



Chair, Mayor Gary Yep, City of Kerman
Vice Chair, Supervisor Lloyd Pareira, County of Merced

Meeting Agenda

Thursday, December 10, 2020

Time: 10:00 a.m.

ZOOM CONFERENCE MEETING

Meeting ID: 860 6509 6496

Passcode: 713151

<https://us02web.zoom.us/j/86065096496?pwd=YVpyTFpPdzc2QVpGTfdlVXQ2ZlZnQT09>

Phone only: (669) 900-9128

Enclosure

- | | | |
|---|----------------|-------------------------------------|
| 1) CALL TO ORDER AND INTRODUCTIONS | Chair Yep | |
| 2) APPROVE JUNE 26 AND JULY 2, 2020 MEETING MINUTES | Chair Yep | <input checked="" type="checkbox"/> |
| 3) DISCUSSION/ACTION ITEMS | | |
| A. RECEIVE AN UPDATE ON RECENT REAP ACTIVITIES | Robert Phipps | <input checked="" type="checkbox"/> |
| B. DISCUSS AND CONSIDER APPROVING THE FINAL APPLICATION FOR REAP FUNDING, AND RESOLUTION TO APPLY | Michael Sigala | <input checked="" type="checkbox"/> |
| 4) COMMITTEE MEMBER COMMENTS | | |
| 5) PUBLIC COMMENT | | |

This portion of the meeting is reserved for persons wishing to address the Committee on items within its jurisdiction but NOT on this agenda. Public Comment will be allowed during the Discussion/Action Items above.

Americans with Disabilities Act (ADA) Accommodations

The public meeting location and restrooms are ADA accessible. Representatives or individuals with disabilities should contact the SJV Regional Planning Agencies at 559.266.6222, at least 3 days in advance, to request auxiliary aids and/or translation services necessary to participate in the public meeting. *At this time, all meetings will be conducted via Zoom.*



Meeting Minutes

Friday, June 26, 2020

Time: 1:00 p.m.

ITEM 2

Meeting Location:
ZOOM CONFERENCE CALL MEETING

Meeting Attendees:

MEMBER	TITLE	JURISDICTION
Bob Smith	Councilmember	City of Bakersfield
Cathy Prout	Councilmember	City of Shafter
Zach Scrivner	Supervisor	Kern County
Glenda Woolley	Councilmember	City of Avenal
Sue Sorensen	Mayor	City of Hanford
Chair - Gary Yep	Mayor Pro-Tem	City of Kerman
Andy Medellin	Mayor	City of Madera
Diana Palmer	Councilmember	City of Chowchilla
Rob Poythress	Supervisor	Madera County
Vice Chair - Lloyd Pareria	Supervisor	Merced County
Mike Villalta	Mayor	City of Los Banos
April Hogue	Mayor	City of Dos Palos
Chuck Winn	Supervisor	San Joaquin County
Gary Singh	Councilmember	City of Manteca
Dan Wright	Vice Mayor	City of Stockton
Bill O'Brien	Private Citizen	Large City Stanislaus County
Vito Chiesa	Supervisor	Stanislaus County
Bill O'Brien	Private Citizen	Stanislaus County
Eddie Valero	Supervisor	Tulare County
Frankie Alves	Councilmember	City of Exeter
Martha Flores	Mayor	City of Porterville

Please see Appendix A for a list of other attendees

1. CALL TO ORDER AND INTRODUCTIONS

Chair Yep

2. APPROVE JANUARY 17, 2020 MEETING MINUTES

Chair Yep

There was a motion to approve the January 17, 2020 meeting minutes.

First Motion: Mayor Martha Flores
Second Motion: Supervisor Eddie Valero
No Nays
Motioned Carried

3. DISCUSSION/ACTION ITEMS

a. DISCUSS IMPACT OF COVID 19 TO LOCAL HOUSING MARKETS

Chair Yep

Chair Vice Mayor Gary Yep suggested temporarily paying members the \$100 stipend for attending the Zoom meeting during the Covid restrictions.

There was a motion to temporarily pay members the \$100 stipend for attending the Zoom meeting during the Covid restrictions.

First Motion: Mayor Andy Medellin

Second Motion: Councilmember Glenda Woolley

No Nays

Motioned Carried

Chair Gary Yep lead discussions on how Covid has impacted the local housing markets. Vice Mayor Dan Wright noted that the market in the Stockton area has increased in the beginning May. San Joaquin County appears to be in a prime position to add housing because of the telecommuting aspect. Councilmember Gary Singh, City of Manteca, is seeing a resurgence in the housing market and prices are on the rise. Supervisor Lloyd Pareria, Merced County, also has seen an uprise in the housing market. However, there is surplus in rentals units in the market due to UC Merced going to distance learning. Gary mention some concerns with the eviction processes. Mayor Martha Flores reported that Tulare County housing market is moving in a positive direction.

b. RECEIVE UPDATE ON FUNDING AND PROGRAM IMPLEMENTATION

Robert Phipps

Robert Phipps shared a power point with the group and briefly summarized Regional Priorities and funding, suballocation activities, progress made to date, initial application, second application, total REAP funding and next steps. Councilmember Bob Smith, Bakersfield County, suggested that each jurisdiction setup a housing trust and allocate funding from there. Robert noted that some funding can be used to establish a housing trust, however, the funding is exclusively for planning.

c. APPROVE SCORING COMMITTEE'S RECOMMENDATION TO HIRE A PROGRAM MANAGER FOR VALLEYWIDE AND OTHER REAP ACTIVITIES

Robert Phipps

Robert Phipps reported that in March an RFP was sent out for a program manager and noted that they received four proposals. The proposals ranged from \$300-\$500 and the scoring committee, which is comprised of a representative from each of the eight COGs including two directors, has selected Sigala Inc. as the program manager for a budget not to exceed \$314,200. Chair Gary Yep asked for a copy of who is on the scoring committee, a copy of the four proposals, and the scoring committee's recommendation for review. Bill O'Brien, Stanislaus County, asked for the scope of work provided by Michael Sigala. Supervisor Lloyd Pareria has some concerns with approving the committee's recommendation to hire Sigala Inc. as program manager without having the any information to review. Others on the board seem to have the same concerns and suggest having a special meeting over Zoom at a later date after they all received the documentation to make their decision, further discussion ensued.

There was a motion to schedule a special meeting over Zoom next week at the same time

First Motion: Mayor Martha Flores

Second Motion: Supervisor Vito Chiesa

No Nays

Motioned Carried

d. DISCUSS AND CONSIDER APPROVING RESOULUTION FOR REMAININGG FUNDS

Robert Phipps

Robert Phipps briefly went over Resolution No. 06262020 in the agenda as required to apply for the second application for the remining \$5.5 million in funding.

There was a motion to approve Resolution No. 06262020 as is.

First Motion: Bob Smith
Second Motion: Mayor Mike Villalta
No Nays
Motioned Carried

4. PUBLIC COMMENT

Supervisor Eddie Valero wanted to share on behalf of Tulare County that Tulare ranks number one in the nation for highest unsheltered homeless count.

There was a motion to for a special meeting to approve the program manager next Thursday at 1:00pm.

First Motion: Mayor Andy Medellin
Second Motion: Mayor Martha Flores
No Nays
Motioned Carried

There was a motion to adjourn.

First Motion: Supervisor Lloyd Pareria
Second Motion: Vice Mayor Dan Wright
No Nays
Motioned Carried

Appendix: A

Other Attendees:	
Individual(s)	Organization
Patricia Taylor	Madera County Transportation Committee
Rosa Park	StanCOG
Elisabeth Hahn	StanCOG
Matt Fell	MCAG
Mark Hamilton	City of Chowchilla
Kristine Cai	Fresno COG
Steven Ingoldby	TCAG
Chris Jasper	StanCOG
John Wallace	City of Porterville
Rudy Serrato	Sigala Inc.
Ben Kimball	TCAG
Michael Sigala	Sigala Inc.
Terry King	KCAG
Becky Napier	Kern COG
Robert Phipps	Fresno COG
Tony Boren	Fresno COG
Nur Kauser	HCD
Rochelle Invina	Kern County
Meg Prince	Fresno COG
Christine Corrales	San Joaquin COG
Andy Chesley	San Joaquin COG
Steve Maxey	City of Merced



Special Meeting Agenda

Meeting Action Summary

Thursday, July 2, 2020

Time: 1 p.m.

ITEM 2

Meeting Held Via Zoom

Members Present:

Vice Mayor Gary Yep, City of Kerman, Chair
Supervisor Lloyd Pareira, County of Merced Vice Chair
Councilmember Cathy Prout, City of Shafter
Councilmember Glenda Woolley, City of Hanford
Supervisor Steve Brandau, County of Fresno
Supervisor Robert Poythress, County of Madera
Mayor Andy Medellin, City of Madera
Councilmember Diana Palmer, City of Chowchilla
Mayor Mike Villalta, City of Los Banos
Supervisor Chuck Winn, County of San Joaquin
Supervisor Vito Chiesa, County of Stanislaus
Bill O'Brien, Citizen Representing Larger City
Anthony Canella, Citizen Representing Small City
Councilmember Frankie Alves, City of Exeter
Mayor Martha Flores, City of Porterville

1. Meeting called to order by Vice Mayor Yep, Chair at 1:05 p.m.
2. Discussion/Action Items

A. DELETE THE "IN PERSON" REQUIREMENT FOR MEETING ATTENDANCE STIPEND

After a brief discussion to leave the bylaws as is and keep the wording in, there would be no deletion.

After an opportunity for public comment, Supervisor Brandau motioned and Mayor Flores seconded to approve the Bylaws as is. Motion passed unanimously.

B. APPROVE SCORING COMMITTEE'S RECOMMENDATION TO HIRE SIGALA INC. AS PROGRAM MANAGER FOR VALLEYWIDE AND OTHER REAP ACTIVITIES.

After an opportunity for public comment, Supervisor Winn motioned and Supervisor Pareira seconded to approve the the Scoring Committee's recommendation to approve Sigala, Inc. as Program Manager for Valleywide and other REAP Activities. Motion passed unanimously.

3. Comment

There was no public comment

The meeting was adjourned at 1:22 pm

San Joaquin Valley Regional Early Action Planning (REAP) Committee for Housing



ITEM 3.A

TO: REAP Committee Members

RE: RECENT REAP ACTIVITIES

DATE: December 10, 2020

The following is a list of recent REAP activities to be highlighted during the December 10th meeting. Additional information will be provided “on screen” for several of these items during the meeting:

Recent REAP Activities in the San Joaquin Valley

- Memorandums of Understanding (MOU) between Fresno COG and each regional planning agency
- Request for Qualifications for ongoing Valleywide housing and related planning services
 - Proposed Activities
 - Responses
 - Comprehensive Housing Report
- LEAP Workshop, December 8th
- SJV REAP Web Landing Page (www.sjvcogs.org/reap)
- Formation of the SJV REAP Technical Advisory Committee
- Other

San Joaquin Valley Regional Early Action Planning (REAP) Committee for Housing



TO: REAP Committee Members
RE: Final Application for REAP Funding
DATE: December 10, 2020

ITEM 3.B

Background

The Local Government Planning Support Grants Program (AB 101) was established to provide regions and jurisdictions with one-time grant funding for planning activities to meet the sixth cycle of the regional housing needs assessment, and to spur affordable housing production. A total of \$18,975,323 in Regional Early Action Planning (REAP) grant funds is available to the eight San Joaquin Valley Regional Planning Agencies.

Fresno COG, on behalf of the San Joaquin Valley REAP process, has applied for and received \$10.2 million of first and second rounds of funding (initial funding). The initial funding is being made available as “front loaded” grant funds for immediate utilization. MOUs between the fiscal agent, Fresno COG, and each valley regional planning agency are currently being processed and executed.

Initial Application

Pursuant to previous action and direction from the REAP Committee, \$4.7 million of the initial allocation was earmarked to regional planning agencies on a population pro-rata basis for Regional Housing Needs Allocation (RHNA) planning and suballocations to jurisdictions. The remaining \$5.47 of the initial allocation was earmarked for “valleywide” planning efforts. The breakdown of the initial application funding is shown below:

Initial funding to each Regional Planning Agency for RHNA planning and jurisdictional suballocations:

Fresno Council of Governments	\$1,114,737.62
Kern Council of Governments	\$1,001,370.41
Kings County Association of Governments	\$168,949.28
Madera County Transportation Commission	\$172,885.65
Merced County Association of Governments	\$310,394.79
San Joaquin Council of Governments	\$845,097.40
Stanislaus Council of Governments	\$607,250.45
Tulare County Association of Governments	<u>\$523,145.14</u>
Subtotal	\$4,743,830.75

Funding for Valleywide work efforts <i>(includes Fresno COG administrative cost)</i>	<u>\$5,475,000.00</u>
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Total \$10,218,830.75

San Joaquin Valley Regional Early Action Planning (REAP) Committee for Housing



Subregional Priorities and Use of Funds

Each regional planning agency is responsible, through their respective boards, to determine funding amounts and policies for RHNA planning, jurisdictional suballocations, and other related activities. Fresno COG, the SJV Housing Program Manager, and staff at the eight regional planning agencies will coordinate and further develop guidance policies for RHNA and suballocation disbursements across the region as applicable.

As an example, San Joaquin COG (SJ COG) has prioritized its use of REAP funding for the following activities:

- Development of a Regional Housing Trust Fund
- Streamlining the Development Process*
- Planning and Coordination to Develop a Regional Project Pipeline
- Supporting Local Jurisdictions Impacted by COVID-19*

The highlighted (*) activities are to be conducted on the jurisdictional level, the other two will be implemented and led for the region by SJ COG.

Fresno COG has opted for a competitive process to allocate REAP funding to its jurisdictions. The competitive process prioritizes the eligible planning activities for jurisdictions in the REAP statute. At least 50 percent of the funds will be set aside for small cities.

Final Application for REAP Funding

The remaining funds for San Joaquin Valley REAP planning purposes are \$8,756,492.25. An application to the state for the remaining funds needs to be submitted by January 31, 2021. At this time, there is not a determination for the use or allocation of this funding balance.

Per guidance from the State Department of Housing and Community Development, funds identified in the final application can be used for:

- Identification of current best practices at the regional and statewide level that promote sufficient supply of housing affordable to all income levels, and a strategy for increasing adoption of these practices at the regional level, where viable.
- An education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the sixth cycle regional housing need allocation.
- Developing an improved methodology for the distribution of the sixth cycle RHNA.
- Suballocating moneys directly and equitably to jurisdictions or other subregional entities in the form of grants for planning that will accelerate housing production in ways that align with state planning priorities, housing, transportation, equity, and climate goals.

San Joaquin Valley Regional Early Action Planning (REAP) Committee for Housing



- Providing jurisdictions and other local agencies with technical assistance, planning, temporary staffing or consultant needs associated with updating local planning and zoning documents, expediting application processing, or other actions to accelerate additional housing production.
- Covering the costs of administering this grants program.

The above listed activities will primarily be accommodated through the “Valleywide” work effort funded with \$5.5 million in the initial application, except for suballocating monies directly to jurisdictions. Hence, staff is recommending a population pro-rata distribution of the remaining REAP funds to the regional planning agencies for jurisdictional suballocations, and other related activities at the subregional level.

A breakdown of the proposed distribution is shown below:

Estimated Remaining funds to each Regional Planning Agency Based on Population Pro-Rata Distributions

	<u>Population</u>	<u>Pct.</u>	<u>Amount</u>
Fresno Council of Governments	1,032,227	23.50%	\$2,057,660.12
Kern Council of Governments	927,251	21.11%	\$1,848,399.05
Kings County Association of Governments	156,444	3.56%	\$311,858.32
Madera County Transportation Commission	160,089	3.64%	\$319,124.33
Merced County Association of Governments	287,420	6.54%	\$572,948.27
San Joaquin Council of Governments	782,545	17.81%	\$1,559,939.47
Stanislaus Council of Governments	562,303	12.80%	\$1,120,905.05
Tulare County Association of Governments	484,423	11.03%	\$965,657.64
Total	4,392,702	100.00%	\$8,756,492.25

Requested Action

- 1) Discuss and approve allocation method and priorities for the final REAP funding amount (\$8.7 M). Staff is recommending a population pro-rata distribution of the remaining REAP funds to the regional planning agencies for jurisdictional suballocations, and other related activities at the subregional level.
- 2) Approve the attached Resolution for the final application for REAP funding.

RESOLUTION NO. 12102020
San Joaquin Valley
Regional Early Action
Planning Committee for
Housing

AUTHORIZING RESOLUTION

A majority of the members of the San Joaquin Valley Regional Early Action Planning Committee for Housing (the Multi-Agency Working Group as defined in the statute, hereby the "Applicant") hereby consents to, adopts and ratifies the following resolution:

- A. WHEREAS, the Department is authorized to provide up to \$125,000,000 under the Local Government Planning Support Grants Program (LGPSGP) to Councils of Governments and other Regional Entities ("Applicant") (as described in Health and Safety Code section 50515.02).
- B. WHEREAS the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice and Opportunity for Funding Allocation Application (NOFA) on February 18, 2020 (Local Government Planning Support Grants Program);
- C. WHEREAS Applicant is a Council of Governments or Regional Entity eligible to apply for an allocation pursuant to Health and Safety Code section 50515.02(a) to develop and accelerate the implementation of the requirements contained in the Council of Governments or Regional Entity's application pursuant to Health and Safety Code section 50515.02(d)(1) including the development of an education and outreach strategy related to the sixth cycle regional housing need allocation.
- D. WHEREAS the Department shall approve the allocation request, subject to the terms and conditions of Eligibility, NOFA, which includes the guidelines and program requirements, and the Standard Agreement by and between the Department and Local Government Planning Support Grant Recipients;

NOW THEREFORE BE IT RESOLVED THAT:

1. Fresno Council of Governments ("Fresno COG"), as the fiscal agent of the Applicant, is hereby authorized pursuant to Health and Safety Code section 50515.02(a) and directs the Executive Director of Fresno COG to request an allocation pursuant to the Department's calculation in accordance with the population estimates consistent with the methodology described in subdivision (a) of Section 50515.03. Each council of governments or other regional entity may, in consultation with the Department and consistent with program requirements, determine the appropriate use of funds or suballocations within its boundaries to appropriately address its unique housing and planning priorities.

2. The Fresno COG Executive Director is authorized to execute the Allocation Application, on behalf of the Applicant as required by the Department for receipt of LGPSGP funds by submitting the following information:
 - (a) An allocation budget for the funds provided pursuant to this section.
 - (b) The amounts retained by the council of governments, regional entity, or county, and any suballocations to jurisdictions.
 - (c) An explanation of how proposed uses will increase housing planning and facilitate local housing production.
 - (d) Identification of current best practices at the regional and statewide level that promote sufficient supply of housing affordable to all income levels, and a strategy for increasing adoption of these practices at the regional level, where viable.
 - (e) An education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the sixth cycle regional housing need allocation.
3. When the fiscal agent of the Applicant receives its allocation of LGPSP funds in the authorized maximum amount of \$18,975,323.00, including the \$8,756,492.25 from the Department pursuant to the above referenced Allocation Application, it represents and certifies that it will use all such funds only for eligible activities as set forth in Health and Safety Code section 50515.02(e), as approved by the Department and in accordance with all LGPSP requirements, NOFA guidelines, all applicable state and federal statutes, rules, regulations, and the Standard Agreement executed by and between the Applicant's fiscal agent and the Department.
4. The Executive Director of the Fresno Council of Governments is authorized to enter into, execute and deliver a State of California Standard Agreement for the maximum amount of \$18,975,323.00, including the \$8,756,492.25 from the Department pursuant to the above referenced Allocation Application, and any and all other documents required or deemed necessary or appropriate to evidence and secure the LGPSP allocation, the Applicant's obligations related thereto and all amendments the Department deems necessary and in accordance with LGPSGP.

PASSED AND ADOPTED at a regular meeting of the San Joaquin Valley Regional Early Action Planning Committee for Housing this 10th day of December 2020 by the following vote:

AYES: _____ ABSTENTIONS: _____
NOES: _____ ABSENT: _____

Signature of Approving Officer

**Gary Yep, CHAIR, San Joaquin Valley Regional Early Action Planning
Committee for Housing,
Mayor, City of Kerman**

INSTRUCTION: The attesting officer cannot be the person identified in the resolution as the authorized signor.

ATTEST: _____

Signature of Attesting Officer
Robert Phipps, Deputy Director, Fresno COG