



AGENDA ITEM 1

REPORT

Southern California Association of Governments
November 6, 2025

MINUTES OF THE REGULAR MEETING COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD) THURSDAY, SEPTEMBER 4, 2025

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD). A VIDEO AND AUDIO RECORDING OF THE FULL MEETING IS AVAILABLE AT: <http://scag.igm2.com/Citizens/>.

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

Members Present

Hon. David Shapiro, Chair

Hon. Rocky Rhodes, Vice Chair

Hon. Cindy Allen

Hon. Joe Baca

Hon. Debbie Baker

Hon. Drew Boyles

Hon. Don Caskey

Hon. Tanya D. Doby

Hon. Debra Dorst-Porada

Hon. Keith Eich

Hon. Shaunna Elias

Hon. Bob Engler

Hon. Rose Espinoza

Hon. Margaret E. Finlay

Hon. Martin Fuentes

Hon. Victoria Garcia

Hon. Gary Gardner

Hon. Mike Goodsell

Hon. John Grass

Hon. Peggy Huang

Hon. Cecilia Hupp

Hon. William Hussey

Hon. Lynda Johnson

Hon. Megan Kerr

Calabasas

Simi Valley

Long Beach

Rialto

La Palma

El Segundo

Laguna Hills

Los Alamitos

Ontario, Pres. Appt.

La Cañada Flintridge

Glendora

Thousand Oaks

La Habra

Duarte

Cudahy

San Fernando

Desert Hot Springs

Holtville

Brawley

Yorba Linda

Brea

Grand Terrace

Cerritos

Long Beach, Pres. Appt.

District 44

District 46

District 30

SBCTA

District 18

District 40

OCCOG

OCCOG

Member at Large

District 36

District 33

VCOG

OCCOG

District 35

GCCOG

Member at Large

District 2

ICTC

ICTC

OCCOG

OCCOG

SBCTA

GCCOG

Member at Large



REPORT

Sup. Matt LaVere	<i>Ventura County</i>	CoC
Hon. Anni Marshall	<i>Avalon</i>	GCCOG
Hon. Betty Martinez Franco	<i>Irvine, Pres. Appt.</i>	Member at Large
Hon. John Mirisch	<i>Beverly Hills, Pres. Appt.</i>	Member at Large
Hon. Joseph Morabito	<i>Wildomar</i>	WRCOG
Hon. Sheila Rossi	<i>South Pasadena</i>	AVCJPA
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Helen Tran	<i>San Bernardino</i>	SBCTA
Hon. Valerie Vandever	<i>San Jacinto</i>	WRCOG
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
Hon. Acquanetta Warren	<i>Fontana</i>	SBCTA
Hon. Jeff Wood	<i>Lakewood</i>	District 24
Hon. Judy Woolsey	<i>Yucaipa</i>	SBCTA
Hon. Tony Wu	<i>West Covina</i>	SGVCOG
Hon. Frank Yokoyama	<i>Cerritos</i>	District 23
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

Members Not Present

Hon. Valerie Amezcua	<i>Santa Ana</i>	District 16
Hon. Wendy Bucknum	<i>Mission Viejo</i>	District 13
Ms. Lucy Dunn		Ex-Officio
Hon. Waymond Fermon	<i>Indio</i>	CVAG
Hon. Claudia M. Frometa	<i>Downey</i>	District 25
Hon. Mark Henderson	<i>Gardena</i>	District 28
Hon. Jed Leano	<i>Claremont</i>	SGVCOG
Hon. Andrew Masiel, Sr.	<i>Tribal Gov't Reg'l Planning Rep.</i>	
Hon. Geneva Mojado	<i>Soboba Band of Luiseño Indians</i>	
Hon. Joseph Murphy	<i>Pechanga Band of Luiseno Indians</i>	
Hon. Sharona Nazarian	<i>Beverly Hills</i>	WSCCOG
Hon. Misty Perez	<i>Port Hueneme, Pres. Appt.</i>	Member at Large
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Mary Solorio	<i>San Fernando</i>	SFVCOG
Hon. Jesse Zwick	<i>Santa Monica</i>	District 41

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Honorable David Shapiro called the meeting to order at 9:30 a.m. and asked Councilmember Megan Kerr, Long Beach, Member at Large, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

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

SCAG staff noted there were no written public comments received via email before or after the 5pm deadline on Wednesday, September 3, 2025. SCAG staff also noted that there were no public comments for matters not listed on the agenda.

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

REVIEW AND PRIORITIZE AGENDA ITEMS

There were no reprioritizations made.

CONSENT CALENDAR

Approval Items

1. Minutes of the June 5, 2025 Meeting

Receive and File

2. Connect SoCal 2050: Subregional Sustainable Communities Strategy Framework and Guidelines

Chair Shapiro requested the June 5, 2025 minutes be amended to reflect the attendance of Councilmember Helen Tran, San Bernardino, RC District 7.

A MOTION was made (Morabito) to approve Consent Calendar Approval Item 1, Minutes of the June 5, 2025 Meeting, as amended; and Receive and File Item 2. The Motion was SECONDED (Baker) and passed by the following roll call vote:

AYES: Baker, Caskey, Dorst-Porada, Espinoza, Fuentes, Goodsell, Grass, Huang, Hussey, Kerr, LaVere, Martinez Franco, Mirisch, Morabito, Rhodes, Rossi, Santa Ines, Shapiro, Shevlin, Vandever, Waronek, Wu, and Yokoyama, (23)

NOES: None (0)

ABSTAIN: None (0)

There were no public comments on the Consent Calendar.

INFORMATION ITEMS

3. Panel on Shared Equity Homeownership Models

Chair Shapiro provided background information and noted that as part of the Connect SoCal 2024 regional planning policies for increasing homeownership opportunities across the region, today's presentations would explore two different shared-equity programs that support affordable homeownership for individuals and families with qualifying incomes to become homeowners at below-market prices.

Chair Shapiro introduced panelist Margy Brown, Executive Director for the Urban Homesteading Assistance Board (UHAB) and Devin Culbertson, Vice President, Innovative Finance, Grounded Solutions. He asked Ms. Brown to begin with her presentation on "UHAB's" programs, noting that Mr. Culbertson's presentation, "Homes for the Future Initiative (HFFF)", would follow. He asked the CEHD committee to hold questions until the end.

Ms. Brown provided an overview of the Urban Homesteading Assistance Board (UHAB) programs. She described how UHAB, a nonprofit, empowers low and moderate-income tenants to become homeowners through shared equity and limited equity housing. Ms. Brown highlighted the benefits of affordable co-ops, including stability, democratic participation, wealth building, and long-term affordability for communities. She also discussed the roles and services of cooperative housing in New York City, highlighting the role of technical assistance and training in resident-controlled housing. She explained the different types of co-ops, detailed the roles of state and municipal governments in governing co-ops and affordable housing. She also shared UHAB's history, tracing its origins to the 1970s homesteading movement in New York City, and explained how the organization has helped develop over 25,000 units of affordable housing through co-ops. She concluded by describing the services that UHAB provides, including training, technical assistance, monitoring, and share loans, as well as efforts to foster cooperation among co-ops.

Mr. Culbertson presented on the Homes for the Future Initiative (HFFF), which invests in preserving affordable single-family homes for renters and buyers in growing American cities. He provided background information and explained that the initiative aims to expand the portfolio of shared equity homes and homes with lasting affordability by utilizing a new investment strategy focused on acquiring single-family homes and renting them in strong economic areas for up to 10 years before selling them into shared equity. He also highlighted HFFF's partnership with single-family rental operators to leverage their cost-effective acquisition, rehab, and operation capabilities, and

emphasized the importance of timing and place in capturing market opportunities. He explained how HFFF targets home ownership for low to moderate-income families by acquiring homes at market price, renting them, and eventually selling at a discount to create more affordable housing. Additional highlights included discussion on financial strategies, the need for public subsidies, and opportunities for potential partnerships with housing authorities, CDCs, and municipalities to lower costs and increase access to affordable housing.

Ms. Brown and Mr. Culbertson responded to the comments and questions expressed by the members, including comments that focused on the risk to single-family home ownership, proposed anti-speculation policies, and discussions regarding housing initiatives through the Community Opportunity to Purchase Act (COPA) and the Tenant Opportunity to Purchase Act (TOPA) programs. Additional questions focused on the shared costs and maintenance of multi-family/shared equity models and how projects in the presentations would work in California.

The CEHD members expressed gratitude for the speaker's thorough presentations.

There were no public comments on Item 3.

The comprehensive staff report, and PowerPoint Presentations: Urban Homesteading Assistance Board (UHAB) and Homes for the Future Initiative (HFFF) were provided in the agenda packet.

4. Demographic Data Update

Chair Shapiro provided background information noting that within CEHD's purview, many programs and policy areas require up-to-date understanding of the region's people, housing, and jobs both today and where the region is heading in the future. He asked Kevin Kane, Ph.D., SCAG staff, to provide a brief update on the region's demographics.

Dr. Kane provided an update of key demographic trends occurring in Southern California. He indicated that while the region's growth rate has slowed compared to historical rates, it had recently returned to growth with 72,000 new residents in 2023 and 48,000 in 2024. Additional data presented included:

- Components of population change, and challenges in predicting immigration trends;
- Data on total housing production, housing trends, and preferences in California; and
- Housing types, with Los Angeles County leading in multi-family and ADU development, while Riverside County leads in single-family homes.

The presentation concluded with an announcement of the upcoming 2028-2050 RTP/SCS Regional Forecast and promotion of the 36th Annual Southern California Demographic Workshop on October

1st, featuring keynote speaker, Dowell Myers, Ph.D., USC professor, highlighting the theme: Revisiting the Intergenerational Contract.

Dr. Kane responded to the comments and questions expressed by the members including questions regarding the future of California's housing market, as it pertains to homeownership by an aging population, the impact on immigration and universities due to student visas being placed on hold, the statistics on measuring commuting patterns and housing preferences, and what factors attract new residents to California.

There were no public comments on Item 4.

The comprehensive staff report and PowerPoint Presentation: Demographic Update CEHD 2025 was provided in the agenda packet.

5. CEHD Committee Outlook and Future Agenda Items

Ms. Elizabeth Carvajal, Deputy Director of Planning and Land Use, provided an overview of the committee's purview and upcoming agenda items for Fiscal Year (FY) 2026. She asked the Committee to provide any additional recommendations for future agenda items.

There were no public comments on Item 5.

CHAIR'S REPORT

Chair Shapiro recognized and welcomed the following members to the CEHD Committee:

- Victoria Garcia, Presidential Appointment, San Fernando
- Sharona Nazarian, WSCCOG, Beverly Hills
- Sheila Rossi, AVCJPA, South Pasadena
- Valerie Vandever, WRCOG, San Jacinto
- Betty Franco Martinez, Presidential Appointment, Irvine
- Megan Kerr, Presidential Appointment, Long Beach

He also reported that SCAG recently released a joint report with Brookings Metro, "Good Data, Stronger Tribes: Overcoming Native American Data Challenges in Southern California." He noted that the this report examines persistent barriers to reliable data for Native American Tribes in the SCAG region and outlines a regional roadmap for change. He explained that this work builds directly on SCAG's Inclusive Economic Recovery Strategy. Ad that the IERS laid out more than 50 recommendations to advance an equitable recovery across housing, transportation, workforce, and economic development. He further explained that this work was made possible by State Senator

Susan Rubio, who secured \$3.5 million in state funding for this study. He thanked Senator Rubio for her leadership, which has allowed SCAG to move from planning to implementation, including commissioning this first-of-its-kind analysis on Tribal data challenges in the region.

STAFF REPORT

Jonathan Davis, SCAG Government Affairs Officer, reported that registration was open for SCAG's 36th Annual Demographic Workshop, which would be held both in person at the downtown Los Angeles office and online on October 1, 2025, starting at 9:00 AM. He reported that this year's Demographic Workshop theme, "[Revisiting the Intergenerational Contract](#)," would feature noted professor and author [Dowell Myers, Ph.D.](#), as keynote speaker. He noted that online registration would close Friday, September 26 and that this event was free for elected officials and city managers in the region.

ADJOURNMENT

There being no further business, Chair Shapiro adjourned the meeting of the Community, Economic, and Human Development Committee at 11:13 a.m.

Carmen Summers

Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE ATTENDANCE REPORT														
2025-26														
MEMBERS	Representing	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total Mtgs Attended To Date
Allen, Cindy	Long Beach, RC District 30	1			1									2
Amezcuca, Valarie	Santa Ana, RC District 16													
Baca, Joe	Rialto, SBCTA				1									1
Baker, Debbie	La Palma, RC District 18	1			1									2
Boyles, Drew	El Segundo, RC District 40				1									1
Bucknum, Wendy	Mission Viejo, RC District 13	1												1
Caskey, Don	Laguna Hills, OCCOG				1									1
Doby, Tanya D.	Los Alamitos, OCCOG	1			1									2
Dorst-Porada, Debra	Ontario, Pres. Appt. (Member at Large)				1									1
Dunn, Lucy	Business Representative	1												1
Eich, Keith	La Cañada Flintridge, RC District 36	1			1									2
Elias, Shaunna	Glendora, RC District 33				1									1
Engler, Bob	Thousand Oaks, VCOG	1			1									2
Espinoza, Rose	La Habra, OCCOG	1			1									2
Fermon, Waymond	Indio, CVAG													
Finlay, Margaret E.	Duarte, RC District 35				1									1
Frometa, Claudia M.	Downey, RC District 25	1												1
Fuentes, Martin	Cudahy, GCCOG				1									1
Garcia, Victoria	San Fernando, Pres. Appt. (Member at Large)				1									1
Gardner, Gary	Desert Hot Springs, RC District 2	1			1									2
Goodsell, Mike	ICTC	1			1									2
Grass, John	Brawley, ICTC	1			1									2
Henderson, Mark E.	Gardena, RC District 28	1												1
Huang, Peggy	Yorba Linda, OCCOG	1			1									2
Hupp, Cecilia	Brea, OCCOG	1			1									2
Hussey William	Grand Terrace, SBCTA	1			1									2
Johnson, Lynda	Cerritos, GCCOG	1			1									2
Kerr, Megan	Long Beach, Pres. Appt. (Member at Large)				1									1
LaVere, Matt	Ventura County CoC				1									1
Leano, Jed	Claremont, SGVCOG	1												1
Marshall, Anni	Avalon, GCCOG	1			1									2
Martinez Franco, Betty	Irvine, Pres. Appt. (Member at Large)				1									1
Masiel, Sr., Andrew	Pechanga Band of Luiseno Indians Tribal Gov													
	Reg Planning Board													
Mirisch, John	Beverly Hills, Pres. Appt. (Member at Large)	1			1									2
Mojado, Geneva	Soboba Band of Luiseño Indians													
Morabito, Joseph	Wildomar, WRCOG	1			1									2
Murphy, Joseph	Pechanga Band of Luiseno Indians													
Nazarian, Sharona	Beverly Hills, WSCCOG													
Perez, Misty	Port Hueneme, Pres. Appt. (Member at Large)													
Raman, Nithya	Los Angeles, RC District 51													
Rhodes, Rocky	Simi Valley, RC District 46	1			1									2
Rossi, Sheila	South Pasadena, AVCIPA				1									1
Santa Ines, Sonny	Bellflower, GCCOG	1			1									2
Shapiro, David J.	Calabasas, RC District 44	1			1									2
Shevlin, Becky A.	Monrovia, SGVCOG	1			1									2
Solorio, Mary	San Fernando, SFVCOG	1												1
Tran, Helen	San Bernardino, SBCTA	1			1									2
Valeria Vandever	San Jacinto, WRCOG				1									1
Waronek, Mark	Lomita, SBCCOG	1			1									2
Warren, Acquanetta	Fontana, SBCTA				1									1
Wood, Jeff	Lakewood, RC District 24	1			1									2
Woolsey, Judy	Yucaipa, SBCTA	1			1									2
Wu, Tony	West Covina, SGVCOG	1			1									2
Yokoyama, Frank A.	Cerritos, RC District 23	1			1									2
Zerunyan, Frank	Rolling Hills Estates, SBCCOG	1			1									2
Zwick, Jesse	Santa Monica, RC District 41	1												1
TOTAL ATTENDANCE		34			41									