

Meeting Agenda

Friday, June 25, 2021

Time: 10:30 a.m.

ZOOM CONFERENCE MEETING

Meeting ID: 863 8277 0732

Passcode: 645960

<https://us02web.zoom.us/j/86382770732?pwd=MGhvcDJlVUh1c2d3bStGdlpqN0FFZz09>

Phone only: (669) 900-9128

Enclosure

- | | | |
|---|---|-------------------------------------|
| 1) CALL TO ORDER AND INTRODUCTIONS | Chair Gary Yep | |
| 2) APPROVE DECEMBER 10, 2020 MEETING MINUTES | Chair Gary Yep | <input checked="" type="checkbox"/> |
| 3) DISCUSSION/ACTION ITEMS | | |
| A. RECEIVE AN UPDATE ON RECENT REAP ACTIVITIES | Michael Sigala | <input checked="" type="checkbox"/> |
| B. UPDATE FROM THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) | Paul McDougal | |
| C. FUNDING UPDATE AND DISCUSSION OF BUDGET FOR "VALLEYWIDE" ACTIVITIES | Robert Phipps | <input checked="" type="checkbox"/> |
| D. UPDATE AND DISCUSSION WITH CONSULTANTS WORKING ON THE COMPREHENSIVE HOUSING REPORT FOR THE SJV | Mintier & Harnish
Raimi + Associates | <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.



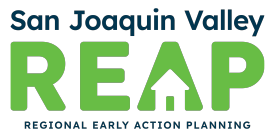
C/O Fresno Council of Governments
2035 Tulare Street, Suite 201
Fresno, CA 93721



559.233.4148 ext. 210
559.266.6222



www.sjvcogs.org/reap



Committee for Housing

Membership (June 2021)

Kern County

Supervisor Zack Scrivner, County of Kern (County Rep. and Kern COG Board Member)

Councilmember Bob Smith, City of Bakersfield (Large City Rep. and Chairman of Kern COG)

Councilmember Cathy Prout, City of Shafter (Small City Rep.)

Kings County

Supervisor Doug Verboon, County of Kings (County Rep. and KCAG Board Member)

Vice-Mayor Diane Sharp, City of Hanford (Large City Rep.)

Mayor Alvaro Preciado, City of Avenal (Small City Rep.)

Fresno County

Supervisor Steve Brandau, County of Fresno (County Rep)

Mayor Jerry Dyer, City of Fresno (Large City Representative and Fresno COG Board Member)

CHAIR - Vice Mayor Gary Yep, City of Kerman (Small City Representative and Fresno COG Board Member)

Madera County

Supervisor Robert Poythress, County of Madera (County Rep. and MCTC Board Member)

Mayor Santos Garcia, City of Madera (Large City Rep.)

Council Member Diana Palmer, City of Chowchilla (Small City Rep.)

Merced County

VICE CHAIR - Supervisor Lloyd Pareira, County of Merced (County Rep. and MCAG Board Member)

Mayor Matt Serratto, City of Merced (Large City Representative)

Mayor April Hogue, City of Dos Palos (Small City Representative)

San Joaquin County

Supervisor Chuck Winn, County of San Joaquin (County Rep. and SJ COG Board Member)

Vice Mayor Dan Wright, City of Stockton (Large City Rep.)

Councilmember Gary Singh, City of Manteca (Small City Rep.)

Stanislaus County

Supervisor Vito Chiesa, County of Stanislaus (County Rep. and StanCOG Board Member)

Bill O'Brien, private citizen representing Larger City (former county supervisor)

Anthony Canella, private citizen representing Small Cities (former state senator)

Tulare County

Supervisor Eddie Valero, County of Tulare (County Rep. and TCAG Board Member)

Councilmember Frankie Alves, City of Exeter (Small City Rep.)

Mayor Martha Flores, City of Porterville (Large City Rep.)



Meeting Minutes

ITEM 2

Thursday, December 10, 2020

Time: 10:00 a.m.

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
Doug Verboon	Supervisor	Kings County
Sue Sorensen	Mayor	City of Hanford
Chair - Gary Yep	Mayor Pro-Tem	City of Kerman
Steve Brandau	Supervisor	Fresno County
Diana Palmer	Councilmember	City of Chowchilla
Robert 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
Dan Wright	Vice Mayor	City of Stockton
Vito Chiesa	Supervisor	Stanislaus County
Bill O'Brien	Private Citizen	Large City Stanislaus County
Anthony Canella	Private Citizen	Small City Stanislaus County
Eddie Valero	Supervisor	Tulare County
Frankie Alves	Vice Mayor	City of Exeter
Martha Flores	Vice Mayor	City of Porterville

Please see Appendix A for a list of other attendees

1. CALL TO ORDER AND INTRODUCTIONS

Chair Yep

2. APPROVE JUNE 26 AND JULY 2, 2020 MEETING MINUTES

Chair Yep

There was a motion to approve the June 26 and July 2, 2020 meeting minutes.

First Motion: Vice Mayor Martha Flores

Second Motion: Supervisor Eddie Valero

No Nays

Motioned Carried

3. DISCUSSION/ACTION ITEMS

a. RECEIVE AN UPDATE ON RECENT REAP ACTIVITIES

Robert Phipps

Robert Phipps shared a PowerPoint and briefly summarized REAP activities to date. Robert reported that Memorandums of Understanding between Fresno COG (fiscal agent) and each regional planning agency were sent out; the initial round of funding, comprising of the first two applications, has been received; and a Request for Qualifications for ongoing Valleywide housing and related planning services was released. The next step will be to submit the third and final application (due January 31st) for the remaining \$8.7 million.

Additionally, Michael Sigala noted that HCD and the SJV MPOs hosted a workshop to encourage local jurisdictions to apply for Local Early Action Planning (LEAP) funds. Michael reported that the workshop was well-received and expects the Valley to secure additional funding through this effort. Lastly, Michael announced that an SJV REAP landing webpage is now live on the SJVCOGs website (www.sjvcogs.org/reap).

b. DISCUSS AND CONSIDER APPROVING THE FINAL APPLICATION FOR REAP FUNDING, AND RESOLUTION TO APPLY

Michael Sigala

Michael Sigala thoroughly went over the final application, and the potential eligible uses for the remaining funding. A discussion regarding the proposed funding allocation methodology of the remaining REAP funds ensued.

There was a motion to approve 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.

First Motion: Supervisor Robert Poythress

Second Motion: Vice Mayor Martha Flores

No Nays

Motioned Carried

There was a motion to approve Resolution No. 12102020, as is, for final application to REAP funding.

First Motion: Vice Mayor Martha Flores

Second Motion: Supervisor Lloyd Pareria

No Nays

Motioned Carried

4. COMMITTEE MEMBER COMMENTS

5. PUBLIC COMMENT

Supervisor Vito Chiesa announced that Andy Chesley, Executive Director of San Joaquin COG, will be retiring and recognized his contribution to the San Joaquin Valley.

There was a motion to adjourn.

First Motion: Supervisor Eddie Valero

Second Motion: Supervisor Steve Brandau

No Nays

Motioned Carried

Appendix: A

Other Attendees:	
Individuals	Organization
Patricia Taylor	Madera County Transportation Commission
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.
Terri King	KCAG
Becky Napier	Kern COG
Robert Phipps	Fresno COG
Tony Boren	Fresno COG
Nur Kauser	HCD
Rochelle Invina	Kern COG
Meg Prince	Fresno COG
Christine Corrales	San Joaquin COG
Andy Chesley	San Joaquin COG
Steve Maxey	City of Merced

ITEM 3.A.

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

June 25, 2021



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.
- A 24 member San Joaquin Valley REAP Committee for Housing has been established and three official meetings have been held to help steer this planning effort.



SJV Regional Early Action Planning for Housing

01

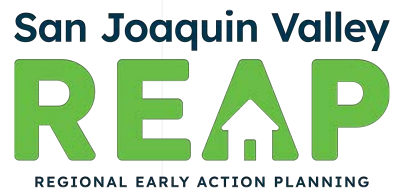
Major Work Areas for the SJV REAP Process

- **RHNA (regional housing needs assessments)**
Developing an improved methodology for the distribution of the sixth cycle regional housing need assessment, and housing element implementation.
- **Suballocations to Jurisdictions**
Providing grants to accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals.
- **Valleywide Work Efforts**
Conducting a comprehensive housing report, regional planning and coordination, program implementation, technical assistance, and other activities. Administration of the REAP application, agreements, consultants, outreach and communication, and other administrative and program management duties.

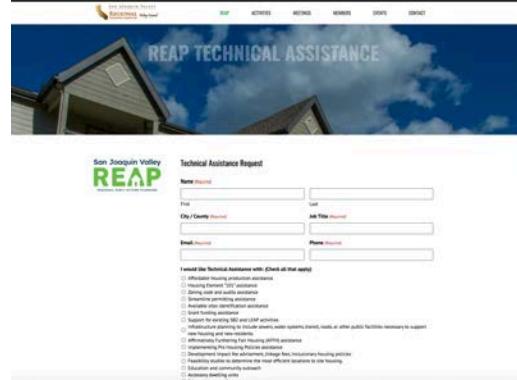
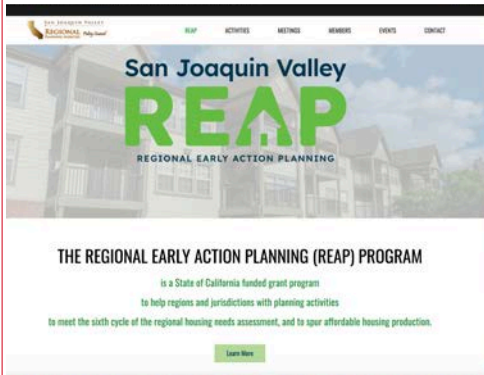


Recent Activities

- MOUs with COGs for use of REAP funds
- Coordination with HCD regarding upcoming RHNA cycle
- MPO (COG) RHNA Preparation
- Final round funding application (\$8.7 million)
- Valleywide
 - Comprehensive Housing Report
 - Logo, website, marketing
 - Technical Assistance to Jurisdictions
 - Workshop Series
- Housing Element Preparation



Website and Technical Assistance



San Joaquin Valley REAP REGIONAL EARLY ACTION PLANNING

Workshop Series

Housing in the SJV, Challenges and Opportunities
Workshop Number One
July 2021

Accessory Dwelling Units (ADUs)
Ordinances, plans, legislation, everything you need to know
August 2021

Pro Housing
What is it and how can adopting Pro Housing strategies help your community
September 2021

Regional Housing Needs Allocation (RHNA)
Planning for the Sixth Cycle
October 2021

Housing in the SJV, Challenges and Opportunities
Workshop Number Two
November 2021

SB 330, "The Housing Crisis Act"
Impacts to the local housing approval process
December 2021

Compact and Mixed Use Housing
Making it work in the SJV
January 2022

New Housing Laws
Overview of the the multiple new laws affecting housing in your community
February 2022

Housing Elements 101
A refresher course for the upcoming sixth cycle
March 2022

Site Identification Process for New Housing
What you need to know to help you plan better and meet your RHNA numbers
April 2022

Affirmatively Furthering Fair Housing (AFFH)
Impacts of AFFH for your next Housing Element
May 2022

Annexations and Tax Sharing Agreements
An essential tool for accommodating more housing in your community
June 2022

For questions or more information

ROBERT PHIPPS
rphipps@fresnocog.org
559-233-4148 Ext. 210

MICHAEL SIGALA
michael@sigalainc.com
559.266.6222

WWW.SJVCOGS.ORG/REAP

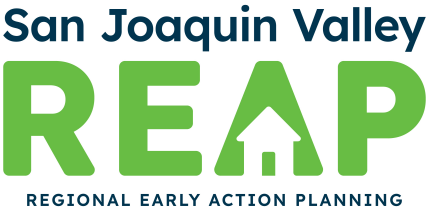
San Joaquin Valley REAP Summary Funding Table

< ----- Initial Funding ----- >

	Phase I (1st app)			Phase II (2nd app)			Phase III (3rd app)	Summary			
	RHNA Planning	Sub Allocations Cities/Countries	Total Phase I	Valleywide Planning	Supplemental RHNA	Total Phase II	Sub Allocations Cities/Countries	Sub Allocations Cities/Countries	RHNA Planning	Valleywide Planning	Total REAP Funding
Fresno Council of Governments	352,480	762,257	1,279,228	4,475,000	125,000	4,600,000	2,057,660	2,819,918	477,480	4,475,000	7,772,398
Kern Council of Governments	316,633	684,737	1,149,133		125,000	125,000	1,848,399	2,533,136	441,633		2,974,769
Kings County Association of Governments	53,422	115,527	193,879		125,000	125,000	311,858	427,386	178,422		605,808
Madera County Transportation Commission	54,666	118,219	198,397		125,000	125,000	319,124	437,344	179,666		617,010
Merced County Association of Governments	98,147	212,248	356,197		125,000	125,000	572,948	785,196	223,147		1,008,343
San Joaquin Council of Governments	267,220	577,877	969,800		125,000	125,000	1,559,939	2,137,817	392,220		2,530,037
Stanislaus Council of Governments	192,013	415,238	696,856		125,000	125,000	1,120,905	1,536,143	317,013		1,853,156
Tulare County Association of Governments	165,419	357,727	600,340		125,000	125,000	965,658	1,323,384	290,419		1,613,803
Total	1,500,000	3,243,831	5,443,831	4,475,000	1,000,000	5,475,000	8,756,492	12,000,323	2,500,000	4,475,000	18,975,323
								63%	13%	24%	100%

Pending

Valleywide Budget	
Phase II (2nd app)	
Supplemental RHNA	1,000,000
Comprehensive Housing Report	500,000
Housing Report Policy Implementation	1,000,000
Household Travel Survey	500,000
Technical Assistance Consultant Bench	1,500,000
Outreach, Marketing	250,000
Fresno COG Admin	300,000
Housing Program Manager	314,200
Reserve/Contingencies	110,800
	5,475,000



ITEM 3.D.



San Joaquin Valley

REAP

REGIONAL EARLY ACTION PLANNING

**San Joaquin Valley
Regional Early Action Planning (REAP)
Comprehensive Housing Report**

June 25, 2021

The Team








Comprehensive Housing
Report

SJV Regional Early Action Planning for Housing

2

Phase 1: Project Initiation and Outreach

- ✓ Kickoff Meeting
- ✓ Outreach Approach
- ✓ HCD Staff Outreach
- ✓ Stakeholder Interviews (Spring)
- ✓ COG Director Interviews (Spring)
- City and County Staff Survey (Summer)

HCD Staff Outreach

- Purpose: ongoing collaboration & coordination related to policy, data, housing elements, & related topics
- HCD Policy Division Teams: REAP, Housing Elements, Statewide Housing Plan, Technical Assistance
- Informs: Existing Conditions Report data, RHNA methodologies, public outreach approach





- 20 stakeholders interviewed in April and May 2021
 - Local Developers and Housing Advocates
-
- | | |
|---|---|
| ■ Enterprise Community Partners | ■ Fresno County Housing Authority |
| ■ Building Industry Association | ■ BIA of Fresno/Madera, President and CEO |
| ■ Visionary Homebuilders | ■ Housing Authority, Kings County |
| ■ Housing Authority County of San Joaquin | ■ Attorney Advocate |
| ■ California Coalition for Rural Housing | ■ Self Help Enterprises |
| ■ Stanislaus Regional Housing Authority | ■ Habitat for Humanity, Tulare and Kings Counties |
| ■ Habitat Bakersfield | ■ Community Vision Capital & Consulting |
| ■ Habitat for Humanity Merced | |

Stakeholder Interviews

Issues & Impediments

- Low supply and high costs for developers
- Changing regulatory environment
- Lack of incentives from local jurisdictions
- Increasing construction material and land costs
- Chaotic State funding system
- Lacking infrastructure

Unique Challenges in SJV

- Farm labor housing shortage
- Building costs are high but incomes are lower than the Bay Area
- Lack of local funding
- Lack of staffing
- Transportation systems
- Ineffective density bonus

Opportunities

- Address prevailing wage requirement
- Preserve existing housing stock
- Protect tenants' rights
- Implement reasonable rent caps
- Incentivize density
- Identify, plan, and incentivize priority sites

Best Practices

- Streamline permit processing
- Reduce fees
- Plan regionally
- Provide technical assistance
- Provide financial support

What More Should be Done?

- Align priorities with the State
- Support funding pursuits and add public funds
- Communicate with stakeholders on the ground
- Encourage Innovation and Flexibility
- Focus on Equity
- Plan from an affordable housing perspective



COG Director Interviews: April-May 2021

- Purpose: gain a broad understanding of COG directors' views of Valley housing issues, opportunities, & challenges
- Focus: impediments to housing production & affordability and solutions
- All 8 Offices: 7 directors and staff, 1 written response



Successes

Keys to Success

- Land availability
- Flexible zoning
- Permit streamlining
- Funding: AHSC, ARB
- Impact fees
- Partnerships
- High-capacity nonprofits & agencies
- Proximity to Bay Area
- Accessory dwelling units (ADU)
- Modular construction

Opportunities

- Housing trust fund
- Revolving fund
- Impact fees
- Inclusionary zoning
- Streamlining

<div data-bbox="263 312 699 359" data-label="Section-Header"> <h2>Housing Issues & Trends</h2> </div> <div data-bbox="263 373 716 812" data-label="List-Group"> <ul style="list-style-type: none"> ▪ Increasing unaffordability ▪ Low inventory ▪ Poor jobs-housing balance ▪ High VMT ▪ Lack of housing type diversity ▪ Work from home unknowns ▪ Demand remains high ▪ Displacement and isolation ▪ Homelessness </div> <div data-bbox="771 312 998 357" data-label="Section-Header"> <h2>Root Causes</h2> </div> <div data-bbox="771 373 1174 837" data-label="List-Group"> <ul style="list-style-type: none"> ▪ Infrastructure capacity ▪ Regulations ▪ SB 743 and VMT ▪ Permitting delays ▪ Expense of higher density (affordable) housing ▪ Lack of funding ▪ Developer capacity ▪ Right housing in the right place </div>	<div data-bbox="1258 365 1403 808" data-label="Section-Header"> <h2>Housing Issues & Impediments</h2> </div>
<div data-bbox="190 928 699 957" data-label="Page-Footer"> <p>SJV Regional Early Action Planning for Housing</p> </div>	<div data-bbox="1398 930 1425 951" data-label="Page-Footer"> <p>15</p> </div>

<div data-bbox="263 1199 418 1245" data-label="Section-Header"> <h2>Purpose</h2> </div> <div data-bbox="263 1255 1187 1415" data-label="List-Group"> <ul style="list-style-type: none"> ▪ Snapshot in time to summarize current conditions (local, county, regional) ▪ Tell the unique Valley housing story to inform policy, investments, and programs </div> <div data-bbox="263 1476 492 1520" data-label="Section-Header"> <h2>Deliverables</h2> </div> <div data-bbox="263 1533 1045 1621" data-label="List-Group"> <ul style="list-style-type: none"> ▪ Report: Key Findings + local, county, & regional profiles ▪ Data tables and figures (i.e., source data for the report) </div>	<div data-bbox="1258 1155 1403 1785" data-label="Section-Header"> <h2>Existing Conditions Report Approach</h2> </div>
<div data-bbox="190 1810 699 1839" data-label="Page-Footer"> <p>SJV Regional Early Action Planning for Housing</p> </div>	<div data-bbox="1398 1814 1425 1835" data-label="Page-Footer"> <p>16</p> </div>

Existing Conditions Report Data

- Population
- Households
- Economic Conditions:
 - Income, poverty, cost of living, inequality
 - Industries and jobs
 - Employment
 - Jobs-housing balance
 - Commuting patterns
- Environmental Justice
- Housing Units: type, age, crowding
- Housing Tenure
- Homelessness
- Housing Market:
 - Building permits
 - 5th cycle housing element production & shortfall
 - Median price and rent
 - Cost-burden



- Survey to jurisdictions to determine, at a high level, housing issues and impediments
- Also the chance to share housing successes

San Joaquin Valley
REAP
REGIONAL EARLY ACTION PLANNING

SJV REAP Technical Assistance Survey

Planning for Change

6. Do you have an inclusionary housing ordinance?

☐ Yes ☐ No
☐ In Progress ☐ No, but think it would be good tool

7. Do you have a housing trust fund?

☐ Yes ☐ No
☐ In Progress ☐ No, but think it would be good tool

8. Does your jurisdiction give priority to public works projects or service improvements designed to better serve disadvantaged areas?

☐ Yes ☐ No

9. In your opinion, what planning tools are most effective in facilitating housing production in your jurisdiction today?

	1. Not At All Effective	2. Low Effectiveness	3. Slightly Effective	4. Neutral	5. Moderately Effective	6. Very Effective	7. Extremely Effective
Housing Element	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other General Plan Elements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consolidated Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify)	<input type="text"/>						

Survey

SJV Regional Early Action Planning for Housing

19



Next Steps

Phase 2: Work Products (Summer-Fall 2021)

- Existing Conditions Report
- Local Land Use and Housing Element Report
- Impediments to Housing Production and Planning Report
- Best Practices to Increase Housing Production Report
- Final Report: Policy and Strategy Recommendations to Improve Housing Production