



Agenda Report

April 7, 2025

TO: Honorable Mayor and City Council

FROM: Department of Housing

SUBJECT: APPROVE THE AMENDED JOINT EXERCISE OF POWERS AGREEMENT FOR THE BURBANK-GLENDALE-PASADENA REGIONAL HOUSING TRUST TO REMOVE BOARD MEMBER TERM LIMITS

RECOMMENDATION:

It is recommended that the City Council:

- 1) Find that the action proposed herein is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines per Section 15320 (changes in organization of local agencies); and
- 2) Approve the Amended Burbank-Glendale-Pasadena Regional Housing Trust ("Trust") Joint Powers Agreement ("JPA") removing the two-term limit for Board of Director representatives and authorize the City Manager, or his designee, to execute any and all documents necessary to effectuate the staff recommendation.

BACKGROUND:

SB 1177, passed by the California State legislature and signed into law by the Governor in August 2022, authorized the creation of the Burbank-Glendale-Pasadena Regional Housing Trust ("Trust"). The Trust is charged with funding the planning and construction of housing, receive public funds, and authorize and issue bonds for the purposes of funding affordable housing for people of extremely low, very low, low, and moderate-income households.

The legislation allowed the three cities to enter into a Joint Powers Agreement (JPA) and develop bylaws for the regional housing trust for the purpose of funding the planning and construction of housing, receive public funds, and authorize and issue bonds for the purposes of funding affordable housing for people of extremely low, very low, low, and moderate-income households.

The JPA was approved and became effective on March 28, 2023. Each term of service to the Board is two years, and each Director is limited to two terms under the existing JPA; however, the term limits are only required by the JPA, and not by state law. The original Director terms all began when the JPA came into existence on March 28, 2023.

In March 2025, each City appointed a Board member for another two-year term. The current Board consists of Mayor Nikki Perez from Burbank (Chair), Councilmember Dan Brotman from Glendale (Vice Chair), and Vice Mayor Jess Rivas from Pasadena (Director). Each Director is limited to two two-year terms; both Mayor Perez and Councilmember Brotman are serving their second term.

At its February 5, 2025 meeting, the Trust Board considered the current term limits and discussed whether it might be prudent to stagger appointments to avoid the potential for turnover of the entire Board. The Board requested that the member cities consider amending the JPA to remove the two-term limit in order to avoid this.

With the removal of the term limits provision, any time a Director steps down from the Board for any reason, another Director would be appointed by their respective city to complete the term. A certain amount of staggering is likely to occur naturally over time, as a Director's elected office terms out or if they are not able to serve on the Board for other reasons. Additionally, without term limits, whether the remainder of a filled term constitutes a full term or not becomes less of a concern, as a Director could be reappointed as the respective city sees fit.

An amendment to the JPA to effectuate the Board's request to remove term limits was prepared by the Trust's counsel and reviewed by tri-City staff, including each City Attorney's office. All amendments to the JPA require two-thirds approval of the governing bodies of each of the three member cities.

COUNCIL POLICY CONSIDERATION:

The proposed action is consistent with the City's General Plan – Housing Element and the Five-Year Consolidated Plan. It also supports and promotes the quality of life and the local economy – a goal of the City Council's Strategic Plan.

ENVIRONMENTAL ANALYSIS:

The actions proposed herein are exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15320 (changes in organization of local agencies) This exemption applies whenever local governmental agencies are organizing and this organization does not change the geographical area in which previously existing powers are exercised, and include as an example, the creation of a subsidiary organization or consolidation of organizations having identical powers. The JPA amendment falls under this exemption.

FISCAL IMPACT:

The recommended actions will have no direct fiscal impact to the General Fund. Any activity undertaken by the Trust in the course of its operations that will result in a fiscal impact to the City will be brought to City Council for consideration at that time.

Respectfully submitted,



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Director of Housing

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Approved by:



MIGUEL MÁRQUEZ
City Manager

Attachments:

Attachment A: Amended Burbank-Glendale-Pasadena Regional Housing Trust Joint Exercise of Powers Agreement