



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

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Transportation Commission

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Clint Lorimore, Eastvale

Community, Economic &
Human Development
Jorge Marquez, Covina

Energy & Environment
David Pollock, Moorpark

Transportation
Sean Ashton, Downey

REMOTE PARTICIPATION ONLY

COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE

Thursday, July 1, 2021
9:30 a.m. – 11:30 a.m.

To Participate on Your Computer:
<https://scag.zoom.us/j/116153109>

To Participate by Phone:
Call-in Number: 1-669-900-6833
Meeting ID: 116 153 109

***Please see next page for detailed
instructions on how to participate in the meeting.***

PUBLIC ADVISORY

Given recent public health directives limiting public gatherings due to the threat of COVID-19 and in compliance with the Governor's recent Executive Order N-29-20, the meeting will be held telephonically and electronically.

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at aguilarm@scag.ca.gov. Agendas & Minutes are also available at: www.scag.ca.gov/committees.

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. SCAG is also committed to helping people with limited proficiency in the English language access the agency's essential public information and services. You can request such assistance by calling (213) 630-1420. We request at least 72 hours (three days) notice to provide reasonable accommodations and will make every effort to arrange for assistance as soon as possible.



Instructions for Public Comments

You may submit public comments in two (2) ways:

1. **Submit written comments via email to: CEHDPublicComment@scag.ca.gov by 5pm on Wednesday, June 30, 2021.**

All written comments received after 5pm on Wednesday, June 30, 2021 will be announced and included as part of the official record of the meeting.

2. **If participating via Zoom or phone, during the Public Comment Period, use the “raise hand” function on your computer or *9 by phone and wait for SCAG staff to announce your name/phone number. SCAG staff will unmute your line when it is your turn to speak. Limit oral comments to 3 minutes, or as otherwise directed by the presiding officer.**

If unable to connect by Zoom or phone and you wish to make a comment, you may submit written comments via email to: CEHDPublicComment@scag.ca.gov.

In accordance with SCAG’s Regional Council Policy, Article VI, Section H and California Government Code Section 54957.9, if a SCAG meeting is “willfully interrupted” and the “orderly conduct of the meeting” becomes unfeasible, the presiding officer or the Chair of the legislative body may order the removal of the individuals who are disrupting the meeting.



Instructions for Participating in the Meeting

SCAG is providing multiple options to view or participate in the meeting:

To Participate and Provide Verbal Comments on Your Computer

1. Click the following link: <https://scag.zoom.us/j/116153109>
2. If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
3. Select “Join Audio via Computer.”
4. The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
5. During the Public Comment Period, use the “raise hand” function located in the participants’ window and wait for SCAG staff to announce your name. SCAG staff will unmute your line when it is your turn to speak. Limit oral comments to 3 minutes, or as otherwise directed by the presiding officer.

To Listen and Provide Verbal Comments by Phone

1. Call **(669) 900-6833** to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully.
2. Enter the **Meeting ID: 116 153 109**, followed by #.
3. Indicate that you are a participant by pressing # to continue.
4. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.
5. During the Public Comment Period, press *9 to add yourself to the queue and wait for SCAG staff to announce your name/phone number. SCAG staff will unmute your line when it is your turn to speak. Limit oral comments to 3 minutes, or as otherwise directed by the presiding officer.



CEHD - Community, Economic and Human Development Committee
Members – July 2021

- 1. Hon. Jorge Marquez**
CEHD Chair, Covina, RC District 33
- 2. Hon. Frank A. Yokoyama**
CEHD Vice Chair, Cerritos, RC District 23
- 3. Hon. Adele Andrade-Stadler**
Alhambra, RC District 34
- 4. Hon. Al Austin**
Long Beach, GCCOG
- 5. Hon. David Avila**
Yucaipa, SBCTA
- 6. Hon. Megan Beaman-Jacinto**
Coachella, RC District 66
- 7. Hon. Drew Boyles**
El Segundo, RC District 40
- 8. Hon. Wendy Bucknum**
Mission Viejo, RC District 13
- 9. Hon. Juan Carrillo**
Palmdale, RC District 43
- 10. Hon. Michael Carroll**
Irvine, RC District 14
- 11. Hon. Letitia Clark**
Tustin, RC District 17
- 12. Hon. Paula Devine**
Glendale, RC District 42
- 13. Hon. Steve DeRuse**
La Mirada, RC District 31
- 14. Hon. Diane Dixon**
Newport Beach, RC District 15
- 15. Hon. Rose Espinoza**
La Habra, OCCOG

OUR MISSION

To foster innovative regional solutions that improve the lives of Southern Californians through inclusive collaboration, visionary planning, regional advocacy, information sharing, and promoting best practices.

OUR VISION

Southern California's Catalyst for a Brighter Future

OUR CORE VALUES

Be Open | Lead by Example | Make an Impact | Be Courageous



- 16. Hon. Waymond Fermon**
Indio, CVAG
- 17. Hon. Margaret Finlay**
Duarte, RC District 35
- 18. Hon. Alex Fisch**
Culver City, RC District 41
- 19. Hon. Mark Henderson**
Gardena, RC District 28
- 20. Hon. Peggy Huang**
TCA Representative
- 21. Hon. Cecilia Hupp**
Brea, OCCOG
- 22. Hon. Kathleen Kelly**
Palm Desert, RC District 2
- 23. Hon. Jed Leano**
Claremont, SGVCOG
- 24. Hon. Patricia Lock Dawson**
Riverside, RC District 68
- 25. Hon. Marisela Magana**
Perris, RC District 69
- 26. Hon. Anni Marshall**
Avalon, GCCOG
- 27. Hon. Andrew Masiel**
Tribal Govt Regl Planning Board Representative
- 28. Hon. Lauren Meister**
West Hollywood, WSCCOG
- 29. Hon. Bill Miranda**
Santa Clarita, SFVCOG
- 30. Hon. John Mirisch**
Beverly Hills, Pres. Appt. (Member at Large)
- 31. Sup. Holly Mitchell**
Los Angeles County

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 32. George Nava**
Brawley, ICTC
- 33. Hon. Kim Nguyen**
Garden Grove, RC District 18
- 34. Hon. Trevor O'Neil**
Anaheim, RC District 19
- 35. Hon. Ed Paget**
Needles, SBCTA
- 36. Hon. Sunny Park**
Buena Park, OCCOG
- 37. Hon. Ariel Pe**
Lakewood, GCCOG
- 38. Hon. Michael Posey**
Huntington Beach, RC District 64
- 39. Hon. Misty Perez**
Port Hueneme, Pres. Appt. (Member at Large)
- 40. Hon. Nithya Raman**
Los Angeles, RC District 51
- 41. Hon. Rex Richardson**
Imm. Past President, Long Beach, RC District 29
- 42. Hon. Sonny Santa Ines**
Bellflower, GCCOG
- 43. Hon. Nicholas Schultz**
Burbank, AVCJPA
- 44. Hon. David J. Shapiro**
Calabasas, RC District 44
- 45. Hon. Becky Shevlin**
Monrovia, SGVCOG
- 46. Hon. Andy Sobel**
Santa Paula, VCOG
- 47. Hon. Wes Speake**
Corona, WRCOG

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 48. Hon. Mark Waronek**
Lomita, SBCCOG

- 49. Hon. Acquanetta Warren**
Fontana, SBCTA

- 50. Hon. Christi White**
Murrieta, WRCOG

- 51. Hon. Tony Wu**
West Covina, SGVCOG

- 52. Hon. Frank Zerunyan**
Rolling Hills Estates, SBCCOG

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

Southern California Association of Governments
Remote Participation Only
Thursday, July 1, 2021
9:30 AM

The Community, Economic and Human Development Committee may consider and act upon any of the items on the agenda regardless of whether they are listed as Information or Action items.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE *(The Honorable Jorge Marquez, Chair)*

PUBLIC COMMENT PERIOD

Members of the public are encouraged to submit written comments by sending an email to: CEHDPublicComment@scag.ca.gov by 5pm on Wednesday, June 30, 2021. Such comments will be transmitted to members of the legislative body and posted on SCAG's website prior to the meeting. Written comments received after 5pm on Wednesday, June 30, 2021 will be announced and included as part of the official record of the meeting. Members of the public wishing to verbally address the Community, Economic and Human Development Committee will be allowed up to 3 minutes to speak, with the presiding officer retaining discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting. The presiding officer has the discretion to reduce the time limit based upon the number of comments received and may limit the total time for all public comments to twenty (20) minutes.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR

Approval Item

1. Minutes of the June 3, 2021 Meeting
2. Transfer of Regional Housing Needs Assessment (RHNA) Units from County of Orange to City of Placentia

Receive and File

3. 2020 Sustainable Communities Program - Smart Cities & Mobility Innovations Call for Applications - Proposed Project List
4. California Air Resources Board (CARB) 2022 Scoping Plan Update

ACTION/DISCUSSION ITEM

5. Inclusive Economic Recovery Strategy - Final Report and Recommendations 30 Mins.
(Jenna Hornstock, Deputy Director of Planning for Special Initiatives)

RECOMMENDED ACTION FOR CEHD:

Recommended to the Regional Council to adopt the Final Report and Recommendations.

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INFORMATION ITEMS

6. 2020-21 CivicSpark Housing Fellows Capstone Presentation 15 Mins.
(CivicSpark Fellows: Clare Blackwell, Angelica Gonzalez, and Aman Patheja)

7. Regional Early Action Plan (REAP) Bi-Annual Status Report 15 Mins.
(Jenna Hornstock, Deputy Director of Planning, Special Initiatives)

CHAIR'S REPORT

(The Honorable Jorge Marquez, Chair)

STAFF REPORT

(Jonathan Hughes, SCAG Staff)

FUTURE AGENDA ITEMS

ANNOUNCEMENTS

ADJOURNMENT

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Southern California Association of Governments
Remote Participation Only
July 1, 2021

**MINUTES OF THE REGULAR MEETING
COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD)
THURSDAY, JUNE 3, 2021**

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.iqm2.com/Citizens/>

The Community, Economic and Human Development (CEHD) Committee of the Southern California Association of Governments (SCAG) held its regular meeting telephonically and electronically given public health directives limiting public gatherings due to COVID-19 and in compliance with the Governor’s Executive Order N-29-20. A quorum was present.

Members Present:

Hon. Jorge Marquez, Chair	<i>Covina</i>	RC District 33
Hon. Frank Yokoyama, Vice Chair	<i>Cerritos</i>	RC District 23
Hon. Adele Andrade-Stadler	<i>Alhambra</i>	District 34
Hon. Drew Boyles	<i>El Segundo</i>	District 40
Hon. Wendy Bucknum	<i>Mission Viejo</i>	District 13
Hon. Juan Carrillo	<i>Palmdale</i>	District 43
Hon. Letitia Clark	<i>Tustin</i>	District 17
Hon. Steve De Ruse	<i>La Mirada</i>	GCCOG
Hon. Paula Devine	<i>Glendale</i>	District 42
Hon. Diane Dixon	<i>Newport Beach</i>	District 15
Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Hon. Alex Fisch	<i>Culver City</i>	District 41
Hon. Mark Henderson	<i>Gardena</i>	District 28
Hon. Peggy Huang		TCA
Hon. Cecilia Hupp	<i>Brea</i>	OCCOG
Hon. Kathleen Kelly	<i>Palm Desert</i>	District 2
Hon. Jed Leano	<i>Claremont</i>	SGVCOG
Hon. Patricia Lock Dawson	<i>Riverside</i>	District 68
Hon. Marisela Magana	<i>Perris</i>	District 69
Hon. Lauren Meister	<i>West Hollywood</i>	WSCCOG
Hon. Bill Miranda	<i>Santa Clarita</i>	SFVCOG



Hon. John Mirisch	<i>Beverly Hills</i>	<i>Pres. Appt., Member-at-Large</i>
Hon. George Nava	<i>Brawley</i>	ICTC
Hon. Kim Nguyen	<i>Garden Grove</i>	District 18
Hon. Trevor O’Neil	<i>Anaheim</i>	District 19
Hon. Edward Paget	<i>Needles</i>	SBCTA
Hon. Sunny Park	<i>Buena Park</i>	OCCOG
Hon. Ariel Pe	<i>Lakewood</i>	GWCOG
Hon. Misty Perez	<i>Port Hueneme</i>	<i>Pres. Appt., Member-at-Large</i>
Hon. Michael Posey	<i>Huntington Beach</i>	District 64
Hon. Jan Pye	<i>Desert Hot Springs</i>	CVAG
Hon. Rex Richardson	<i>Long Beach</i>	District 29
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Nicholas Schultz	<i>Burbank</i>	AVCJPA
Hon. David Shapiro	<i>Calabasas</i>	District 44
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Andy Sobel	<i>Santa Paula</i>	VCOG
Hon. Wes Speake	<i>Corona</i>	WRCOG
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
Hon. Acquanetta Warren	<i>Fontana</i>	SBCTA
Hon. Christi White	<i>Murrieta</i>	WRCOG
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

Members Not Present

Hon. Al Austin, II	<i>Long Beach</i>	GCCOG
Hon. David Avila	<i>Yucaipa</i>	SBCTA
Hon. Megan Beaman Jacinto	<i>Coachella</i>	District 66
Hon. Michael C. Carroll	<i>Irvine</i>	District 14
Hon. Anni Marshall	<i>Avalon</i>	GCCOG
Hon. Andrew Masiel, Sr.	<i>Tribal Gov’t Reg’l Planning</i>	
Hon. Holly Mitchell		Los Angeles County
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Tony Wu	<i>West Covina</i>	SGVCOG

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Honorable Jorge Marquez called the meeting to order at 9:30 a.m. and asked Councilmember Mike Posey, City of Huntington Beach, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD



Chair Marquez opened the public comment period and asked anyone on their computers to speak by using the “raised hands” function on the computer and/or wait for SCAG staff to announce their name or phone number. Additionally, public comments received via email to CEHDPublicComment@scag.ca.gov after 5pm on June 2, 2021, would be announced and included as part of the official record of the meeting.

SCAG Staff noted there were no public comments received before the 5pm deadline on Wednesday, June 2, 2021 or via hands raised.

Chair Marquez closed the public comment period.

REVIEW AND PRIORITIZE AGENDA ITEMS

No reprioritizations were made.

CONSENT CALENDAR

Approval Item

1. Minutes of the April 1, 2021 Meeting
2. Transfer of Regional Housing Needs Assessment (RHNA) Units From County of Orange to City of Santa Ana

Receive and File

3. Climate Action Plan for Transportation Infrastructure (CAPTI) Comment Letter

A MOTION was made (Finlay) to approve the Consent Calendar. Motion was SECONDED (Kelly) and passed by the following roll call votes:

AYES: ANDRADE-STADLER, BOYLES, BUCKNUM, CARRILLO, DE RUSE, DEVINE, FINLAY, HENDERSON, HUANG, HUPP, KELLY, LEANO, LOCK DAWSON, MARQUEZ, MEISTER, MIRISCH, NAVA, NGUYEN, O’NEIL, PAGET, PE, PEREZ, POSEY, PYE, RICHARDSON, SANTA INES, SCHULTZ, SHAPIRO, SHEVLIN, SOBEL, SPEAKE, WARREN, WHITE, YOKOYAMA AND ZERUNYAN (35).

NOES: (0).

ABSTAIN: ESPINOZA, (Minutes) (1).

INFORMATION ITEMS

4. Future of the Office After COVID-19

Chair Marquez asked Philip Law, SCAG staff, to introduce Amber Schiada, Senior Director, Insight & Advisory, at Jones Lang LaSalle (JLL). Mr. Law provided background information and noted that Ms. Schiada would provide the committee with an update on the future of the office with particular focus on the SCAG region. Ms. Schiada's presentation provided an overview of the economic landscape, retail disruptions, office trends and the future of work. The following are additional emerging key trends highlighted in her presentation:

- The future of work priorities for corporate occupiers and corporate relocation decisions
- Hybrid work and other workplace strategies
- New workplace models with spaces that empower and encourage connection and collaboration
- Accelerated relocation and expansion decisions due to the pandemic
- Housing affordability, which presents many challenges in California, particularly for lower income earners
- Economic growth continued

Ms. Schiada responded to the comments and questions expressed by the Councilmembers, including questions regarding housing and its influence on quality-of-life concerns; opportunities for businesses to promote shared workspace and other coworking options, including greenspaces; the economic impact on infrastructure changes, including tenants' interests in low rise buildings to accommodate easier access and wellness.

The Committee expressed appreciation for Ms. Schiada's thorough presentation, specifically that the presentation focused on the Southern California region. SCAG staff was asked to coordinate additional presentations by Ms. Schiada for those SCAG member cities that made requests.

The comprehensive staff report along with the PowerPoint Presentation – The Future of the Office, was included in the agenda packet. Additionally, as requested by the Committee, the PowerPoint presentation would be distributed via email to everyone after today's meeting.

5. Census 2020 Apportionment Counts and State Estimates Released

Chair Marquez introduced Kevin Kane, SCAG staff, who provided an overview of the state's estimates of the Census 2020 apportionment counts and unpacked the data as SCAG begins planning for its 2024 regional plan.

Mr. Kane's presentation included the January 2021 estimates of the California population change, including the SCAG region. He reported that the state population dropped during 2020 due to continuing declines in natural increase (birth rates), foreign immigration, as well as excess mortality due to COVID-19. Mr. Kane concluded his presentation noting that although more SCAG residents do move to other parts of the country, domestic migration is only part of the story of Southern California's evolution; understanding migration patterns will be important in planning for the region's future.

The comprehensive staff report and presentation was included in the agenda packet.

6. Catalyst Housing Group (Catalyst)/California Community Housing Agency (CalCHA) Middle Income Housing Financing Program

Chair Marquez asked Ma'Ayn Johnson, SCAG staff, to introduce Jordan Moss, CEO, Catalyst Housing Group, who provided a presentation highlighting how the Joint Powers Authority (JPA) exemplifies a scalable middle-income housing solution through a focus on the intersection of housing, innovation, and social impact. Mr. Moss' presentation focused on California Community Housing Agency's (CalCHA) middle-income housing program that finances acquisitions of multifamily rental communities through the issuance and sale of tax-exempt government revenue bonds. Some of the presentation highlights included:

- Overview of Catalyst's mission, portfolio and solutions.
- Benefits of Governmental Ownership - CalCHA's direct government ownership of multifamily rental communities – 100% Property tax exemption and 100% leverage tax-exempt financing model.
- Overview of the Public Benefit, which includes immediate reduction in rental rates for new qualified tenants, no displacement of existing tenants and 4% cap on annual rent increases.
- Overview of a city's participation and requirements.
- Overview of Catalyst impacts which include RHNA reform and teacher housing.

Discussion ensued. Councilmembers expressed interest in the Catalyst and JPA programs and made inquiries as to the type of properties acquired, the impacts on city tax revenue losses and tax revenue recovery, RHNA credits and Catalyst competitors.

The Committee thanked Mr. Moss for the great presentation.

The comprehensive staff report and presentation was included in the agenda packet.

CHAIR'S REPORT



Chair Marquez asked Councilmember George Nava to reconfirm his Yes vote for the consent calendar. Chair Marquez welcomed Councilmembers John Mirisch, Beverly Hills, a presidential appointee, and Ariel Pe, Lakewood, representing Gateway Cities COG, to the CEHD Committee.

Chair Marquez noted that all PowerPoint presentations from today's agenda will be disseminated to the CEHD Committee members after the meeting.

STAFF REPORT

Jonathan Hughes, SCAG staff, announced that SCAG's annual Demographic Workshop, titled, The Post-Pandemic City, would take place virtually on Thursday, June 8 and on Tuesday, June 15, 2021. He encouraged everyone to register.

FUTURE AGENDA ITEM

There were no future agenda items requested.

ADJOURNMENT

There being no further business, Chair Marquez adjourned the CEHD Committee meeting at 11:10 a.m.

Respectfully submitted by:

Carmen Summers

Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

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CEHD Members																
2021-2022																
MEMBERS	CITY	Representing	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	23-Feb	MAR	APR	MAY	Total Mtgs Attended To Date
Andrade-Stadler, Adele	Alhambra	District 34	1													1
Austin, Al	Long Beach	GCCOG														0
Avila, David	Yucaipa	SBCTA														0
Beaman Jacinto, Megan	Coachella	District 66														0
Boyles, Drew	El Segundo	District 40	1													1
Bucknum, Wendy	Mission Viejo	District 13	1													1
Carrillo, Juan	Palmdale	District 43	1													1
Carroll, Michael, C.	Irvine	District 14														0
Clark, Letitia	Tustin	District 17	1													1
DeRuse, Steve	La Mirada	District 31	1													1
Devine, Paula	Glendale	District 42	1													1
Dixon, Diane	Newport Beach	District 15														0
Espinoza, Rose	La Habra	OCCOG	1													1
Finlay, Margaret	Duarte	District 35	1													1
Fisch, Alex	Culver City	District 41	1													1
Henderson, Mark	Gardena	District 28	1													1
Huang, Peggy	Yorba Linda	TCA	1													1
Hupp, Cecilia	Brea	OCCOG	1													1
Kelly, Kathleen	Palm Desert	District 2	1													1
Leano, Jed	Claremont	SGVCOG	1													1
Lock Dawson, Patricia	Riverside	District 68	1													1
Magana, Marisela	Perris	District 69	1													1
Marquez, Jorge, Chair	Covina	District 33	1													1
Marshall, Anni	Avalon	GCCOG														0
Masiel, Andrew		Tribal Govt Regl Planning Rep.														0
Meister, Lauren	West Hollywood	WSCCOG	1													1
Miranda, Bill	Santa Clarita	SFVCOG	1													1
Mirisch, John	Beverly Hills	President's Appointment	1													1
Mitchell, Holly		Los Angeles County														0
Nava, George	Brawley	ICTC	1													1
Nguyen, Kim	Garden Grove	District 18	1													1
O'Neil, Trevor	Anaheim	District 19	1													1
Paget, Ed	Needles	SBCTA	1													1
Park, Sunny	Buena Park	OCCOG	1													1
Pe, Ariel	Lakewood	GWCOG	1													1
Perez, Misty	Port Hueneme	President's Appointment	1													1
Posey, Michael	Huntington Beach	District 64	1													1
Pye, Jan	Desert Hot Springs	CVAG	1													1
Raman, Nithya	Los Angeles	District 51														0
Richardson, Rex	Long Beach	District 29	1													1
Santa Ines, Sonny	Bellflower	GCCOG	1													1
Schultz, Nicholas	Burbank	AVCIPA	1													1
Shapiro, David	Calabasas	District 44	1													1
Shevlin, Becky	Monrovia	SGVCOG	1													1
Sobel, Andy	Santa Paula	VCOG	1													1
Speake, Wes	Corona	WRCOG	1													1
Waronek, Mark	Lomita	SBCCOG	1													1
Warren, Acquanetta	Fontana	SBCTA	1													1
Christi White	Murrieta	WRCOG	1													1
Wu, Tony	West Covina	SGVCOG														0
Yokoyama, Frank, Vice Chair	Cerritos	District 23	1													1
Zerunyan, Frank	Rolling Hills Estates	SBCCOG	1													1

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Attachment: CEHD 060321 ATTENDANCE (Minutes of the June 3, 2021 Meeting)

CEHD Members

2020-2021

MEMBERS	CITY	Representing	2020-2021												Total Mtgs Attended To Date			
			JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	23-Feb	MAR	APR		MAY		
Andrade-Stadler, Adele	Alhambra	District 34																1
Austin, Al	Long Beach	GCCOG															1	1
Avila, David	Yucaipa	SBCTA						1			1	1					1	4
Beaman Jacinto, Megan	Coachella	District 66	1			1		1			1	1						5
Boyles, Drew	El Segundo	District 40						1	1				1	1			1	5
Bucknum, Wendy	Mission Viejo	District 13	1			1		1	1	1			1	1	1		1	8
Carrillo, Juan	Palmdale	District 43						1	1				1	1	1		1	6
Carroll, Michael, C.	Irvine	District 14						1		1			1	1				4
Clark, Letitia	Tustin	District 17												1	1		1	3
DeRuse, Steve	La Mirada	District 31		1		1		1	1				1	1	1		1	8
Devine, Paula	Glendale	District 42		1			1							1	1			5
Dixon, Diane	Newport Beach	District 15												1	1		1	3
Espinoza, Rose	La Habra	OCCOG		1													1	2
Finlay, Margaret	Duarte	District 35		1			1	1	1								1	8
Fisch, Alex	Culver City	District 41												1	1	1		4
Henderson, Mark	Gardena	District 28		1			1	1						1	1	1		7
Huang, Peggy	Yorba Linda	TCA		1			1	1	1					1	1	1		8
Hupp, Cecilia	Brea	OCCOG		1			1	1	1					1	1	1		8
Kelly, Kathleen	Palm Desert	District 2		1			1	1	1					1	1	1		8
Leano, Jed	Claremont	SGVCOG		1			1	1	1					1	1	1		8
Lock Dawson, Patricia	Riverside	District 68												1	1	1		3
Magana, Marisela	Perris	District 69						1						1	1		1	4
Marquez, Jorge, Chair	Covina	District 33		1			1	1	1					1	1	1		8
Marshall, Anni	Avalon	GCCOG					1	1	1					1		1		5
Masiel, Andrew	Tribal Govt Regl Planning Rep			1										1	1		1	4
Meister, Lauren	West Hollywood	WCCOG		1			1	1	1					1	1	1		8
Miranda, Bill	Santa Clarita	SFVCOG		1			1	1	1					1	1	1		8
Mirisch, John	Beverly Hills	President's Appointment		1			1	1	1					1	1	1		8
Mitchell, Holly	Los Angeles County																	
Nava, George	Brawley	ICTC												1	1	1		4
Nguyen, Kim	Garden Grove	District 18		1			1	1	1					1	1	1		8
O'Neil, Trevor	Anaheim	District 19		1			1	1	1					1	1		1	7
Paget, Ed	Needles	SBCTA						1	1					1	1	1		5
Park, Sunny	Buena Park	OCCOG		1			1								1		1	4
Perez, Misty	Port Hueneme	President's Appointment													1	1		3
Posey, Michael	Huntington Beach	District 64							1					1	1			3
Pye, Jan	Desert Hot Springs	CVAG		1			1	1	1					1	1	1		8
Raman, Nithya	Los Angeles	District 51												1				1
Richardson, Rex	Long Beach	District 29		1			1	1	1								1	5
Santa Ines, Sonny	Bellflower	GCCOG					1	1	1					1	1	1		7
Schultz, Nicholas	Burbank	AVCIPA														1		2
Shapiro, David	Calabasas	District 44		1			1	1	1					1	1	1		8
Shevlin, Becky	Monrovia	SGVCOG					1	1	1					1	1	1		7
Sobel, Andy	Santa Paula	VCOG													1	1		3
Speake, Wes	Corona	WRCOG													1	1	1	3
Waronek, Mark	Lomita	SBCCOG		1			1	1	1					1	1	1		8
Warren, Acquanetta	Fontana	SBCTA		1			1	1	1						1	1		7
Christi White	Murrieta	WRCOG												1	1	1		4
Wu, Tony	West Covina	SGVCOG		1			1	1							1		1	5
Yokoyama, Frank, Vice Chair	Cerritos	District 23		1			1	1	1					1	1	1		8
Zerunyan, Frank	Rolling Hills Estates	SBCCOG		1			1	1	1					1	1	1		8

*Revised to reflect attendance not previously recorded in the minutes approved June 3, 2021

Attachment: Revised CEHD 040121 ATTENDANCE (Minutes of the June 3, 2021 Meeting)



Southern California Association of Governments
Remote Participation Only
July 1, 2021

To: Community Economic & Human Development Committee (CEHD)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Lennox Chaiveera, Junior Planner
(213) 630-1457, chaiveera@scag.ca.gov

Subject: Transfer of Regional Housing Needs Assessment (RHNA) Units from
County of Orange to City of Placentia

RECOMMENDED ACTION FOR CEHD AND RC:

Approve the transfer of Regional Housing Needs Assessment (RHNA) units from the County of Orange to the City of Placentia pursuant to and in compliance with Government Code section 65584.07(a).

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 2: Advance Southern California's policy interests and planning priorities through regional, statewide, and national engagement and advocacy.

EXECUTIVE SUMMARY:

Government Code Section 65584.07(a) permits a transfer of allocated Regional Housing Needs Assessment (RHNA) housing units from an unincorporated county to a city or cities within the county between the adoption of the Final RHNA Allocation and the housing element due date. Certain requirements of this transfer must be met. The County of Orange has submitted a request to reduce their RHNA allocation by 12 very low income units and 12 moderate income units (total of 24 units), while the City of Placentia has agreed to increase its very low income and moderate income units by 12 units and 12 units, respectively. Staff has analyzed this request and determined that the conditions enumerated in Government Code Section 65584.07(a) have been met. Pending action by the Regional Council, SCAG will adjust the Final RHNA Allocation of the two jurisdictions accordingly and submit its decision to the California Department of Housing and Community Development (HCD), as required by statute.

BACKGROUND:

Government Code Section 65584.07(a) permits an unincorporated county's Final RHNA Allocation to be reduced between the time of the Final RHNA Allocation adoption and the housing element due date, provided certain conditions are met. As provided by subsection (1) through (3) of Government Code section 65584.07(a), these conditions are:

- (1) One or more cities within the county agree to increase its share or their shares in an amount equivalent to the reduction.
- (2) The transfer of shares shall only occur between a county and cities within that county.
- (3) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

Additionally, the county and city or cities proposing the transfer are required to submit an analysis of the factors and circumstances, with all supporting data, justifying the revision to the council of governments. Once a decision is made by the council of governments, the council of governments must submit a copy of its decision regarding the proposed reduction to HCD.

Since an increase in allocated RHNA units of an equivalent amount is required for one or more jurisdictions, this is effectively a "transfer" of RHNA units though this term does not formally exist in RHNA law. For the 6th cycle RHNA process, the Final RHNA Allocation was adopted by the Regional Council on March 4, 2021. The corresponding 6th cycle Housing Element is due to HCD by October 15, 2021.

Prior to the passage of AB 1771 (2017) a trade and transfer option existed in State housing law, which provided an opportunity for one or more jurisdictions (cities and unincorporated counties) to transfer RHNA units prior to the adoption of the Final RHNA Allocation Plan. There were no specific conditions outlined in State housing law for this type of transfer, though the amount of units transferred could not reduce the regional RHNA allocation by income category, implying that the reduction and increases agreed upon would need to equal zero after the transfer. In addition, as part of its Appeals and Transfers Guidelines for the 5th RHNA cycle, SCAG required that transfers within the region had to be between geographically contiguous jurisdictions and preferably within the same county. The purpose of these conditions was to ensure that housing would still be planned for in areas where they were needed and that the income thresholds would remain equivalent since a county median income is the primary threshold for determining the unit's affordability.

On June 10, 2021, the County of Orange (County) and the City of Placentia (City) submitted to SCAG an allocation transfer request for the Placentia Veterans Village project to be applied towards this upcoming 6th Cycle Housing Element pursuant to Government Code Section 65584.07. According to the information provided in the letter and its attachments, the development consists of a 3.65-acre site comprised of two parcels within the City. Whereas the primary 2.34-acre parcel is owned by the Orange County Flood Control District, the adjacent parcel is owned by a private party. The project will consist of forty-nine (49) rental units for homeless and/or disabled United States Veterans, and one (1) manager's unit.

In November 2015, County of Orange CEO/Real Estate, on behalf of the Orange County Flood Control District (District), released a Request for Proposal (RFP), seeking qualified, responsible bids for a long-term ground lease for the Development and use of the property consistent with and achieving flood control purposes. On March 15, 2016, the Orange County Board of Supervisors (Board) selected Mercy Housing California (Mercy) as the primary developer for the Development. On April 26, 2017, the Board approved an Option Agreement with Mercy to conduct technical studies to support a zone change and general plan amendment and to secure funding for the Development. On January 24, 2017, the Board approved a lease agreement, which allows Mercy to develop Placentia Veterans Village for forty-nine (49) homeless and/or disabled United States Veterans. On June 6, 2017, the Board approved Mercy for funding in the amount of \$2,754,000 and allocated to Mercy forty-nine (49) United States Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Project-Based vouchers on June 6, 2017. Based on these circumstances the County and the City mutually agreed to transfer 12 very low income units and 12 moderate income units from the County to the City for the 6th cycle RHNA allocation.

When preparing annual progress reports (APR) on permitted units to meet RHNA goals, jurisdictions may only report (“take credit”) for units within their boundaries where they have local land use and permitting authority. Since the project is located within Placentia city boundaries, only the City may report these units in their submitted APR for units permitted within this project.

If approved by SCAG, the proposed transfer agreed upon by the County and City would reduce the County's RHNA allocation of very-low income units by twelve (12) units and increase the City's RHNA share of very-low income units by twelve (12) units. Additionally, the County's RHNA allocation of moderate-income units would be reduced by twelve (12) units and the City's RHNA share of the moderate-income units would increase by twelve (12) units. The reduction of the lower income units is in proportion to the reduction of the moderate and above moderate-income units and is in accordance with the proportion requirement of GC 65584.07(a)(3).

On June 4, 2021, the SCAG Regional Council approved a transfer of RHNA units between the County and the City of Santa Ana, which was also processed in accordance with Government Code Section 65584.07(a). As part of this June 4th approval, SCAG adjusted the RHNA allocations for both the County and the City of Santa Ana; this adjusted allocation for the County is reflected in the table below that summarizes the transfer between the County and the City.

SCAG staff reviewed the analysis and circumstances and attachments submitted by the County of Orange and City of Placentia and has determined that it meets the conditions required by Government Code 65584.07(a). Pending approval by the Regional Council, the revised 6th cycle RHNA allocation for the County and City would be as follows:

	RHNA Income Limits			
	Very Low	Low	Moderate	Above Moderate
County of Orange RHNA (10,364 units) (approved by SCAG on 6/4/21)	3,119 units	1,866 units	2,018 units	3,361 units
Adjustment for Placentia Veterans Village	-12 units	0	-12 units	0
RHNA upon approval by SCAG (total 10,340)	3,107 units	1,866 units	2,006 units	3,361 units
City of Placentia RHNA (4,374 units)	1,231 units	680 units	770 units	1,693 units
Adjustment for Placentia Veterans Village	+12 units	0	+12 units	0
RHNA upon approval by SCAG and State HCD	1,243 units	680 units	782 units	1,693 units

Subsequent to Regional Council action, SCAG will revise the 6th cycle Final RHNA Allocation and submit its decision to HCD.

FISCAL IMPACT:

Work associated with this item is included in the current FY 2020-21 Overall Work Program (300-4872Y0.02: Regional Housing Needs Assessment).

ATTACHMENT(S):

1. 6.23.21 -Placentia RHNA Transfer Request



County Administration South
601 North Ross Street
Santa Ana, CA 92701

P.O. Box 4048
Santa Ana, CA 92702

(714) 667-8800

info@ocpw.ocgov.com

OCPublicWorks.com



Administrative Services



OC Development Services



OC Facilities Design & Construction Management



OC Facilities Maintenance & CUF



OC Fleet Services



OC Construction



OC Environmental Resources



OC Operations & Maintenance



OC Infrastructure Programs



OC Survey

June 22, 2021

Ma'Ayn Johnson, Housing Program Manager
Southern California Association of Governments
900 Wilshire Blvd, Suite 1700
Los Angeles, CA 90017

Subject: RHNA Transfer Request – Placentia Veterans Village

Dear Ms. Johnson:

The County of Orange (County) and the City of Placentia (City) submit this Regional Housing Needs Assessment (RHNA) allocation transfer request for the Placentia Veterans Village development to be applied towards the upcoming 6th Cycle Housing Element (2021-2029) pursuant to Government Code Section 65584.07.

Background: Placentia Veterans Village is located at 1945 East Veterans Way (previously referred to as 1924 Orangeview Avenue) in the City of Placentia (City), near the intersection of East Orangethorpe Avenue and Lakeview Avenue north of the Atwood Flood Control Channel.

In November 2015, County of Orange CEO/Real Estate, on behalf of the Orange County Flood Control District (District), released a Request for Proposal (RFP), seeking qualified, responsible bids for a long-term ground lease for the Development and use of the property consistent with and achieving flood control purposes. On March 15, 2016, the Orange County Board of Supervisors (Board) selected Mercy Housing California (Mercy) as the primary developer for the Development. On April 26, 20217, the Board approved an Option Agreement with Mercy to conduct technical studies to support a zone change and general plan amendment and to secure funding for the Development. On January 24, 2017, the Board approved a lease agreement, which allows Mercy to develop Placentia Veterans Village for forty-nine (49) homeless and/or disabled United States Veterans. On June 6, 2017, the Board approved Mercy for funding in the amount of \$2,754,000 and allocated to Mercy forty-nine (49) United States Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Project-Based vouchers on June 6, 2017.

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

Placentia Veterans Village includes fifty (50) furnished apartment homes for forty-nine (49) veterans and one (1) on-site manager, a courtyard, community garden, recreation room, energy efficient design and appliances, computer room, and resident services offices. The state-of-the-art development is LEED Gold certified, utilizing energy efficient design principles and building materials. The Development also provides a wide range of on-site services such as job training, job placement, United States Department of Veterans Administration benefits assistance, and healthcare and wellness programs. Construction was completed in Summer 2020.

Memorandum of Agreement (MOA): On March 21, 2017, the City Council discussed its intent to absorb a number of agreed upon RHNA units from the County’s RHNA unit allocation based on the development of Placentia Veterans Village (see Attachment A), and later authorized the City Manager to sign the MOA, which provides for the transfer of RHNA allocation units between the County and City.

On June 22, 2021, the Board approved the MOA between the County and City regarding housing needs allocations for future housing element planning periods to provide for the transfer of RHNA allocation shares between the County and City, and authorized the Director of OC Public Works or designee to execute the Memorandum of Agreement (see Attachment B).

Analysis of Factors and Circumstances: The City has local land use authority and is legally entitled to receive RHNA credit for all the units within the Development; however, the City has agreed to transfer a number of agreed upon RHNA units from the County’s RHNA unit allocation, as evidenced through the City and County approved MOA (see Attachment C).

The Development consists of a 3.65-acre site comprised of two parcels within the City. Whereas the primary 2.34-acre parcel is owned by the District, the adjacent parcel is owned by a private party. Additionally, the City contributed a residual receipts loan in the amount of \$582,850 in deferral of impact fees.

The Placentia Veterans Village development is another prime example of a mutually beneficial intraregional public-private partnership aligning resources to end homelessness by providing supportive housing to homeless veterans in Orange County, which is consistent with the County of Orange Housing Funding Strategy for the development of 2,700 supportive housing units by 2025.

Proportional Units: Placentia Veterans Village is a new construction rental development consisting of fifty (50) units, including the manager’s unit, and the City intends to transfer credit for twenty-four (24) total RHNA units to the County as shown in Table 1 below.

The City and County mutually approved the MOA to provide for the RHNA transfer. The MOA is conditioned upon approval by SCAG. If approved by SCAG, the MOA would reduce the County's RHNA allocation of very low-income units by twelve (12) units and increase the City's RHNA share of very-low income units by twelve (12) units. Additionally, the County's RHNA allocation of moderate-income units would be reduced by twelve (12) units and the City's RHNA share of the moderate-income units would increase proportionally by twelve (12) units in accordance with state law. SCAG’s approval will beneficially impact the County’s RHNA allocations established by SCAG.

Table 1: Transfer Summary

	RHNA Income Limits			
	Very Low	Low	Moderate	Above Moderate
County of Orange RHNA (10,406 units)	3,139 units	1,866 units	2,040 units	3,361 units
Adjustment for Crossroads at Washington (approved by SCAG on 6/4/2021)	-20 units	0	-22 units	0
Adjustment for Placentia Veterans Village	-12 units	0	-12 units	0
RHNA upon approval by SCAG	3,107 units	1,866 units	2,006 units	3,361 units
City of Placentia RHNA (4,374 units)	1,231 units	680 units	770 units	1,693 units
Adjustment for Placentia Veterans Village	+12 units	0	+12 units	0
RHNA upon approval by SCAG and State HCD	1,243 units	680 units	782 units	1,693 units

In summary, the County of Orange respectfully requests approval of the RHNA allocation transfer related to the Placentia Veterans Village development to be applied towards the upcoming 6th Cycle Housing Element (2021-2029) pursuant to Government Code Section 65584.07. In the meantime, please feel free to contact Joanna Chang at (714) 667-8815 for any questions.

Sincerely,


 Amanda Carr, Interim Deputy Director
 OC Public Works/Development Services

Attachments

- Attachment A: Minute Order and City of Placentia staff report dated March 21, 2017
- Attachment B: Minute Order and County of Orange Board of Supervisors staff report dated June 22, 2021
- Attachment C: Memorandum of Agreement

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

CC:

Nicole Walsh, Senior Assistant County Counsel, Office of County Counsel
Jacqueline Guzman, Senior Deputy County Counsel, Office of County Counsel
Brian Bauer, Land Development Manager, CEO Real Estate
Julia Bidwell, Director, Housing & Community Development
Richard Vuong, Planning Division Manager, OC Public Works
Joanna Chang, Land Use Manger, OC Public Works
Jeannette Ortega, Assistant to the City Administrator/Economic Development
Manager, City of Placentia
Joseph Lambert, Director of Development Services, City of Placentia

ATTACHMENT A

Minute Order and City of Placentia staff report dated March 21, 2017

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

**PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
March 21, 2017
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Mayor Green called the meeting to order at 5:00 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Shader, Yamaguchi, Smith, Wanke, Green
ABSENT: None

ORAL COMMUNICATIONS: None

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

CITY COUNCIL:

1. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Pursuant to Government Code Section 54957(b)(1):
Title: City Administrator

2. Pursuant to Government Code Section 54956.9(d)(1):

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION/CLAIM

Name of Case: City of Placentia vs. AIG/National Union Fire Insurance Company of Pittsburgh, PA/AIG Claim No. 4119088845US

3. Pursuant to Government Code Section 54956.9(d)(4):

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Number of Cases: 1

4. Pursuant to Government Code Section 54956.9(d)(4):

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

Significant exposure to litigation: (1 case)

5. Pursuant to Government Code Section 54957.6

CONFERENCE WITH LABOR NEGOTIATOR

City Designated Representatives: Damien R. Arrula, City Administrator
Steve Pischel, Director of Administrative Services

Employee Organizations: Placentia City Employees Association (PCEA), Placentia Police Officers Association (PPOA), Placentia Police Management Association (PPMA), and Unrepresented Employees

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

CALL TO ORDER: Mayor Green called the meeting to order at 7:00 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Shader, Smith, Yamaguchi, Wanke, Green
ABSENT: None

STAFF PRESENT: City Administrator/Executive Director Damien R. Arrula; City Attorney/Authority Counsel Christian L. Bettenhausen; Director of Administrative Services Steve Pischel; Senior Financial Consultant Irwin Bornstein; Acting Chief of Police Eric Point; Director of Development Services Joe Lambert; Director of Community Services Sandra Gonzalez; Public

Works and Community Services Management Analyst Yvette Rodriguez; Economic Development Manager Jeanette Ortega; Chief Deputy City Clerk Rosanna Ramirez

INVOCATION: Police Chaplain Sterling Bennett

PLEDGE OF ALLEGIANCE: Girl Scouts of Orange County (GSOC), Placentia Service Unit

PRESENTATIONS:

a. **Recognition of 35 Year Anniversary of Placentia Police Department Explorer Post**

Recipient: Police Officer Jose Flores

Presenters: Mayor Green and City Administrator Arrula

b. **Recognition of Explorer De Leon for Outstanding Achievement in the 2017 Winter Explorer Academy**

Recipient: Darleene De Leon

Presenters: Mayor Green and City Administrator Arrula

CLOSED SESSION REPORT:

City Attorney/Agency Counsel Bettenhausen reported the Council/Agency met in closed session to discuss five items; there was discussion and direction given on Items 1 through 4; Item 5 was not discussed. Motion by Wanke, seconded by Yamaguchi, and carried a (5-0) vote to approve initiation of litigation on an item that will be disclosed at a later date and there was nothing further to report.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula noted that Saturday, April 8th, the Placentia Library District, the Placentia Library Friends Foundation, the Placentia Rotary Club, the Kiwanis Club of Placentia, and the Placentia Round Table Women's Club will be hosting an Easter Eggcitement and Spring Carnival and for more information, please call (714) 528-1906 at extension 212. He announced that Love Placentia Service Day is scheduled for Saturday, April 29, 2017 and for more information or to sign up to volunteer, please visit www.loveplacentia.com.

ORAL COMMUNICATIONS:

Placentia resident Brian Cox addressed what he identified as unsafe cycling conditions on Kraemer Boulevard between Chapman Avenue and Orangethorpe Avenue.

Barbara Styke, Placentia resident, reported overgrown landscaping and standing water along Kraemer Boulevard and Alta Vista Drive.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith reported that he attended a Heritage Festival Committee planning meeting, a Love Placentia coordination meeting, the Santa Fe Merchants Association meeting, a Neighborhood Watch meeting, a fund-raising gala for LOT318, and a Placentia Community Collaborative meeting.

Councilmember Shader encouraged residents to sign up for Love Placentia and expressed gratitude to Principal Davis and El Dorado students and staff for allowing her to serve as "Principal of the Day." She also thanked the public for input on the proposed smoking ban in Placentia public places that was introduced at the previous Council meeting.

Councilmember Yamaguchi thanked Mr. Cox for his comments regarding Kraemer Boulevard during Oral Communications and recommended that the City consider Mr. Cox's recommendations. He also reported that he participated in the Association of California Cities Orange County (ACCOC) advocacy trip to Sacramento.

Mayor Pro Tem Wanke stated that he represented the 4th District for Orange County at the Orange County Waste Management Commission, attended an Orange County Sanitation District

Administration Committee meeting, a banking/RFP meeting at City Hall, and a baptism at St. Joseph's Church. He noted that the City of Placentia was not the lead agency on the Kraemer/Crowther underpass and stated his strong support of safe bike lanes.

Mayor Green encouraged residents to sign up for Love Placentia; noted that he attended an Orange County Vector Control meeting, enjoyed his stint as "Principal of the Day" at Tuffree Middle School, and gave an update on the status of the Mike Nguyen investigation and prosecution. He strongly recommended the Police and Fire Explorers for young Placentia residents.

City Attorney Bettenhausen stated that regarding the Mike Nguyen prosecution, there was also a Restitution Order issued by the Court and that the two additional persons involved in the embezzlement were not City employees.

1. CONSENT CALENDAR (Items 1.a. through 1.g.):

Councilmember Shader pulled Item 1.g. for further discussion. Motion by Yamaguchi, seconded by Wanke, and carried a (5-0) vote to approve the remaining Consent Calendar Items 1.a. through 1.f. as recommended.

- 1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Fiscal Impact: None
Recommended Action: Approve.
(Approved 5-0, as recommended)

- 1.b. **City Fiscal Year 2016-17 Register for March 21, 2017**
Check Register
Fiscal Impact: \$ 460,911.59
Electronic Disbursement Register
Fiscal Impact: \$ 470,686.80
Recommended Action: It is recommended that the City Council:
1) Receive and file.
(Received and filed)

- 1.c. **Expansion of Recreation and Parks Commission Membership from Seven (7) to Nine (9) Members**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Adopt Resolution No. 2017-12, A Resolution of the City Council of the City of Placentia, California establishing the number of Recreation and Parks Commissioners at nine (9) members.
(Approved 5-0, as recommended)

- 1.d. **Cooperative Agreement for the Malvern Avenue/Chapman Avenue Traffic Signal Synchronization Program**
Fiscal Impact: Expense: \$81,756
Revenue: \$90,000 AB2766 Subvention Funds
No General Fund Dollars will be used on this project.
Recommended Action: It is recommended that the City Council:
1) Approve Cooperative Agreement for the Malvern Avenue/Chapman Avenue Corridor Project Regional Traffic Signal Synchronization Program between the Cities of Fullerton, Buena Park and Placentia; and
2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.
(Approved 5-0, as recommended)

- 1.e. **Professional Services Agreement with Nelson/Nygaard Consulting Associates, Inc., for the Placentia Community-Based Circulator Study**
Fiscal Impact: Expense: \$49,930
Revenue: \$45,000 OCTA M2 Project V Grant

\$ 5,000 Fiscal Year 2016-17 Gas Tax

Recommended Action: It is recommended that the City Council:

- 1) Approve the Professional Services Agreement with Nelson/Nygaard Consulting Associates, Inc., for the Placentia Community Based Circulator Study in the amount of \$49,930; and
- 2) Authorize the City Administrator or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.f. **Designation of Individuals Authorized to Invest City Monies in the Local Agency Investment Fund**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2017-11, A Resolution of the City Council of the City of Placentia, California, authorizing investment of monies in the Local Agency Investment Fund.

(Approved 5-0, as recommended)

1.g. **2016 Housing Element Annual Progress Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

Receive and file the 2016 Housing Element Annual Progress Report.

Councilmember Shader pulled Item 1.g. for further discussion. There was discussion and clarification was provided by City Administrator Arrula, Director of Development Services Lambert, and City Attorney Bettenhausen regarding this State-mandated requirement. Motion by Wanke, seconded by Yamaguchi, and carried a (5-0) vote to approve Item 1.g. as recommended.

2. PUBLIC HEARING: None

3. REGULAR AGENDA:

3.a. **January 2017 (Preliminary) Treasurer's Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the January 2017 (Preliminary) Treasurer's Report.

City Treasurer Larson gave a summary of the Preliminary January 2017 Treasurer's Report. Motion by Wanke, seconded by Green and carried a (5-0) vote to approve the recommended action.

3.b. **Capital Improvement Program Mid-Year Budget Amendment for Fiscal Year 2016-17**

Fiscal Impact: See Exhibit A - Attached

Recommended Action: It is recommended that the City Council:

- 1) Approve Budget Resolution R-2017-13, A Resolution of the City Council of the City of Placentia authorizing the Mid-Year Amendment to the Fiscal Year 2016-17 Budget; and
- 2) Approve an amendment to the Seven Year Capital Improvement Program for Fiscal Years 2016-17 through 2022-23 to include the Orange County Transportation Authority (OCTA) Project V Community Circulator Study.

City Administrator Arrula introduced Senior Financial Consultant Irwin Bornstein to give a brief presentation. In response to Councilmembers' questions Senior Financial Consultant Bornstein gave more detail on a few budget items. Motion by Wanke, seconded by Green and carried a (5-0) vote to approve the recommended actions.

3.c. **Amendment No. 1 to City Administrator Employment Agreement**

9 of 52

Fiscal Impact: \$9,000/Year

Recommended Action: It is recommended that the City Council:

- 1) Consider approval of Amendment No. 1 to the City Administrator Employment Agreement; and
- 2) Authorize Mayor to execute the Amendment on behalf of the City, in a form approved by the City Attorney.

City Attorney Bettenhausen gave a brief presentation. Motion by Shader, seconded by Yamaguchi and carried a (5-0) vote to approve the recommended actions.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Smith commented on the prosecution of Mr. Nguyen and congratulated all who have participated in the process and requested that Staff bring back to Council a report and review of the investigation. City Administrator Arrula stated that the investigation is still ongoing and limits what the City can share at this time.

Councilmember Shader requested to see a list of projects that the City plans to accomplish.

Councilmember Yamaguchi requested that the digital agenda packets have all pages rotated to portrait orientation, consideration be given to the bicycle lanes on the Kraemer Boulevard Improvement Project, and requested clarification on an item on the Tentative Agenda Forecast.

Mayor Pro Tem Wanke expressed appreciation for Officers Flores and Yamaguchi and their work with the Police Explorers and thanked City Administrator Arrula for the job he has done under difficult circumstances.

Mayor Green thanked the City's Police Department and OCFA for protecting the citizens of the City.

ADJOURNMENT:

The City Council/Successor Agency/ICDA Agency Board of Directors adjourned at 8:12 p.m. to Tuesday, April 4, 2017 at 5:30 p.m.

Craig S. Green, Mayor/Agency Chair

ATTEST:

Patrick J. Melia, City Clerk/Agency Secretary



The People are the City

Mayor
CRAIG S. GREEN
Mayor Pro Tem
CHAD P. WANKE
Councilmembers:
RHONDA SHADER
WARD L. SMITH
JEREMY B. YAMAGUCHI



City Clerk:
ROBERT S. MCKINNELL
City Treasurer
KEVIN A. LARSON
City Administrator
DAMIEN R. ARRULA

401 East Chapman Avenue – Placentia, California 92870

Date: June 14, 2021

To: Development Services Department

Re: 2016 Housing Element Annual Progress Report

The following are excerpts from the City Council minutes of the March 21, 2017 regular meeting which were approved by City Council on January 14, 2020.

**PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
March 21, 2017
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

1. CONSENT CALENDAR (Items 1.a. through 1.g.):

Councilmember Shader pulled Item 1.g. for further discussion. Motion by Yamaguchi, seconded by Wanke, and carried a (5-0) vote to approve the remaining Consent Calendar Items 1.a. through 1.f. as recommended.

1.g. 2016 Housing Element Annual Progress Report

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

Receive and file the 2016 Housing Element Annual Progress Report.

Councilmember Shader pulled Item 1.g. for further discussion. There was discussion and clarification was provided by City Administrator Arrula, Director of Development Services Lambert, and City Attorney Bettenhausen regarding this State-mandated requirement. Motion by Wanke, seconded by Yamaguchi, and carried a (5-0) vote to approve Item 1.g. as recommended.

Sincerely,

Karen O'Leary
Deputy City Clerk

CC: Rosanna Ramirez, Deputy City Administrator



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL
VIA: CITY ADMINISTRATOR
FROM: DIRECTOR OF DEVELOPMENT SERVICES
DATE: MARCH 21, 2017
SUBJECT: **2016 HOUSING ELEMENT ANNUAL PROGRESS REPORT**
FISCAL
IMPACT: NONE

SUMMARY:

State law requires cities to prepare and submit an Annual Progress Report on the status and progress of implementing the goals within the City's certified Housing Element. Government Code Section 65700, exempts charter cities from preparing an Annual Progress Report on the status of the housing element. However, all cities including charter cities must submit an Annual Progress Report to be eligible for certain funding programs. This report is to be submitted to the City Council, the Governor's Office of Planning and Research, and the California Department of Housing and Community Development prior to April 1st of each year. This action receives and files the 2016 Housing Element Annual Progress Report.

RECOMMENDATION:

It is recommended that the City Council take the following action:

1. Receive and file the 2016 Housing Element Annual Progress Report.

DISCUSSION:

Government Code Section 65400 requires that the City provide the governing body, in this case the City Council, an Annual Progress Report (APR) on the status and progress in implementing the Housing Element using forms and definitions adopted by the California Department of Housing and Community Development (HCD). Government Code Section 65700, exempts charter cities from preparing an annual report on the status of the housing element. However, all cities including charter cities must submit an annual report to be eligible for certain funding programs. As stated by HCD, the APR is an important tool to facilitate implementation of a community's Housing Element and to track and monitor progress in addressing housing needs and goals. The APR includes information on a city's progress in fulfilling the Regional Housing Needs Allocation (RHNA), including the number of housing units permitted (that is, how many building permits pulled by developers) by defined income level, as well as, the status of programs in the housing element and efforts to remove governmental constraints.

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

The APR is to be provided to the Governor's Office of Planning and Research and the California Department of Housing and Community Development prior to April 1st of every year. Once reviewed by the City Council, staff will electronically submit the APRs to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

The APR is primarily a spreadsheet of required information regarding annual building activity broken down into pre-defined income levels (for example, very-low, low, and moderate). These income levels correspond to the regional housing need allocation as assigned by the Southern California Association of Governments (SCAG). As detailed in the City's Amendment to the Housing Element for the 2013-2021 Planning Period, which was adopted by the City Council on January 7, 2014, the City's current RHNA is 492 units. These numbers are based on proposed housing units to be built in addition to employment and population statistics. Those 492 units, which must be achieved in the planning period of 2013 to 2021, are broken down into the following income categories:

Income Level	2006-2014 Unfulfilled RHNA Units	2013-2021 RHNA Units	2013-2021 Total RHNA Units	Total Remaining RHNA by Income Level
Extremely Low	10	56	66	133
Very Low Income	11	56	67	
Low Income	17	81	98	
Moderate Income	0	90	90	59
Above Moderate Income	0	209	209	106
Total	38	492	530	396

During the prior Housing Element planning period of 2006-2014, Placentia was assigned a RHNA allocation of 98 units, of which 38 units were in the extremely-low, very-low and low income categories. Collectively, these three income categories are referred to as "low income." The City's total remaining RHNA by income level is 396.

Under state law, a density of 30 units/acre is considered necessary to facilitate low income housing. Because the City did not have adequate sites with zoning that allowed this density in the prior planning period, those 38 lower-income units must be carried over and accommodated in the new planning period. Therefore, the City's obligation for the 2013-2021 planning period is to provide sites with appropriate zoning to accommodate at least 231 units at a density of 30 units/acre or more. This requirement is expected to be satisfied within a new proposed Old Town Placentia zoning district or other re-zoning efforts near the proposed Metrolink station, as described in Program 1.8 on page 4-4 of the Housing Element for the 2013-2021 planning period. In addition, in FY 2017-18, the City will be examining the City-owned lots at Baker Street for workforce housing and will be soliciting Request for Proposals from qualified developers to build a high-quality workforce housing development in this area. In addition, the City is working with the Orange County Flood Control District to develop 49 affordable housing units for homeless and/or disabled Veterans. The proposed development, known as Placentia Veterans Village is expected

to begin construction in 2018 and be completed in 2019. As mutually agreed upon by the County of Orange and the City of Placentia, based on each agency's funding proportion, the City's total RHNA allocation for this project is seven (7). This will be reflected in the 2019 Housing Element Annual Progress Report, accordingly.

Prepared by:

Reviewed and approved:



Jeannette Ortega
Economic Development Manager



Joseph M. Lambert
Director of Development Services

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachment:

2016 Housing Element Annual Progress Report

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Terraza Community (Beazer Homes)	SFR	O				22	22				
1540-1564 Spruce Street (HQT)	5+	O			10		10				
304 Morse Avenue	SU	O				1	1				
(9) Total of Moderate and Above Moderate from Table A3 ▶▶					0	0	0				
(10) Total by income Table A/A3 ▶▶					10	23	33				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	3	1		4	Housing Rehabilitation Program
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	3	1	0	4	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted Non-deed restricted	133										133
	Deed Restricted Non-deed restricted											
Low	Deed Restricted Non-deed restricted	98										98
	Deed Restricted Non-deed restricted											
Moderate	Deed Restricted Non-deed restricted	90										59
	Deed Restricted Non-deed restricted		11	10	10					31		
Above Moderate		209	35	45	23						103	106
Total RHNA by COG. Enter allocation number:		530										
Total Units ▶ ▶ ▶			0	55	33						134	396
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE-1.1: Manufactured Housing	Use of Manufactured Housing	1-Jun-10	Completed. Staff reviewed the use of manufactured housing and is encouraging manufactured housing use through contacting distributors for information.
HE-1.2: Locate Housing Near Transportation, Employment and Services	Proximity to transportation employment and services	Ongoing	Ongoing. This remains a high priority of the City as the construction of the Placentia Metrolink Station is scheduled for April of 2018. The City is reviewing Zoning Code Amendments to allow for Transit Oriented Development (TOD) near the future Metrolink Station. This Plan is scheduled for Council's consideration in April of 2017.
HE-1.3: Pursue County, State and Federal Funds	Increase use of County, State and Federal funds	Ongoing	Ongoing. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation.
HE-1.4: Emergency Shelters and Transitional and Supportive Housing	Zoning for Emergency Shelters, transitional and supportive housing	1-Dec-09	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-1.5: Infrastructure Program	Reduce constraints associated with infrastructure	Ongoing	Ongoing. The City annually reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near built-out with infrastructure mostly in place. Infrastructure near proposed Metrolink Station is candidate for competitive grant funding.
HE-1.6: Development Processing System Review	Minimize development review/processing time	Ongoing 18 of 52	Ongoing. The City annually reviews its development processing procedures and has adopted several streamlined procedures in the last three years.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

HE-1.7: Vacant and Underutilized Land Inventory	Inventory of vacant and underutilized land	Annual	Ongoing. The City provides the inventory of vacant and underutilized land upon request and routinely discusses these parcels with developers. For FY16-17, the City will be budgeting consulting services with an private economic development firm to assist with identifying up-to-date inventory of vacant and underutilized land.
HE-1.8: Adequate Sites for Housing Development	Rezone a minimum of 1.27 acres to permit residential development at a minimum density of 30 du/ac	1-Dec-09	Ongoing. The City suspended the completion of the Placentia Westgate Specific Plan. The City will rezone parcels after the General Plan is completed and/or as part of the rezoning efforts planned for the Old Town Placentia. These higher density zones will be reviewed in the environmental process associated with the General Plan Update.
HE-1.9: Monitoring of Constructed Units Based on Income Level	Tracking performance by income level	Ongoing	Ongoing. Forms have been developed to gain the information at the time a building permit is issued.
HE-1.10: Encourage Development of Housing for Extremely Low-Income Households	11 Extremely low income units by 2014	1-Jun-10	Ongoing. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort. However, the entitlement of 50 very low income unties by approval of the Veteran's Village project will contribute to achieving this goal.
HE-1.11: Amend the Density Bonus Ordinance	Review and Revise Density Bonus Ordinance	1-Dec-09	Completed. The City's density bonus ordinance was reviewed and the City will follow changes in State law relating to such bonuses.
HE-1.12: Development of Senior Housing	Senior Housing Development	Ongoing	Ongoing. The City provides incentives for senior housing development.
HE-1.13: Development of Housing for Larger Families	Housing Units with larger bedroom counts	1-Jun-10	Ongoing. The City has not implemented an incentive program. The elimination of redevelopment funds severely restricts this effort. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities.
HE-1.14: Housing for Persons with Special Needs	Housing Units for households with special needs	1-Jun-10	Ongoing/Completed. The City has not implemented an incentive program at this time and has identified a potential parcel for special need housing. This is the Placentia Veterans Village. Construction is scheduled to begin in late 2018 and will contribute to this implementation measure. The elimination of redevelopment funds severely restricts this effort.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

HE-1.15: Redevelopment Agency Housing Set-Aside Fund	20% of tax increment for Housing Set-Aside	Eliminated	Eliminated by the Governor and State Legislature. The elimination of redevelopment funds severely restricts our ability to create affordable housing.
HE-1.16: Transit-Oriented Development	Encourage Transit-Oriented Development	1-Dec-09	Completed and ongoing. The City continues to work with developers on Transit Oriented Development opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City owned property as well as the development of zone amendments for the area surrounding the proposed facility which will encourage development of TOD. This TOD zone change is anticipated to be adopted by City Council in April, 2017.
HE-1.17: Single-Room Occupancy Units (SROs)	Amend Zoning Code to include SRO's	1-Dec-09	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-1.18: Review and Revise Residential Parking Requirements	Review/Revise residential parking requirements	1-Dec-09	Delayed and completed. The City will review and propose amendments to its residential parking requirements during the General Plan and Zoning Code updates. The City acknowledges that parking requirements for the zone amendments and TOD designated locations need to be consistent with the intent and concept of such development.
HE-1.19: Encourage and Facilitate Lot Consolidation	Encourage and Facilitate Lot Consolidation	1-Jun-10	Ongoing. The City is not in a financial position to incentivize lot consolidation but will address potential regulatory incentives through the General Plan, Zoning Code, and TOD Zone adoption update that encourages lot consolidation.
HE-2.1: Support of Regional Fair Housing Efforts	Fair Housing Activities	Ongoing	Ongoing. The City continues to support the Fair Housing Council of Orange County and to refer members of our community to the Council for counseling, mediation and low-cost advocacy for housing related needs.
HE-2.2: Section 8 Rental Assistance	167 Vouchers	Annual	Ongoing. The City continues to partner with the Orange County Housing Authority to receive vouchers for Placentia residents.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

HE-2.3: Reasonable Accommodation Procedures	Adopt reasonable accommodation procedures	1-Dec-09	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-2.4: Comprehensive Housing Resource Directory	Housing Resource Directory	1-Jun-10	Completed. The City does not have the resources to develop its own directory but works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.
HE-3.1: Community Based Neighborhood Rehabilitation	Conserve and Improve existing residential neighborhoods	Ongoing	Ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG funded rehabilitation. This Office is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.
HE-3.2: Neighborhood Identity	Creation of Neighborhood Identity	Ongoing	Ongoing. Through the City's Neighborhood Services Division, the City continues to work with neighborhoods to foster their sense of identification.
HE-3.3: Placentia Rehabilitation Grant Program	72 units provided rehabilitation grants	1-Jun-14	Ongoing. The City is very successful in implementing the CDBG rehabilitation program. The City is on track to exceed the identified number of units rehabilitated.
HE-3.4: Acquisition and Rehabilitation	18 units of acquired and/or rehabbed affordable housing units	1-Jun-14	Ongoing, but severely restricted due to the elimination of redevelopment. Due to demise of redevelopment, the City will not meet this goal.
HE-3.5: Energy Conservation	Programs for energy conservation/reduced utility costs	1-Dec-09	Completed and ongoing. The City has utilized federal Energy Efficiency & Conservation Block Grants to provide material and energy efficient products to residents in order to promote energy efficiency. Additionally on November 19, 2013 the City Council adopted Ordinance No. O-2013-08 pertaining to the new 2013 California Building Code and the City Council has authorized the incentivization of increased compliance with Title 24 through building permit fee reduction.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

HE-3.6. Sustainable Building Practices	Encourage Green Building practices	1-Dec-10	Completed and ongoing. The City has reviewed Green Building best practices and adopted the 2016 Green Building code. As more information is made available, the City will make it available on its website and at the Development Services counter for public consumption.
HE-3.7: Monitoring At-Risk Units	Encourage the preservation and extension of "at-risk" units. Prevent blight and deterioration in neighborhoods	1-Dec-10	Ongoing. The City continues to work with the County of Orange Community Resources department to target at-risk projects and seek assistance from the County and non-profit housing groups to continue monitoring and implementing a strategy to preserve such units. Separately, the City is currently partnering with a non-profit to possibly apply for a Federal grant.
HE-3.8: Vacant Building Ordinance	Prevent blight and deterioration in neighborhoods	Ongoing	Ongoing. On May 7, 2013 the City Council adopted Ordinance No. O-2013-02 pertaining to the maintenance and rehabilitation of long term boarded and vacant building. The City continues to enforce the Vacant Building Ordinance through its Code Enforcement and Planning Division. There is one large building on Yorba Linda Blvd that the City is working with its legal counsel address this ordinance.
HE-4.1 Partnerships with Housing Industry	Establish partnerships with non-profit and for-profit housing developers	Ongoing	Ongoing. The City began to establish, and continues to do so, relationships with non-profit and for-profit housing partners. The is currently working with a non-profit housing developer to build a Permanent Supportive Housing Development for Homeless Veterans in the City of Placentia.
HE-4..2: Participation in Continuum of Care Forum	Continue participating in the County of Orange Continuum of Care Forum	Ongoing	The City continues to participate with the County of Orange Continuum of Care Forum and has actively responded to the needs of the County in providing letters of support and other requested material in support of funding applications to the Federal government.

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Placentia
Reporting Period 1/1/2016 - 12/31/2016

General Comments:

The Planning Commission conducted a public hearing on September 24, 2013 and recommended that the City Council approve the Addendum to the Mitigated Negative Declaration and the amendment to the Housing Element of the Placentia General Plan for the 2013-2021 Planning Period. As required by state law, the draft Housing Element was also submitted for review by the California Department of Housing and Community Development ("HCD") and on November 22, 2013 HCD issued a letter stating that the draft element addresses the requirements of state law. On January 7, 2014 the City Council approved the Amendment to the Housing Element of the Placentia General Plan for the 2013-2021 Planning Period (General Plan Amendment 2013-01). The City is in the process of updating its General Plan.

ATTACHMENT B

Minute Order and County of Orange staff report dated June 22, 2021

ORANGE COUNTY BOARD OF SUPERVISORS
MINUTE ORDER
June 22, 2021

Submitting Agency/Department: County Counsel

Approve Memorandum of Agreement (MOA) with City of Placentia for housing needs allocations for future housing element planning periods for transfer of regional housing needs assessment shares; authorize Director of OC Public Works or designee to execute MOA; and make California Environmental Quality Act and other findings - District 4

The following is action taken by the Board of Supervisors:

APPROVED AS RECOMMENDED OTHER

Unanimous (1) DO: **Y** (2) FOLEY: **Y** (3) WAGNER: **Y** (4) CHAFFEE: **Y** (5) BARTLETT: **Y**

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused; B.O.=Board Order

Documents accompanying this matter:

- Resolution(s)
- Ordinances(s)
- Contract(s)

Item No. S71B

Special Notes:

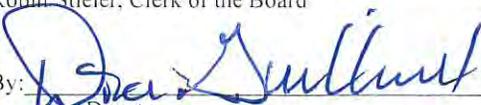
Copies sent to:

CoCo – Leon Page
OCPW – James Treadway

6/23/21



I certify that the foregoing is a true and correct copy of the Minute Order adopted by the Board of Supervisors, Orange County, State of California.
Robin Stieler, Clerk of the Board

By: 
Deputy



County Executive Office

Memorandum

June 15, 2021

To: Clerk of the Board of Supervisors
From: Frank Kim, County Executive Officer
Subject: Exception to Rule 21

Digitally signed by Frank Kim
DN: cn=Frank Kim, o=County of Orange, ou=CEO,
email=frank.kim@ocgov.com, c=US
Date: 2021.06.15 08:32:06 -0700'

RECEIVED
2021 JUN 15 AM 10:58
CLERK OF THE BOARD
ORANGE COUNTY
BOARD OF SUPERVISORS

S71B

The County Executive Office is requesting a Supplemental Agenda Staff Report for the June 22, 2021, Board Hearing.

Agency: County Counsel
Subject: Memorandum of Agreement with City of Placentia
Districts: 4

Reason for supplemental: The Memorandum of Agreement, which provides for the transfer of Regional Housing Needs Assessment allocation shares between the County of Orange and City of Placentia, must be considered at the July 2021 Southern California Association of Governments meeting, for which finalized memorandums must be submitted June 23, 2021, to allow the County to incorporate the transfer of units from the County to the City in the County's October Housing Element Update.

Concur: 
Chairman, Andrew Do, Supervisor, First District

cc: Board of Supervisors
County Executive Office
County Counsel

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

5713



SUPPLEMENTAL AGENDA ITEM AGENDA STAFF REPORT

MEETING DATE: 6/22/2021

LEGAL ENTITY TAKING ACTION: Board of Supervisors

BOARD OF SUPERVISORS DISTRICT(S): 4

SUBMITTING AGENCY/DEPARTMENT: County Counsel

DEPARTMENT HEAD REVIEW: Leon Page
Digitally signed by Leon Page
DN: cn=Leon Page, o=County Counsel,
email=leon.page@ocgov.com, c=US
Date: 2021.06.14 14:39:43 -0700
Department Head Signature

DEPARTMENT CONTACT PERSON(S): Leon J. Page (714) 834-3303
James Treadway (714) 667-9700

RECEIVED
2021 JUN 15 AM 10:58
CLERK OF THE BOARD
ORANGE COUNTY
BOARD OF SUPERVISORS

SUBJECT: Memorandum of Agreement with City of Placentia

CEO CONCUR

Digitally signed by Frank Kim
DN: cn=Frank Kim, o=County of
Orange, ou=CEO,
email=frank.kim@ocgov.com,
c=US
Date: 2021.06.15 08:31:36 -0700

CEO Signature

COUNTY COUNSEL REVIEW

Approve Agreement to Form

Action

County Counsel Signature

CLERK OF THE BOARD

Discussion

3 Votes Board Majority

Budgeted: N/A

Current Year Cost: N/A

Annual Cost: N/A

Staffing Impact: No

of Positions:

Sole Source: N/A

Current Fiscal Year Revenue: N/A

Funding Source: N/A

County Audit in last 3 years: No.

Prior Board Action: 12/4/2018 #38, 6/6/2017 #41, 1/24/2017 #39, 12/13/2016 #55

RECOMMENDED ACTION(S):

1. Find that the subject activity is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore not subject to review under CEQA.
2. Approve Memorandum of Agreement Between the County of Orange and the City of Placentia Regarding Housing Needs Allocations for Future Housing Element Planning Periods to provide for the transfer of Regional Housing Needs Assessment allocation shares between the County of Orange and City of Placentia.
3. Authorize the Director of OC Public Works or designee to execute the Memorandum of Agreement in substantially the same form as Attachment A.

SUMMARY: Approval of the Memorandum of Agreement for the property located at 1945 East Veterans Way within the City of Placentia will support the County of Orange's Sixth Cycle Housing Element Update efforts to attain its Regional Housing Needs Assessment allocation.

BACKGROUND INFORMATION:

On December 9, 2014, the Board of Supervisors (Board) authorized issuance of the 2014 Affordable Housing Project-Based Voucher Notice of Funding Availability (2014 NOFA). The 2014 NOFA provided up to 30 United States Department of Housing and Urban Development (HUD) Veterans Affairs Supportive Housing (HUD-VASH) Project-Based Vouchers to qualified, for profit or not-for profit developers, on a first-come, first-served basis. The objective of the 2014 NOFA was to support the development of permanent supportive housing for homeless veterans, which is consistent with the 10-Year Plan to End Homelessness. On February 23, 2016, the Board approved a commitment of 14 HUD-VASH Project-Based Vouchers, bringing the total amount of HUD-VASH Project-Based Vouchers remaining under the 2014 NOFA to 16.

On November 10, 2015, the Board approved issuance of the 2016 Permanent Supportive Housing Notice of Funding Availability (2016 PSH NOFA). The objective of the 2016 PSH NOFA was to provide up to \$8 million in Orange County Housing Successor Agency funds and federal HOME Investment Partnerships Program funds and up to 100 Project-Based Vouchers for the acquisition, new construction and rehabilitation of permanent affordable supportive housing for Orange County's extremely low-income households experiencing homelessness. The 2016 PSH NOFA is one of the strategies implemented by the County to align resources to end homelessness through the development of permanent supportive housing.

In August 2016, the Orange County Housing Authority successfully pursued an opportunity to secure 63 HUD-VASH Project-Based Vouchers directly from HUD. The Board approved acceptance of the vouchers on December 13, 2016. On June 6, 2017, OC Community Resources received Board approval to add these 63 HUD-VASH Project-Based Vouchers to the 2014 NOFA for a total of 79 HUD-VASH Project-Based Vouchers remaining available under the 2014 NOFA.

Mercy Housing California (Mercy) responded to both the 2014 NOFA and 2016 PSH NOFA with applications for a new construction affordable rental housing development, Placentia Veterans Village (Development).

Development

In November 2015, County Executive Office/Real Estate, on behalf of the Orange County Flood Control District (District), as owner of the property located at 1945 East Veterans Way (previously referred to as 1924 Orangeview Avenue) (Property) in the City of Placentia (City), near the intersection of East Orangethorpe Avenue and Lakeview Avenue north of the Atwood Flood Control Channel, released a Request for Proposal, seeking qualified, responsible bids for a long-term ground lease for the Development and use of the Property consistent with and achieving flood control purposes. On March 15, 2016, the Board selected Mercy as the primary developer for the Development. On April 26, 2016, the Board approved an Option Agreement with Mercy to conduct technical studies to support a zone change and general plan amendment and to secure funding for the Development. On January 24, 2017, the Board approved a lease agreement, which allows Mercy to develop the Development for 49 homeless and/or disabled United States Veterans. On June 6, 2017, the Board approved funding in the amount of \$2,754,000, and 49 Project-Based VASH vouchers for the Development and subsequent revisions to the financing on December 4, 2018, along with amendment to the Lease and Regulatory Agreement.

Construction of the Development was completed in Summer 2020. The Development consists of a 3.65-acre site comprised of two parcels within the City. The primary 2.34-acre parcel is owned by the District and the adjacent parcel is owned by a private party. The Development includes 50 furnished apartment homes for f49 veterans and one on-site manager, a courtyard, community garden, recreation room, energy efficient design and appliances, computer room and resident services offices. The state-of-the-art Development is Leadership in Energy and Environmental Design Gold certified, utilizing energy efficient design principles and building materials. The Development also provides a wide range of on-site services such as job training, job placement, United States Department of Veterans Administration benefits assistance and healthcare and wellness programs.

Memorandum of Agreement (MOA)

The Development is a prime example of a mutually beneficial intraregional public-private partnership, aligning resources to end homelessness by providing supportive housing to formerly homeless households and creating housing stability and security for households with extremely low income in Orange County.

On March 21, 2017, the City Council discussed its intent to absorb a number of agreed upon Regional Housing Needs Assessment (RHNA) units from the County’s RHNA unit allocation based on the development of Placentia Veterans Village, and later authorized the City Manager to sign the MOA, which provides for the transfer of RHNA allocation units between the County and City. In 2018, the City contributed a residual receipts loan in the amount of \$582,850 in deferral of impact fees for the development of Placentia Veterans Village.

The City currently has local land use authority and is legally entitled to receive RHNA credit for all the units within the Development. However, since the County contributed both funds and project-based vouchers towards the Development, and the primary parcel is owned by the District, the City has agreed to transfer twenty-four (24) total RHNA units, which equates to nearly half of the total units in the Development. In particular, 12 very low-income and 12 moderate-income RHNA units would be transferred from the County’s RHNA unit allocation to the City’s RHNA allocation through the City-approved MOA (see Attachment A). The County desires to rely on this Project to meet certain affordable housing needs obligation imposed on the County by state law.

The MOA is permissible under Government Code Section 65584.07, which provides for the transfer of the County’s RHNA allocation obligation to the City for the Sixth Cycle Housing Element planning period (2021-2029).

This MOA is conditioned upon approval by the Southern California Association of Governments (SCAG). If approved, the MOA would result in reduction of the County's RHNA allocation of very low-income units by 12 units and increase the City's RHNA share of very low-income units by 12 units from the County's RHNA allocation. In addition, the County's RHNA allocation of moderate-income units would also be reduced by 12 and the City's RHNA share of the moderate-income units would increase proportionally in accordance with state law. SCAG’s approval would have a beneficial impact upon the County’s Sixth Cycle RHNA allocation as established by SCAG.

Compliance with CEQA: This action is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore not subject to CEQA, since it does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The approval of this agenda item does not commit the County to a definite course of action in regards to a project since it is for the approval of the Agreement, which will support the intraregional collaboration between County of Orange and City of Placentia on the development of supportive housing

in Orange County. This proposed activity is therefore not subject to CEQA. Any future action connected to this approval that constitutes a project will be reviewed for compliance with CEQA.

FINANCIAL IMPACT:

N/A

STAFFING IMPACT

N/A

REVIEWING AGENCIES:

OC Public Works

ATTACHMENT(S):

Attachment A - Memorandum of Agreement Between the County of Orange and the City of Placentia Regarding Housing Needs Allocations for upcoming Sixth Cycle Housing Element
Attachment B - Government Code Section 65584.07

**MEMORANDUM OF AGREEMENT
BETWEEN THE COUNTY OF ORANGE AND THE CITY OF PLACENTIA
REGARDING REGIONAL HOUSING NEEDS ALLOCATIONS FOR FUTURE
HOUSING ELEMENT PLANNING PERIODS**

This Memorandum of Agreement ("**MOU**") between the COUNTY OF ORANGE, a political subdivision of the State of California ("**County**") and the CITY OF PLACENTIA, a municipal corporation ("**City**"), is dated, for the convenience of the parties, as the first date upon which it is executed by both the County and the City, as shown by the signatures of their authorized representatives below, and the various obligations established hereby shall take effect as provided herein.

RECITALS

A. The Orange County Board of Supervisors approved a loan in the amount of \$2,754,000 on June 6, 2017, toward the completion of 24 units within a housing project (the "**Project**") on that certain real property located within the City of Placentia, County of Orange, State of California, and more particularly described in **Exhibit "A"** attached hereto and incorporated herein (the "**Property**").

B. The Orange County Board of Supervisors, acting as the Board of Commissioners to the Orange County Housing Authority, also approved the use of 49 Project-Based Housing Choice Vouchers, to further assist in the success of this Project.

C. The County desires to rely on housing proposed as part of the Project to meet certain affordable housing obligations imposed on the County by state law. Pursuant to Article 10.6 (the "**Housing Element Law**") (Government Code sections 65580 - 65589.8) of Chapter 3 of the Planning and Zoning Law, the Southern California Association of Governments ("**SCAG**") periodically adopts and assigns a Regional Housing Needs Assessment ("**RHNA**") allocation for each county and city in the County of Orange, including Orange County and the City of Placentia. Under the Housing Element Law, each city and county must periodically revise the housing element of its general plan utilizing the latest RHNA allocation adopted by SCAG. The next required revision to the housing elements of the City and County is designated as the sixth required revision by Government Code Section 65588, and is identified by SCAG as the 2021-2029 housing element planning period ("2021-29 Planning Period").

D. The City has expressed interest in entering into a RHNA allocation transfer agreement as allowed under Government Code Section 65584.07 or any successor statute ("**Section 65584.07**") providing for the transfer to the City of Placentia of some share of the County's RHNA allocation obligation for the sixth housing element planning period. This MOU is intended by the County and the City to serve as the RHNA allocation transfer agreement as may be amended pursuant to Section 14 of this agreement and to attain approval by SCAG.

E. Approval and successful implementation of the MOU will allow the County to meet its RHNA for the 2021-29 Planning Period and obtain a certified housing element. This MOU provides for RHNA allocation transfers from the County to the City in the 2021-29 Planning Period.

F. The Parties agree that, notwithstanding any prior communications regarding this matter, this MOU is the final agreement concerning this matter and is binding on the Parties.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein, the Parties hereto mutually agree as follows:

1. Housing Site. The “Housing Site” is shown graphically in **Exhibit “B,”** attached hereto and incorporated by reference, and is identified as 1945 E. Veterans Way, Placentia CA 92870, APNs: 346-331-19 and APN: 346-241-02. In 2017, the City re-zoned the Housing Site to R-3 (High Density Multiple Family District) to qualify as an available site zoned for extremely low and low income households pursuant to several Goals and Programs adopted as part of the City of Placentia State Certified 2013-2021 Housing Element. The City issued residential building permits for construction of affordable housing on the Housing Site during the 2013-2021 Planning Period. Occupancy Permits were also issued for affordable housing on the Housing Site during the 2013-2021 Planning Period. The Housing Site remains in the City’s jurisdiction, within the corporate boundaries of the City of Placentia.

2. Transfer of RHNA Allocation Shares.

a. Very Low-Income Unit Transfer. For the 2021-29 RHNA Planning Period (or as that planning period may be adjusted by SCAG, the Department of Housing and Community Development, or statute), upon SCAG’s adoption of a final RHNA, the County and City shall jointly apply to SCAG to transfer 12 units from the County’s RHNA allocation to the City. This would result in a reduction of the County’s RHNA allocation of very-low units by 12 units and an increase to the City’s RHNA allocation of very-low units by 12 units, as provided for and in conformance with the requirements of Government Code section 65584.07. Accordingly, upon SCAG’s approval, the City’s RHNA allocation of very -low units will increase by 12 units and the County’s RHNA allocation of very -low units shall decrease by 12 units, as allowed under Government Code section 65584.07. For purposes of this paragraph, “very low-income units” shall mean units where the household income for eligibility to live in the unit does not exceed 30% of the local area median income (AMI) as established by state and federal law.

b. Moderate Unit Transfer. Additionally, the County’s RHNA allocation of moderate-income units shall be reduced proportionally in conformance with the requirements of Government Code section 65584.07. To fulfill the obligations set forth in Government Code section 65584.07, the County and City shall jointly apply to SCAG to transfer 12 moderate units from the County’s RHNA allocation to the City. This would result in a reduction of to reduce the County’s RHNA allocation of moderate units by 12 units and to an increase to the City’s RHNA share allocation of moderate units by 12 units of the County’s original RHNA allocation. Accordingly, upon SCAG’s approval, the City’s share of its RHNA allocation of moderate units will increase by 12 units of the County’s original allocation and the County’s RHNA allocation of moderate will decrease by 12 units of the County’s original allocation. For purposes of this paragraph, “moderate units” shall mean units where the household income for eligibility to live in the unit does not exceed

120% of the local area median income (AMI) as established by state and federal law.

- c. The Parties agree that the land and financial commitments found in the Recitals to assist in the success of the Project is full and adequate consideration for the RHNA allocation transfers contemplated in this Section 2.

3. RHNA Methodologies; Parties Obligations. SCAG may determine the City and County's RHNA for the 2021-2029 Planning Period and subsequent revisions of the housing element in one of two ways. SCAG may make the determination based on its methodology adopted under Government Code Section 65584.04. Upon SCAG's adoption of a final RHNA, the County and City shall jointly apply to SCAG to reduce the County's RHNA allocation as described in Section 2., above, and to increase the City's RHNA allocation as described in Section 2., above.

4. Cooperation. The City and County shall take all steps reasonably necessary to comply with the Government Code section 65584.07 to implement this MOU, including but not limited to, providing the appropriate documentation to SCAG or any other agency, as required. The parties agree to work together to obtain SCAG and any other approval where required to effectuate this MOU. City further agrees that it will utilize the revised RHNA allocation that includes the transfer of RHNA shares contemplated by this MOU in preparing the City's 2021-2029 Planning Period and subsequent housing element revisions, as applicable.

5. Indemnification. City shall, to the extent permitted by law, indemnify, defend, and hold harmless the County and its officers, agents, and employees, from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, attorneys' fees), resulting from, arising out of, or based upon the negligence or wrongful act or omission of City or its City Council, boards and commissions, officers, agents, volunteers, or employees, in approving this MOU.

County shall, to the extent permitted by law, indemnify, defend, and hold harmless the City and its officers, agents, and employees, from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, attorney's fees), resulting from, arising out of, or based upon the negligence or wrongful act or omission of County or its Board of Supervisors, committees and commissions, officers, agents, volunteers, employees, in approving this MOU.

6. Time. Time is of the essence in this MOU.

7. Management. Except as otherwise provided in this MOU, the approval of both the City and County shall be required for decisions regarding management and disposition of the Joint Property.

8. Successors and Assigns. This MOU shall be binding upon and shall inure to the benefit of the County and City and their respective heirs, personal representatives, successors and assigns. Neither Party shall have the right to assign this MOU or any interest or right under this MOU without the prior written consent of the other Party.

9. No Attorneys' Fees. In any action between the Parties to interpret, enforce, award, modify or rescind any of the terms or provisions of this MOU, or any action otherwise commenced or taken in connection with this MOU, both Parties shall be responsible for their respective litigation costs and attorneys' fees, except as provided in Section 5, above, regarding indemnity.

10. Jurisdiction and Venue. This MOU shall be construed under the laws of the State of California in effect at the time of the signing of this MOU. The Parties consent to the jurisdiction of the California courts with venue in County of Orange.

11. Titles and Captions. Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of this MOU or of any of its terms. Reference to section numbers are to sections in this MOU, unless expressly stated otherwise.

12. Interpretation. As used in this MOU, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others where and when the context so dictates. The word "including" shall be construed as if followed by the words "without limitation." This MOU shall be interpreted as though prepared jointly by both Parties.

13. No Waiver. A waiver by either Party of a breach of any of the covenants, conditions or agreements under this MOU to be performed by the other Party shall not be construed as a waiver of any other such breach or succeeding breach or of the same or other covenants, agreements, restrictions or conditions of this MOU.

14. Modifications. Any alteration, change or modification of or to this MOU, to become effective, shall be made in writing and in each instance signed on behalf of each Party.

15. Severability. If any term, provision, condition or covenant of this MOU or its application to any Party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this MOU, and the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

16. Cooperation. Each Party agrees to cooperate with the other in the execution of this MOU and, in that regard, to sign any and all documents which may be reasonably necessary, helpful, or appropriate to carry out the purposes and intent of this MOU including, but not limited to, releases or additional agreements.

17. Counterparts. This MOU may be signed in multiple counterparts which, when signed by all Parties, shall constitute a binding agreement.

18. Notices. Any notice requirement set forth herein shall be in writing and delivered to the appropriate party at the address listed in this subparagraph. Addresses for notice may be changed from time to time by written notice to the other party. All communications shall be effective when actually received; provided, however, that nonreceipt of any communication as the result of a change in address of which the sending party was not notified or as the result of a refusal to accept delivery shall be deemed receipt of such communication.

To County: County of Orange
Attn: County Executive Office, Real Estate
333 W. Santa Ana Boulevard, 3rd Floor
Santa Ana, CA 92701

To City: City of Placentia
Attn: City Administrator, Damien R. Arrula
401 E. Chapman Avenue
Placentia, CA 92870

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed by their respective governing bodies on the dates set forth opposite their signatures.

COUNTY:
COUNTY OF ORANGE, a political
subdivision of the State of California

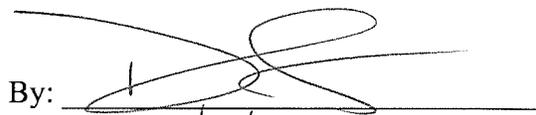
By: _____
Dated: _____
Name: _____
Title: _____

APPROVED AS TO FORM:
OFFICE OF COUNTY COUNSEL
ORANGE COUNTY, CALIFORNIA

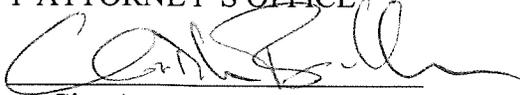
By: Nicole Walsh
Deputy

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

CITY:
CITY OF PLACENTIA, a municipal
corporation

By: 
Dated: 04/29/21
Damien R. Amala
City Administrator

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

By: 
City Attorney

ATTEST:

By: 
City Clerk

Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

Exhibit A

PARCEL A:

A PORTION OF LOT 4, IN BLOCK 35 OF "YORBA LINDA TRACT", IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 4, WHICH SAID LOT IS DISTANT NORTHERLY, MEASURED ALONG SAID WEST LINE, 248.77 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING;

THENCE FROM SAID POINT OF BEGINNING, EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, 123.81 FEET TO A POINT;
 THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 4, 283.90 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 4;
 THENCE WESTERLY ALONG SAID NORTHERLY LINE 122.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;
 THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 4, 300.79 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE ORANGE COUNTY FLOODCONTROL RECORDED DECEMBER 17, 1962 RECORDED IN BOOK 6361, PAGE 450 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND AS CONDEMNED BY THE ORANGE COUNTY TRANSPORTATION AUTHORITY, A PUBLIC AGENCY AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED MAY 19, 2014 AS INSTRUMENT NO. 2014000193187 OF OFFICIAL RECORDS.

PARCEL B1:

A STRIP OF LAND 65.00 FEET WIDE IN LOT 3, BLOCK 36 OF THE YORBA LINDA TRACT, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID STRIP LYING 28.00 FEET NORTHERLY AND 37.00 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE CENTERLINE OF FEE ANA STREET DISTANT SOUTH 0°23'34" EAST, 323.72 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF ORANGETHORPE AVENUE;
 THENCE NORTH 89°37'35" EAST, 61.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET;
 THENCE EASTERLY 132.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'48";
 THENCE TANGENT TO SAID CURVE SOUTH 75°13'37" EAST, 912.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1000.00 FEET;
 THENCE EASTERLY 126.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°14'09";
 THENCE TANGENT TO SAID CURVE SOUTH 82°27'46" EAST, 312.63 FEET TO A POINT ON THE CENTERLINE OF TAYLOR STREET DISTANT SOUTH 0°48'16" EAST, 413.51 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF SAID ORANGETHORPE AVENUE ASSAID CENTERLINE IS LOCATED EASTERLY OF SAID CENTERLINE OF TAYLOR STREET.

EXCEPT THAT PORTION THEREOF AS DESCRIBED IN THE DEED TO ELMER DE LOS REYES ET. UX., RECORDED SEPTEMBER 12, 1950 IN BOOK 2070, PAGE 205 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER.

EXCEPTING THEREFROM ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF THE ABOVE-DESCRIBED PROPERTY, SUBJECT TO THE EXPRESS LIMITATION THAT THE FOREGOING RESERVATION SHALL IN NO WAY BE INTERPRETED TO INCLUDE ANY RIGHT OF ENTRY IN AND UPON THE SURFACE OF THE ABOVE-DESCRIBED PROPERTY, OR THE FIRST 500 FEET OF THE SUBSURFACE THEREOF, AS SET FORTH IN GRANT DEED RECORDED MAY 23, 1963 IN BOOK 6559, PAGE 709 OF OFFICIAL RECORDS.

PARCEL B2:

THAT PORTION OF LOT 3, BLOCK 36 OF THE YORBA LINDA TRACT, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT LIES NORTHERLY OF A LINE WHICH IS NORTHERLY 28.00 FEET FROM AND PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE CENTERLINE OF FEE ANA STREET DISTANT SOUTH $0^{\circ}23'34''$ EAST, 323.72 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF ORANGETHORPE AVENUE;
 THENCE NORTH $89^{\circ}37'35''$ EAST 61.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET;
 THENCE EASTERLY 132.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}08'48''$;
 THENCE TANGENT TO SAID CURVE SOUTH $75^{\circ}13'37''$ EAST, 912.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1000.00 FEET;
 THENCE EASTERLY 126.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $7^{\circ}14'09''$;
 THENCE TANGENT TO SAID CURVE SOUTH $82^{\circ}27'46''$ EAST, 312.63 FEET TO A POINT ON THE CENTERLINE OF TAYLOR STREET DISTANT SOUTH $0^{\circ}48'16''$ EAST, 413.51 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF SAID ORANGETHORPE AVENUE AS SAID CENTERLINE IS LOCATED EASTERLY OF SAID CENTERLINE OF TAYLOR STREET.

EXCEPT THAT PORTION THEREOF AS DESCRIBED IN THE DEED TO ELMER DE LOS REYES ET. UT., RECORDED SEPTEMBER 12, 1950 IN BOOK 2070, PAGE 205 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER.

EXCEPTING THEREFROM ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF THE ABOVE-DESCRIBED PROPERTY, SUBJECT TO THE EXPRESS LIMITATION THAT THE FOREGOING RESERVATION SHALL IN NO WAY BE INTERPRETED TO INCLUDE ANY RIGHT OF ENTRY IN AND UPON THE SURFACE OF THE ABOVE-DESCRIBED PROPERTY, OR THE FIRST 500 FEET OF THE SUBSURFACE THEREOF, AS SET FORTH IN GRANT DEED RECORDED MAY 23, 1963 IN BOOK 6559, PAGE 709 OF OFFICIAL RECORDS.

APN: 346-331-19 AND APN: 346-241-02

Exhibit B

1945 E. Veterans Way
Placentia, Ca 92870
APN: 346-331-19 & 346-241-02



Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)

**State of California****GOVERNMENT CODE****Section 65584**

65584. (a) (1) For the fourth and subsequent revisions of the housing element pursuant to Section 65588, the department shall determine the existing and projected need for housing for each region pursuant to this article. For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing need shall include that share of the housing need of persons at all income levels within the area significantly affected by the general plan of the city or county.

(2) It is the intent of the Legislature that cities, counties, and cities and counties should undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need, and reasonable actions should be taken by local and regional governments to ensure that future housing production meets, at a minimum, the regional housing need established for planning purposes. These actions shall include applicable reforms and incentives in Section 65582.1.

(3) The Legislature finds and declares that insufficient housing in job centers hinders the state's environmental quality and runs counter to the state's environmental goals. In particular, when Californians seeking affordable housing are forced to drive longer distances to work, an increased amount of greenhouse gases and other pollutants is released and puts in jeopardy the achievement of the state's climate goals, as established pursuant to Section 38566 of the Health and Safety Code, and clean air goals.

(b) The department, in consultation with each council of governments, shall determine each region's existing and projected housing need pursuant to Section 65584.01 at least two years prior to the scheduled revision required pursuant to Section 65588. The appropriate council of governments, or for cities and counties without a council of governments, the department, shall adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year prior to the scheduled revision for the region required by Section 65588. The allocation plan prepared by a council of governments shall be prepared pursuant to Sections 65584.04 and 65584.05.

(c) Notwithstanding any other provision of law, the due dates for the determinations of the department or for the council of governments, respectively, regarding the regional housing need may be extended by the department by not more than 60 days if the extension will enable access to more recent critical population or housing data from a pending or recent release of the United States Census Bureau or the Department of Finance. If the due date for the determination of the department or the council of governments is extended for this reason, the department shall extend the corresponding

housing element revision deadline pursuant to Section 65588 by not more than 60 days.

(d) The regional housing needs allocation plan shall further all of the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

(5) Affirmatively furthering fair housing.

(e) For purposes of this section, "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

(f) For purposes of this section, "household income levels" are as determined by the department as of the most recent American Community Survey pursuant to the following code sections:

(1) Very low incomes as defined by Section 50105 of the Health and Safety Code.

(2) Lower incomes, as defined by Section 50079.5 of the Health and Safety Code.

(3) Moderate incomes, as defined by Section 50093 of the Health and Safety Code.

(4) Above moderate incomes are those exceeding the moderate-income level of Section 50093 of the Health and Safety Code.

(g) Notwithstanding any other provision of law, determinations made by the department, a council of governments, or a city or county pursuant to this section or Section 65584.01, 65584.02, 65584.03, 65584.04, 65584.05, 65584.06, 65584.07, or

65584.08 are exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(Amended by Stats. 2018, Ch. 989, Sec. 1.5. (AB 1771) Effective January 1, 2019.)

ATTACHMENT C

Memorandum of Agreement

**MEMORANDUM OF AGREEMENT
BETWEEN THE COUNTY OF ORANGE AND THE CITY OF PLACENTIA
REGARDING REGIONAL HOUSING NEEDS ALLOCATIONS FOR FUTURE
HOUSING ELEMENT PLANNING PERIODS**

This Memorandum of Agreement ("**MOU**") between the COUNTY OF ORANGE, a political subdivision of the State of California ("**County**") and the CITY OF PLACENTIA, a municipal corporation ("**City**"), is dated, for the convenience of the parties, as the first date upon which it is executed by both the County and the City, as shown by the signatures of their authorized representatives below, and the various obligations established hereby shall take effect as provided herein.

RECITALS

A. The Orange County Board of Supervisors approved a loan in the amount of \$2,754,000 on June 6, 2017, toward the completion of 24 units within a housing project (the "**Project**") on that certain real property located within the City of Placentia, County of Orange, State of California, and more particularly described in **Exhibit "A"** attached hereto and incorporated herein (the "**Property**").

B. The Orange County Board of Supervisors, acting as the Board of Commissioners to the Orange County Housing Authority, also approved the use of 49 Project-Based Housing Choice Vouchers, to further assist in the success of this Project.

C. The County desires to rely on housing proposed as part of the Project to meet certain affordable housing obligations imposed on the County by state law. Pursuant to Article 10.6 (the "**Housing Element Law**") (Government Code sections 65580 - 65589.8) of Chapter 3 of the Planning and Zoning Law, the Southern California Association of Governments ("**SCAG**") periodically adopts and assigns a Regional Housing Needs Assessment ("**RHNA**") allocation for each county and city in the County of Orange, including Orange County and the City of Placentia. Under the Housing Element Law, each city and county must periodically revise the housing element of its general plan utilizing the latest RHNA allocation adopted by SCAG. The next required revision to the housing elements of the City and County is designated as the sixth required revision by Government Code Section 65588, and is identified by SCAG as the 2021-2029 housing element planning period ("2021-29 Planning Period").

D. The City has expressed interest in entering into a RHNA allocation transfer agreement as allowed under Government Code Section 65584.07 or any successor statute ("**Section 65584.07**") providing for the transfer to the City of Placentia of some share of the County's RHNA allocation obligation for the sixth housing element planning period. This MOU is intended by the County and the City to serve as the RHNA allocation transfer agreement as may be amended pursuant to Section 14 of this agreement and to attain approval by SCAG.

E. Approval and successful implementation of the MOU will allow the County to meet its RHNA for the 2021-29 Planning Period and obtain a certified housing element. This MOU provides for RHNA allocation transfers from the County to the City in the 2021-29 Planning Period.

F. The Parties agree that, notwithstanding any prior communications regarding this matter, this MOU is the final agreement concerning this matter and is binding on the Parties.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein, the Parties hereto mutually agree as follows:

1. Housing Site. The “Housing Site” is shown graphically in **Exhibit “B,”** attached hereto and incorporated by reference, and is identified as 1945 E. Veterans Way, Placentia CA 92870, APNs: 346-331-19 and APN: 346-241-02. In 2017, the City re-zoned the Housing Site to R-3 (High Density Multiple Family District) to qualify as an available site zoned for extremely low and low income households pursuant to several Goals and Programs adopted as part of the City of Placentia State Certified 2013-2021 Housing Element. The City issued residential building permits for construction of affordable housing on the Housing Site during the 2013-2021 Planning Period. Occupancy Permits were also issued for affordable housing on the Housing Site during the 2013-2021 Planning Period. The Housing Site remains in the City’s jurisdiction, within the corporate boundaries of the City of Placentia.

2. Transfer of RHNA Allocation Shares.

a. Very Low-Income Unit Transfer. For the 2021-29 RHNA Planning Period (or as that planning period may be adjusted by SCAG, the Department of Housing and Community Development, or statute), upon SCAG's adoption of a final RHNA, the County and City shall jointly apply to SCAG to transfer 12 units from the County’s RHNA allocation to the City. This would result in a reduction of the County's RHNA allocation of very-low units by 12 units and an increase to the City's RHNA allocation of very-low units by 12 units, as provided for and in conformance with the requirements of Government Code section 65584.07. Accordingly, upon SCAG's approval, the City's RHNA allocation of very -low units will increase by 12 units and the County's RHNA allocation of very -low units shall decrease by 12 units, as allowed under Government Code section 65584.07. For purposes of this paragraph, “very low-income units” shall mean units where the household income for eligibility to live in the unit does not exceed 30% of the local area median income (AMI) as established by state and federal law.

b. Moderate Unit Transfer. Additionally, the County's RHNA allocation of moderate-income units shall be reduced proportionally in conformance with the requirements of Government Code section 65584.07. To fulfill the obligations set forth in Government Code section 65584.07, the County and City shall jointly apply to SCAG to transfer 12 moderate units from the County’s RHNA allocation to the City. This would result in a reduction of to reduce the County's RHNA allocation of moderate units by 12 units and to an increase to the City's RHNA share allocation of moderate units by 12 units of the County's original RHNA allocation. Accordingly, upon SCAG's approval, the City's share of its RHNA allocation of moderate units will increase by 12 units of the County's original allocation and the County's RHNA allocation of moderate will decrease by 12 units of the County's original allocation. For purposes of this paragraph, “moderate units” shall mean units where the household income for eligibility to live in the unit does not exceed

120% of the local area median income (AMI) as established by state and federal law.

- c. The Parties agree that the land and financial commitments found in the Recitals to assist in the success of the Project is full and adequate consideration for the RHNA allocation transfers contemplated in this Section 2.

3. RHNA Methodologies; Parties Obligations. SCAG may determine the City and County's RHNA for the 2021-2029 Planning Period and subsequent revisions of the housing element in one of two ways. SCAG may make the determination based on its methodology adopted under Government Code Section 65584.04. Upon SCAG's adoption of a final RHNA, the County and City shall jointly apply to SCAG to reduce the County's RHNA allocation as described in Section 2., above, and to increase the City's RHNA allocation as described in Section 2., above.

4. Cooperation. The City and County shall take all steps reasonably necessary to comply with the Government Code section 65584.07 to implement this MOU, including but not limited to, providing the appropriate documentation to SCAG or any other agency, as required. The parties agree to work together to obtain SCAG and any other approval where required to effectuate this MOU. City further agrees that it will utilize the revised RHNA allocation that includes the transfer of RHNA shares contemplated by this MOU in preparing the City's 2021-2029 Planning Period and subsequent housing element revisions, as applicable.

5. Indemnification. City shall, to the extent permitted by law, indemnify, defend, and hold harmless the County and its officers, agents, and employees, from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, attorneys' fees), resulting from, arising out of, or based upon the negligence or wrongful act or omission of City or its City Council, boards and commissions, officers, agents, volunteers, or employees, in approving this MOU.

County shall, to the extent permitted by law, indemnify, defend, and hold harmless the City and its officers, agents, and employees, from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, attorney's fees), resulting from, arising out of, or based upon the negligence or wrongful act or omission of County or its Board of Supervisors, committees and commissions, officers, agents, volunteers, employees, in approving this MOU.

6. Time. Time is of the essence in this MOU.

7. Management. Except as otherwise provided in this MOU, the approval of both the City and County shall be required for decisions regarding management and disposition of the Joint Property.

8. Successors and Assigns. This MOU shall be binding upon and shall inure to the benefit of the County and City and their respective heirs, personal representatives, successors and assigns. Neither Party shall have the right to assign this MOU or any interest or right under this MOU without the prior written consent of the other Party.

9. No Attorneys' Fees. In any action between the Parties to interpret, enforce, award, modify or rescind any of the terms or provisions of this MOU, or any action otherwise commenced or taken in connection with this MOU, both Parties shall be responsible for their respective litigation costs and attorneys' fees, except as provided in Section 5, above, regarding indemnity.

10. Jurisdiction and Venue. This MOU shall be construed under the laws of the State of California in effect at the time of the signing of this MOU. The Parties consent to the jurisdiction of the California courts with venue in County of Orange.

11. Titles and Captions. Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of this MOU or of any of its terms. Reference to section numbers are to sections in this MOU, unless expressly stated otherwise.

12. Interpretation. As used in this MOU, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others where and when the context so dictates. The word "including" shall be construed as if followed by the words "without limitation." This MOU shall be interpreted as though prepared jointly by both Parties.

13. No Waiver. A waiver by either Party of a breach of any of the covenants, conditions or agreements under this MOU to be performed by the other Party shall not be construed as a waiver of any other such breach or succeeding breach or of the same or other covenants, agreements, restrictions or conditions of this MOU.

14. Modifications. Any alteration, change or modification of or to this MOU, to become effective, shall be made in writing and in each instance signed on behalf of each Party.

15. Severability. If any term, provision, condition or covenant of this MOU or its application to any Party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this MOU, and the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

16. Cooperation. Each Party agrees to cooperate with the other in the execution of this MOU and, in that regard, to sign any and all documents which may be reasonably necessary, helpful, or appropriate to carry out the purposes and intent of this MOU including, but not limited to, releases or additional agreements.

17. Counterparts. This MOU may be signed in multiple counterparts which, when signed by all Parties, shall constitute a binding agreement.

18. Notices. Any notice requirement set forth herein shall be in writing and delivered to the appropriate party at the address listed in this subparagraph. Addresses for notice may be changed from time to time by written notice to the other party. All communications shall be effective when actually received; provided, however, that nonreceipt of any communication as the result of a change in address of which the sending party was not notified or as the result of a refusal to accept delivery shall be deemed receipt of such communication.

To County: County of Orange
Attn: County Executive Office, Real Estate
333 W. Santa Ana Boulevard, 3rd Floor
Santa Ana, CA 92701

To City: City of Placentia
Attn: City Administrator, Damien R. Arrula
401 E. Chapman Avenue
Placentia, CA 92870

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed by their respective governing bodies on the dates set forth opposite their signatures.

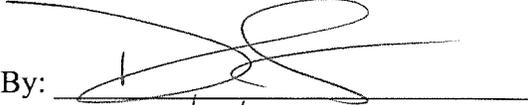
COUNTY:
COUNTY OF ORANGE, a political
subdivision of the State of California

By: 
Dated: 6-22-21
Name: James Treadaway
Title: Director of Public Works

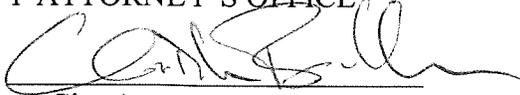
APPROVED AS TO FORM:
OFFICE OF COUNTY COUNSEL
ORANGE COUNTY, CALIFORNIA

By: Nicole Walsh
Deputy

CITY:
CITY OF PLACENTIA, a municipal
corporation

By: 
Dated: 04/29/21
Damien R. Amala
City Administrator

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

By: 
City Attorney

ATTEST:

By: 
City Clerk

Exhibit A

PARCEL A:

A PORTION OF LOT 4, IN BLOCK 35 OF "YORBA LINDA TRACT", IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 4, WHICH SAID LOT IS DISTANT NORTHERLY, MEASURED ALONG SAID WEST LINE, 248.77 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING;

THENCE FROM SAID POINT OF BEGINNING, EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, 123.81 FEET TO A POINT;
THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 4, 283.90 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 4;
THENCE WESTERLY ALONG SAID NORTHERLY LINE 122.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 4, 300.79 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE ORANGE COUNTY FLOODCONTROL RECORDED DECEMBER 17, 1962 RECORDED IN BOOK 6361, PAGE 450 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND AS CONDEMNED BY THE ORANGE COUNTY TRANSPORTATION AUTHORITY, A PUBLIC AGENCY AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED MAY 19, 2014 AS INSTRUMENT NO. 2014000193187 OF OFFICIAL RECORDS.

PARCEL B1:

A STRIP OF LAND 65.00 FEET WIDE IN LOT 3, BLOCK 36 OF THE YORBA LINDA TRACT, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID STRIP LYING 28.00 FEET NORTHERLY AND 37.00 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE CENTERLINE OF FEE ANA STREET DISTANT SOUTH 0°23'34" EAST, 323.72 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF ORANGETHORPE AVENUE;
THENCE NORTH 89°37'35" EAST, 61.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET;
THENCE EASTERLY 132.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'48";
THENCE TANGENT TO SAID CURVE SOUTH 75°13'37" EAST, 912.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1000.00 FEET;
THENCE EASTERLY 126.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°14'09";
THENCE TANGENT TO SAID CURVE SOUTH 82°27'46" EAST, 312.63 FEET TO A POINT ON THE CENTERLINE OF TAYLOR STREET DISTANT SOUTH 0°48'16" EAST, 413.51 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF SAID ORANGETHORPE AVENUE SAID CENTERLINE IS LOCATED EASTERLY OF SAID CENTERLINE OF TAYLOR STREET.
EXCEPT THAT PORTION THEREOF AS DESCRIBED IN THE DEED TO ELMER DE LOS REYES ET. UX., RECORDED SEPTEMBER 12, 1950 IN BOOK 2070, PAGE 205 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER.

EXCEPTING THEREFROM ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF THE ABOVE-DESCRIBED PROPERTY, SUBJECT TO THE EXPRESS LIMITATION THAT THE FOREGOING RESERVATION SHALL IN NO WAY BE INTERPRETED TO INCLUDE ANY RIGHT OF ENTRY IN AND UPON THE SURFACE OF THE ABOVE-DESCRIBED PROPERTY, OR THE FIRST 500 FEET OF THE SUBSURFACE THEREOF, AS SET FORTH IN GRANT DEED RECORDED MAY 23, 1963 IN BOOK 6559, PAGE 709 OF OFFICIAL RECORDS.

PARCEL B2:

THAT PORTION OF LOT 3, BLOCK 36 OF THE YORBA LINDA TRACT, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT LIES NORTHERLY OF A LINE WHICH IS NORTHERLY 28.00 FEET FROM AND PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE CENTERLINE OF FEE ANA STREET DISTANT SOUTH 0°23'34" EAST, 323.72 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF ORANGETHORPE AVENUE;
THENCE NORTH 89°37'35" EAST 61.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET;
THENCE EASTERLY 132.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'48";
THENCE TANGENT TO SAID CURVE SOUTH 75°13'37" EAST, 912.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1000.00 FEET;
THENCE EASTERLY 126.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°14'09";
THENCE TANGENT TO SAID CURVE SOUTH 82°27'46" EAST, 312.63 FEET TO A POINT ON THE CENTERLINE OF TAYLOR STREET DISTANT SOUTH 0°48'16" EAST, 413.51 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF SAID ORANGETHORPE AVENUE AS SAID CENTERLINE IS LOCATED EASTERLY OF SAID CENTERLINE OF TAYLOR STREET.

EXCEPT THAT PORTION THEREOF AS DESCRIBED IN THE DEED TO ELMER DE LOS REYES ET. UT., RECORDED SEPTEMBER 12, 1950 IN BOOK 2070, PAGE 205 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER.

EXCEPTING THEREFROM ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF THE ABOVE-DESCRIBED PROPERTY, SUBJECT TO THE EXPRESS LIMITATION THAT THE FOREGOING RESERVATION SHALL IN NO WAY BE INTERPRETED TO INCLUDE ANY RIGHT OF ENTRY IN AND UPON THE SURFACE OF THE ABOVE-DESCRIBED PROPERTY, OR THE FIRST 500 FEET OF THE SUBSURFACE THEREOF, AS SET FORTH IN GRANT DEED RECORDED MAY 23, 1963 IN BOOK 6559, PAGE 709 OF OFFICIAL RECORDS.

APN: 346-331-19 AND APN: 346-241-02

Exhibit B

1945 E. Veterans Way
Placentia, Ca 92870
APN: 346-331-19 & 346-241-02



Attachment: 6.23.21 -Placentia RHNA Transfer Request (Transfer of RHNA Units from County of Orange to City of Placentia)



Southern California Association of Governments
Remote Participation Only
July 1, 2021

To: Community Economic & Human Development Committee (CEHD)
Energy & Environment Committee (EEC)
Transportation Committee (TC)
Regional Council (RC)
From: Marisa Laderach, Senior Regional Planner
(213) 236-1927, laderach@scag.ca.gov
Subject: 2020 Sustainable Communities Program - Smart Cities & Mobility
Innovations Call for Applications - Proposed Project List

EXECUTIVE DIRECTOR'S
APPROVAL

RECOMMENDED ACTION FOR CEHD and EEC:

Receive and File

RECOMMENDED ACTION FOR TC:

Recommend that the Regional Council approve the 2020 Sustainable Communities Program (SCP) Smart Cities & Mobility Innovations (SCMI) Award Recommendations and authorize staff to initiate projects.

RECOMMENDED ACTION FOR RC:

Approve 2020 Sustainable Communities Program (SCP) Smart Cities & Mobility Innovations (SCMI) Award Recommendations and authorize staff to initiate the projects.

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 4: Provide innovative information and value-added services to enhance member agencies' planning and operations and promote regional collaboration.

EXECUTIVE SUMMARY:

On September 3, 2020, the Regional Council approved the 2020 Sustainable Communities Program (SCP) Guidelines, which consisted of multiple Calls for Applications. The SCP is a multi-year program designed to support and implement the policies and initiatives of the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) and continues the themes of the previous round of funded projects. On February 4, 2021, Regional Council approved the Smart Cities & Mobility Innovations (SCMI) Guidelines and authorized staff to release the 2021 Call for Applications for SCMI project types. SCMI project types support the implementation of three Connect SoCal Key Connections, focusing on Smart Cities & Job Centers, Go Zones, and

Shared Mobility/Mobility as a Service, to expand upon our mobility ecosystems and advance the region's vision.

Staff released the SCP Call for Proposals on February 8, 2021. Applications were submitted through April 23, 2021. SCAG received a total of twenty-one (21) project proposals by the April 23 deadline, valued at approximately \$4.96 million across all project categories and types. Staff has completed a ranking of proposals and has identified eight (8) top ranked projects for funding totaling approximately \$2.5 million. Staff is seeking RC approval of award recommendations and authorization to begin contacting project sponsors in order to develop a program schedule and initiate projects.

BACKGROUND:

Call for Applications

The SCP Smart Cities & Mobility Innovations (SCMI) guidelines and scoring criteria were developed by SCAG staff to support innovative approaches for addressing and solving regional issues. The program identified specific project types that provide practical, relevant strategies for meeting SB 375 greenhouse gas (GHG) reduction targets and queue jurisdictions for future funding opportunities. This approach allows SCAG to maximize benefits from available resources. Rather than providing direct grants to jurisdictions, the SCP serves as a broad resource program and provides direct technical assistance to complete projects. Resources will be provided for projects that meet SCP and SCMI goals and are within the following four defined project types:

- ***Curb Space Data Collection & Inventory:*** Expands and updates the curb space data inventory through innovative data collection methods to advance plans, studies, and activities, and ultimately help the region understand and regulate the growing need for curb space use.
- ***Technology Assessment or Adoption Plan:*** Provides opportunities for jurisdictions to assess technology frameworks and demonstrations related to curb space management, curb regulating, on-street and off-street parking management, last mile delivery solutions and other curb and mobility challenges, to enhance infrastructure and prepare for an increasingly connected world.
- ***Parking Management Plan:*** Advances parking management to help achieve a balanced transportation system. Strategies will be used to regulate supply, reduce street congestion, and encourage transit use.
- ***Permitting Process Evaluation:*** Evaluates existing and/or new permitted uses for the curb space to improve safety and equitable access for all users.

Following Regional Council's approval on February 4, 2021, the 2020 SCP Smart Cities & Mobility Innovations guidelines and scoring criteria were released by staff alongside a Call for Applications.

By the deadline of April 23, 2021, SCAG received a total of twenty-one (21) project proposals valued at approximately \$4.96 million in funding across all project categories and types.

Evaluation Process

The evaluation process involved four (4) evaluation teams that reviewed and scored applications submitted to the SCP SCMI Call. Each team comprised staff from partner agencies, community-based organizations (CBOs), and SCAG. Final award recommendations are based on application score, regional funding equity targets, and regional geographic equity.

Award Recommendations

Staff completed a ranking of proposals and is recommending eight (8) top ranked projects for funding totaling approximately \$2.5 million. The highest-ranking proposals reflect stated SCMI program goals, including but not limited to:

- Encourage jurisdictions to partner with SCAG to find innovative solutions to challenges associated with the ever-changing nature of parking, freight and last mile deliveries, and commerce at the curb;
- Create dynamic, connected, built environments that support multimodal mobility, reduce reliance on single-occupant vehicles, and reduce VMT;
- Reduce greenhouse gas emissions and improve air quality by reducing driving alone, idling, or searching for parking;
- Support healthy and equitable communities by allocating public resources like curb space more equitably;
- Encourage shared modes, manage parking effectively, and support commerce and the growth of housing and employment in job centers;
- Employ strategies to mitigate negative community impacts associated with congestion, GHGs and issues that stem from inflexible, inefficient, inequitable, or outdated parking systems.

Following the eight (8) projects recommended for award below, SCAG staff identified three (3) projects as a contingency list to receive funding, should additional funds become available. These three (3) projects will be considered for project award if additional funds become available, either through state or regional funding sources or cost savings realized during procurement and/or implementation. Any of the three (3) projects on the contingency list may be funded, in no particular order. If additional resources become available to fund projects beyond the contingency list, staff may revisit the SCMI project list to recommend additional projects for funding.

The following SCP SCMI Project List contains the eight (8) projects recommended to be funded through the SCP and includes the contingency list. The projects will be administered by SCAG

through the SCP. The individual project budgets will be determined through the scoping and procurement process.

Rank	Jurisdiction	Project	Score	Project Type
1	City of Rialto	Smart Cities Plan for Warehousing and Logistics	88.6	Technology
2	Los Angeles Dept. of Transportation	Curb Zone Data Inventory for Digital Curb Management	88.2	Curb Space
3	City of Long Beach	Long Beach Curb Space Management Study	87.2	Curb Space
4	City of Stanton	Stanton Citywide Curb Management Plan	86.0	Curb Space
5	San Gabriel Valley Council of Govts	GoSGV Engagement & Evaluation	83.4	Technology
6	City of Desert Hot Springs	Downtown and Light Industrial Parking Plan	79.5	Parking
7	City of Laguna Woods	Laguna Woods Mobility Technology Plan	78.8	Technology
8	City of Garden Grove	Garden Grove Curb Data Study	77.8	Parking
<i>Potential Awardees* Should Contingency or Additional Funds Become Available (no particular order, many dependent variables)</i>				
9*	City of Culver City	Fox Hills Area Parking Management Plan	76.0	Parking
10*	City of San Clemente	San Clemente Parking Management Plan	71.9	Parking
11*	City of Torrance	Torrance Parklet Program	69.2	Permitting

Next Steps

Pending RC approval, staff will contact all project applicants and notify awardees to discuss details of their award, define scopes of work, and develop Requests for Proposals (RFPs). A project initiation schedule and expectations regarding period of performance will be determined by mid-August, and will be based on project complexity, funding source, and SCAG staff capacity.



FISCAL IMPACT:

Staff's work budget for the SCP is included in FY 2020-2021 Overall Work Program (OWP) 275-4881.01 – Sustainable Communities Program (SCP) Call for Applications (FY20 SB1 Formula). Additional funding for staff time and selected SCP projects is also anticipated to be available in 275-4882.01 for FY 2021-2022, pending approval of the FY 2021-22 OWP.



Southern California Association of Governments
Remote Participation Only
July 1, 2021

To: Community Economic & Human Development Committee (CEHD)
Energy & Environment Committee (EEC)
Transportation Committee (TC)
Regional Council (RC)
From: Sarah Dominguez, Senior Regional Planner
(213) 236-1918, dominguezs@scag.ca.gov
Subject: California Air Resources Board (CARB) 2022 Scoping Plan Update

EXECUTIVE DIRECTOR'S
APPROVAL

RECOMMENDED ACTION FOR CEHD AND RC:

Receive and File

RECOMMENDED ACTION FOR EEC AND TC:

Information Only - No Action Required

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 2: Advance Southern California’s policy interests and planning priorities through regional, statewide, and national engagement and advocacy.

EXECUTIVE SUMMARY:

In early June 2021, the California Air Resources Board (CARB) held a series of kickoff meetings to initiate the Assembly Bill (AB) 32 Climate Change Scoping Plan. The update to the Scoping Plan is due in Fall/Winter 2022 and will reflect California’s goal to assess progress towards the Senate Bill (SB) 32 target of reducing GHG emission to 40 percent below 1990 levels in 2030, and to achieve climate neutrality by 2045. There are not currently any draft materials out for review, but CARB is seeking comments by July 9, 2021. SCAG staff are considering submitting a brief letter by the deadline to request clarification or assessment of greenhouse gas reduction pathways that would lead to future policies or regulations, provide insights on the challenges and opportunities for advancing proposed pathways in the SCAG region, and seek alignment between the Scoping Plan and SCAG’s regional policies for reducing GHG emission in Connect SoCal.

BACKGROUND:

In 2006, the Legislature passed the California Global Warming Solutions Act of 2006 (Assembly Bill 32), which required the California Air Resources Board (CARB) to develop a Scoping Plan to describe how California can reduce greenhouse gas (GHG) emissions in California to 1990 levels by 2020.

Then in 2016, the Legislature passed Senate Bill 32 which added a new target of 40 percent reduction from 1990 levels by 2030. CARB is required to update the Scoping Plan at least once every 5 years. The first Scoping Plan was adopted in 2008, followed by updates in 2013 and 2017. CARB is now preparing the 2022 Scoping Plan to identify how California can become carbon neutral by 2045.

The Scoping Plan is an actionable statewide blueprint to achieve climate goals and is directed to achieve the maximum, technologically feasible and cost-effective greenhouse gas emission reductions. It does not go into detail about individual programs or regulation design, and does not supplant or create new statutes or regulations. Following the adoption of the Scoping Plan, state agencies and CARB will examine their regulations, programs and policies to assess alignment with the Scoping Plan and identify changes needed to be on track to reach the state's climate goals. Any changes to existing or proposals for new programs, policies or regulations will each have their own detailed public process and detailed analysis. The 2017 Climate Change Scoping Plan was developed while SCAG was working with CARB on the SB 375 target update process. The 2017 Scoping Plan had noted that stronger GHG reduction targets were needed to meet state goals, but that there was also a gap between what could be achieved through SB 375 alone. This 2022 Scoping Plan will provide the context for the next SB 375 target update process to occur by 2026.

On June 8 through June 10, 2021, CARB held a series of kickoff workshops to launch the start of the 2022 Scoping Plan update. Specific sessions focused on Natural and Working Lands, Equity and Environmental Justice, and Transportation and Energy. Workshop materials and recordings are available on CARB's website¹. CARB has also convened an Environmental Justice Advisory Committee and will consult with the Committee throughout the development of the 2022 Scoping Plan to ensure that environmental justice principles and actions are incorporated.

While no draft materials are currently posted, CARB is seeking written comments. Given the significance of the transportation sector in achieving the state's climate goals, making up 41 percent of state GHG emissions, SCAG staff is considering submitting a brief comment letter. The purpose of SCAG's comment letter would be to request clarification or assessment of potential GHG reduction pathways that would lead to future policies or regulations that would impact the SCAG region, provide insights on the challenges and opportunities for advancing proposed pathways in the SCAG region, and seek alignment between the Scoping Plan and SCAG's regional policies for reducing GHG emissions including in Connect SoCal and related board directives. Particular attention would be given to those policies and regulations mentioned in the CARB 2022 Scoping Plan workshops which could impact Connect SoCal GHG targets and infrastructure investment strategies. These relate to other state plans and policies that are building blocks for the Scoping Plan and which SCAG has been engaged in the development of such as the Revised Draft 2020 Mobile Source Strategy, to be

¹ <https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/scoping-plan-meetings-workshops>



adopted by CARB in Fall 2021, and Climate Action Plan for Infrastructure Investment under both EO-N-19-19 and EO N-79-20.

Written comments are due July 9, 2021. CARB anticipates releasing the draft Scoping Plan in Spring 2022, with the final Scoping Plan released in Fall 2022 and considered for adoption in late 2022.

FISCAL IMPACT:

Work associated with this item is included in the FY 20-21 Overall Work Program (310.4874.01: Connect SoCal Development).



Southern California Association of Governments
Remote Participation Only
July 1, 2021

To: Executive/Administration Committee (EAC)
Community Economic & Human Development Committee (CEHD)
Regional Council (RC)
From: Jenna Hornstock, Deputy Director of Planning
(213) 630-1448, hornstock@scag.ca.gov
Subject: Inclusive Economic Recovery Strategy - Final Report and
Recommendations

EXECUTIVE DIRECTOR'S
APPROVAL

RECOMMENDED ACTION FOR EAC AND CEHD:

Recommended to the Regional Council to adopt the Final Report and Recommendations.

RECOMMENDED ACTION FOR RC:

Adopt the Final Report and Recommendations.

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 1: Produce innovative solutions that improve the quality of life for Southern Californians. 2: Advance Southern California’s policy interests and planning priorities through regional, statewide, and national engagement and advocacy.

EXECUTIVE SUMMARY:

To implement SCAG Resolution No. 20-623-2 (regarding racial and social equity) and then-FY20/21 SCAG President Rex Richardson’s Work Plan, SCAG staff has developed the Inclusive Economic Recovery Strategy (IERS) using the President’s work plan phases of Listen, Convene, Catalyze. Staff also relied on data and best practices analyzed through a partnership with the UC Riverside Center for Social Innovation. Findings and recommendations were brought to the SCAG Economist Bench, the Global Land Use and Economics (GLUE) Council, the stakeholders that participated in the convenings and through interim presentations to SCAG committees. This report provides a summary of the Final IERS report and recommendations for Regional Council adoption. The final recommendations in this report are more extensive than SCAG will be able to deliver and are offered as a starting place for prioritization of SCAG’s work program on economic recovery and a set of ideas for partners to consider in their work programs. Moreover, the final IERS recommendations align with Governor Newsom’s proposed \$100 billion “Comeback Plan,” thus positioning SCAG and its cities, counties and partners to leverage the knowledge gained in the IERS process to fund and implement the recommended strategies.

BACKGROUND:

The Inclusive Economic Recovery Strategy (IERS) is grounded in analysis of data, review of the literature, and best practices in equity and inclusion. The IERS reflects priorities and needs raised during stakeholder convenings and sets forth strategies for SCAG's role in advancing equitable regional economic recovery and growth. SCAG's strategy development was guided by five core principles, with the primary intent of fostering greater economic opportunity for women and communities of color to narrow the economic disparities in our local and regional economies.

IERS Work Plan and Methodology

SCAG developed the IERS using a methodology that embodies the *Listen, Convene, and Catalyze* phases from SCAG's FY20/21 Work Plan. The strategy's guiding principles are rooted in data and analysis from the National Equity Atlas, as summarized in SCAG's recently published *Racial Equity: Baseline Conditions Report* and the Briefing Book from SCAG's 2020 Economic Summit, among others. To support the IERS information gathering and analysis process, SCAG engaged Los Angeles-based firm Estolano Advisors and researchers from the Center for Social Innovation at the University of California, Riverside (UCR). Throughout the IERS process, staff shared updates with and collected feedback from various SCAG committees.

Key components in SCAG's research included: small group convenings, a stakeholder survey, SCAG committee engagement, and a landscape scan of existing efforts in the region.

- **Small-Group Convenings** – SCAG convened more than 230 stakeholders across 20 virtual focus groups and listening sessions between February and April 2020. Participants hailed from across the region, working across sectors and disciplines including, but not limited to, practitioners in community development and advocacy, residential and commercial development, industry and small business development, workforce development and education, philanthropy, and municipalities. Through the convenings, staff learned about equity-oriented efforts happening across the region, surfaced local practitioners' priorities and needs for a more inclusive economy, and generated ideas for SCAG's role in advancing an equitable economic recovery. Special outreach to SCAG's Global Land Use and Economic Council (GLUE) included a convening and two follow-up presentations and discussions at regular GLUE meetings.
- **Survey** – Staff conducted an online survey that sought to identify priorities for creating a more inclusive regional economy, learn about existing efforts happening to improve equity outcomes, and elicit ideas for how SCAG can support the region in this work. SCAG received 94 survey responses. The top three stakeholder sectors that responded were Nonprofit Advocacy with 32 respondents (34%), Local Government with 25 respondents (26.6%), and Other with 14 respondents spanning higher education, transportation, tribal government, and other types of nonprofit organizations (14.9%). Respondents were from all six counties.

- **SCAG Committee Engagement** – During the recommendation development stage, SCAG staff presented findings from the convenings and preliminary recommendations for discussion with various SCAG committees. SCAG staff refined the proposed recommendations to reflect feedback from the following SCAG committees and partners:
 - Special Committee on Equity & Social Justice
 - Community, Economic & Human Development (CEHD) Committee
 - SCAG Economist Bench

- **Research and Inventory of Existing Resources and Efforts** – The UCR Center for Social Innovation, in collaboration with SCAG staff, led a literature review of best practices and core elements to fostering an inclusive economy. Further, the UCR Center for Social Innovation conducted a landscape scan of economic development organizations, ongoing equitable economic development efforts across the region, and a reference list of public funding sources. The research findings informed the guiding principles and recommendations outlined in this report. Visit SCAG’s website for an online catalog of equitable economic development efforts and funding resources identified in the research.

- **Publishing Key Findings and Recommendations** – SCAG published the key findings and draft recommendations for public comment from May 6th–June 4th, 2021.

IERS Guiding Principles and Focus Areas

Based on the data, literature review, and input from SCAG’s Executive Team and consultants, the IERS identified **5 guiding principles** to drive its work and to act as a lens for identifying recommendations:

1. Center the economic recovery strategy on **racial and gender equity**; focus on **reducing the racial wealth gap**;
2. Focus on **rebuilding the middle class** with **high road employment**;
3. Ensure that all strategies contribute to a **climate ready region**;
4. Tailor strategies to the needs of both **industry sectors** and **geographic subregions**; and
5. Bring **new and diverse voices to the table**.

Recommendations

Both the findings and recommendations are organized across **4 focus areas which are interconnected and equally important**:

1. **Housing Production and Preservation**– support housing production and preservation of existing naturally occurring affordable housing, both to provide a range of housing for households at all income levels (rental and ownership), as well as support an economic generator for high quality jobs.

2. **Transportation and Infrastructure** – identify projects of regional significance that are ready to move forward and will create equity-ready jobs, increase access for communities of color, promote sustainability, and improve the jobs/housing balance in the region.
3. **Sector Based Strategies** – identify top needs of growth sectors that provide the greatest opportunities for middle class, family supporting jobs and “future proofing” the economy.
4. **Human Capital** – identify the intersectional issues that create opportunities for economic mobility, such as job training/education, childcare, public and mental health, access to capital and affordable housing; support the “complex adaptive coalitions” necessary to achieve economic mobility.

The **findings** from the “Listen and Convene” efforts are provided as an Appendix to the final IERS Report (Attachment 1). In addition, we have created three web resources based on our research and findings. The web resources include:

- A list of economic development initiatives in the SCAG region,
- A list of funding resources for economic development, and
- An annotated bibliography on equitable and inclusive economic development best practices.

These resources are available on the SCAG website and will be updated periodically.

Within each focus area, recommendations are further categorized into the following:

- **Existing Resources** - These are recommendations that SCAG can implement using staff and funding resources that were previously secured and exist within the organization. In some cases, implementation is already underway using identified resources.
- **Additional Resources and Partners** – These recommendations require SCAG to pursue and secure new funding and/or staffing to support implementation. Without additional funding, it will be difficult for SCAG to implement recommendations in this category.
- **Additional Recommendations** – These are recommendations that other organizations and entities are encouraged to implement. Although SCAG is not well-positioned to lead their implementation, these recommendations are included in this report to document promising ideas that address important needs within the region. When appropriate, SCAG may support as a collaborative partner.

In developing the recommendations, SCAG recognizes existing collaboratives, organizations, and in particular subregional economic development corporations (EDCs) that are actively working on many of the key findings and issues raised during the development of this strategy. While some recommendations are new work programs, the majority are opportunities for SCAG to build on existing efforts and seek to lift-up best practices; coordinate and create mutually supportive

relationships with partners across the region; and realize shared goals around equity-oriented industry growth, job creation, entrepreneurship and small business success.

Based on the feasibility and urgency of the recommendations, we identified “top priority” recommendations, denoted with a ✓ (green check), below. These recommendations were directly informed by key findings from SCAG’s stakeholder engagement and best practices research as well as feasibility for SCAG to implement the recommendation with existing limited resources.

Focus Area: Housing Production and Preservation

While housing production is not often considered a key pillar of inclusive economic development, it is an essential component of a thriving region and is a core area of SCAG’s work. Further, stakeholders across the private and nonprofit sectors consistently identified housing affordability and availability as a priority during the IERS stakeholder convenings, pointing to the importance of housing in growing stronger businesses and communities. In addition, preservation of existing affordable housing – whether naturally occurring through lower rents or rent stabilization or affordable units with expiring covenants – is a key priority across the state. Finally, homeownership was consistently raised as a critical means for economic stability and opportunity. As part of the IERS, we consider housing to be equivalent to infrastructure that provides direct and indirect long-term benefits for our region’s communities and economy. Through SCAG’s \$47 million Regional Early Action Plan (REAP) program, the agency is equipped to quickly begin implementing key IERS recommendations outlined in this section to build local capacity and expertise in innovative financing strategies, growing local engagement, streamlining processes, and more.

Recommendations in this section call on SCAG and cross-sector partners to deepen critical understandings about housing in Southern California, improve and streamline housing development, and explore models for more equitable and inclusive outcomes.

Category 1: SCAG is actively pursuing with existing resources (*REAP program*) – *all priority recommendations*

- ✓ Invest in subregional efforts to expand local capacity and increase housing production through technical assistance and training on the use of CEQA streamlining tools and other ministerial approval options. Facilitate peer learning across municipalities about best practices in coordinating review and approval by various departments and creating a more transparent review and approval processes.
- ✓ Support efforts to create regional financing strategies and funding sources for affordable housing for low- and moderate-income renters, and advocate for additional funding at the State and Federal level.
- ✓ Partner with local philanthropy on the Call for Collaboration program to grow Community Based Organizations’ (CBOs) capacity to educate and engage communities

about housing and land use planning. As part of this, SCAG should regularly convene CBOs working on housing issues to stay apprised of key upcoming policy developments.

- ✓ Launch a communications initiative that conveys the value and importance of sustainable, equitable housing. This effort could be similar to SCAG's *Go Human campaign*.
- ✓ Provide training and education to local elected officials, department staff, and other community stakeholders to promote understanding of the challenges and opportunities for sustainable, equitable, and climate-adaptive housing development.
- ✓ Support regional efforts to streamline, design, and finance accessory dwelling unit (ADU) development, including facilitating model policy sharing across jurisdictions to create greater consistency.
- ✓ Establish or partner in the creation of a Housing Innovation Lab that explores new policies and models for accelerating housing production and approaches to delivering both for-sale and affordable housing more efficiently.

Category 2: SCAG can pursue through partnerships and with additional resources:

- ✓ Convene the financial sector, CDFI, and other partners to explore opportunities to expand homeownership for lower-income communities and communities of color, such as increased production, accessible financing, and identifying barriers to ownership. Within this effort, explore alternative approaches to building wealth through ownership, including community land trusts, tenants in common and other models.
- ✓ Advocate for new and increased federal and state funding for acquisition and rehabilitation of existing at-risk affordable housing.
- Work with member jurisdictions to access state and federal weatherization, home hardening, and energy efficiency retrofit funds to reduce vulnerability to climate-related hazards (e.g., extreme heat, wildfires, sea level rise). Target investments to low-income households and residents in disadvantaged communities to reduce their electricity bills, improve public health outcomes, increase resiliency, and reduce GHG emissions. Prioritize inland and Tribal communities, who are most at risk for extreme heat health impacts.
- Support efforts to include climate-ready strategies in housing construction to minimize the potential loss of housing units stemming from climate-related hazards, including sea level rise, wildfires, landslides, and extreme flooding, among others.
- Evaluate the economic costs of not addressing climate hazards in the context of housing supply for the region, including insurance, public health, and loss of life impacts, and tabulate the economic benefit of climate-adaptive housing strategies (including land use and zoning strategies).
- Understand, discuss, and study the complexities of balancing housing production, sustainability, and land conservation goals (i.e., conserving land for agriculture and

other natural resources), including the economic benefits and climate impacts of natural and working lands.

Category 3: Additional recommendations where SCAG could partner:

- Convene leaders in residential development, workforce development, and community development to coordinate and grow a pipeline of racially and ethnically diverse affordable and market-rate housing developers. Further, investigate the barriers experienced by developers of color in growing their project portfolios and revenue to determine how SCAG can support this industry via policy advocacy.
- Invest in capacity building for general contractor and subcontractor firms owned by people of color so that they are better equipped to compete for and win projects alongside larger developers.
- Work with local governments to develop a toolkit of meaningful equity- and inclusion-focused benefits that developers can provide to be guaranteed certain project benefits (e.g., expedited processes).

Focus Area: Transportation and Infrastructure

In a region experiencing worsening climate impacts, SCAG seeks to ensure that large-scale infrastructure investments move us into a clean energy economy and provide economic opportunity for the region's workforce. Building and maintaining vital transportation, electricity, and broadband infrastructure present a generational opportunity to create accessible and good-quality jobs in our region. In addition, infrastructure to support the supply chain is critical to keep goods moving throughout the region. Moreover, these investments will help the SCAG region reduce vehicle miles traveled and greenhouse gas emissions.

In this section, recommendations encourage and advance digital inclusion, active transportation investments, transportation electrification, renewable energy generation, and more.

Category 1: SCAG is actively pursuing with existing resources (all priority):

- ✓ Develop a Broadband Action Plan to lead and support regional efforts in bridging the digital divide. Approach key infrastructure projects with a "dig once" strategy, to incorporate broadband, EV charging and other multi-benefit outcomes.
- ✓ Develop a regional blueprint for zero-emissions medium- and heavy-duty truck charging infrastructure that can inform local and subregional infrastructure investment and development, provide climate mitigation opportunities, and identify areas for regional coordination and support.
- ✓ Advance the adoption of zero-emission heavy- and medium-duty vehicles through SCAG's Last Mile Freight Program.

- ✓ Identify priority transportation and infrastructure projects across the region that will invest in and directly benefit low-income and communities of color. Advocate for funding at the state and federal level to have targeted hiring and job quality standards written into funding requirements so that project funding creates middle-class jobs.
- ✓ Identify funding to support subregional and local efforts to study and implement EV infrastructure, with an emphasis on investing in infrastructure that specifically meets the needs of low-income communities. In the near term, work with state policy makers to ensure that the ~\$1.5 billion included in the State budget for EV infrastructure is distributed equitably to benefit disadvantaged communities and leverages existing advocacy efforts like the Transportation Electrification Partnership led by the Los Angeles Cleantech Incubator.
- ✓ Support active transportation and first/last mile connections as a priority for connecting communities to jobs and other economic opportunities, as well as for reducing GHG emissions. Continue and expand efforts led by the GoHuman Campaign, Sustainable Communities Program, and Active Transportation Working Group to support and provide funding to local agencies, with an emphasis on projects designed to benefit underserved communities, including those with youth, older adults, and people with disabilities.
- ✓ Leverage federal infrastructure financing and use REAP program resources to advocate for infrastructure development tools to facilitate housing production and economic growth in conjunction with transportation projects and consistent with Priority Growth Areas, as defined in the Connect SoCal plan.

Category 2: SCAG can pursue through partnerships and with additional resources:

- Pursue funding for a study on upgrading the region's electricity grid to meet increasing demand, promote climate adaptation and regional resilience, and reduce our region's greenhouse gas consumption. The study should also identify policy solutions for addressing equity impacts.
- Identify brownfield remediation projects that stand to transform communities in ways that align with the Connect SoCal plan's goals. Further, identify funding sources for brownfield remediation and provide cities and subregions with technical assistance in preparing clear and compelling funding applications.
- Support local agencies in seeking Federal infrastructure funding to deliver safe, clean drinking water to underinvested communities across the region. Prioritize support for and investments in Tribal communities, Colonias in Imperial County, and other high-need communities.

Focus Area: Sector Based Strategies

We must harness the creativity, innovation, and grit that hums through our region to shape and grow industries that provide accessible opportunities for upward economic mobility. SCAG seeks to

grow the number of middle-wage jobs (“well-paying jobs for less-educated workers”).¹ We also want to increase wealth in historically marginalized communities by supporting entrepreneurs and small business owners who are women or people of color in launching and expanding their businesses.

SCAG also recognizes existing collaboratives, organizations, and in particular subregional economic development corporations (EDCs) that are actively working on sector-based strategies. The recommendations in this section lift-up opportunities for SCAG and partners across the region to foster equity-oriented industry growth, job creation, entrepreneurship and small business success.

Category 1: SCAG is actively pursuing with existing resources:

- ✓ Boost local efforts to foster industry clusters by offering support on funding applications and convenings and advocating for supportive policies and funding.
- ✓ Augment municipalities’ capacity to apply for and secure federal funding for local projects, such as US Economic Development Administration grants. SCAG can help to organize funding pursuits in the region and be an engaged government partner.
- ✓ Lift up examples of industry leaders who have implemented effective diversity-equity-inclusion business practices. This includes best practices for incorporating curriculum about diversity-equity-inclusion focused business practices into entrepreneurship and small business training programs, and best practices for achieving diversity goals within incubator and accelerator portfolios. Encourage industry leaders to adapt and apply these best practices to their own policies and procedures.
- ✓ Identify top regulatory reform recommendations for the State of California and work with partners to seek legislative solutions.
- ✓ Work with local jurisdictions and industry leaders to develop a Priority Agricultural Lands (PAL) Program to implement Connect SoCal's agricultural lands conservation strategies.
- Convene CDFIs and other financial investors to share ideas and best practices for increasing access to capital for entrepreneurs of color.

Category 2: SCAG can pursue through partnerships and with additional resources (funding and/or staff):

- ✓ Become a source of regional data that can support and inform policies around economic development and, in particular, align with the data needs identified in the California Future of Work Commission’s March 2021 report, A New Social Compact for Work and Workers.
- The California Future of Work Commission recommends the creation of a California Job Quality Index, which would analyze monthly wage data to understand the growth of quality jobs by industry using a range of measures.

- Develop subregional studies on growth sectors that support middle-skills jobs and “future-proofing” the economy through targeted and accessible job training. The studies should include key data, workforce development and training needs research (including reskilling and upskilling needs), best practices research, recommendations for supporting the growth sectors, and identified subregional-specific partners.
- Convene a collaborative of hospitals and universities to diversify their supply chain and grow economic opportunities for minority- and women-owned businesses. Partner with private funders, such as UniHealth Foundation, to support implementation.
- Convene local agency procurement departments to discuss best practices and implementation of policies and practices that reduce or eliminate barriers to small, women, and minority-owned businesses. Work with local partners to create a shared set of certifications and contracting templates and materials. Identify funding for jurisdictions to migrate to a common platform.
- Produce county-level economic analyses to determine the local economic impact of racial and gender inequality. Government and community leaders can use the publication findings to inform the terms of community benefits agreements with private sector employers and developers and help ensure that the projected benefits of incoming investments are measured using more holistic factors.

Focus Area: Human Capital

To truly improve the lives of Southern Californians, we must ensure that individuals and households have access to the support they need to thrive in their jobs and in pursuit of upward economic mobility. Having access to resources and supports such as job training, affordable transportation choices, affordable childcare, and mental/public health services can make a world of difference in someone’s ability to secure and retain a job.

This section provides a range of insights that stakeholders shared about investing in the region’s human capital, followed by recommendations for SCAG to lead or where SCAG can highlight and support existing efforts, as well as recommendations that other organizations in the region can lead in implementing.

Category 1: SCAG is actively pursuing with existing resources

- ✓ Join the state in advocating for a federal jobs guarantee. This will allow the government to serve as a backstop in case industry does not create high-quality jobs to meet its workforce needs. This is in alignment with the State's March 2021 Future of Work report.
- ✓ Bring greater awareness of workforce development resources (including youth training programs, ETP funds, and various community college programs) for employers.
- Support the efforts of Caltrans, CALSTA, and CCJPA to implement the California Integrated Travel Program (Cal ITP), which would, among other benefits, create a universal statewide

transit benefit platform that can also serve as a basic account for other public benefits for Californians with the greatest need.

- Work with transit agencies to facilitate the adoption of the US Employment Plan to create high road local jobs through future equipment and supply procurement.

Category 2: SCAG can pursue through partnerships and with additional resources:

- ✓ Support the state's effort to develop a California Job Quality Index (JQI) by serving as the lead data and research partner for the Southern California region.
- Facilitate regional coordination to ensure the region's childcare industry is prepared to utilize federal funding being provided through the American Rescue Plan Act. Partner with organizations like LIIF to expand the childcare industry's capacity and advocate for supportive policies.
- Work with the construction trades and the developer/building industry to identify best practices in construction apprenticeships and training programs and facilitate expansion/application of these practices in housing, transportation, and infrastructure projects.

Category 3: Additional recommendations where SCAG could partner:

- Work with key partners such as workforce development organizations, economic development corporations, and community colleges to build awareness and provide technical assistance to local and county governments to establish job training and placement programs that connect residents from low-income neighborhoods to public sector jobs.
- Identify state and federal level opportunities to advocate for updates to critical workforce development funding guidelines to address challenges experienced by workforce program administrators. Advocacy should seek to expand youth eligibility criteria to include current students, ensure that funding can be used for various outreach and advertising activities that are key to reaching target populations, and expand the type of wrap-around services and supports program participants can receive during and after training.
- Conduct targeted engagement to better understand the unique needs of Indigenous communities in Southern California and work with philanthropic and public sector partners to address the communities' identified needs.
- Work with key partners to advance workforce development that can support a greener economy, including the potential deployment of microgrids, zero net energy implementation strategies, and renewable energy generation and storage.

NEXT STEPS

The IERS is a starting point for SCAG's work in fostering an inclusive economic recovery and regional economic growth that is centered on racial and gender equity. Those recommendations that are

ties to existing work efforts will continue and will take into account the IERS guiding principles and findings.

On May 14, 2021, Governor Newsom released his May budget revision, which included a proposed \$267.8 billion state budget and a host of programs targeting an inclusive, equitable and sustainable economic recovery. The \$100 billion proposed “Comeback Plan” is a comprehensive approach to all facets of planning, including homelessness and housing, workforce development, transportation, and closing the digital divide. The plan included a recommendation of \$750 million in Community Economic Resiliency Funding, and the targets for this funding are directly aligned with many of the IERS recommendations. Staff will work with partners and the State to secure funding and support partnerships to implement the IERS recommendations that require additional resources.

FISCAL IMPACT:

Work associated with this item is included in the FY 2020-21 Overall Work Program (055-1531.01, So Cal Economic Growth Strategy).

ATTACHMENT(S):

1. PowerPoint Presentation - Inclusive Economic Recovery Strategy
2. IERS_Report_FINAL

Developing an Inclusive Economic Recovery Strategy for the SCAG Region

Final Report Recommendations

Jenna Hornstock, Deputy Director of Planning, Special Initiatives
July 1, 2021

www.scag.ca.gov



Inclusive Economic Recovery Strategy (IERS) – Work Plan

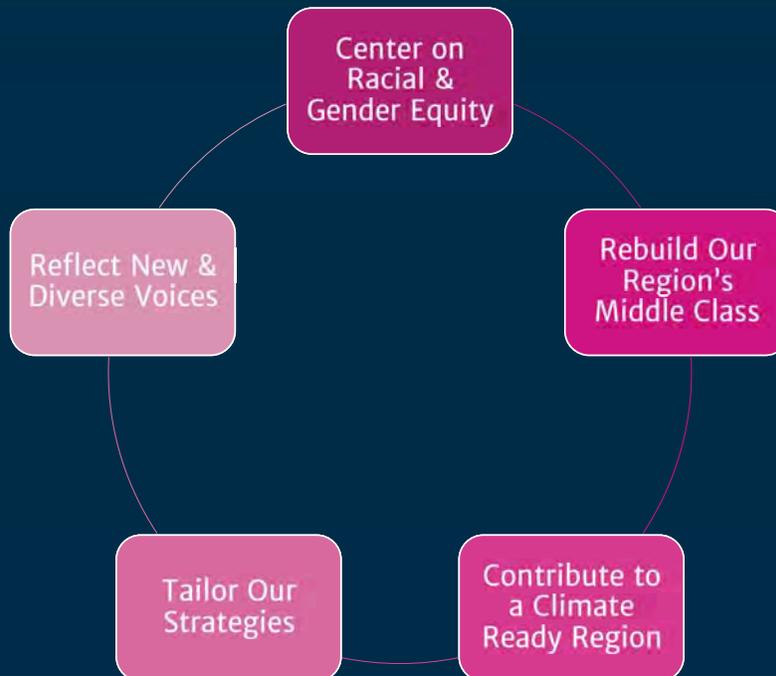


Research and Outreach to Date

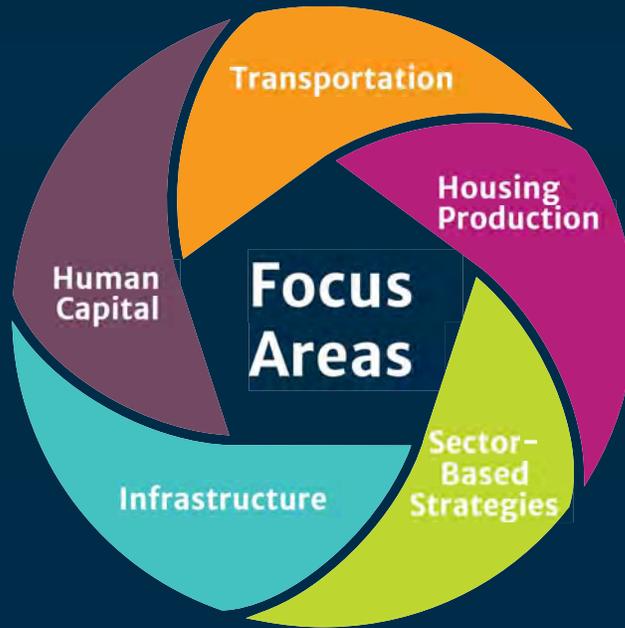


- Extensive literature review
- 20 convenings/focus groups
- 94 surveys received
- 2 presentations to Special Committee on Equity and Social Justice
- Feedback from CEHD committee and from the EEC committee discussion on the 1/21 Climate Change Resolution
- Input from Chief Economic Advisor and Economist Bench
- Input and research from UC Riverside Center for Social Innovation
- Feedback from GLUE Council (2 meetings)
- Presented draft recommendations to CEHD on 5/6/21
- Findings and draft recommendations published for public comment

IERS – Guiding Principles



IERS Focus Areas: Inter-connected and Equally Important



Inclusive Economic Recovery Strategy Priority Recommendations



Organization of Recommendations

- Across 4 focus areas (two were combined)
- Across SCAG’s 5 key “levers” of influence
- For each focus area, recommendations categorized as:
 1. SCAG is actively pursuing with existing resources
 2. SCAG can pursue with partnerships and additional resources
 3. Additional recommendations where SCAG can partner
- This presentation is only focused on priority recommendations – complete recommendations are in the staff report and the final IERS report.

SCAG’s Key Levers of Influence



Housing Production Recommendations – Top Priorities

With Existing SCAG Resources (REAP Program):

- Support efforts to create regional financing strategies and funding sources for housing of all types
- Offer technical assistance and training to support municipalities seeking to use development streamlining tools
- Become a repository of information and best practices and support efforts to streamline and finance development of accessory dwelling units (ADUs)
- Facilitate education, training and leadership development in support of broad pro-housing coalitions.

Partners and Additional Resources needed:

- Explore ways to expand homeownership opportunities
- Support programs and funding to preserve naturally occurring affordable housing

Transportation and Infrastructure Recommendations – Top Priorities

With Existing SCAG Resources:

- Create a list of priority transportation and infrastructure projects across the region and advocate for funding at the state and federal level. Use these projects to pilot coordination on job training programs.
- Lead and support regional efforts to bridge the digital divide; take a “dig once” approach.
- Sustainable Infrastructure:
 - ✓ Move forward with SCAG efforts for electrification of freight and the regional blueprint for electric charging and hydrogen fueling infrastructure for medium and heavy-duty trucks.
 - ✓ Work with state policy makers to ensure that the ~\$1.5 billion included in the State budget for EV infrastructure is invested equitably to benefit low-income communities and leverage existing advocacy efforts.
 - ✓ Use REAP funding to support subregional efforts to plan for sustainable infrastructure that reduces costs and barriers to housing production.
 - ✓ Support active transportation and first/last mile connections for connecting communities to jobs and economic opportunities

Sector Based Strategies Recommendations – Top Priorities



With Existing SCAG Resources:

- Identify top regulatory reform recommendations and work with partners to seek legislative solutions.
- Convenings and Technical Assistance:
 - a. Boost subregional efforts to foster industry clusters
 - b. Augment municipalities' and partners' capacity to apply for and secure federal funding for local projects
 - c. Lift up examples of industry leaders who have implemented effective diversity/equity/inclusion business practices
- Work with local jurisdictions and industry leaders to develop a Priority Agricultural Lands (PAL) Program to implement Connect SoCal's agricultural lands conservation strategies.

Partners and Additional Resources needed: Become a source of regional data that can support and inform policies around economic development.

Human Capital Recommendations – Top Priorities



With existing SCAG resources:

- Support a region-wide initiative to bring greater awareness of workforce development resources for employers.
- Join the state in advocating for a federal jobs guarantee.

Partners and additional resources needed:

- Support the State's effort to develop a California Job Quality Index (JOI) by serving as the lead data and research partner for the Southern California region.

Next Steps



- Continue with the IERS recommendations that are part of our ongoing work program
- Integrate key concepts around economic growth into the 2024 RTP/SCS
- Track new State and Federal funding sources that are supporting inclusive economic recovery and economic growth; advocate for resources for SCAG and our subregional partners
- Directly seek funding for implementation, as appropriate
- Support subregional partners in securing funding

Thank you!

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An Inclusive Economic Recovery Strategy for the SCAG Region

Final Report & Recommendations

July 2021

ACKNOWLEDGMENTS

SCAG would like to thank the nonprofit, private, and public sector leaders and practitioners who participated in this process and shared their insights and perspectives to inform the agency's Inclusive Economic Recovery Strategy. SCAG also acknowledges input and advisory services from its economist bench, including Chief Economic Adviser Wallace Walrod.

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ABOUT SCAG

SCAG is the nation's largest metropolitan planning organization (MPO), representing six counties, 191 cities and more than 19 million residents. SCAG undertakes a variety of planning and policy initiatives to encourage a more sustainable Southern California now and in the future.

VISION STATEMENT

Southern California's Catalyst for a Brighter Future

MISSION STATEMENT

To foster innovative regional solutions that improve the lives of Southern Californians through inclusive collaboration, visionary planning, regional advocacy, information sharing, and promoting best practices.

visit us at scag.ca.gov

Southern California Association of Governments (SCAG) is deeply committed to building a healthy and inclusive Southern California economy. Following the rise of the novel coronavirus (COVID-19) pandemic in 2020, SCAG leadership recognized the importance in addressing the health, social and economic challenges that were both long-standing and heightened by the pandemic. In July 2020, SCAG's Regional Council made a commitment to advancing justice, equity, diversity, and inclusion throughout Southern California by adopting SCAG Resolution No. 20-623-2. Based upon this racial and social equity resolution and President Rex Richardson's FY20/21 Work Plan, SCAG staff has developed the Inclusive Economic Recovery Strategy (IERS).

With the goal of a region that is healthy, livable, sustainable, and economically resilient, SCAG acknowledges the need to dramatically improve outcomes for low-income families and people of color. To that end, SCAG's core function, its planning work, must directly address the long-standing systemic and institutional barriers that have fostered inequities in health, wealth, and opportunities.

The IERS serves as an important step towards identifying ways that metropolitan planning agencies, such as SCAG, can support economic prosperity and foster an inclusive economy. The IERS plan was developed using FY20/21 President Rex Richardson's strategy of Listen, Convene, and Catalyze. With the input of various business sectors and stakeholders, SCAG's work plan to develop the IERS carefully pairs data, with SCAG levers of work and existing efforts across the region. Developing the IERS is the first, but very important step in identifying new strategies and partnership opportunities to create a vibrant, inclusive economy.



Rex Richardson
Vice Mayor, City of Long Beach
2020-2021 SCAG President



Kome Ajise
Executive Director
SCAG

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FOREWORD

Activating Strategies for Inclusion & Equity: *Understanding Our Past and Frameworks for the Future*

While inclusion and equity have often been areas of concern to policy makers and planners alike, there is still some ambiguity about what these mean in practice and how policymakers can make more informed decisions considering a myriad of diverse stakeholders. Key developments during the COVID-19 pandemic and a reckoning over painful and ongoing struggles for racial equity in criminal justice, public safety, education, and housing, have made matters of inclusion and equity much more urgent. The past year has also brought to the fore the importance of resilience¹ and sustainability.²

Given the prospect of a post-COVID recovery and the opportunity to build and redesign systems that can better serve all communities, critical questions for SCAG include:

1. How can governments play a more active role in inclusive economic development?
2. What do equity, sustainability, and resilience mean in practice (e.g., what role can key partnerships play?)
3. How can we more broadly understand the importance of racial and gender equity to fostering sustainable and resilient growth?

A study of economic development and regulatory history illustrates the existence and persistence of structural factors that have harmed or disadvantaged communities of color. Importantly, it also shows gaps in our understanding of key nuances within the historical story that have been buried or sidelined in favor of more dominant narratives. We call for a rethinking of how all these processes interact. Utilizing the framework of DNA: Data, Narrative, Action,³ we see an important opportunity for SCAG stakeholders in Southern California to conceptualize, understand, and take action to create a more sustainable, resilient, inclusive and equitable economy that can provide greater opportunity for all.

How We Got Here: A Brief Historical Background

Urban development and regional planning in Southern California have produced mixed outcomes over time. Commercial enterprise and household wealth rose dramatically with increased lending in the postwar period, but access to these opportunities were severely constrained for communities of color. Land use laws and related regulations (e.g., zoning, urban renewal) have been highly influential in shaping urban and suburban patterns, from their origins as mechanisms of nuisance control to subsequent efforts to promote and exclude certain types of development and populations.⁴

Highway construction played an important role in the past century's housing boom, moving jobs and housing further from the coast and reducing investment in central cities.⁵ Suburbanization in the interstate era was also pivotal in changing the jobs-housing balance⁶ and residents' views of transportation options and commuting. Further, the growing politicization of water rights that came with suburban expansion created an increasingly complex landscape of power in Southern California, where water has always played an important role.⁷

Like other areas nationwide, this interplay of land use, water rights, and financing helped create and exacerbate structural inequities, particularly with respect to race. For years, redlining - a type of lending discrimination - was common practice.⁸ Although the Fair Housing Act outlawed redlining in 1968, many communities of color, especially Black people, continue to have significantly fewer housing options and opportunities.⁹ In addition to the persistence of implicit bias and overt acts of discrimination in housing and lending, factors such as exclusionary zoning policies, and spatial sorting preferences among white residents continue to perpetuate racial segregation.¹⁰ Interstate highway construction also worsened residential segregation by race and class,¹¹ often splitting or completely isolating communities of color, and deliberately excluding on-ramps and off-ramps in poor and minority neighborhoods.¹² Further, residential segregation worsened racial disparities as jurisdictions increasingly relied on harsher policing and criminalization of drug possession that disproportionately harmed communities of color.¹³

In addition to housing discrimination and residential segregation, workplace discrimination has been an additional driver of structural inequities.¹⁴ Just as in the case of housing discrimination, formally outlawing job discrimination has not eliminated its practice, even after passage of the 1964 Civil Rights Act and the creation of the U.S. Equal Employment Opportunity Commission. Workplace discrimination is still prevalent, whether by gender, race, age, disability status, sexual orientation, or other factors.¹⁵ Finally, starting in the 1970s, the decline of labor unions disproportionately harmed communities of color, as did the subsequent emergence of a two-tier labor market. The bifurcated market produced high-wage, high-benefit jobs for workers with college degrees and low-wage, low-benefit jobs for workers without college degrees.¹⁶ A 1990s resurgence of labor unions led by immigrants and community organizers temporarily bucked this trend. Nevertheless, by the 2000s, we saw a growth of subcontracted labor with low wages and no benefits that disproportionately hurt workers of color.¹⁷

The Great Recession of 2008 and the COVID-19 economic downturn have shed a harsh light on the plight of workers of color, many of whom toil at more than one job and work unpredictable hours, with low wages and no benefits. As a result, these workers have little to no safety net when an economic crisis hits.¹⁸ Moreover, COVID-19 also disproportionately harmed communities of color who were more likely to work in essential service industries and have increased exposure to the virus, more likely to have underlying health conditions that can worsen the effects of COVID-19, and more likely to live in crowded and unaffordable housing.¹⁹

While prior laws have been passed to address some inequities and some progress has been made since racial equity became a global rallying cry in the wake of the 2020 murders of Brionna Taylor and George Floyd, much work remains to be done. Understanding and addressing these structural inequities requires commitments to gather data, research, and community narratives that can shed light on disparities in processes and outcomes. It requires us to find ways to consistently push for strategic actions—through resource investments, policy changes, and new practices that advance racial equity in a significant and meaningful way.

Innovative Frameworks to Guide the Future: RISE & Ready Framework

There is mounting evidence that economic inequity harms long-term growth and that racial equity is good for the economy.²⁰ Similarly, greater sustainability and resilience helps ensure long-term economic prosperity. As we emerge from the pandemic and the racial reckoning of 2020 and 2021, the time is ripe to consider ways that various stakeholders can unite and collaborate in creating a sustainable economy that works for everyone. In particular, there is an opportunity to build upon the Biden-Harris Administration’s goal of changing the mindset from “shovel ready” to “shovel worthy” projects.²¹ To ensure adequate progress, we need greater clarity about concepts, measures, and aspirational standards of what constitutes resilience, inclusion, sustainability, and equity. The hope is that by getting clarity and precision on meanings, measures, and standards, we can advance policy and conversations about the best means to achieve those standards.

In collaboration with various community, industry, government, and research partners, the Center for Social Innovation is developing a framework of “RISE and Ready” jobs that builds on well-established global standards for sustainable development and emerging standards for the framework’s other dimensions of resilience, inclusion, and equity. Defined most broadly, resilience refers to ability of systems to absorb, recover from, and continue after some type of shock. Inclusion refers to the extent that communities are recognized and included in decisions, plans, programs, and projects. Sustainability refers to the environmental, economic, and social conditions that promote long-term individual and community health and well-being. Equity refers to whether investments, policies, and practices intentionally focus on improving outcomes among historically marginalized populations, and whether outcomes actually improve for those populations. Finally, readiness measures the preparedness of a community’s workforce and infrastructure (whether physical or social) to absorb new investments and complete projects in a timely manner.

The RISE and Ready Framework proposes going from theory to practice, with ways to monitor, rate, and evaluate programmatic progress and successes. (The evaluation component here is key because evaluation is not a common component of most service provision projects. While much may be learned through implementation, these lessons are not always translatable and often never disseminated.) This Framework could be especially useful when implemented in conjunction with SCAG’s Listen, Convene, and Catalyze approach to systematically identify what is needed for inclusive economic growth. The recommendations identified in this report are strongly aligned with the RISE and Ready Framework, and we hope that agencies and other stakeholders in the region will consider how each of the recommendations can help meaningfully advance those core values and priorities.

Authored by S. Karthick Ramakrishnan, Director of the Center for Social Innovation at the University of California, Riverside

INCLUSIVE ECONOMIC RECOVERY STRATEGY

Introduction

Immediately following the onset of the COVID-19 pandemic and the accompanying economic collapse, the vast disparities in our economy became abundantly clear. The differences in economic realities were further magnified as the pandemic progressed, revealing a “K-shaped” recovery.²² March 2021 data show that employment levels for higher- and middle-income segments of California’s economy have increased since the pandemic’s onset, while the state’s employment rates have decreased by 37% among low-wage workers (earning less than \$27,000).²³ As a region, we must take strategic action to lift up the bottom of the “K” and ensure that everyone in Southern California is looking ahead to a brighter future of economic opportunity and mobility.

Acknowledging its role as the nation’s largest metropolitan planning organization (MPO), the Southern California Association of Governments (SCAG) is committed to growing an inclusive region where all residents can thrive.²⁴ To implement SCAG Resolution No. 20-623-2 (regarding racial and social equity) and SCAG President Rex Richardson’s FY20/21 Work Plan, SCAG staff developed the Inclusive Economic Recovery Strategy (IERS) using the President’s work plan phases of Listen, Convene, Catalyze.

The IERS is grounded in data, literature review, and review of best practices from the field. The IERS reflects priorities and needs raised during stakeholder convenings and sets forth strategies for SCAG’s role in advancing equitable regional recovery and growth. SCAG’s strategy development was guided by five core principles, with the primary intent of fostering greater economic opportunity for women and communities of color to narrow the economic disparities existing in our local and regional economies today.

SCAG’s guiding principles for economic recovery:

- Center racial & gender equity in growth strategy
- Rebuild our region’s middle class
- Contribute to a climate-ready region
- Tailor our strategies
- Reflect new & diverse voices

This document organizes recommendations into four focus areas: 1) Housing Production and Preservation, 2) Transportation and Infrastructure, 3) Sector Based, and 4) Human Capital. These four focus areas possess great potential for elevating inclusive, equitable, and robust economic development as the region continues to recover from COVID-19 and align with SCAG’s core work as defined by the 2020 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), called Connect SoCal.

SCAG’s Role

SCAG seeks to leverage its influence and platforms in regional planning to aid ongoing efforts in regional economic development championed by existing organizations and community partners. This IERS report will serve as a starting place for SCAG’s economic recovery work. Importantly, this report sets a path for SCAG to further explore integration of policy goals related to inclusive economic growth in its core work, which is the development and adoption of the RTP/SCS every four years.

This document will help prioritize and inform the agency’s efforts, as the recommendations shared in this report require varying levels of funding and staffing resources. A portion of the recommendations outlined in this report align with existing SCAG programs and resources. Some of the recommendations presented require additional financial and/or staffing resources that SCAG has not yet identified. Lastly, recognizing the array of work already in progress across the region, this report also includes recommendations that offer ideas for partners to consider for their own work programs.

Economic Opportunity: Pre & Post the Pandemic

Despite being home to a rich diversity of cultures, scenic landscapes, and industries, the SCAG region is also afflicted by long-standing economic disparities across race and gender. Even before the onset of COVID-19 and its accompanying recession, economic disparities in our region were widening over time. Our region’s Black, Indigenous, and Latino populations have experienced this most acutely.

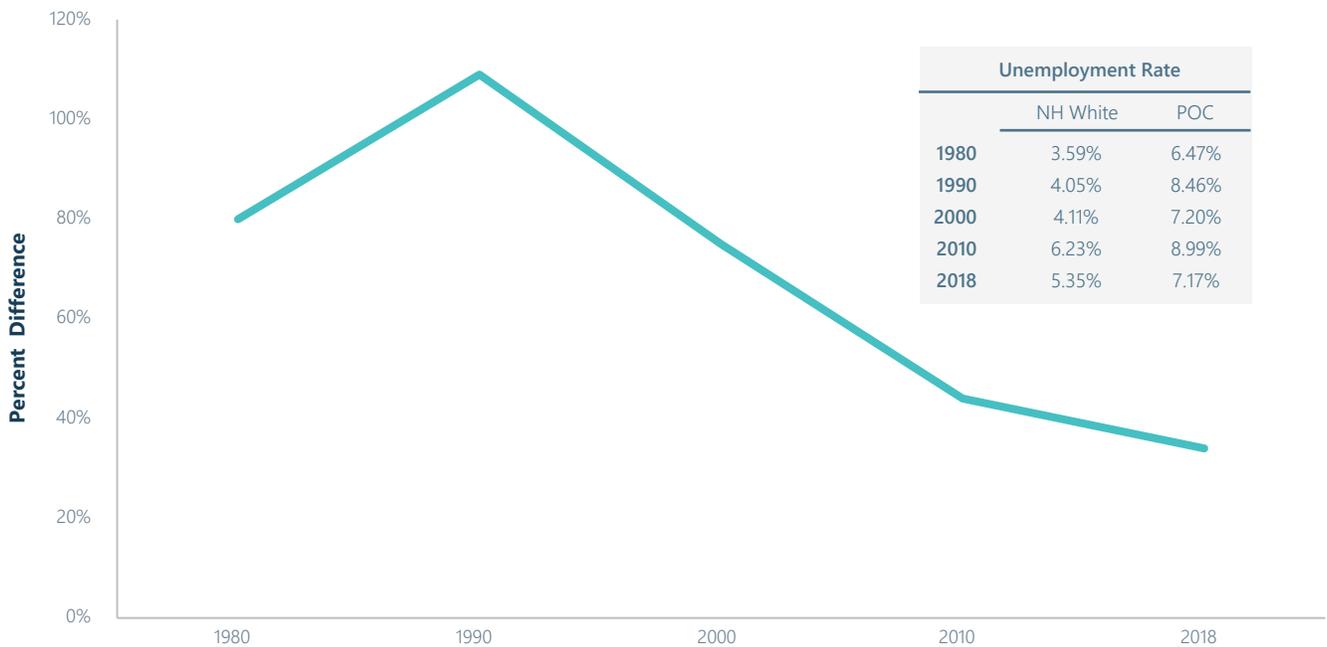
In 2020, SCAG used data from the National Equity Atlas to produce the *Racial Equity: Baseline Conditions Report*. The data looked at a number of economic indicators that help understand access to economic opportunity and mobility over the period of 1980 – 2017. Key findings from this data include:

- (1) The disparity in unemployment rates between the white population and People of Color (POC) has shrunk over time, particularly after 2010 as we started to recover from the recession of the early 2000s. However, despite a shrinking disparity, as depicted in **Figure 1**, the unemployment rate for POC is still 34% higher than the white population.

Figure 1

Comparison of Unemployment Rate & Percent Difference in Unemployment between POC & the White Population in the SCAG Region

1980 - 2018



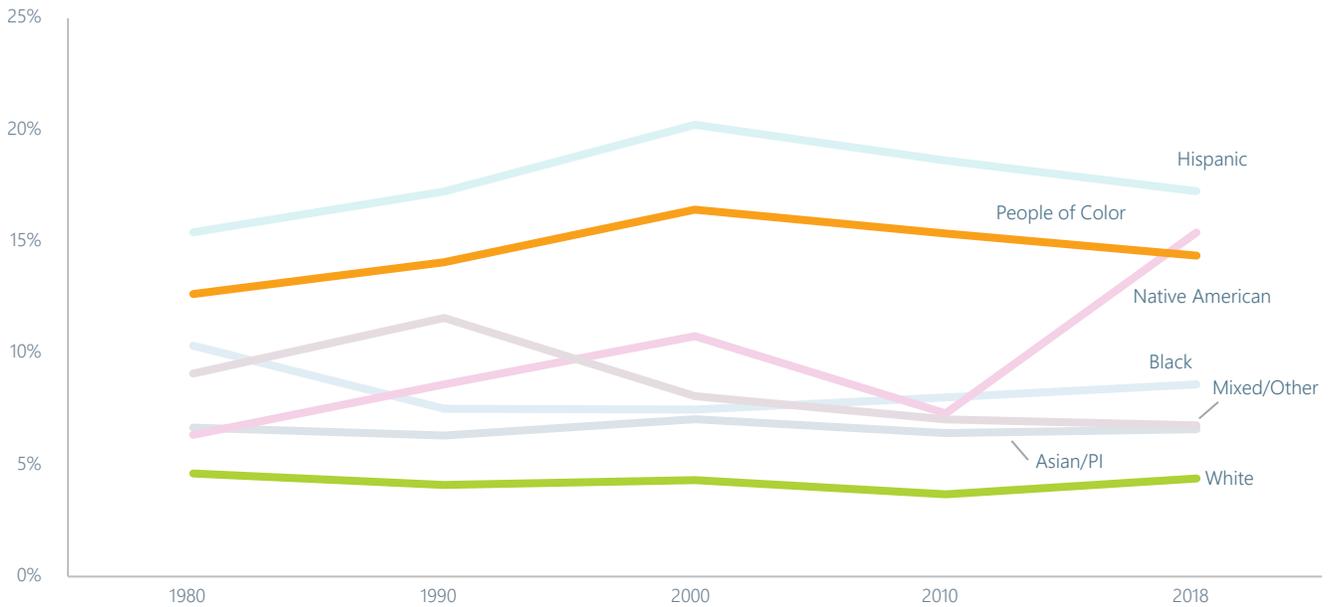
Notes and Sources: Based on data from the National Equity Atlas.

- (2) While there have been some reductions in employment disparities, wages have not increased with the cost of living and all people in the SCAG region have seen a dramatic increase in the percent that qualify as working poor. As shown in **Figure 2** the percentage of working poor people in the SCAG region, meaning employed people who are not paid enough to live above the poverty line, increased by nearly two-thirds between 1980 (6.83%) and 2018 (11%). In 2018, the region’s people of color (14.4%) were considered working poor at rates over three times as high as their white counterparts (4%).²⁵

Figure 2

Percent Working Poor in the SCAG Region by Race and Ethnicity

1980 – 2018



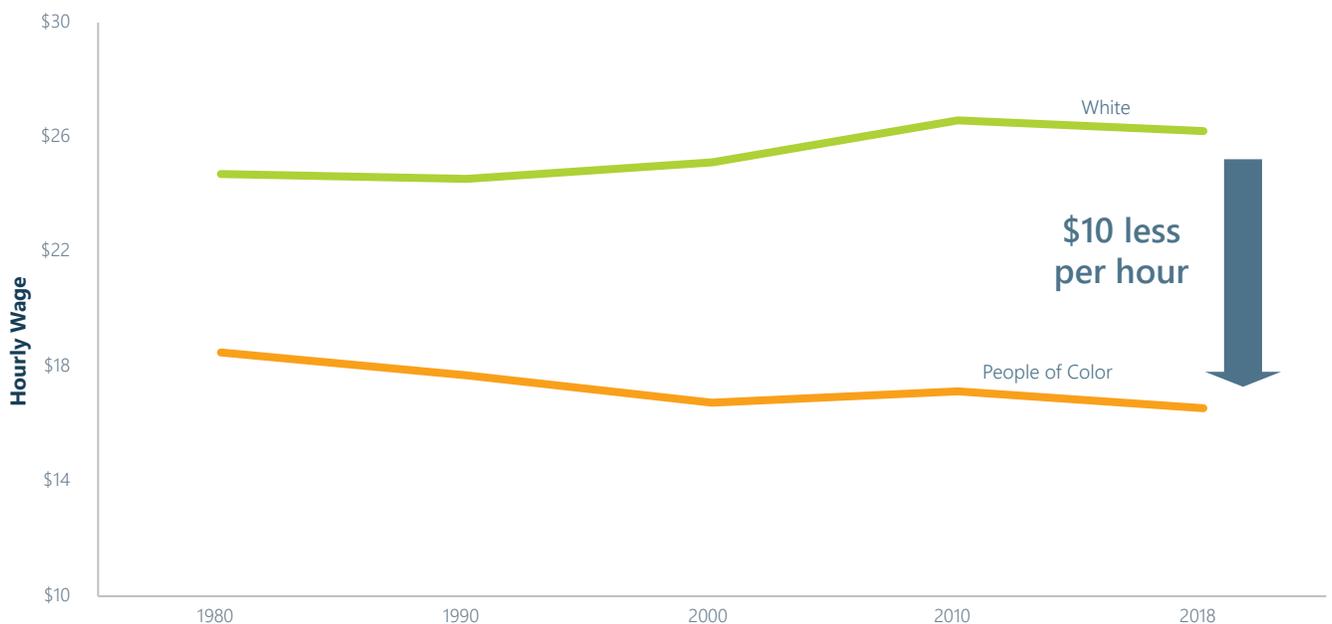
Notes and Sources: Based on data from the National Equity Atlas. White, Black, Native American, Asian/PI, and Mixed Other exclude workers who identify as Hispanic.

(3) Finally, the increase in working poor and the disproportionate number of people of color that are working poor is further understood through disparities in median wages. In 2018, workers of color make nearly \$10 less per hour (\$17) than their white counterparts (\$26), equating to a nearly \$20,000 deficit in pre-tax income.

Figure 3

Median Hourly Wages in the SCAG Region by Race Group

1980 – 2018



Notes and Sources: Based on data from the National Equity Atlas. "White" includes non-Hispanic white workers.

With the pandemic and resultant economic collapse in 2020, the data consistently show that women, people of color and low-income residents in the SCAG region were disproportionately impacted through severe job loss. In a Feb 3, 2021 report from McKinsey & Company entitled *Achieving an Inclusive US Economic Recovery*, analysis showed that:

- Black and Hispanic/Latinx workers faced 1.6 to 2.0 times the unemployment rates of their white counterparts;
- Households with less than \$30,000 in income faced double the unemployment rates; and
- Women made up 56% of the workforce exits, despite making up 48% of the workforce

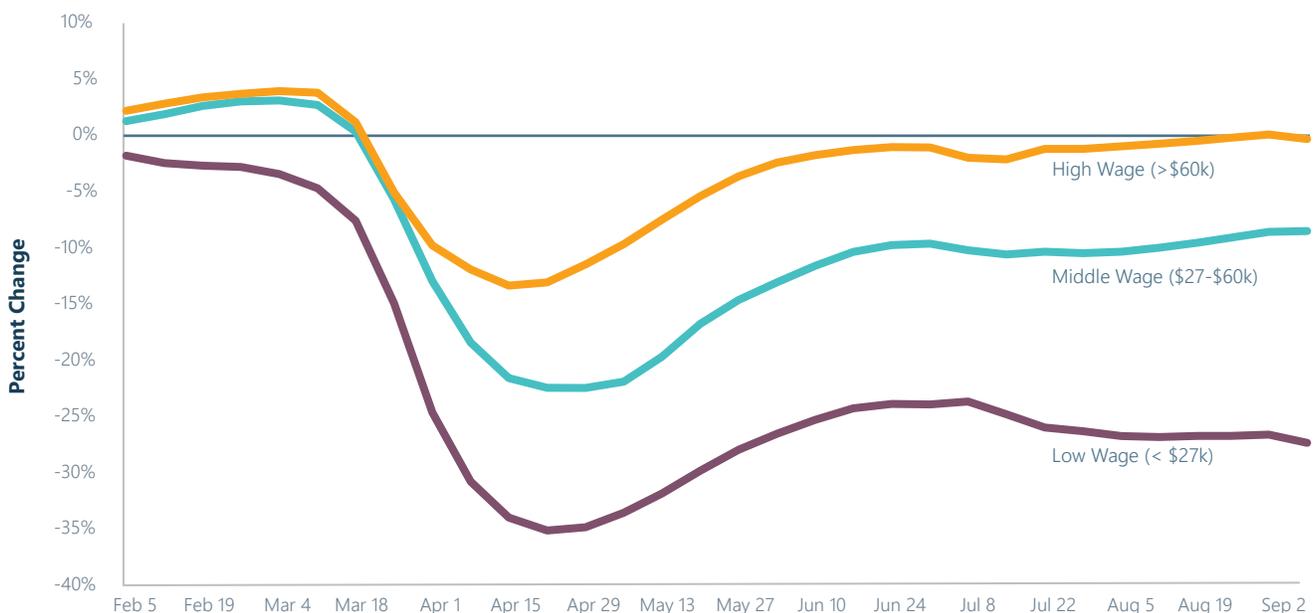
Waves of shelter-in-place mandates over the past year also took an enormous toll on businesses in the SCAG region, with minority-owned small businesses disproportionately affected by the economic shutdown.²⁶ Nationally, minority-owned businesses report being financially “distressed” or “at risk” of closure at higher rates than white-owned businesses.²⁷ As recovery efforts commenced, financial hardship continued for many business owners of color, as they faced structural barriers to accessing financial assistance.²⁸

Figure 4, below, shows that employment levels for higher- and middle-income segments of California’s economy have increased since the pandemic’s onset, while the state’s employment rates have decreased by 37% among low-wage workers, that is, workers earning less than \$27,000 annually. These differential impacts were named the “K-shaped” recovery. As a region, we must take strategic action to lift up the bottom of this “K” and ensure that everyone in Southern California is looking ahead to a brighter future of economic opportunity and mobility. The data on economic opportunity pre-pandemic, and the “K-shaped” recovery we see today²⁹ makes clear that economic recovery efforts in our region –and economic growth in general—must be targeted to ensure that low-income people in Southern California experience economic benefits from public sector investments and private sector growth. This is crucial to closing the historical disparities we see in economic outcomes across race and gender. Despite the promising national and state-level projections for the economic recovery from COVID-19, the SCAG region is still experiencing a higher unemployment rate than both the state and the national average.³⁰ In particular, lower-income SCAG residents experienced higher employment losses and a slower recovery rate than residents in the rest of the state and the nation.³¹

Historic trends and the diverging recovery trajectory clearly indicate that business-as-usual economic strategies have failed to serve all residents equitably and systematic changes in economic development strategies are critical for the region to collectively prosper.³²

Data indicate that people of color have not been able to benefit equally during previous economic recoveries and expansions compared to their white counterparts.³³

Figure 4
SCAG Region Percent Change in Employment by Income Group
 February 2020 – September 2020



Notes and Sources: Based on data from Opportunity Insights.

The justification for creating an equitable economy goes beyond the moral imperative of building a just and equitable society. The benefits of closing income and wealth gaps across race and gender redound to a more prosperous economy overall. Analysts project that by addressing the existing earnings gaps, annual spending will increase \$2.6 trillion, resulting in economic benefits spread across the economy, including local taxing entities.³⁴ A study by the Kellogg Foundation found that closing gaps in earnings for people of color would increase federal tax revenues by \$450 billion, and state and local tax revenues by \$150 billion, annually.³⁵ As our economy recovers, the SCAG region must focus on closing economic disparities across race and gender to create a brighter future for everyone who lives here. SCAG has developed the IERS strategy document as a starting place to identify existing efforts and new partners, and to chart a course to incorporating strategies that promote inclusive economic growth into its core work.

Guiding Principles

The following principles guide the IERS recommendations and will play a pivotal role in shaping their implementation.

- A. **Center Racial & Gender Equity** –The IERS focuses on strategies to close the wealth and income gaps across race and gender. The recommendations uplift strategies to improve outcomes for communities of color, who have been hit hardest by the economic crisis stemming from the COVID-19 pandemic. Historically, these same communities are often left behind and excluded from fully accessing the benefits of a growing economy during times of economic recovery and expansion. This IERS must chart a new path so that this recovery does not repeat the field’s prior shortcomings and limitations. As the data suggests, by centering racial and gender equity in our strategies and implementation, we stand to increase the economic impact of our investments and broaden and deepen its enduring benefits.
- B. **Rebuild Our Region’s Middle Class** – A thriving middle class makes for a thriving economy. We want to build an economy in which every individual and family has economic stability and security so that they can more fully participate in local and regional economies. Right now, a substantial segment of our population, predominantly people of color, works full-time yet lives below the poverty line. As the economy grows during our recovery, we must ensure that the region’s workforce benefits from the value it creates.

We can rebuild Southern California’s middle class through income growth and wealth generation. We know that we can help lift people out of poverty and into the middle class by focusing on high road employment – increasing the number of family-supporting jobs, ensuring accessible pathways to jobs, and creating opportunities for families to invest their savings in wealth-generating vehicles.
- C. **Contribute to a Climate Ready Region** – This recovery will be one that respects our workforce and respects our natural resources. As an agency committed to reducing GHG emissions, we must curb the physical, social, and economic impacts of climate change. The IERS will focus on investments that prepare our region for the worsening impacts of climate change such as drought, wildfires, flash floods, and extreme heat. We will seek opportunities such as adopting and advancing clean technologies, maximizing infill development, and investing in green, multi-benefit infrastructure.
- D. **Tailor Our Strategies** – While many of the overarching needs in our subregions are shared – more jobs, growing sectors, updated infrastructure – we know that a “one-size fits all” approach is neither effective nor realistic. The IERS includes strategies that can be further tailored to reflect the unique needs and opportunities of different subregions and industry sectors. During implementation we will work with local stakeholders to understand where we can leverage existing assets and efforts and with whom we can partner to support local sectors and sub-regions most effectively in growing a more equitable and inclusive economy.
- E. **Reflect New & Diverse Voices** – SCAG’s impact on our economy will be most beneficial when we build coalitions and work with partners. The IERS reflects voices from a broad range of stakeholders working across sectors and disciplines to grow a clean and inclusive economy. To most effectively implement the strategies identified in this report, SCAG must bring into this work more voices and partners from historically marginalized communities. Including a broader range of perspectives in the strategy and its implementation will support aligned and sustained impact.

Focus Areas

SCAG identified four focus areas to guide its process of research, collecting feedback, and developing recommendations for the IERS. All findings and recommendations are organized into the four focus areas in this report; however, recognizing that these focus areas are interconnected and equally important.

- A. **Housing Production & Preservation** – The lack of affordable housing is a common concern shared among stakeholders in the region. Recognizing housing as the cornerstone to building economic security and treating housing as vital infrastructure for economic growth, the IERS leverages resources to spur development of a range of housing types. This includes rental and ownership housing for households at all income levels, and the preservation of existing affordable units. Housing production and preservation work also generates high-quality jobs that will further elevate the region’s economic well-being.

- B. **Transportation & Infrastructure** – Transportation and other infrastructure are fundamental in preparing a climate-ready regional economy. The IERS supports projects and strategies that increase mobility options for communities of color and working families and improve the jobs-housing balance in the region.
- C. **Sector Based** – Sector-based strategies identify the top needs of growth sectors that provide the greatest opportunities for middle-class careers. These strategies aim to create more family supporting jobs and shift the demand away from low-wage jobs to middle-income employment. Better-paid, middle-skilled jobs cultivate adaptive and sustainable job skills, and the resultant networks help grow strong regional economies driven by evolving and innovating firms.
- D. **Human Capital** – Addressing the barriers that preclude low-income workers’ access to emerging economic opportunities is an intersectional issue critical to forging an inclusive regional recovery and equitable economic growth. Providing essential resources such as childcare and compensated job training and education is crucial in helping previously resource-strapped groups achieve economic mobility. By lifting up the people who would not otherwise be able to fully participate in the region’s recovery and linking them to resources and tools that provide economic mobility, the IERS aims to expand the scale and breadth of the regional economy.

Methodology

SCAG developed the IERS using a methodology that embodies the Listen, Convene, and Catalyze phases from SCAG’s FY20/21 Work Plan. The strategy’s guiding principles are rooted in data and analysis from the National Equity Atlas, as summarized in SCAG’s recently published Racial Equity: Baseline Conditions Report, and the Briefing Book from SCAG’s 2020 Economic Summit, among others. To support the IERS information gathering and analysis process, SCAG engaged Los Angeles-based firm, Estolano Advisors, and researchers from the Center of Social Innovation at the University of California, Riverside (UCR). Throughout the IERS process, staff shared updates with and collected feedback from various SCAG committees.

Key components in SCAG’s research included: small group convenings, a stakeholder survey, SCAG committee engagement, and a landscape scan of existing efforts in the region.

- A. **Small Group Convenings** – SCAG convened more than 230 stakeholders across 20 virtual focus groups and listening sessions between February and April 2020. Participants hailed from across the region, working across sectors and disciplines, including but not limited to practitioners in community development and advocacy, residential and commercial development, industry and small business development, workforce development and education, philanthropy, municipalities, and more. Through the convenings, staff learned about equity-oriented efforts happening across the region, surfaced local practitioners’ priorities and needs for a more inclusive economy, and generated ideas for SCAG’s role in advancing an equitable economic recovery. Special outreach to SCAG’s Global Land Use and Economic Council (GLUE) included a convening, and two follow up presentations and discussions at regular GLUE meetings.
- B. **Survey** – Staff conducted an online survey that sought to identify priorities for creating a more inclusive regional economy, learn about existing efforts happening to improve equity outcomes, and elicit ideas for how SCAG can support the region in this work. SCAG received 94 survey responses. The top three stakeholder sectors that responded were Nonprofit Advocacy with 32 respondents (34%), Local Government with 25 respondents (26.6%), and Other with 14 respondents spanning higher education, transportation, tribal government, and other types of non-profit organizations (14.9%). Respondents were from all six counties.
- C. **SCAG Committee Engagement** – During the recommendation development stage, SCAG staff presented findings from the convenings and preliminary recommendations for discussion with various SCAG committees. SCAG staff refined the proposed recommendations to reflect feedback from the following SCAG committees and partners:
 - Special Committee on Equity & Social Justice
 - Community, Economic & Human Development (CEHD) Committee
 - SCAG Economist Bench
- D. **Research and Inventory of Existing Resources & Efforts** – The UCR Center for Social Innovation, in collaboration with SCAG staff, led a literature review of best practices and core elements to fostering an inclusive economy. Further, the UCR Center for Social Innovation conducted a landscape scan of economic development organizations, ongoing equitable economic development efforts across the region, and a reference list of public funding sources. The research findings informed the guiding principles and recommendations outlined in this report. Visit SCAG’s website for an online catalog of equitable economic development efforts and funding resources identified in the research.
- E. **Publish Key Findings & Recommendations** – SCAG published the key findings and draft recommendation for public comment from May 6th – June 4th, 2021.

Recommendations

Based on findings from the convenings, listening sessions, and equity best practices research, SCAG has generated a set of policy recommendations, presented in the tables that follow. The detailed findings are provided in the appendix.³⁶ These recommendations serve as a starting place for prioritizing SCAG's work program on economic recovery and equitable economic growth, and as a set of ideas for partners across the region to consider in their work programs. Importantly, SCAG has developed recommendations that can build on existing efforts underway across the region, with a focus on lifting up best practices, creating opportunities for coordination of separate but mutually supportive efforts and harmonizing across shared regional goals.

The recommendations are organized by the four focus areas: (1) Housing Production and Preservation, (2) Transportation and Infrastructure, (3) Sector Based, and (4) Human Capital. Within each focus area, recommendations are further categorized into the following:

- **Existing Resources** – These are recommendations that SCAG can implement using existing staff and funding resources. In some cases, implementation is already underway using identified resources.
- **Additional Resources & Partners** – These recommendations require SCAG to pursue and secure new funding and/or staffing and partners to support implementation.
- **Additional Recommendations** – These are recommendations which other organizations and entities are encouraged to implement. Although SCAG is not well-positioned to lead their implementation, these recommendations are included in this report to document promising ideas that address important needs within the region. When appropriate, SCAG may support as a collaborative partner.

Based on feasibility and urgency of the recommendation, we identified "top priority" recommendations, denoted with a  symbol in the recommendation tables, below. For each recommendation we indicate which of SCAG's five "levers of influence" it activates or requires for implementation. SCAG's five levers of influence are:

1. Data and Research Analysis
2. Policy and Advocacy
3. Convenings and Presentations
4. Technical Assistance
5. Obtaining and Distributing Funding

Focus Area: Housing Production & Preservation

Housing production is an essential component of a thriving region and is a core area of SCAG's work. Stakeholders across the private and nonprofit sectors consistently identified housing affordability and availability as a priority during the IERS stakeholder convenings, pointing to the importance of housing in growing stronger businesses and communities. In addition, preservation of existing affordable housing – whether naturally occurring through lower rents or rent stabilization or affordable units with expiring covenants – is a key priority across the State. Finally, homeownership was consistently raised as a critical means for economic stability and opportunity.

Homeownership was consistently raised as a critical means for economic stability and opportunity.

As part of the IERS, we consider housing to be equivalent to infrastructure that provides direct and indirect long-term benefits for our region's communities and economy. Through SCAG's \$47 million Regional Early Action Plan (REAP) program, the agency is equipped to implement priority IERS recommendations outlined in this section to build local capacity and expertise in land use planning, innovative financing, growing local engagement, streamlining processes, and more. Recommendations in this section call on SCAG and cross-sector partners to deepen critical understandings about housing in Southern California, improve and streamline housing development, and explore models for more equitable and inclusive outcomes.

Recommendations for Housing Production & Preservation — Using Existing Resources

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
 Invest in subregional efforts to expand local capacity and increase housing production through technical assistance and training on use of CEQA streamlining tools and other administrative approval options. Facilitate peer learning across municipalities about best practices in coordinating review and approval by various departments and creating more transparent review and approval processes.			X	X	X
 Support efforts to create regional financing strategies and funding sources for affordable housing for low- and moderate-income renters and advocate for additional funding at the State and Federal level.		X	X	X	X
 Partner with local philanthropy on the Call for Collaboration program to grow Community Based Organizations' (CBOs) capacity to educate and engage communities about housing and land use planning. As part of this, SCAG should regularly convene CBOs working on housing issues to stay apprised of key upcoming policy developments.			X	X	X
 Launch a communications initiative that conveys the value and importance of sustainable, equitable housing. This effort could be similar to SCAG's Go Human campaign.	X	X	X		X
 Provide training and education to local elected officials, department staff, and other community stakeholders to promote understanding of the challenges and opportunities for sustainable, equitable and climate adaptive housing development.			X	X	X
 Support regional efforts to streamline, design, and finance accessory dwelling unit (ADU) development, including facilitating model policy sharing across jurisdictions to create greater consistency.	X		X	X	X
 Establish or partner in the creation of a Housing Innovation Lab that explores new policies and models for accelerating housing production and approaches to delivering both for-sale and affordable housing more efficiently.			X		X

Recommendations for Housing Production & Preservation — Using Additional Resources and Partners

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
 <p>Convene financial sector, CDFI, and other partners to explore opportunities to expand homeownership for lower income communities and communities of color, such as increased production, accessible financing, and identifying barriers to ownership. Within this effort, explore alternative approaches to building wealth through ownership, including community land trusts, tenants in common and other models.</p>	X		X		
 <p>Advocate for new and increased federal and state funding for acquisition and rehabilitation of existing at-risk affordable housing</p>	X	X	X		
<p>Work with member jurisdictions to access state and federal weatherization, home hardening, and energy efficiency retrofit funds to reduce vulnerability to climate-related hazards (e.g., extreme heat, wildfires, sea level rise). Target investments to low-income households and residents in disadvantaged communities to reduce their electricity bills, improve public health outcomes, increase resiliency, and reduce GHG emissions. Prioritize inland and Tribal communities, who are most at risk for extreme heat health impacts.</p>				X	X
<p>Support efforts to include climate-ready strategies in housing construction to minimize the potential loss of housing units stemming from climate-related hazards, including sea level rise, wildfires, landslides, and extreme flooding, among others.</p>		X	X		X
<p>Evaluate the economic costs of not addressing climate hazards in the context of housing supply for the region, including insurance, public health, and loss of life impacts, and tabulate the economic benefit of climate-adaptive housing strategies (including land use and zoning strategies).</p>	X			X	
<p>Understand, discuss, and study the complexities of balancing housing production, sustainability, and land conservation goals (i.e., conserving land for agriculture and other natural resources), including the economic benefits and climate impacts of natural and working lands.</p>	X			X	

Recommendations for Housing Production & Preservation — Additional Recommendations

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
<p>Convene leaders in residential development, workforce development, and community development to coordinate and grow a pipeline of racially and ethnically diverse affordable and market rate housing developers.</p> <p>Further investigate the barriers experienced by developers of color in growing their project portfolios and revenue to determine how SCAG can support this industry via policy advocacy.</p>	X	X	X		
<p>Invest in capacity building for general contractor and subcontractor firms owned by people of color so that they are better equipped to compete for and win projects alongside larger developers.</p>		X	X	X	X
<p>Work with local governments to develop a toolkit of meaningful equity- and inclusion-focused benefits that developers can provide to be guaranteed certain project benefits (e.g., expedited processes).</p>		X	X	X	

Case Study: Call for Collaboration

Lead Organizations: SCAG and California Community Foundation

Focus Area: Housing Production

Counties: Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties

Context: In 2020, Southern California Association of Governments (SCAG) set aside \$1 million of its Regional Early Action Planning (REAP) state grants to develop the Call for Collaboration program. This program aims to support deeper community engagement in planning activities that accelerate housing production and generate community-driven, equitable growth strategies throughout the six-county SCAG region. This program is unique because it allows for a metropolitan planning agency, such as SCAG, to partner with the California Community Foundation, the James Irvine Foundation, and the Chan Zuckerberg Initiative on a shared priority. The Call for Collaboration program supports non-profits with small grants to support community-based policies and plans that help cities and counties reach aggressive housing production targets.

Initiative: The Call for Collaboration program promotes deep non-profit and community-based organization engagement in local housing decisions, and encourages these organizations to facilitate local, community-based conversations in support of housing. The program offers funding through two opportunities: (1) Partnership Programs: grants of up to \$125,000 to support the expansion and/or implementation of existing plans, initiatives, and/or partnerships that promote equitable growth strategies; and (2) Spark Grants: \$50,000 capacity-building grants to seed new community-driven models of collaboration and engagement for promoting equitable growth strategies.

Building on the ideas and successes of housing innovation challenges across the region, the Call for Collaboration focuses on turning ideas into reality through strategic partnerships. With these grants community-based organizations have new resources to bring the voices of people who are most affected by housing policies into the key decision-making processes of which they are often left out. This initiative funds a range of community-driven approaches for shaping and executing a vision for growing our housing supply sustainably and equitably.

Grantees also benefit from training and technical assistance from a team of housing, planning, and legal experts that provide guidance through their work efforts, unique data analysis, advice on legal contracts and other documents, and other organizational support as needed.

Outcome: In 2021, the Call for Collaboration program funded 15 projects, totaling almost \$1.3M awarded across five SCAG counties. Using the program funds, grantees are engaged in a range of planning efforts such as:

- Housing element development and implementation,
- Increasing housing capacity near future Metro rail lines,
- Building support for community land trust formation,
- Addressing barriers to housing development on church-owned land,
- Growing support for mobile home parks,
- Expanding accessory dwelling units (ADU) policies and programs, and
- Identifying new financing sources for affordable housing development.



SOUTHERN CALIFORNIA Call for Collaboration



Focus Area: Transportation & Infrastructure

In a region experiencing worsening climate impacts, SCAG seeks to ensure that large scale infrastructure investments move us into a clean energy economy and provide economic opportunity for the region's workforce. Building and maintaining vital transportation, electricity, and broadband infrastructure presents a generational opportunity to create accessible and good-quality jobs in our region. In addition, infrastructure to support the supply chain is critical to keep goods moving throughout the region. Moreover, these investments will help the SCAG region reduce vehicle miles traveled and greenhouse gas emissions. In this section, recommendations encourage and advance digital inclusion, active transportation investments, transportation electrification, renewable energy generation, and more.

Recommendations for Transportation & Infrastructure — Using Existing Resources

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
 Develop a Broadband Action Plan to lead and support regional efforts in bridging the digital divide. Approach key infrastructure projects with a “dig once” strategy, to incorporate broadband, EV charging and other multi-benefit outcomes.	X	X	X	X	
 Develop a regional blueprint for zero emissions medium- and heavy-duty truck charging infrastructure that can inform local and subregional infrastructure investment and development, provide climate mitigation opportunities, and identify areas for regional coordination and support.	X		X		
 Advance the adoption of zero-emission heavy- and medium-duty vehicles through SCAG's Last Mile Freight Program.		X	X		X
 Identify priority transportation and infrastructure projects across the region that will invest in and directly benefit low-income, communities of color and support job creation and key industry sectors. Advocate for funding at the state and federal level to have targeted hiring and job quality standards written into funding requirements so that project funding creates middle-class jobs.	X	X			
 Identify funding to support subregional and local efforts to study and implement EV infrastructure, with an emphasis on investing in infrastructure that specifically meets the needs of low-income communities. In the near-term, work with state policy makers to ensure that the ~\$1.5 billion included in the State budget for EV infrastructure is distributed equitably to benefit disadvantaged communities and leverages existing advocacy efforts like the Transportation Electrification Partnership led by the Los Angeles Cleantech Incubator.		X	X	X	X
 Support active transportation and first/last mile connections as a priority for connecting communities to jobs and other economic opportunities, as well as for reducing GHG emissions. Continue and expand efforts led by the GoHuman Campaign, Sustainable Communities Program, and Active Transportation Working Group to support and provide funding to local agencies, with an emphasis on projects designed to benefit underserved communities, including those with youth, older adults, and people with disabilities.			X	X	X
 Leverage federal infrastructure financing and use REAP program resources to advocate for infrastructure development tools to facilitate housing production and economic growth in conjunction with transportation projects and consistent with Priority Growth Areas, as defined in the Connect SoCal plan.	X	X	X	X	X

Recommendations for Transportation & Infrastructure — Using Additional Resources and Partners

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
Pursue funding for a study on upgrading the region's electricity grid to meet increasing demand, promote climate adaption and regional resilience, and reduce our region's greenhouse gas consumption. The study should also identify policy solutions for addressing equity impacts.	X	X	X		
Identify brownfield remediation projects that stand to transform communities in ways that align with the Connect SoCal plan's goals. Further, identify funding sources for brownfield remediation and provide cities and subregions with technical assistance in preparing clear and compelling funding applications.	X	X	X	X	
Support local agencies in seeking Federal infrastructure funding to deliver safe, clean drinking water to underinvested communities across the region. Prioritize support for and investments in tribal communities, Colonias in Imperial County, Tribal communities and other high-need communities.		X	X	X	

Case Study: Transportation Electrification Partnership

Lead Organization: Los Angeles Cleantech Incubator

Focus Area: Transportation and Infrastructure

Region: Greater Los Angeles Area

Context: The Los Angeles Cleantech Incubator (LACI) is a non-profit organization with a mission to create an inclusive green economy in the Los Angeles region. In 2018, LACI formed the Transportation Electrification Partnership (TEP) to accelerate transportation electrification in the Greater Los Angeles Area. TEP is a multi-year partnership among local, regional, and state stakeholders aiming to reduce greenhouse gas emissions and air pollution an additional 25% beyond current L.A. Region commitments by 2028, when the Olympics and Paralympics arrive in Los Angeles.

Initiative: In its Roadmap 1.0, TEP developed the Guiding Principles for achieving its pollution reduction goals. Roadmap 2.0 laid out several steps for achieving these goals, including three strategies for achieving its goals by 2028: (1) accelerating the adoption of light-duty passenger electric vehicles; (2) shifting more than 20% of all trips in single-occupancy vehicles to zero emissions public and active transit; and (3) ensuring that all public investments into goods movement, including freight vehicles (i.e., trucks and cargo handling equipment) and related infrastructure, will advance zero-emissions solutions and make the I-710 the first zero-emissions goods movement corridor in the nation.

Outcome: In response to the COVID-19 pandemic and the ongoing global climate crisis, TEP and 47 other organizations submitted a \$150 billion dollar stimulus proposal to Congressional leaders in April 2020. The proposal highlighted electrification and start-up innovation to promote job growth and address the nation's health via clean air. In March 2021, the Partnership reiterated the stimulus investment request in a letter to Congressional leaders, highlighting that the proposed electrification plan aligns with the Biden Administration's Build Back Better Plan and could result in 2.3 million jobs across several sectors.



Focus Area: Sector Based

We must harness the creativity, innovation, and grit that hums through our region to shape and grow industries that both provide accessible opportunities for upward economic mobility and "future proof" the economy. SCAG seeks to grow the number of middle-wage jobs ("well-paying jobs for less-educated workers").³⁷ We also want to increase wealth in historically marginalized communities by supporting entrepreneurs and small business owners who are women or people of color in launching and expanding their businesses. SCAG also recognizes existing collaboratives, organizations, and in particular subregional economic development corporations (EDCs) that are actively working on sector-based strategies. The recommendations in this section lift-up opportunities for SCAG and partners across the region to foster equity-oriented industry growth, job creation, entrepreneurship and small business success.

Recommendations for Sector Based — Using Existing Resources

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
 Boost local efforts to foster industry clusters by offering support on funding applications and convenings and advocating for supportive policies and funding.		X		X	
 Augment municipalities' capacity to apply for and secure federal funding for local projects, such as US Economic Development Administration grants. SCAG can help to organize funding pursuits in the region and be an engaged government partner.		X		X	
 Lift up examples of industry leaders who have implemented effective diversity-equity-inclusion business practices, including best practices for incorporating curriculum about diversity-equity-inclusion focused business practices into entrepreneurship and small business training programs and best practices for achieving diversity goals within incubator and accelerator portfolios. Encourage industry leaders to adapt and apply these best practices to their own policies and procedures.			X		
 Identify top regulatory reform recommendations for the State of California and work with partners to seek legislative solutions.	X	X	X		
 Work with local jurisdictions and industry leaders to develop a Priority Agricultural Lands (PAL) Program to implement Connect SoCal's agricultural lands conservation strategies.	X		X	X	
Convene CDFIs and other financial investors to share ideas and best practices for increasing access to capital for entrepreneurs of color.			X		

Recommendations for Sector Based — Using Additional Resources and Partners

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
 <p>Become a source of regional data that can support and inform policies around economic development and, in particular, align with the data needs identified in the California Future of Work Commission's March 2021 report, A New Social Compact for Work and Workers. The California Future of Work Commission recommends the creation of a California Job Quality Index, which would analyze monthly wage data to understand growth of quality jobs by industry using a range of measures.</p>	X				
<p>Develop subregional studies on growth sectors that support middle skills jobs and "future proofing" the economy through targeted and accessible job training. The studies should include key data, workforce development and training needs research (including reskilling and upskilling needs), best practices research, recommendations for supporting the growth sectors, and identified subregional-specific partners.</p>	X				
<p>Convene a collaborative of hospitals and universities to diversify their supply chain and grow economic opportunities for minority- and women-owned businesses. Partner with private funders, such as UniHealth Foundation, to support implementation.</p>	X	X	X		
<p>Convene local agency procurement departments to discuss best practices and implementation of policies and practices that reduce or eliminate barriers to small, women, and minority owned businesses. Work with local partners to create a shared set of certifications and contracting templates and materials. Identify funding for jurisdictions to migrate to a common platform.</p>	X	X	X	X	X
<p>Produce county-level economic analyses to determine the local economic impact of racial and gender inequality. Government and community leaders can use the publication findings to inform the terms of community benefits agreements with private sector employers and developers and help ensure that the projected benefits of incoming investments are measured using more holistic factors.</p>	X	X	X		

Case Study: Transforming the Logistics & Supply Chain Industry

Lead Organization: Inland Economic Growth & Opportunity

Focus Area: Sector Based

Counties: Riverside and San Bernardino

Context: The economic impacts of the Great Recession were particularly severe for Riverside and San Bernardino Counties (“Inland Empire”). The rise in regional home prices in the early 2000s spurred housing construction and related economic activity. By 2010, all of these gains had been lost. The Great

Recession depressed vital sectors in the Inland Empire, including the construction, real estate, retail, hospitality, logistics, and manufacturing sectors. Moreover, the Inland Empire saw increased use of temporary employment. Following the Great Recession, new jobs were primarily concentrated in a few sectors, reducing economic diversity and resilience in the Inland Empire, and making the region more vulnerable to recession. Many of the jobs created after the Great Recession were low-paying, and income growth in the Inland Empire lagged behind the national average. Between 2006 and 2016, average annual earnings in the US increased 7.3%, but grew by only 2.8% in the Inland Empire.

Initiative: In response to the loss of higher-paying jobs and increased reliance on temporary employment after the Great Recession, a diverse group of local leaders and regional stakeholders from the public, private, and academic sectors formed the Inland Economic Growth & Opportunity (IEGO) partnership. IEGO focuses on advancing an inclusive economy by identifying “pathways to good jobs, improving educational outcomes, inspiring the region’s brightest young people to stay, and strengthening civic infrastructure” (IEGO website). A core team of IEGO leaders identified growth industries in the Inland Empire, specifically, the logistics and supply chain clusters. They also identified the Inland Empire’s strengths: existing infrastructure and an educated workforce. By supporting these growth industries and leveraging the Counties’ strengths, IEGO strives to build a resilient regional economy, and improve equity and environmental outcomes. Targeted investments in these growth sectors will improve job quality and provide higher-quality career opportunities.

Outcome: In November 2020, IEGO revealed their supply chain consortium investment plan in the report, “Transforming the Logistics and Supply Chain Industry in the Inland Empire: An Investment Plan for the Excellence in Logistics and Supply Chain Management Consortium.” This report rethinks an existing industry and promotes inclusive and equitable growth. IEGO establishes a starting point for transforming a low-wage growth sector into a vehicle for expanding the local economy and creating good-quality job. Moreover, this report includes strategies for reducing air pollution and congestion. As part of its future work in this area, IEGO will identify opportunities to accelerate innovations in clean technology associated with the Indirect Source Rule, which passed in 2021, by the South Coast Air Quality Management District, which aims to regulate emissions from sources associated with warehouses.



Focus Area: Human Capital

To truly improve the lives of Southern Californians, we must ensure that individuals and households have access to the support they need to thrive in their jobs and in pursuit of upward economic mobility. Having access to resources and supports such as job training, affordable transportation choices, affordable childcare and mental/public health services can make a world of difference in someone’s ability to secure and retain a job. This section provides a range of insights that stakeholders shared about investing in the region’s human capital, followed by recommendations for SCAG to lead or where SCAG can highlight and support existing efforts, as well as recommendations that other organizations in the region can lead in implementing.

Recommendations for Human Capital — Using Existing Resources

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
 <p>Join the state in advocating for a federal jobs guarantee. This will allow government to serve as a backstop in case industry does not create high quality jobs to meet its workforce needs. This is in alignment with the State's March 2021 Future of Work report.</p>		X	X		
 <p>Bring greater awareness of workforce development resources (including youth training programs, ETP funds and various community college programs) for employers.</p>			X		
<p>Support the efforts of Caltrans, CALSTA, and CCJPA to implement the California Integrated Travel Program (Cal ITP) which would, among other benefits, create a universal statewide transit benefit platform that can also serve as a basic account for other public benefits for Californians with the greatest need.</p>	X	X			
<p>Work with transit agencies to facilitate the adoption of the US Employment Plan to create high road local jobs through future equipment and supply procurement.</p>		X	X		

Recommendations for Human Capital — Using Additional Resources and Partners

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
 <p>Support the State's effort to develop a California Job Quality Index (JQI) by serving as the lead data and research partner for the Southern California region.</p>	X		X		
<p>Facilitate regional coordination to ensure the region's childcare industry is prepared to utilize federal funding being provided through the American Rescue Plan Act. Partner with organizations like LIIF to expand the childcare industry's capacity and advocate for supportive policies.</p>	X	X	X		
<p>Work with the construction trades and the developer/building industry to identify best practices in construction apprenticeships and training programs and facilitate expansion/application of these practices in housing, transportation, and infrastructure projects.</p>	X		X		

Recommendations for Human Capital — Additional Recommendations

Recommendations	SCAG's 5 Levers for Action				
	Data	Policy Advocacy	Convenings/ Presentations	Technical Assistance	Funding
Work with key partners such as workforce development organizations, economic development corporations, and community colleges, to build awareness and provide technical assistance to local and county governments to establish job training and placement programs that connect residents from low-income neighborhoods to public sector jobs.			X	X	X
Identify state and federal level opportunities to advocate for updates to critical workforce development funding guidelines to address challenges experienced by workforce program administrators. Advocacy should seek to expand youth eligibility for criteria to include current students, ensure that funding can be used for various outreach and advertising activities that are key to reaching target populations, and expand the type of wrap-around services and supports program participants can receiving during and after training.	X	X			X
Conduct targeted engagement to better understand the unique needs of Indigenous communities in Southern California and work with philanthropic and public sector partners to address the communities' identified needs	X		X		X
Work with key partners to advance workforce development that can support a greener economy, including the potential deployment of microgrids, zero net energy implementation strategies, and renewable energy generation and storage.					

Case Study: U.S. Employment Plan Adoption by LA Metro

Lead Organization: Jobs to Move America

Focus Area: Human Capital

County: Los Angeles

Context: Pressure from globalization has reduced the number of US-based manufacturing jobs, and deteriorated wages and working conditions for US workers, particularly immigrant and Black workers. Historically, the manufacturing sector had provided stable, family-supporting jobs and had low educational barriers to entry. More recently, however, the US manufacturing sector has become the largest employer of temporary labor, employing 36% of all temporary workers. Governments and public agencies purchase approximately 20% of all manufactured goods, valued at nearly \$2 trillion. The strategic policy center, Jobs to Move for America, recognized public procurement as an underutilized opportunity to leverage public dollars to build a fairer economy, lift labor standards, and create high-road jobs.

Initiative: Jobs to Move America created the US Employment Plan (USEP) to support effective, democratic workplaces and empower workers. USEP is a federally approved policy tool for building equity into public procurement. USEP strives to create career pathways for historically marginalized people who are often left out of the manufacturing sector, including women, people of color, veterans, and formerly incarcerated people. When public agencies incorporate USEP into their bidding process, companies bidding for contracts must disclose the number, type, and location of jobs the contract will create and retain, as well as salaries, benefits, training programs, and the company's plan for recruiting and training historically marginalized workers.

Outcome: In 2012, the Los Angeles County Metropolitan Transportation Authority (LA Metro) became the first transit agency to adopt USEP for the purchase of rail cars and has since used USEP eight times. Jobs to Move America attributes the creation of over 550 direct jobs and thousands of additional jobs to LA Metro's adoption of USEP. In 2018, LA Metro committed to implementing USEP through the agency's Manufacturing Careers Policy, which applies to equipment purchases of over \$100M. Jobs to Move America estimates that this latest effort through the Manufacturing Careers Policy will support up to 22,000 jobs in the LA region.



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**JOBS TO
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NEXT STEPS & NEW OPPORTUNITIES

The IERS is a starting point for SCAG’s work in fostering an inclusive economic recovery. As a next step, the agency will draw on existing resources to begin implementing recommendations with the IERS guiding principles in mind.

In April and May 2021, as SCAG was completing its process of “Listen and Convene” and beginning to draft this final report, the State of California was leading the way with vaccinations and reducing the spread of COVID-19, which will culminate on June 15th with the full re-opening of the economy. On May 14th, 2021, Governor Newsom released his May budget revise, which included a proposed \$267.8 billion state budget and a host of programs targeting an inclusive, equitable and sustainable economic recovery. The \$100 billion proposed “Comeback Plan” is a comprehensive approach to all facets of economic recovery, including homelessness and housing, workforce development, climate resilience, transportation, and closing the digital divide.

This funding proposes to not only address pandemic-related needs, such as stimulus checks and emergency rental assistance, but also to address long-standing issues California faced pre-pandemic. Specific proposals mirror some of the priorities and recommendations in this IERS, including: the California Jobs Initiative; funding for affordable housing to combat homelessness and support home-ownership; a labor and workforce development initiative; funding for coordination of workforce development efforts with Community Colleges; investments in transportation and infrastructure, and specifically to address the digital divide. The proposal also includes a \$750 million Community Economic Resilience Fund to provide financial support to regional and local stakeholder collaboratives to plan and implement region- and industry-specific economic transition strategies, with a specific focus on supporting high-road industries, quality job creation and workforce strategies in those sectors or regions most affected by the state’s transition to carbon neutrality.

Within these new funding opportunities, and with this IERS, SCAG will invest in staff resources to pursue new partnerships and funding opportunities that can support implementation of IERS recommendations and the sweeping investment proposals from the State. Through ongoing conversations and partnerships with practitioners across sectors, disciplines, and subregions, SCAG will continue to look for new ways the agency can help to close economic disparities and foster a more inclusive economy in the region.

APPENDIX

Key Findings

In this appendix, we summarize key findings heard in one or more of SCAG’s 20 convenings, in survey responses, and in feedback from SCAG’s Special Committee on Equity and Social Justice, SCAG’s Community, Economic and Human Development (CEHD) committee, SCAG’s Energy and Environment Committee (EEC), SCAG’s GLUE (Global Land Use and Economics) Council, and SCAG staff. We organize these findings by our four focus areas: 1) Housing Production and Preservation, 2) Transportation and Infrastructure, 3) Sector Based Strategies, and 4) Human Capital.

These findings are not exhaustive of all factors that relate to economic recovery. Rather, the findings presented here reflect what SCAG heard through the IERS “listen and convene” process. SCAG staff also shared findings with our bench of economists, who specialize in the economies and core industries across the six counties that SCAG serves.

Focus Area: Housing Production and Preservation

Housing Production and Preservation

- Lack of affordable housing, particularly in the mid-range of cost, is a shared concern across stakeholder groups. Some emphasized the importance of producing new housing and preserving existing affordable housing near jobs centers. Others noted the importance of developing affordable housing across the region to avoid further concentrating poverty.
- We need wealth building tools for communities that have historically been excluded from the benefits and opportunities of home ownership. Connecting people to home ownership is one way to build wealth, but it is not enough to close the ever-growing racial wealth gap. In the meantime, several stakeholders called for a public subsidy to support low-income families’ access to home ownership.
- More attention and investment should be given to community land trusts as a tool to build community wealth and create alternative approaches to ownership housing.
- Acquisition and rehabilitation of existing affordable housing stock is needed to prevent tenant displacement and loss of scarce units.
- Housing production is particularly challenged because when viewed through a narrow fiscal analysis, housing represents a net fiscal loss for municipalities; it does not generate sufficient taxes or resources needed to service it (infrastructure, fire/life safety, etc.). However, housing shortages are a drag on the economy, driving up labor, health, and commuting costs. SCAG could help cities quantify the fiscal cost of not producing housing.
- New housing developments need to incorporate climate-ready strategies to minimize the potential loss of housing units from climate-related hazards, such as sea level rise, wildfires, and landslides, among others.
- The economic costs of not addressing climate hazards in the context of housing supply will heavily affect local governments. Instead, climate-adaptive housing strategies can generate economic benefits for communities.

Land Use and Zoning

- There is an opportunity for economic justice organizations and housing justice organizations to work more closely together to advocate for mixed-use zoning and other land use patterns that bring housing and jobs centers together. Similarly, residents must have access to high quality transit.
- Housing development approval processes should be more transparent and streamlined, particularly through CEQA streamlining and reform.
- The proliferation of single-family homes and some rental properties becoming short term rentals negatively affects housing availability and affordability.
- The complexities of balancing goals related to housing production, sustainability, and conservation need to be better understood by policymakers and the public.
- Land use policy and zoning are important tools for local jurisdictions to lessen the risks and costs from climate-related hazards on residents and housing, especially related to building in areas at risk for wildfires.

Diversity and Inclusion in Delivery of Housing

- The real estate development and financing industries sorely lack diversity. The property management divisions of many development companies are diverse, but few people of color are gaining entry to higher-earning careers in development.
- Housing construction and property operations are opportunities to support local contractors and workers. Housing developers must be intentional about hiring local, community-based business and service providers for their contracting needs (e.g., security, landscaping, preventative maintenance).
- While there is developer interest in having better equity outcomes through targeting contracting and hiring, the transaction costs of identifying qualified contractors and workers who meet targeted categories can become a barrier to a project’s implementation.

Financing

- Developers face serious barriers and challenges in securing the capital needed for affordable housing projects. In particular, low-income housing tax credit (LIHTC) allocations are becoming increasingly competitive. Moreover, restrictive net worth requirements for developers can exclude historically marginalized developers from fully participating in the field.
- More financing is needed for delivery of rental and ownership housing at all levels of affordability (moderate to extremely low income).

Focus Area: Transportation and Infrastructure

Investments in Transportation and Infrastructure

- SCAG's Connect SoCal identifies \$638 billion in transportation investments that rely heavily upon fuel and sales tax revenues that are greatly impacted by COVID-19.
- Stakeholders encouraged SCAG to aggressively organize the region and pursue funding through Federal stimulus and various State programs targeting infrastructure and transportation.

Infrastructure to Support Economic Growth

- Goods movement represents a disproportionate share of transportation emissions, requiring an aggressive strategy to deploy zero-emissions technologies that will reduce harmful emissions, particularly in low-income communities.
- Climate adaptation and mitigation infrastructure has a net economic benefit, both in terms of job creation and for workforce development in transitioning to a greener economy.
- Electricity generation in the power sector is an important aspect of climate mitigation and adaptation; local agencies have an important role to play to promote resilience and reduce costs from future stressors and shocks to the grid.
- Investing in updating water infrastructure will better prepare the region to be climate-ready and meet its future water needs.
- In more rural and industrial areas flexible transit options like on-demand service need to be part of the solution.
- Advocates, labor leaders, and real estate developers noted that complete streets investments provide workers more safe and affordable options for accessing job opportunities. In addition to benefiting the region's workforce, complete streets and transit investments benefit the region's youth and aging populations and contribute to reducing GHG emissions.

Digital Divide

- Workforce, philanthropic, and small business stakeholders highlighted that the digital divide is a critical and top priority to address.
- Many stakeholders noted that the digital divide extends beyond broadband infrastructure to also include lack of access to devices and low levels of digital literacy. During the COVID-19 pandemic these presented barriers to workers looking for job opportunities and resources and posed challenges for small businesses seeking out financial assistance and vital online marketplaces.

Other

- To enhance climate infrastructure conversations and for investments to be successful, advocates are eager to see greater multi-agency collaboration (e.g., public works, legal, transportation, sustainability) within and across jurisdictions.
- Considering society is transitioning to increasingly rely on electricity, it is important for policymakers to ensure that low-income communities are not overburdened by high-cost energy.

Focus Area: Sector Based

Growing Middle Wage Jobs

- Subregional partnerships are working to transform low-wage growth sectors into providing higher wage job opportunities. These industries can be shaped and repositioned towards better paying models. This work would benefit from SCAG's role in supporting local efforts and facilitating partnerships.
- The in-home and direct care industry is an example of a high-demand industry that currently pays low wages but has the potential to offer an accessible career pathway with targeted investment and higher job quality standards.
- Employers are frustrated that even when paying a living wage (\$17/hr. for a single individual in Ventura County), their

lowest-earning employees still cannot afford to rent a nearby unit, let alone become homeowners.

- Several stakeholders raised that Southern California needs to reinvest in growing its manufacturing sector.
- Non-governmental partners rely on local governments to be lead partners in pursuing local economic development grants. However, due to limited capacity and divergent priorities within lead local agencies, community-oriented projects to grow industry and economic opportunity are often left with funding gaps.

Regulatory Reforms

- Stakeholders expressed concern that businesses are choosing to relocate or expand their operations outside of California, due to the state's higher taxes, regulatory requirements, and limited incentives.

Entrepreneurship and Small Business Support

- Small, women and minority owned businesses struggle to compete for government contracts, which help facilitate business growth. Along these same lines, examples of anchor institutions that are committing to diversifying and expanding their supply chains can support small, women and minority business success.
- Local chambers and small business assistance providers surfaced the need for diversity-equity-inclusion trainings and resources designed for small businesses to learn about the issues and how they can advance these principles as employers.
- The unique needs and barriers of workers and entrepreneurs in the informal economy are often overlooked when policies and programs are being crafted. In the instances where these individuals are eligible for support and resources, the process to obtain the resources is overly complicated and discouraging.

Agricultural Production

- Some stakeholders stressed the importance of preserving land for agricultural and other conservation purposes, which also affects increased food security, job creation, and general sustainability outcomes. Others expressed concern about the conflict between land preservation and demands for increased housing production and other economic growth needs. SCAG's Connect SoCal plan identified that implementation of identified agricultural conservation strategies could preserve 8,700 more acres of productive agricultural land and generate \$23 million more in agricultural production when compared to "business as usual" strategies.

Focus Area: Human Capital

Childcare

- The pronounced gender disparities in economic participation since the onset of the pandemic have elevated the long-time need for affordable childcare that is financially accessible and available for any family needing it. Workforce practitioners noted the importance of co-locating childcare with adult training and education centers. Employers in the agriculture industry raised that the childcare needs for their workforce are not typically met by providers, in part because the facilities are not open early enough to align with farmworkers' work schedule.

Workforce Development

- More needs to be done to train and connect youth to workforce opportunities, particularly in high-demand industries with workforce gaps.
- Workforce training providers raised that some of the restrictions placed on workforce development funding programs limit how effective a program can be in supporting target populations' access to and success in training programs.
 - Within the context of youth, there is a misalignment in when the funds are needed and when the funds can be used. Currently, youth programs with certain types of grant funding cannot enroll high school students as participants, and instead must wait until the individuals have graduated. Practitioners note that waiting until a student completes high school risks the student becoming disconnected from resources and makes it difficult for trainers to re-engage young people.
 - Workforce funding cannot typically be used for communications, marketing (e.g., radio ads), and awareness-building to recruit participants. These activities are critical for targeting benefits and opportunities to historically marginalized communities.
 - Some funding sources cannot be used for providing support services such as childcare that trainees need for their success during trainings and after their job placement.
- Community advocates and workforce practitioners noted that industry should offer paid internships and other learning experiences for low-income students or those from underrepresented groups (or incentives should be developed in support of this concept). Students from underrepresented backgrounds in the region's growth industries continue to

face barriers to accessing paid internship experiences, which are critical to applying their skills and unlocking future job opportunities. Employers often overlook California State Universities, community colleges, and universities in the Inland Empire as places from which to recruit bright, skilled talent.

- As industries adopt new technologies and practices that support a greener economy, the region should direct attention to developing workforce development programs through relevant educational and training opportunities. Our workforce should be ready for industries of the future.
- Pairing on-going wrap-around services with workforce training and placement programs help participants' longer-term success. Earn and Learn programs offer a promising model to connect people to opportunities in the workforce. Similarly, providing services to address the mental health and mentorship needs of youth is critical to their successful employment and advancement. Programs that incentivize targeted hiring via subsidies, when done well, can create last benefits for businesses and workers.
- New and innovative apprenticeship programs need to be offered for industries outside of the traditional trades.
- Stakeholders called for a greater awareness and understanding of career technical education as a viable alternative to a four-year degree. Community colleges are key in connecting community members to workforce accreditations and can offer important resources for improving the region's workforce readiness to support a greener economy.

Education

- Few programs and partnerships connect students of color to career pathways in real estate development, and generally urban planning and policy. Curriculum can be developed for any level of education to expose children to these careers and create familiarity with the pathways for realizing those careers. This also goes for STEM – exposing students to STEM coursework and career pathways and building students' critical thinking and problem-solving skills are key to readying future generations for jobs and opportunities with economic mobility.
- In general, the importance of a college education must be stressed early on, and access to financial aid, grants and support is required for lower income communities.

Broader Access to Resources

- Awareness and understanding of entrepreneurship pathways and opportunities in growth industries need to be cultivated in underrepresented communities. Incubator and accelerator leaders raised that systemic changes, such as universal healthcare, can reduce the barriers to entry for low-wealth individuals, who are otherwise likelier to seek traditional employment opportunities that offer steady income and healthcare benefits. The lack of key social safety nets stifles our region's innovation and prevents low-income individuals from pursuing wealth-building entrepreneurship opportunities.
- Employers are generally unaware of the various job creation incentives and training programs available to them locally and at the state level. For employers who do know about available programs, the programs are often difficult to access and navigate.
- Tribal communities continue to be overlooked for resources to meet their needs. In addition, greater investment needs to be made in relationship-building with these communities.

Other

- The growing gig economy is transferring the operating expenses, such as basic benefits, from the employer to the employee without ensuring commensurate compensation.
- People who can work remotely can be recruited to work for firms outside the region. This is an opportunity and threat to local employers who must compete for a local workforce, while also having access to a wider talent pool from outside the region.
- Worker voice and union membership contribute to a growing middle class.
- Guaranteed income programs (a targeted version of Universal Basic Income that provides direct and recurring cash payments to eligible families) are gaining traction and seen as a meaningful social safety net for low-income families. In the SCAG region, the mayors of Compton, Long Beach, Los Angeles, and West Hollywood have all joined the Mayors for Guaranteed Income efforts, which advocates for and advances the policy model.
- Little can replace the impact potential of trusted nonprofit and community organizations. Funders saw this most recently take shape in the need to distribute federal relief funding to local stakeholders.

ENDNOTES

- 1** Resilience is defined here as enabling communities to bounce back from acute crises such as forest fires, economic downturns, and pandemics and ongoing struggles such as harmful air quality.
- 2** Sustainability is defined as ensuring the renewal and distribution of resources that promote and increase individual and community health and well-being. There have been varying perspectives on what sustainability is and encompasses. While the term is most commonly associated with environmental aspects, many within policy circles note its origins with the Brundtland Commission in the 1980s (culminating in the 1987 “Our Common Future”, otherwise known as the Brundtland Report), which focused on sustainability broadly (i.e., not just environmentalism). For instance, Campbell’s 1996 article on the contradictions of sustainable development argued that while the three E’s of sustainability - environmental protection, economic development, and social equity - often seem to be at odds with each other, a reconceptualization of social theory and the role of conflict can help address environmental but also importantly social injustice. Similarly, Bullard (2008) traced the relationship between environmentalism, economics, and equity within the context of social and environmental justice. This idea of economic and social sustainability - including the relationship of both to environmental issues and in particular environmental justice - has been particularly underscored by the COVID-19 pandemic and the 2020 racial justice movement, both of which shed harsh light on what many have acknowledged to be long standing structural inequality. References: World Commission on Environment and Development. (1987). *Our Common Future*. Oxford: Oxford University Press; Campbell, Scott. (1996). *Green Cities, Growing Cities, Just Cities?: Urban Planning and the Contradictions of Sustainable Development*, *Journal of the American Planning Association*, 62:3, 296-312, DOI: 10.1080/01944369608975696; Bullard, Robert D. (2008). *Dumping in Dixie: Race, Class, and Environmental Quality*. 3rd Edition. Boulder, CO: Westview Press.
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Southern California Association of Governments
Remote Participation Only
July 1, 2021

To: Community Economic & Human Development Committee (CEHD)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Lorianne Esturas, Assistant Regional Planner
(213) 236-1853, esturas@scag.ca.gov

Subject: 2020-21 CivicSpark Housing Fellows Capstone Presentation

RECOMMENDED ACTION:

Information Only – No Action Required

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 1: Produce innovative solutions that improve the quality of life for Southern Californians.

EXECUTIVE SUMMARY:

The CivicSpark program is a statewide Governor’s Initiative AmeriCorps program administered by the State of California’s Office of Planning and Research and the Local Government Commission (LGC). SCAG is a regional partner and beneficiary of the CivicSpark program and has hosted CivicSpark Fellows working in the Sustainability Department for the past seven (7) years. SCAG’s 2020-21 CivicSpark Housing Fellows—Clare Blackwell, Angelica Gonzalez, and Aman Patheja—advanced the goals and key connections of Connect SoCal - SCAG’s 2020 Regional Transportation Plan/Sustainable Communities Strategy - primarily helping cities plan for and construct new affordable housing in order to meet state housing goals.

BACKGROUND:

The CivicSpark program is a statewide Governor’s Initiative AmeriCorps program administered by the State of California’s Office of Planning and Research and the Local Government Commission (LGC). The program places 90 Fellows in local governments around the state to build local capacity around climate, water management, affordable housing, and mobility issues. SCAG is a regional partner and beneficiary of the CivicSpark program and has hosted CivicSpark Fellows for the past seven (7) years.

To help advance the goals and key connections of Connect SoCal, SCAG once again partnered with LGC, hosting three CivicSpark Housing Fellows as well as three 2nd year CivicSpark Climate Fellows. The three Housing Fellows, Clare Blackwell, Angelica Gonzalez, and Aman Patheja, worked with the new SCAG Housing Program to increase the production of affordable housing throughout the SCAG

region. The three Housing Fellows researched and identified best practices in affordable housing policies, programs, and practices, concentrating their efforts across the areas of outreach and education, transit-oriented development, and priority growth areas.

This year's CivicSpark Housing Fellows supported the development of the housing program through research on housing policy solutions. The Fellows researched Accessory Dwelling Unit (ADU) development standards adopted by local ordinances in the SCAG region to create the Accessory Dwelling Unit Inventory. Additionally, the Fellows assisted with the formation of two grant partnerships with Metro and Metrolink, to foster more Transit Oriented Development (TOD). The Housing Fellows also supported implementation of Regional Early Action Planning (REAP) programs, including the Subregional Partnership Program and the Housing and Sustainable Development program. Fellows examined commonalities and overlap in REAP-funded projects to support peer-to-peer learning and collaboration, thus helping to build longer-term capacity to address housing issues by strengthening funding models. All three Fellows pulled together their expertise across REAP projects to create a database of ADU projects underway across the SCAG region. By highlighting overlap in ADU-related efforts across a range of funding sources, Fellows contributed to SCAG's expanding analysis of ADU development and production across the region.

SCAG's partnership with CivicSpark will continue through the 2021-22 program year. The Fellows will continue supporting the implementation of REAP projects, continuing to collect data on housing development and legislative progress in the region and assess progress and strategies in REAP programming.

FISCAL IMPACT:

The CivicSpark program is funded jointly by the LGC, and SCAG in its FY 20-21 Overall Work Program (065.137.10).

ATTACHMENT(S):

1. PowerPoint Presentation - 2021 CivicSpark Housing Fellows Capstone

CivicSpark Housing Fellowship

Regional Affordable Housing Initiative

Clare Blackwell
Angelica Gonzalez
Aman Patheja

July 1, 2021

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Agenda

CivicSpark AmeriCorps Program

- Overview of CivicSpark and SCAG Partnership
- Housing Fellowship Gap Assessments and Goals

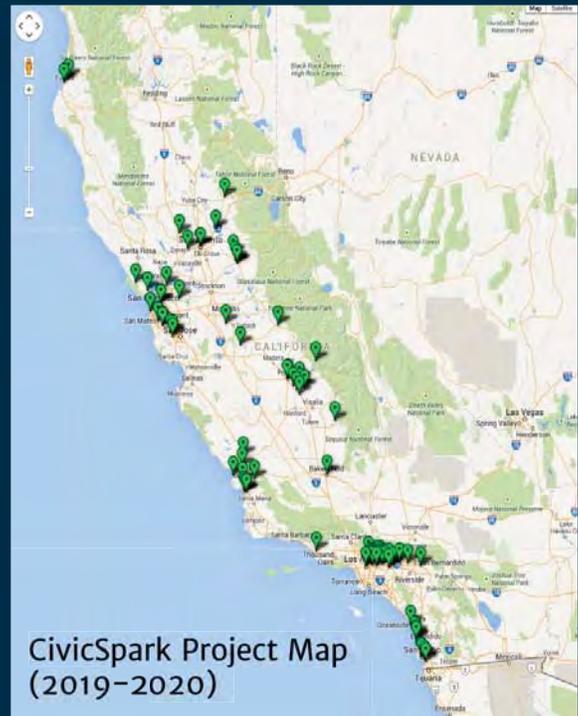
SCAG Housing Program

- Regional Early Action Planning (REAP) Subregional Partnership Program
- Accessory Dwelling Unit (ADU) Production in the SCAG Region
- Transit-Oriented Development (TOD)

Next Steps After CivicSpark

What is CivicSpark?

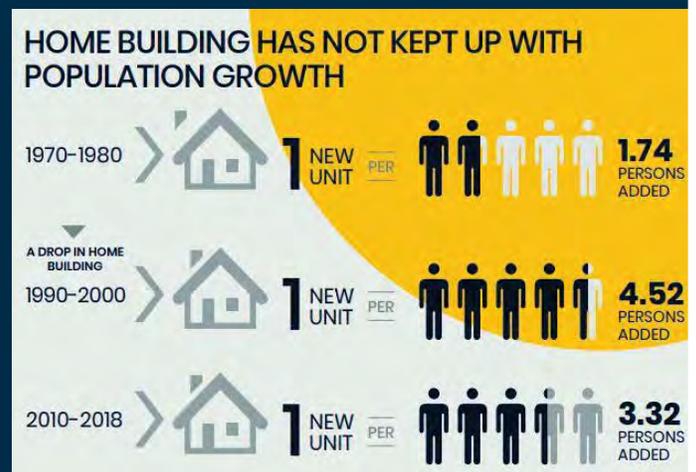
- A governor's initiative Americorps program dedicated to building capacity for local governments to address environmental, social equity, and resilience challenges
 - Managed by Local Government Commission (LGC) in partnership with the Governor's Office of Planning and Research (OPR)
- SCAG has been a CivicSpark partner and beneficiary since 2014



SCAG Housing Fellowship Gap Assessments and Goals

Advance housing goals of Connect SoCal, primarily helping cities plan for and construct new affordable housing in order to meet their RHNA

- Regional Early Action Planning (REAP) grant program development
- Build longer term capacity at SCAG and in the region to address housing issues by strengthening subregional partnerships, collaborations, and funding models



SCAG Connect SoCal (p. 33)

Subregional Partnership Program

Program Goals

- Align investment in housing planning and production with the 6th cycle RHNA while building subregional capacity to coordinate these goals
- Encourage a cross-jurisdictional approach to the housing crisis

Fellow Goals

- Maximize funding allocations by providing technical assistance to support Sub-Recipients in applying for and expending program resources
- Building capacity for the SCAG housing program to support local jurisdictions in addressing identified housing needs

Accessory Dwelling Units (ADU)

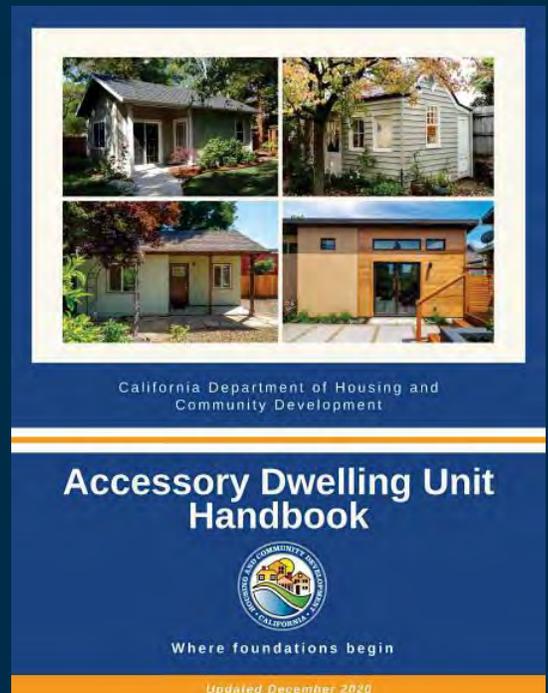
Goal: Utilize research to examine local ADU efforts across SCAG region and provide technical assistance

Analyze ADU potential in SCAG region

- Cal Poly Pomona research partnership

Track ADU progress

- UC Berkeley
- HCD Annual Progress Report Dashboard



Transit Oriented Development

Metro – Housing Accelerator

- **Goal:** Create transit adjacent housing around new Metro Sites
- Deliverables
 - Surveys
 - Opportunity Assessments
 - Housing pilots
 - Data

Metrolink – TOD Strategic Plan

- **Goal:** Help transition traditional commuter rail to a more integrated TOD Rail
- Deliverables
 - Economic and market analyses
 - Evaluation and mapping
 - Technical memorandums
 - Vision and implementation strategy report

Next Steps



- SCAG Fellows will present their deliverables to the CivicSpark cohort during the Poster Symposium
- First-year fellows will complete a second service term at SCAG, continuing to support SCAG's housing program

Thank you!

Clare Blackwell (blackwell@scag.ca.gov)
Angelica Gonzalez (gonzalez@scag.ca.gov)
Aman Patheja (patheja@scag.ca.gov)
www.scag.ca.gov





Southern California Association of Governments
Remote Participation Only
July 1, 2021

To: Community Economic & Human Development Committee (CEHD)
Regional Council (RC)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Jenna Hornstock, Deputy Director of Planning
(213) 630-1448, hornstock@scag.ca.gov

Subject: Regional Early Action Plan (REAP) Bi-Annual Status Report

RECOMMENDED ACTION FOR CEHD:
Information Only – No Action Required

RECOMMENDED ACTION FOR RC:
Receive and File

STRATEGIC PLAN:
This item supports the following Strategic Plan Goal

EXECUTIVE SUMMARY:
Under the California 2019-20 Budget Act, SCAG was awarded \$47 million in Regional Early Action Planning (REAP) funding to support local governments and stakeholders with housing planning activities that accelerate housing production and meet the region’s goals for producing 1.3 million new units of housing by 2029, as determined by the 6th Cycle Regional Housing Needs Assessment (RHNA). The REAP funding is a one-time planning program that authorizes subregional partnerships and encourages inter-governmental collaboration on projects that have a broader regional impact on housing production. SCAG is administering the REAP funds through a combination of direct technical assistance (including housing element data components and policy assessments), subregional partnerships with councils of government, community-based partnership grants in collaboration with philanthropic organizations, and planning support offered through the Sustainable Communities Program to local jurisdictions or entities serving single or multiple jurisdictions.

Staff is providing a bi-annual program status and update to the Community, Economic and Human Development Committee.

BACKGROUND:
Under the California 2019-20 Budget Act, SCAG was eligible for \$47 million in REAP funding to support local governments and stakeholders with housing planning activities that accelerate

housing production and meet the region's goals for producing 1.3 million new units of housing by 2029, as determined by the 6th Cycle RHNA. The funding was made available in two phases; 25% of the funds were made available immediately and the balance would be available upon SCAG's development of a complete proposed work plan and grant application. On December 3, 2020, the SCAG Regional Council adopted Resolution 20-627-1 which authorized staff to request the balance of SCAG's REAP allocation through a complete application and approved the complete REAP work program.

SCAG has framed the REAP funding into three umbrella categories:

1. Partnerships and Outreach
2. Regional Housing Policy Solutions
3. Sustainable Communities Strategies (SCS) Integration

The remainder of this report provides an update on the current and future REAP program implementation activities, organized by each umbrella category, with an additional update on administrative actions related to program implementation.

REAP Program Administration

Grant Award and Final Agreement: On January 29, 2021, SCAG staff submitted a complete application for the balance of its REAP allocation. After several rounds of responding to comments from staff at the State Housing and Community Development Department (HCD), on April 15th SCAG was notified of its full funding award. The final agreement was received June 1 and is circulating with SCAG for final signatures.

Contracting for the REAP program: At its April 2021 meeting, the Regional Council approved a suite of actions to support expediting contracting for the REAP program. A key component of these actions was establishment of the On Call Services contracts (OCS). The OCS is similar to a bench of pre-qualified consultants, which was set up across five disciplines. The RC approved up to \$10 million in contracting from the OCS, and staff will provide monthly updates on activities related to the OCS. To date, staff have released two procurements, one for the Leadership Academy and one for a Development Streamlining training. The next set of procurements will be related to the Housing and Sustainability Development program as well as several procurements on behalf of COGS participating in the Subregional Partnerships Program.

REAP Program Updates

1. Partnerships and Outreach

There are 4 programs within the Partnerships and Outreach category of SCAG's REAP funding.

1) Subregional Partnership Program

SCAG set aside approximately \$23 million of its REAP housing funding for the Subregional Partnership Program (SRP) to fund subregional partnership planning activities that will accelerate housing production and facilitate compliance in implementing a jurisdiction's 6th cycle RHNA. The program is intended to augment resources available through locally received SB 2 and Local Early Action Planning (LEAP) grants, and foster subregional collaborations to take advantage of economies of scale in meeting housing goals. The funding amount available for each subregional partner is based on the final RHNA allocation.

In September 2020, the Regional Council voted to approve the SRP guidelines which outline program requirements, eligible projects, and the application processes. The RC approved allocation across sixteen subregional partner agencies. Except for the Las Virgenes-Malibu COG, who declined to apply for REAP funding, SCAG received fifteen (15) applications from the subregions by the December 1, 2020 deadline. Staff reviewed all applications within thirty days and provided feedback and comments to applicants. All applications have been approved and SCAG staff have focused activities on finalizing Memorandums of Understanding (MOUs) with the subregional partners, ensuring that their procurement policies meet the flow down requirements of the grant funds, and supporting their efforts to implement the grant funded activities. As of June 11, 2021:

- 9 MOUS are fully executed
- 2 MOUS are with the subregional partners for review and/or approval
- 4 MOUS are with SCAG for further review

Those partners with completed MOUs are in the process of doing work directly through their staff as well as procuring consultants. SCAG staff are actively working with the partners to ensure that procurement scopes are consistent with the approved grant-funded activities. In addition, as appropriate, SCAG staff have offered to partners the use of the recently established On Call Services contracts, for which the Regional Council has approved up to \$10 million in contracting in support of the REAP program.

To meet the reimbursement deadlines of REAP, all REAP funded projects must conclude by June 30, 2023.

2) Call for Collaboration

In July 2020, the Regional Council voted to approve \$1 million of the early application REAP grant funding to establish the Call for Collaboration partnership program with the intent to support new partnership models and engage a wider range of stakeholders to advance the region's housing goals. SCAG partnered with the California Community Foundation (CCF), joined by the Irvine Foundation, Chan Zuckerberg Initiative, and other funding partners for this program. The

program was designed to fund community-based organizations and non-profit led activities that result in action-oriented planning policies and programs demonstrating a nexus to accelerating housing production. This collaboration fosters diverse community-driven approaches and strategic coalitions to shape and execute a vision for more housing in every community while addressing historic racial inequities.

SCAG entered into an MOU with CCF to identify other funding sources and administer the grant funding. In December and January 2021, CCF and SCAG procured a technical assistance provider, to be funded by the foundation partners, to support the grant program awardees in their planning activities. CCF released the Request for Proposals for the grant program on January 19, 2021, offering funding in two categories:

- **Partnership Programs:** Awards of up to \$125,000 to support the expansion and/or implementation of existing plans, initiatives, and/or partnerships that promote equitable growth strategies.
- **Spark Grants:** Smaller, capacity-building grants of around \$50,000 (1) to seed new models of collaboration and engagement to support community-driven approaches and partnerships that promote equitable growth strategies.

The grant program was oversubscribed by four (4) times, and fifteen (15) awards were made totaling \$1.25 million. These awards were made to a range of non-profit and community-based organizations covering five of SCAG's six counties. Through its partner, CCF, awardees are now entering into grant agreements and kicking off their grant-funded work. The period of performance is 18-months from execution of the grant agreement.

3) Local Housing Leadership Academy

SCAG will seek a consultant team to develop and lead a housing leadership academy that aims to convene, educate, and engage elected officials, local leaders and influential stakeholders on housing issues related to production and preservation of housing. The objectives of this program are to educate and elevate local leadership to proactively contribute to accelerate housing production, develop regional pro-housing coalitions, better utilize housing funding opportunities, implement housing elements, and collaborate with SCAG's emerging housing program. SCAG intends to curate cohorts of up to 40 participants specific to each Southern California county to offer concurrent training sessions.

The trainings will cover key housing topics and best practices including, but not limited to:

- Barriers to housing production
- Managing Opposition to housing
- Advocacy and coalition building

- Equitable housing development
- Economic recovery housing strategies
- Meeting RHNA targets
- New laws and ordinances
- Racial equity and housing/land use

In addition to the trainings, the leadership academy process will include 4 region-wide convenings on core housing topics.

SCAG staff issued a procurement to the consultants newly approved through the On Call Services contracts, and staff is currently in the selection/review process. Kick off with the selected consultant is expected in early July 2021, with preparation for the trainings through early Fall and the leadership academy kick off by late Fall. There is also potential to hold the first convening in Fall 2021.

4) Pro-Housing Campaign

SCAG designated funding for the development of a community outreach and advertising campaign as a resource for cities and counties working to create positive associations with housing development and housing-supportive land use policies. This effort will be modelled on the success of SCAG's Go Human campaign, a community outreach and advertising campaign with the goals of reducing traffic collisions in Southern California and encouraging people to walk and bike more. Staff began to research several similar, active housing efforts, and is exploring opportunities to partner to expand the impact and reach of this work.

2. **Regional Housing Policy Solutions**

There are 3 programs in the Regional Housing Policy Solutions category.

1) RHNA Methodology/Allocation

SCAG implemented an extensive process for development of the 6th Cycle RHNA. In particular, SCAG developed an expanded methodology process to incorporate adjustment for Affirmatively Furthering Fair Housing (AFFH), with a minimum 150 percent social equity adjustment and an additional 10 to 30 percent added in areas with significant populations that are defined as very low or very high resource areas. *Importantly, and in contrast with past cycles, over 60 percent of the RHNA housing unit total was allocated on the basis of region-wide job and transit accessibility measures in order to promote infill development, efficient development patterns, improved intraregional jobs-housing relationships, and the region's greenhouse gas emissions targets.* A dynamic estimator tool and data appendix with a full set of various underlying data and assumptions to support the RHNA methodology were made available.

The final RHNA methodology was developed involving outreach by SCAG's Environmental Justice Working Group to maximize outreach to lower income, minority and other disadvantaged populations, and considered a wide range of nearly 250 stakeholder comments. The appeals process concluded with adoption of the Final RHNA in February 2021.

In the past few months, SCAG staff have processed two requests to transfer RHNA allocation between neighboring jurisdictions. Other than responding to these requests, no further work is currently underway with respect to the 6th cycle RHNA.

SCAG will use lessons learned from the 6th cycle process to inform its recommendations to HCD for revamping the RHNA process to be provided pursuant to Health and Safety Code 50515.05

2) Data Tools and Technical Support for Housing Element Updates

In partnership with HCD, SCAG has provided several data and technical assistance tools to local jurisdictions. These resources will help member jurisdictions reduce costs associated with developing 6th cycle housing element updates as well as streamline the review process.

This work has included:

- August 2020: A two-part webinar series focused on providing local governments and other stakeholders in the SCAG region with information and resources to support their 6th cycle housing element updates
- July 2020: Publishing housing element needs and affordability data sets for each local jurisdiction, pre-certified by HCD for use in housing element updates.
- Release of a Regional Accessory Dwelling Unit Affordability Analysis to support cities in determining assumptions for ADU affordability that can be used to assign ADUs to income categories to be included in 6th cycle housing elements.
- December 2020: Launch of the SCAG Housing Element Parcel Tool (HELPR), a web-mapping tool developed to help local jurisdictions and stakeholders understand local land use and site opportunities for aligning housing planning with the state's 6th cycle housing element updates and related guidelines.

In the past 6 months, SCAG staff have been working on updates to HELPR and plans to launch HELPR 2.0 in the next quarter.

3) Housing Policy Solutions Research

Building upon prior internal research efforts which focus on housing policies and fiscal innovations, this work item envisions a set of collaboratively funded university studies ("university

partnerships”) or other studies that provide research and recommendations on best practices that accelerate housing production, as well as additional small-ticket consultant items as needed, and staff time. The key deliverables would consist of policy briefs and periodic white papers on timely topics and best practices. Three efforts are underway for this program:

1. *Other to Residential*: SCAG staff have researched the topic of “other to residential,” focused on identifying land uses that could be re-purposed and/or rezoned for residential use (for example brownfields, golf courses and underutilized strip malls). Staff is working on a scope of work to procure a consultant for initial feasibility studies and data collection and is also seeking a university partner that can coordinate a studio workshop to produce additional data analysis and a visioning approach to the identified sites.
2. *Housing Development Streamlining*: In early June, staff released a procurement to the OCS for the development of guidance materials, presentations/workshops and website content focused on streamlining development projects.
3. *Smart Permitting*: As part of the Future Communities Pilot Program (FCPP), the City of Cerritos was competitively selected to pilot an online platform to accelerate housing production while reducing vehicle miles travelled. The platform will streamline the approval processes by moving external and internal application efforts into an interactive online system and significantly reducing staff time needed to process applications. SCAG staff continues to coordinate with the consultant team and City staff and will soon begin data collection to quantify project benefits. Data collection findings will inform best practices and replicability in the region.

3. **Sustainable Communities Strategies Integration**

There are 3 programs in the SCS Strategies Integration category.

1) 2020 Sustainable Communities Program (SCP) – Housing and Sustainable Development (HSD)

This program (<https://scag.ca.gov/sustainable-communities-program>) was designed to provide resources and direct technical assistance to jurisdictions to complete local planning efforts that both accelerate housing production as well as enable implementation of the Sustainable Communities Strategy (SCS) of Connect SoCal. There are three eligible categories for this program including: (1) implementing ADU programs; (2) Housing Sustainability Districts, Workforce Housing Opportunity Zones, and Housing Supportive Tax Increment Financing Districts; and (3) streamlining housing permitting, parking reduction strategies, housing-related specific plans and other pro-housing policies.

SCAG released the HSD Call for Applications in November 2020, held an Application Webinar on December 2, 2020, with over 110 participants, and held weekly office hours and twenty one-to-one coaching sessions to support application development. SCAG received a total of 26 applications across the 4 project types.

At the April 2021 CEHD and Regional Council meetings, all 26 applications were approved for funding, with the following break out across funding categories:

- a) Advancing Accessory Dwelling Unit (ADU) Implementation received 8 awards
- b) Housing Sustainability Districts, Workforce Housing Opportunity Zones, and Housing Supportive Tax Increment Financing Districts received 6 awards
- c) Objective Development Standards for Streamlined Housing, Prohousing Designation Program and Parking Innovation received 12 awards

Staff is now working to develop “bundles” of scopes of work, to procure consultant teams that will work with cities across similar project types. The first procurements will be released in early summer, continuing through Fall 2021. The procurements will use the newly created On Call Services contracts.

2) Transit Oriented Development Work Program

LA Metro Partnership: SCAG and Metro are pursuing a Transit Oriented Development/Transit Oriented Communities (TOD/TOC) partnership via an MOU to fund a variety of programs and studies that promote housing production near transit stations. These studies and programs will include evaluating station area parking strategies, station access, joint development strategies, housing supportive community outreach, and a housing innovation “lab”. Metro has provided a scope of work for this effort, which includes deliverables to accelerate housing on Metro owned properties and in station areas. The goal of the partnership is to strategically plan for nearly 10,000 units of housing on transit-adjacent properties. Support for planning and process improvements is needed within the Joint Development team to ensure that Metro can develop and implement a strategic plan to accelerate the delivery of affordable housing on its incoming properties, and Metro will seek approval of an MOU with SCAG at an upcoming meeting of its Board of Directors.

SCRRA (Metrolink): SCAG and SCRRA are exploring a partnership through an MOU to identify and encourage transit-oriented housing production opportunities throughout Metrolink’s network and around its stations. Particular emphasis will be made to support and add value to the Metrolink Southern California Optimized Rail Expansion (SCORE) capital improvement and service enhancement program. Local cities and county transportation commission will also be included to maximize coordination on issues such as alignment of land development policies and regulations, land ownership and site control opportunities of transit station areas and supporting

facilities. SCAG is preparing a station area land-use analysis for the Metrolink station areas that will be included in the 2024 Connect Social sustainable communities strategy (SCS). SCAG supported Metrolink with an application to the Caltrans Planning Grant Program for economic development and active transportation studies to support the REAP-funded housing studies around Metrolink Stations. Metrolink has provided SCAG with a draft scope of work for the REAP funded activities.

3) Priority Growth Area (PGA) Analysis and Data Tools

Partnerships: SCAG will pursue partnerships to further next steps on housing supportive land use analysis and strategy development in PGAs. Staff have focused on identifying partnerships with existing programs and efforts, with an emphasis on the State-funded Transformative Climate Communities areas.

Planning and Policy Research: SCAG will partner with academic institutions as well as other stakeholder groups and industry associations to identify best practices to unlock new housing development potential, remove barriers to housing development, reduce the cost of development, and decrease development timelines. These efforts will focus on various community typologies and housing types, consistent with the SCS and will also build on SCAG's CEQA streamlining efforts.

FISCAL IMPACT:

Work associated with this item is included in the FY 21-22 Overall Work Program (21-300.4872.01: Regional Early Action Planning (REAP) Grants Program (AB 101)).

ATTACHMENT(S):

1. PowerPoint Presentation - REAP Program

SCAG's Regional Early Action Program (REAP)

Bi-Annual Program Update

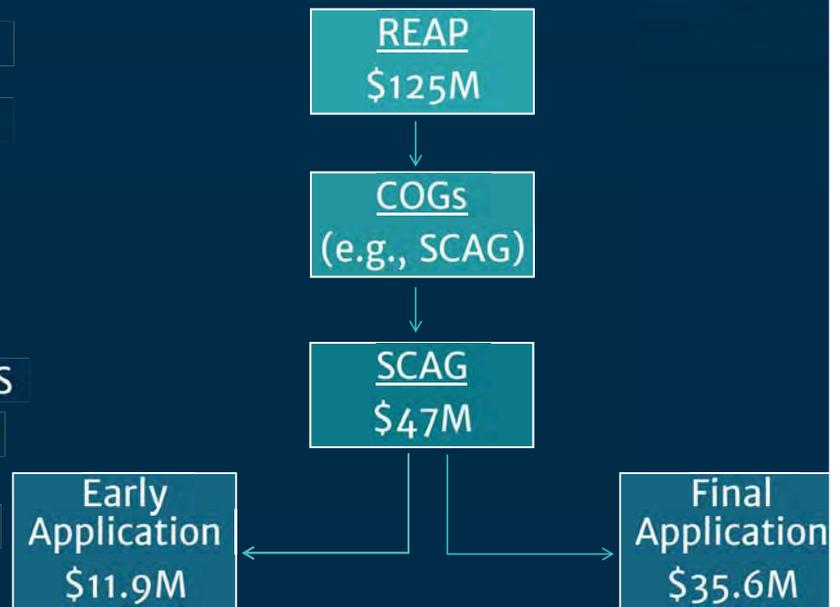
Jenna Hornstock, Deputy Director of Planning, Special Initiatives
July 1, 2021

www.scag.ca.gov

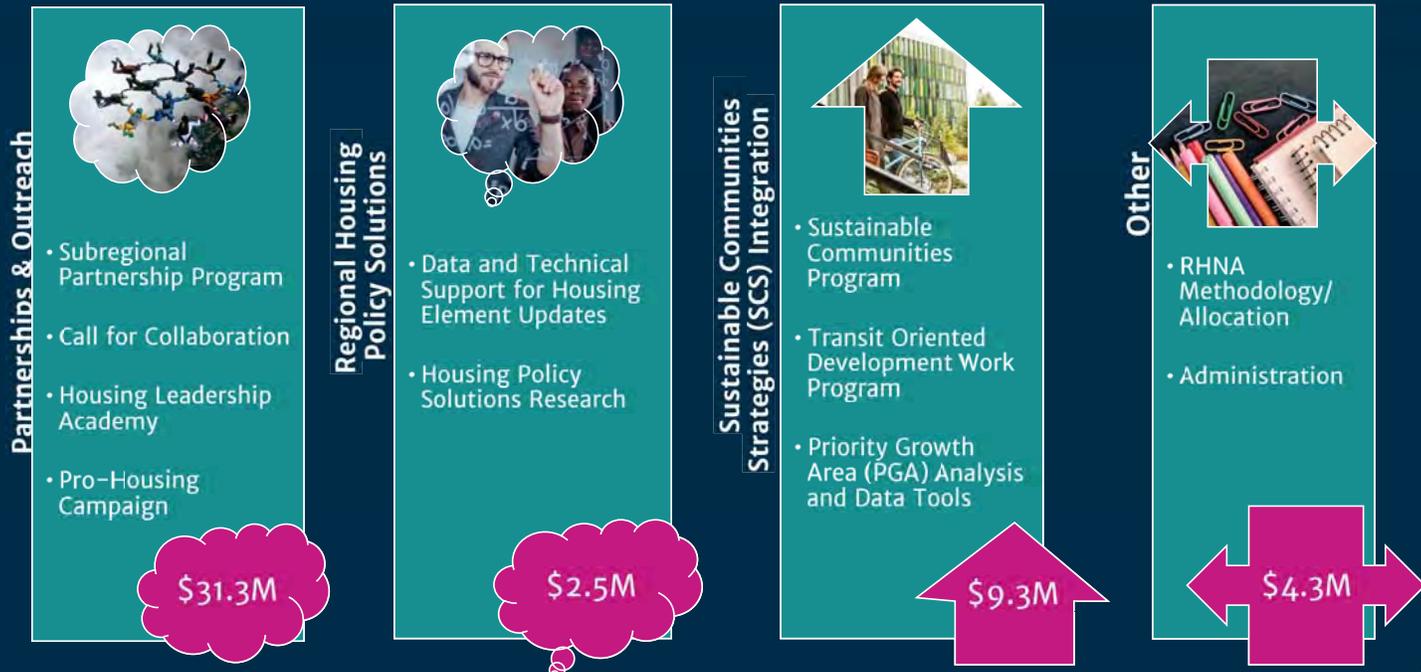


Grant Administration

- At the April 2021 meeting, the RC approved a suite of actions to expedite contracting for the REAP program.
 - (a) On Call Services contracts (OCS) for up to \$10 million in contracting
 - (b) Authority to contract up to \$500,000 outside of the OCS
- Full funding application approved by HCD on May 11, 2021
- Standard Agreement executed by SCAG, pending HCD execution



REAP Program Areas



Subregional Partnership Program

An allocation of \$24 million will go to local subregions to fund planning efforts that **accelerate housing production**, align investment in housing planning with the RHNA allocation, and implement the broader goals of Connect SoCal.



MOUs with Subregional Partners

- 9 - fully executed
- 4 - With the subregional partners for review and/or approval
- 2 - MOUs are with SCAG for further review

Partners with completed MOUs are in the process of doing work directly through their staff and procuring consultants.



On Call Services contracts available to partners for procurement support

REAP Partnership & Outreach Programs

Call for Collaboration

- 15 awards to non-profit and community-based organizations, totaling \$1.25 million
- Grantees entering agreement with SCAG partner, CCF, for an 18-month performance period

Leadership Academy

- Aims to convene, educate, and engage elected officials and local leaders on housing issues related to production and preservation of housing
- SCAG staff issued a procurement to the On Call Services consultants
- Kick off with the selected consultant is expected in early July 2021

Pro-housing Campaign

- Aims to create a positive associations with housing development and housing-supportive land use policies (modelled on the success of SCAG's Go Human campaign)
- Chan Zuckerberg Initiative (CZI) has been conducting market segmentation analysis, identifying core values associated with housing development. Staff is proposing to coordinate with CZI and other partners (foundations, community based and municipal) to develop and launch the campaign materials.

Regional Housing Policy Solutions



RHNA Methodology/Allocation

- The appeals process concluded with adoption of the Final RHNA in February 2021.
- SCAG staff have processed two requests to transfer RHNA allocation between neighboring jurisdictions



Housing Element Update Data & Technical Assistance

- 6/16/21 launch of [SCAG Housing Element Parcel Tool \(HELPR\)](#) version 2.0, a web-mapping tool developed to identify local land use and site opportunities for aligning housing planning with the state's 6th cycle housing element updates and related guidelines



Housing Policy Research

- Collaboratively funded university studies producing policy briefs and periodic white papers on:
 - Other to residential
 - Development streamlining – training and guidance
 - Online permitting portal platform with the City of Cerritos

2020 Sustainable Communities Program (SCP) – Housing and Sustainable Development (HSD)



April 2021: CEHD and Regional Council approved 26 applications for \$5M in funding.

Staff is developing “bundles” of scopes of work, to procure consultant teams that will work with cities across similar project types.

The first procurements will be released in early summer, continuing through Fall 2021, using the newly created On Call Services contracts.

Program Types

Advancing Accessory Dwelling Unit (ADU) Implementation

Housing Sustainability Districts, Workforce Housing Opportunity Zones, and Housing Supportive Tax Increment Financing Districts

Objective Development Standards for Streamlined Housing, Pro-housing Designation Program and Parking Innovation

Transit Oriented Development Work Program

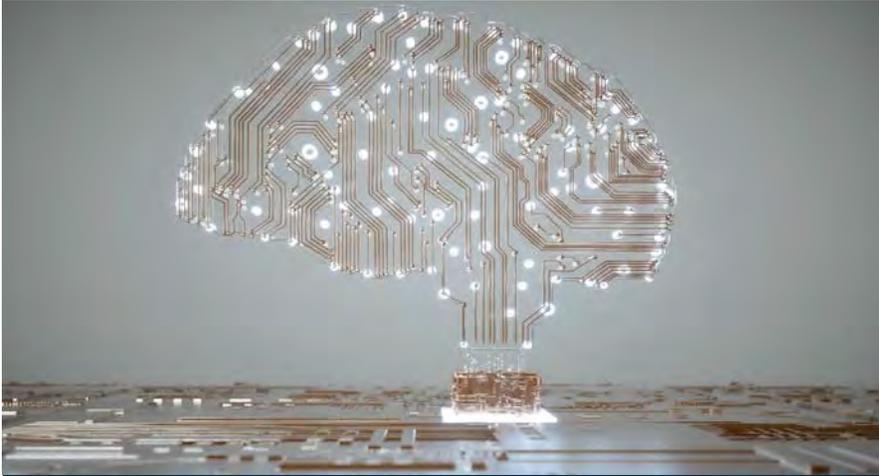


Partnership with LA Metro

Partnership with SCRRA (Metrolink)

Housing Production Near Transit Stations

Priority Growth Area (PGA) Analysis and Data Tools



Partnerships:

SCAG will pursue partnerships to further next steps on housing supportive land use analysis and strategy development in PGAs.

Planning and Policy Research:

SCAG will partner with academic institutions as well as other stakeholder groups and industry associations to identify best practices to unlock new housing development potential, remove barriers, reduce costs and decrease development timelines.

For More Information visit SCAG's
Housing and Land Use Webpage
www.scag.ca.gov/housing

Questions or Comments

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