gonzalez, Chair
Transportation Committee
California State Senate
1021 O Street, Suite 7720
Sacramento, CA 95814

RE: Aligning State Enhanced Infrastructure Financing District (EIFD) Law with Updated Federal TIFIA Financing Terms to Facilitate Value Capture for Transit Investments

Dear Chairs Friedman and Gonzalez,

Thank you for your comments on the benefits of value capture as a revenue tool supporting improved transit at your recent joint hearing. We are pleased to inform you that the City of West Hollywood has been pursuing value capture as a central element of planning for the Metro K Line Northern Extension light rail project (formerly the Crenshaw/LAX Line Northern Extension). For several years, the City of West Hollywood has been advancing this key project in collaboration with Metro and the City of Los Angeles.

Enclosed for your information is a fact sheet profiling the proposed light rail line, a summary of our previous funding capacity analysis including value capture through a potential Enhanced Infrastructure Finance District (EIFD), and a summary of a minor technical amendment in state EIFD law that we are pursuing through state legislation. We're currently updating our previous financial analysis in preparation for resumed interagency discussions on the overall funding package that were put on hold during the COVID pandemic. To leverage long-term value capture revenue which is slow to ramp up for upfront transit investment, we are exploring a federal "Transportation Infrastructure Finance and Innovation Act" (TIFIA) loan. Fortunately, the new federal "Infrastructure Investment and Jobs Act" (IIJA) made the terms of TIFIA loans more generous by allowing longer maximum terms (up to 75 years). To take advantage of this new provision, we are pursuing state legislation to make a minor technical change to the applicable state code authorizing EIFDs (SB 628, Beal, 2014) to align the maximum term of EIFDs to the same 75 years rather than the current limit of 45 years. Doing so would reduce annual payments for local agencies and make EIFDs more viable as a value-capture tool for jurisdictions pursuing critical transit capital investments.

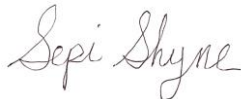
K Line North would extend the existing Metro K Line through Mid-City Los Angeles, West Hollywood, and Hollywood to the Hollywood Bowl. The line would connect five existing Metro rail lines generating over 90,000 daily passengers, more than any other light rail project in the country. Based on a letter from Metro CEO Stephanie Wiggins to then West Hollywood Councilmember Lindsey Horvath, the project's draft environmental document will be released later this year.

Please let us know if you, your staff, or your committees' consultants have any questions or if you have any ideas on how we can move this minor state legislative amendment forward to make EIFDs and value capture more feasible for transit projects.

Our City's Metro team is ready to meet and discuss the above proposal. David Fenn, Sr. Planner can be reached at (323) 848-6336 or via email at dfenn@weho.org Hernan Molina, Governmental Affairs Liaison can be reached at 323-848-6364 or at hmolina@weho.org

Thank you for your leadership in pursuing state legislative and administrative actions to enhance both local and state transportation systems to provide more mobility options for all Californians.

Sincerely,



Sepi Shyne
MAYOR

Enclosures

- Attachment 1 - K Line North Fact Sheet
- Attachment 2 - WeHo K Line North Funding Study Summary 2019
- Attachment 3 - EIFD Legislative Amendment Proposal Details

- C: Hon. Ben Allen, SD-24
Hon. Rick Chavez Zbur, AD-51
Hon. Lindsey Horvath, Supervisor 3rd District, County of Los Angeles
Farra Bracht, Chief Consultant, Assembly Transportation Committee
Randy Chinn, Chief Consultant, Senate Transportation Committee

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03/28/23 10:18 AM
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An act to amend Section 53398.63 of the Government Code, relating to local finance.

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THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 53398.63 of the Government Code is amended to read:

53398.63. After receipt of a copy of the resolution of intention to establish a district, the official designated pursuant to Section 53398.62 shall prepare a proposed infrastructure financing plan. A plan shall be proposed for the district which shall include any project areas, if proposed, within the district. The infrastructure financing plan shall be consistent with the general plan, and specific plan, if applicable, of the city or county within which the district is located and shall include all of the following:

(a) A map and legal description of the proposed district, which may include all or a portion of the district designated by the legislative body in its resolution of intention.

(b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance.

(c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district.

(d) A financing section, which shall contain all of the following information:

(1) A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may change over time.

(2) A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year.

(3) A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt.

(4) A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan.

(5) Either of the following:

(A) A date on which the district will cease to exist, by which time all tax allocation to the district will end. ~~The~~

(i) For plans proposed on or after January 1, 2024, for districts enacted primarily for the purpose of development and construction of zero-emission mass transit projects such as rail, bus rapid transit, and related transit-oriented projects, where at least 75 percent of the revenue from the district is used for debt service on a federal Transportation Infrastructure Finance and Innovation Act (TIFIA) loan, the date shall not be more than 75 years from the date on which the issuance of bonds is approved pursuant to Section 53398.77, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87.



(ii) For all other districts, the date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to Section 53398.77, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87.

(B) If the district is divided into project areas, a date on which the infrastructure financing plan will cease to be in effect and all tax allocations to the district will end and a date on which the district's authority to repay indebtedness with incremental tax revenues received under this chapter will end, not to exceed 45 years from the date the district or the applicable project area has actually received one hundred thousand dollars (\$100,000) in annual incremental tax revenues under this chapter. After the time limits established under this subparagraph, a district or project area shall not receive incremental tax revenues under this chapter. If the district is divided into project areas, a separate and unique time limit shall be applicable to each project area that does not exceed 45 years from the date the district has actually received one hundred thousand dollars (\$100,000) in incremental tax revenues under this chapter from that project area.

(6) An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district.

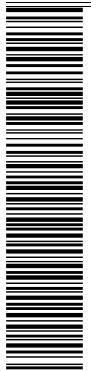
(7) An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity.

(8) A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project.

(e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56.

(f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52.

SEC. 2. The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique timelines of districts enacted primarily for the purpose of development and construction of zero-emission mass transit projects.



LEGISLATIVE COUNSEL'S DIGEST

Bill No.

as introduced, _____.

General Subject: Local finance: enhanced infrastructure financing districts.

Existing law establishes enhanced infrastructure financing districts to finance public capital facilities or other specified projects of communitywide significance. Existing law provides for the membership of the governing body of the district, referred to as the public financing authority. Existing law authorizes the legislative body of a city or a county to designate a proposed enhanced infrastructure financing district by adopting a resolution of intention to establish the proposed district which, among other things, is required to state that an enhanced infrastructure financing district is proposed and describe the boundaries of the proposed district. Existing law requires the public financing authority to direct the preparation of and adopt an infrastructure financing plan consistent with the general plan and any relevant specific plan, and consisting of, among other things, a financing section. Existing law requires that the financing section include a plan for financing the public facilities, a limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan, and a date, either not more than 45 years from the date on which the issuance of the bonds is approved for the plan on which the district will cease to exist, by which time all tax allocation to the district will end, or, where the district is divided into project areas, a date on which the infrastructure financing plan will cease to be in effect and all tax allocations to the district will end and a date on which the district's authority to repay indebtedness with incremental tax revenues will end, as specified.

This bill, for plans proposed on or after January 1, 2024, would specify that for districts enacted primarily for zero-emission mass transit projects where at least 75% of the revenue from the district is used for debt service on a federal Transportation Infrastructure Finance and Innovation Act loan, the date on which the district will cease to exist shall not be more than 75 years from the date of the issuance of bonds or approval of a loan.

This bill would make legislative findings and declarations as to the necessity of a special statute for specified districts enacted primarily for the purpose of development and construction of zero-emission mass transit projects.

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

