



**MINUTES OF THE REGULAR MEETING
COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD)
THURSDAY, JUNE 5, 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.ig2.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	<i>Calabasas</i>	District 44
Hon. Rocky Rhodes, Vice Chair	<i>Simi Valley</i>	District 46
Hon. Cindy Allen	<i>Long Beach</i>	District 30
Hon. Debbie Baker	<i>La Palma</i>	District 18
Hon. Wendy Bucknum	<i>Mission Viejo</i>	District 13
Hon. Tanya D. Doby	<i>Los Alamitos</i>	OCCOG
Ms. Lucy Dunn		Ex-Officio
Hon. Keith Eich	<i>La Cañada Flintridge</i>	Distric
Hon. Bob Engler	<i>Thousand Oaks</i>	VCOG
Hon. Rose Espinoza	<i>La Habra</i>	OCCOG
Hon. Claudia M. Frometa	<i>Downey</i>	District 25
Hon. Gary Gardner	<i>Desert Hot Springs</i>	District 2
Hon. Mike Goodsell	<i>Holtville</i>	ICTC
Hon. John Grass	<i>Brawley</i>	ICTC
Hon. Mark Henderson	<i>Gardena</i>	District 28
Hon. Peggy Huang	<i>Yorba Linda</i>	OCCOG
Hon. Cecilia Hupp	<i>Brea</i>	OCCOG
Hon. William Hussey	<i>Grand Terrace</i>	SBCTA
Hon. Lynda Johnson	<i>Cerritos</i>	GCCOG
Hon. Jed Leano	<i>Claremont</i>	SGVCOG
Hon. Anni Marshall	<i>Avalon</i>	GCCOG
Hon. John Mirisch	<i>Beverly Hills, Pres. Appt.</i>	Member at Large
Hon. Joseph Morabito	<i>Wildomar</i>	WRCOG



Hon. Zizette Mullins	<i>Burbank</i>	AVCJPA
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Mary Solorio	<i>San Fernando</i>	SFVCOG
Hon. Helen Tran	<i>San Bernardino</i>	SBCTA
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
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
Hon. Jesse Zwick	<i>Santa Monica</i>	District 41

Members Not Present

Hon. Valerie Amezcua	<i>Santa Ana</i>	District 16
Hon. Joe Baca	<i>Rialto</i>	SBCTA
Hon. Drew Boyles	<i>El Segundo</i>	District 40
Hon. Don Caskey	<i>Laguna Hills</i>	OCCOG
Hon. Debra Dorst-Porada	<i>Ontario, Pres. Appt.</i>	Member at Large
Hon. Shaunna Elias	<i>Glendora</i>	District 33
Hon. Waymond Fermon	<i>Indio</i>	CVAG
Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Hon. Betty Martinez Franco	<i>Irvine, Pres. Appt.</i>	Member at Large
Hon. Martin Fuentes	<i>Cudahy</i>	GCCOG
Hon. Megan Kerr	<i>Long Beach, Pres. Appt.</i>	Member at Large
Sup. Matt LaVere	<i>Ventura County</i>	CoC
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. Misty Perez	<i>Port Hueneme, Pres. Appt.</i>	Member at Large
Hon. Freddy Puza	<i>Culver City</i>	WCCOG
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Acquanetta Warren	<i>Fontana</i>	SBCTA

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Honorable David Shapiro called the meeting to order at 10:05 a.m. and asked Councilmember Gary Gardner, Desert Hot Springs, District 2, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Chair Shapiro provided detailed instructions and general information on how to provide public comments.

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 5pm on Wednesday, June 4, 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 April 3, 2025 Meeting

Receive and File

2. CEHD Agenda Outlook and Future Agenda Items
3. Connect SoCal 2024: Sustainable Communities Strategy Acceptance Target Updates
4. Connect SoCal 2024: Implementation Strategies Update

MOTION was made (Bucknum) to approve Consent Calendar Approval Item 1; and Receive and File Items 2-4. Motion was SECONDED (Gardner). The motion was passed by the following roll call vote:

AYES: Baker, Bucknum, Doby, Eich, Engler, Espinoza, Gardner, Goodsell, Grass, Henderson Huang, Hupp, Hussey, Johnson, Mirisch, Mullins, Rhodes, Santa Ines, Shapiro, Shevlin, Solorio, Tran, Waronek, Wood, Woolsey, Wu, Yokoyama, Zerunyan and Zwick (29)

NOES: None (0)

ABSTAIN: None (0)

There were no public comments on this item.

INFORMATION ITEMS

5. Built Housing

Chair Shapiro provided background information and noted that today's presentation would explore innovations and a variety of tools and strategies that can support increasing housing production, of all types, reducing cost and production timelines. He noted that one of those strategies is factory-built housing. He asked Mr. Eduardo Santana, Chief Communications Officer, Impact Housing, to share the company's work on delivering high-quality attainable housing through a scalable modular development model.

Mr. Santana provided an overview of the factory-built housing model to address the housing crisis in Southern California. He highlighted Impact Housing's success in San Diego and their desire to expand to Los Angeles, emphasizing the need for supportive policies to delivering high quality attainable housing through a scalable modular development model. To date, Impact Housing has completed five projects, manufactured over 1,200 modular units and is actively developing and operating hundreds of multifamily homes. Mr. Santana explained their vertically integrated approach, which includes in-house design, engineering, manufacturing, and general contracting, allowing for cost savings of 20-35% compared to traditional construction. Additional highlights included discussion on plans to expand to a larger facility and work with third-party developers to increase production. The presentation concluded with a discussion of cost savings, workforce considerations, and potential opportunities in rebuilding efforts after wildfires.

Mr. Santana responded to the comments and questions expressed by the Councilmembers which focused on the opportunities and challenges faced in delivering emergency housing and ADUs after the wildfires; concerns for affordable housing financing requirements, including prevailing wages; reduced parking requirements including challenges for emergency response vehicles and policies that affect building codes or zoning. Mr. Santana noted he would share ADU pricing and information with the CEHD members.

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

There were no public comments on this item.

The comprehensive staff report was provided in the agenda packet. Copies of the video link and PowerPoint presentation will be distributed to the CEHD members after the meeting and posted on the website.

6. Advancing Local Economic Development through Placemaking

Chair Shapiro provided background information and introduced Ms. Jennifer Lilley, AICP Director of Community and Economic Development for the City of Riverside. He asked Ms. Lilley to begin her presentation on the efforts made to advance placemaking and economic development in the city of Riverside, CA.

Ms. Lilley's presentation focused on Riverside's placemaking strategies, highlighting efforts to promote economic development and improve the city's image. She discussed the city's focus on streamlining development processes, incorporating A.I., and other technology tools, attracting green technology companies, and updating their economic development strategic plan.

Ms. Lilley noted that key achievements included the opening of the AG Innovation Center, the Ohmio, Inc. manufacturing and distribution center for autonomous electric shuttles, and the attraction of several green technology companies such as Voltu Motor Inc. and Hyundai Rotem. Highlights included the expansion of Riverside airport and the future development of a water adventure park in the Northside neighborhood. She noted the importance of community engagement and communication in implementing these projects, noting that the proposed Riverside Adventure Park received positive community feedback. The city is also working on updating their general plan and climate action plan to better align with community desires for placemaking. Ms. Lilley concluded by addressing the challenges in older commercial corridors such as safety issues and outdated regulations, and described efforts to improve these areas through grants, regulatory reforms, and public-private partnerships.

The CEHD members thanked Ms. Lilley for a great presentation.

Ms. Lilley responded to the comments and questions expressed by the Councilmembers including questions regarding permit streamlining and placemaking strategies to assist businesses now, successful community outreach efforts, overcoming infrastructure challenges with business retailers, funding, and required income levels for the affordable housing units being proposed at the Riverside Adventure Center project.

There were no public comments on this item.

The comprehensive staff report was provided in the agenda packet. The PowerPoint presentation will be posted to SCAG's website.

CHAIR'S REPORT

Chair Shapiro recognized and welcomed Hon. Jesse Zwick, Santa Monica, to the CEHD Committee.

Additional organizational updates included the following:

- In May, the California Air Resources Board accepted SCAG's determination that the Connect SoCal 2024 Regional Transportation Plan/Sustainable Communities Strategy meets CARB's greenhouse gas (GHG) emission reduction targets. By accepting the determination, CARB affirms SCAG's efforts to align land use planning with transportation policy and investment to support statewide climate goals. However, the lengthy review process highlighted SCAG's concerns about the need to revisit Senate Bill 375 to better support implementation.
- Following CARB's workshop on updating the target-setting process, we will send a joint comment letter reiterating concerns we have previously raised about revising the process.
- SCAG continues to make progress in implementing Connect SoCal 2024 with detailed updates also among the Receive and Files items in your packet today.
- Thank you to everyone that attended SCAG's 60th Annual General Assembly, where we approved our General Fund Budget and elected our Board Officers for the upcoming year.

STAFF REPORT

Jonathan Davis, SCAG Government Affairs Officer, reported that to celebrate the tenure of SCAG's Immediate Past President Curt Hagman, SCAG released its 2024-25 President's report to highlight the accomplishments from his term. The report is organized by the Presidential priorities established by Supervisor Hagman at the beginning of his term, goods, movement and technology, clean transportation and technology and transit recovery. The report also chronicles advocacy, accomplishments and awards that SCAG received over the past year.

More information can be found on SCAG's website.

ADJOURNMENT

There being no further business, Chair Shapiro adjourned the meeting of the Community, Economic, and Human Development Committee at 11:32 a.m.

Carmen Summers



REPORT

Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

//

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
Amezcuca, Valarie	Santa Ana, RC District 16													0
Baca, Joe	Rialto, SBCTA													1
Baker, Debbie	La Palma, RC District 18	1												0
Boyles, Drew	El Segundo, RC District 40													1
Bucknum, Wendy	Mission Viejo, RC District 13	1												0
Caskey, Don	Laguna Hills, OCCOG													1
Doby, Tanya D.	Los Alamitos, OCCOG	1												0
Dorst-Porada, Debra	Ontario, Pres. Appt. (Member at Large)													1
Dunn, Lucy	Business Representative	1												1
Eich, Keith	La Cañada Flintridge, RC District 36	1												0
Elias, Shaunna	Glendora, RC District 33													1
Engler, Bob	Thousand Oaks, VCOG	1												1
Espinoza, Rose	La Habra, OCCOG	1												0
Fermon, Waymond	Indio, CVAG													1
Finlay, Margaret E.	Duarte, RC District 35													0
Frometa, Claudia M.	Downey, RC District 25	1												1
Fuentes, Martin	Cudahy, GCCOG													0
Garcia, Victoria	San Fernando, Pres. Appt. (Member at Large)													0
Gardner, Gary	Desert Hot Springs, RC District 2	1												1
Goodsell, Mike	ICTC	1												1
Grass, John	Brawley, ICTC	1												1
Henderson, Mark E.	Gardena, RC District 28	1												1
Huang, Peggy	Yorba Linda, OCCOG	1												1
Hupp, Cecilia	Brea, OCCOG	1												1
Hussey William	Grand Terrace, SBCTA	1												1
Johnson, Lynda	Cerritos, GCCOG	1												1
Kerr, Megan	Long Beach, Pres. Appt. (Member at Large)													0
LaVere, Matt	Ventura County CoC													0
Leano, Jed	Claremont, SGVCOG	1												1
Marshall, Anni	Avalon, GCCOG	1												1
Martinez Franco, Betty	Irvine, Pres. Appt. (Member at Large)													0
Masiel, Sr., Andrew	Pechanga Band of Luiseno Indians Tribal Gov Reg Planning Board													
Mirisch, John	Beverly Hills, Pres. Appt. (Member at Large)	1												1
Mojado, Geneva	Soboba Band of Luiseño Indians													
Morabito, Joseph	Wildomar, WRCOG	1												1
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
Rossi, Sheila	South Pasadena, AVCJPA													0
Santa Ines, Sonny	Bellflower, GCCOG	1												1
Shapiro, David J.	Calabasas, RC District 44	1												1
Shevlin, Becky A.	Monrovia, SGVCOG	1												1
Solorio, Mary	San Fernando, SFVCOG	1												1
Tran, Helen	San Bernardino, SBCTA	1												1
Valeria Vandever	San Jacinto, WRCOG													0
Waronek, Mark	Lomita, SBCCOG	1												1
Warren, Acquanetta	Fontana, SBCTA													0
Wood, Jeff	Lakewood, RC District 24	1												1
Woolsey, Judy	Yucaipa, SBCTA	1												1
Wu, Tony	West Covina, SGVCOG	1												1
Yokoyama, Frank A.	Cerritos, RC District 23	1												1
Zerunyan, Frank	Rolling Hills Estates, SBCCOG	1												1
Zwick, Jesse	Santa Monica, RC District 41	1												1
TOTAL ATTENDANCE		34												