



San Joaquin Valley Regional Planning Agencies' Directors' Committee

Meeting Agenda

Thursday, August 3, 2023

Time: 10:00 a.m.

Meeting ID: 870 7280 1790

Passcode: 070308

<https://us02web.zoom.us/j/87072801790?pwd=ODQvbTRJM0NBUDJMRytiZVRDVII5UT09>

Phone only: 1 (669) 900-9128

APPROVAL OF MINUTES

Enclosure

1. July 13, 2023, Directors' Meeting

Ted Smalley



DISCUSSION/ACTION ITEMS:

2. RTP/Sustainable Communities Strategies/Air Quality
Update and discussion

Ryan Niblock

3. Budget, Policy, and Legislative Updates
a. California
b. Federal, Valley Voice DC

Gus Khouri
Jen Covino



4. Directors' Retreat, October 9-10, 2023
Update and discussion

Ted Smalley

5. SJV REAP Program
Receive update

Michael Sigala &
Robert Phipps



Tulare County
Association of
Governments
Ted Smalley - Chair

Fresno
Council of
Governments
Tony Boren - Vice Chair

Kern
Council of
Governments
Ahron Hakimi

Madera County
Transportation
Commission
Patricia Taylor

(559) 266-6222
(559) 314-6015 (Fax)



<http://sjvcogs.org>



Stanislaus
Council of
Governments
Rosa Park

Merced County
Association of
Governments
Stacie Guzman

Kings County
Association of
Governments
Terri King

San Joaquin
Council of
Governments
Diane Nguyen

210 N Church St. Suite B
Visalia, CA 93291

INFORMATIONAL ITEMS

The following items are for informational purposes and require no action or vote. Listed individuals will provide a brief verbal update at the meeting.

- | | |
|---|-----------------------------|
| 6. Caltrans Directors' Report | Diana Gomez/Dennis Agar |
| 7. California High Speed Rail | Garth Fernandez/Toni Tinoco |
| 8. San Joaquin JPA for Passenger Rail | Dan Leavitt |
| 9. TradePort California | Simran Jhutti |
| 10. San Joaquin Valley Air Pollution Control District | Tom Jordan |
| 11. MioCar Car Sharing | Michael Sigala |
| 12. California Partnership for the San Joaquin Valley | Eduardo Gonzalez |

OTHER ITEMS

13. Director Items

14. Public presentations for items not on the agenda.

This portion of the meeting is reserved for persons wishing to address the Committee on items within its jurisdiction but NOT on this agenda. Unscheduled comments may be limited to three minutes. The public may comment on listed agenda items as they are considered.

ADJOURN MEETING

Directors only closed session if necessary.

Next Directors' Meeting: Thursday, September 7, 2023

Americans with Disabilities Act (ADA) Accommodations The meeting room and restrooms are ADA accessible. Representatives or individuals with disabilities should contact the SJV Regional Planning Agencies at (559) 266-6222, at least three days in advance, to request auxiliary aids and/or translation services necessary to participate in the meeting. At this time, most meetings are conducted via Zoom.



Meeting Minutes

Thursday, July 13, 2023

ITEM 1

Time: 10:00 a.m.

Meeting Location:

Zoom Conference

Directors	MPO
Ted Smalley – Chair	Tulare County Association of Governments
Tony Boren – Vice Chair	Fresno Council of Governments
Stacie Guzman	Merced County Association of Governments
Rosa Park	Stanislaus Council of Governments
Patricia Taylor	Madera County Transportation Commission
Terri King	Kings County Association of Governments
Ahron Hakimi	Kern Council of Governments
Diane Nguyen (absent)	San Joaquin Council of Governments

Please see Appendix A for a list of other attendees

APPROVAL OF MINUTES

1. June 1, 2023, Directors' Meeting

Ted Smalley

There was a motion to approve the June 1, 2023, Directors' Committee minutes.

First Motion: Stacie Guzman

Second Motion: Ahron Hakimi

Motion Carried

Tulare County
Association of
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DISCUSSION/ACTION ITEMS:

2. RTP/Sustainable Communities Strategies/Air Quality

R. Niblock

Ryan Niblock noted the tentative approvals for the 2022 SCSs for those MPOs with pending competitive project funding applications. He noted off model calculations continue to be an issue with CARB.

Funding sanctions from the FIP were noted. A project list template has been developed and was circulated by SJ COG. Six MPOs returned the template. December 27, 2023, is the date the sanctions take effect if no resolution is found. So far, there are \$700 million in projects identified in the valley as at risk. He asked that RFAs be submitted before the end of the calendar year. Ryan noted a pending meeting with EPA, FHWA and Caltrans to further discuss. Ahron Hakimi noted he met with speaker McCarthy's staff, but more information (project details) is needed. Chair Smalley asked that the two remaining MPOs and Caltrans D10 respond with project info by next Friday. Additional information from each MPO was also noted as being needed by next Friday.

Tom Jordan, SJVAPCD, added that things appear to be headed in the right direction with EPA.

Chair Smalley asked about additional tools need for RTP analysis.

3. Budget, Policy and Legislative Updates

State of California

G. Khouri

Gus Khouri reported SB 101 (main budget bill) has been signed. SB 125 (transportation trailer bill) the indirect cost rate proposal cap, charge that Caltrans passes over to self-help-counties for work on the state highway system, was noted. The 10 percent cap is now permanent. SB 198 (last year's transportation trailer bill) had intent language of providing \$4 billion in TIRCP funding. This funding was at risk given the budget deficit in this coming fiscal year. However, \$5 billion was made available. \$4 billion will come through the TIRCP program with formula allocations to MPOs. Mr. Khouri is estimating about \$550 million to the Valley from the TIRCP allocation over the next two fiscal years.

The infrastructure package was passed as part of the budget. SB 146 allows Caltrans to use progressive design build. SB 147 updates the endangered species list. SB 149 streamlines the administrative and judicial review of CEQA. Mr. Khouri provided a verbal summary of other bills. The state legislature will work from August 14th to September 14th.

Washington D.C.

J. Covino

Jen Covino noted that the EPA/FHWA FIP item is important to monitor for Valley Voice. House appropriations committee approved \$100 billion in resources to the DOT. Most funding programs will remain intact. For FHWA, there is an elimination of certain funding not related to the IJJA. FTA is seeing a \$2.3 billion decrease. FRA, \$1.45 billion decrease mostly impacting Amtrak. On the Senate side, we are expecting similar cuts and increases. Community Project Funding requests are intact, projects in Harder and Costa's district saw downward adjustments.

4. Directors' Retreat

T. Smalley

Patricia Taylor noted that hotel reservations are now open.

5. Valleywide Household Travel Survey

K. Cai

Kristine Cai provided a brief background on the Survey. Funding was provided by Caltrans, HCD and Kings County. Caltrans has traditionally conducted this survey but is no longer doing it. Kristine recommended that MPOs utilize the data for their travel models. She noted that an updated truck model is also needed.

RSG consultants, Melanie Munro provided a slide deck presentation on the results of the survey: 6,850 household surveys were the target. 7,406 surveys were collected. Data collection began in April 2022. An overview of the survey methodology was provided. 90 percent of trips were by vehicle, followed by walking. Trip purpose - home 36.2 percent, followed by shopping trips. Telecommuting was reported at 61.2 percent for those who never telework. Merced county workers telework more than other counties.

There was a motion to accept the travel survey report.

First Motion: Ahron Hakimi

Second Motion: Stacie Guzman

Motion Carried

6. SJV REAP Program

M. Sigala & R. Phipps

Robert Phipps reported that HCD has confirmed 50 percent payment of the last REAP installment. Nine jurisdictions are slated to receive licenses for the RHNA Insights GIS tool. 15 jurisdictions have requested technical assistance.

INFORMATIONAL ITEMS

7. Caltrans Directors' Report

D. Gomez/D. Agar

Diana Gomez, District 6, noted a groundbreaking in Tulare County. The SR 99 Comprehensive Multimodal Corridor Plan is scheduled for a kickoff meeting later this month. SB1 awards were adopted at the June CTC meeting and includes funding for the Tulare SR 99 Paige Ave, SR 99 Coldwell, and SR 99/WB 58 in Kern County. Ms. Gomez reported on other federal and state funding programs. Caltrans saw a five percent increase in the state budget. Marlon Regisford, District 10, added recent funding awards for projects in Stanislaus County. There has been a reorganization in the Planning department across districts.

8. California High Speed Rail

T. Tinoco

Toni Tinoco noted \$20 million in RAISE funding for the Fresno station. Working group meetings are ongoing for station communities. July 27th is the next HSR board meeting.

9. San Joaquin JPA for Passenger Rail

D. Leavitt

Dan Leavitt noted the \$40 million TCEP award for the double tracking project in Ceres-Turlock. July 21st is the next SJJPA board meeting.

10. TradePort California

S. Jhutti

Simran Jhutti noted that state funding is yet to be announced.

11. San Joaquin Valley Air Pollution Control District

T. Jordan

No report provided.

12. MioCar EV Car Sharing

M. Sigala

Michael Sigala reported ongoing operations in Tulare, Kings, Stockton and Richmond.

13. California Partnership for the San Joaquin Valley

E. Gonzales

No report provided.

OTHER ITEMS

14. Director Items

No report provided.

15. Public Presentations for Items not on the Agenda

No public comment.

Meeting adjourned at approximately 11:25 A.M.

Appendix A – Additional Meeting Participants

Individual	Organization
Kim Anderson	San Joaquin Council of Governments
Roberto Brady	Tulare County Association of Governments
Rob Ball	Kern Council of Governments
Kristine Cai	Fresno Council of Governments
Jose Luis Caceres	Stanislaus Council of Governments
Sabrina Bradbury	CalCOG
Suzanne Cambell	Kern Council of Governments
Jen Covino	Simon & Company
Tom Dumas	Caltrans District 10
Elizabeth Forte	Merced County Association of Governments
Jeff Finley	Madera County Transportation Commission
David Gellman	Simon & Company
Diana Gomez	Caltrans District 6
Elisabeth Hahn	Stanislaus Council of Governments
Michael Hanebutt	SJJPA
Simran Jhutti	Fresno Council of Governments
Steven Ingoldsby	Tulare County Association of Governments
Tom Jordan	SJVAPCD
Ben Kimball	Tulare County Association of Governments
Gus Khouri	Khouri Consulting
Dan Leavitt	SJJPA
Melanie Munro	RSG
Jacob Moore	RSG
Becky Napier	Kern Council of Governments
Michael Navarro	Caltrans District 6
Robert Phipps	Fresno Council of Governments
Meg Prince	Merced County Association of Governments
Marlon Regisford	Caltrans District 10
Michael Sigala	Valleywide Coordinator, Sigala Inc
Monica Streeter	Stanislaus Council of Governments
Toni Tinoco	CA High Speed Rail
Dylan Stone	Madera County Transportation Commission



Simon & Company

Intergovernmental Affairs
11155 15th Street NW Suite 500
Washington, DC 20005

FROM: Jen Covino
David Gellman

TO: San Joaquin Valley Regional Planning Agencies' Directors' Committee

SUBJECT: Federal Budget, Policy, and Legislative Update

DATE: July 28, 2023

The House and Senate Appropriations Committees have now announced all Community Project Funding (CPF) and Congressionally Directed Spending (CDS) requests selected for inclusion in Fiscal Year (FY) 2024 appropriations legislation. See the full lists of project selections below:

- [FY 2024 Community Project Funding](#)
 - [Agriculture, Rural Development, Food and Drug Administration, and Related Agencies](#)
 - [Commerce, Justice, Science, and Related Agencies](#)
 - [Energy and Water Development](#)
 - [Homeland Security](#)
 - [Interior, Environment, and Related Agencies](#)
 - [Military Construction, Veterans Affairs, and Related Agencies](#)
 - [Transportation, Housing and Urban Development, and Related Agencies](#)
- [FY 2024 Congressionally Directed Spending](#)
 - [Agriculture, Rural Development, Food and Drug Administration, and Related Agencies](#)
 - [Commerce, Justice, Science, and Related Agencies](#)
 - [Energy and Water Development](#)
 - [Financial Services and General Government](#)
 - [Homeland Security](#)
 - [Interior, Environment, and Related Agencies](#)
 - [Labor, Health and Human Services, Education, and Related Agencies](#)
 - [Military Construction, Veterans Affairs, and Related Agencies](#)
 - [Transportation, Housing and Urban Development, and Related Agencies](#)

For context, the House FY 2024 Transportation, and Housing and Urban Development, and Related Agencies (T-HUD) spending bill would provide \$90.24 billion in discretionary funding to the U.S. Department of Transportation (DOT) and U.S. Department of Housing and Urban Development (HUD). It includes \$100.91 billion in total budgetary resources for DOT, including \$21.58 billion in net discretionary funding. The House Appropriations Committee selected approximately \$4 billion worth of CPF to be included in the measure across six eligible accounts.

The Senate FY 2024 T-HUD measure would provide \$98.931 billion in total discretionary funding for DOT and HUD. It includes \$107.8 billion in total budgetary resources for DOT, including \$28.43 billion in net discretionary funding. The Appropriations Committee selected approximately \$2 billion



worth of CDS to be included in the measure across seven eligible accounts.

The House Interior, Environment, and Related Agencies spending bill would provide \$25.42 billion in discretionary funding to U.S. Department of the Interior (DOI), U.S. Environment Protection Agency (EPA), U.S. Forest Service (USFS), and other agencies. It includes \$6.17 billion in funding for EPA. The Appropriations Committee selected \$880 million worth of CPF to be included in the measure across two eligible accounts.

Finally, the Senate Interior, Environment, and Related Agencies spending bill would provide \$42.7 billion in discretionary funding to DOI, EPA, USFS, and other agencies. It includes \$9.92 billion in funding for EPA. The Appropriations Committee selected approximately \$742 million worth of CDS to be included in the measure across 11 eligible accounts.

See below for tables highlighting surface transportation and water infrastructure projects requested by the San Joaquin Valley delegation on behalf of the Regional Planning Agencies and their member jurisdictions that were included in the FY 2024 T-HUD and Interior-Environment spending bills. Please let us know if we can answer any questions or provide further detail.

House FY 2024 Transportation, Housing and Urban Development, and Related Agencies

RECIPIENT	PROJECT	ELIGIBLE ACCOUNT	FUNDING LEVEL	ORIGINAL REQUEST	REQUESTOR
San Joaquin Council of Governments	State Route 99/120 Connector Project Phase 1B	Highway Infrastructure Programs	\$500,000	\$5,000,000	Harder
Port of Stockton	Emission Reduction Initiatives for Port of Stockton	Port Infrastructure Development Program	\$3,500,000	\$3,500,000	Harder
City of Manteca	Veterans Center for the American Legion	Economic Development Initiatives	\$850,000	\$3,000,000	Harder
City of Lodi	Reimagined Housing on Main Street	Economic Development Initiatives	\$500,000	\$2,200,000	Harder
City of Stockton	Van Buskirk Park: Expanding Community Spaces	Economic Development Initiatives	\$500,000	\$2,800,000	Harder
Tulare County	Avenue 56 Farm to Market Road	Highway Infrastructure Programs	\$3,908,660	\$4,000,000	Valadao
City of Hanford	East Lacy Corridor Improvement	Highway Infrastructure Programs	\$7,315,245	\$7,315,245	Valadao
City of Tulare	International Agri-Center	Highway Infrastructure	\$4,000,000	\$4,000,000	Valadao



	Way Extension	Programs			
City of Porterville	Porterville Street Realignment	Highway Infrastructure Programs	\$3,500,000	\$3,500,000	Valadao
City of McFarland	McFarland Street Infrastructure Project	Economic Development Initiatives	\$6,000,000	\$7,650,000	Valadao
City of Bakersfield	MLK Jr. Blvd. Complete Streets	Economic Development Initiatives	\$5,000,000	\$5,000,000	Valadao
City of Delano	Well 42	Economic Development Initiatives	\$6,000,000	\$7,223,475	Valadao
Golden Empire Transit	Bakersfield Portable Fueling Container	Transit Infrastructure Grants	\$1,645,044	\$1,645,044	Valadao
City of Fresno Airports Department	Airport Terminal Expansion	Airport Improvement Program	\$850,000	\$7,000,000	Costa
City of Farmersville	City Streetlight Additions for Public Safety	Economic Development Initiatives	\$500,000	\$3,500,000	Costa
City of Fowler	Downtown Streetscape	Economic Development Initiatives	\$500,000	\$2,500,000	Costa
City of Sanger	Fire Station Remodel	Economic Development Initiatives	\$850,000	\$2,000,000	Costa
City of Woodlake	Mulberry Street Roundabout	Economic Development Initiatives	\$500,000	\$3,500,000	Costa
Madera County	Parksdale Community Road Rehabilitation	Economic Development Initiatives	\$3,240,000	\$3,240,000	Duarte
Fresno County	Tranquility Complete Streets	Economic Development Initiatives	\$3,000,000	\$3,000,000	Duarte
Fresno County	Cantua Creek Sidewalk Improvements	Economic Development Initiatives	\$2,000,000	\$2,000,000	Duarte
City of Mendota	Mendota Pavement Management Project	Economic Development Initiatives	\$5,000,000	\$5,000,000	Duarte



Senate FY 2024 Transportation, Housing and Urban Development, and Related Agencies

The Senate FY 2024 T-HUD spending bill was heavily oversubscribed this year. Senators requested over \$16 billion in CDS in the legislation, which was approximately eight times more than the amount of funding that was ultimately allocated by the Senate Appropriations Committee.

The Senate Appropriations Committee generally avoided redundancy this year in allocating CDS for projects that were provided CPF in House appropriations legislation. Senate appropriators likely did not include the Parksdale Community Road Rehabilitation project sponsored by Madera County, the East Lacy Corridor Improvement Project sponsored by the City of Hanford, the Mendota Pavement Management Project sponsored by the City of Mendota, or the City Streetlight Additions for Public Safety project sponsored by the City of Farmersville and requested by Senator Padilla for this reason.

Of the selected projects, appropriators included only 17 of Senator Feinstein's 69 T-HUD CDS requests (or approximately 25%). This included only one project under the Highway Infrastructure Projects (HIP) eligible account, one project under the Consolidated Rail Infrastructure and Safety Improvement (CRISI) eligible account, and 15 projects under the Economic Development Initiatives (EDI) eligible account.

Additionally, appropriators included only 12 of Senator Padilla's 232 T-HUD CDS requests (or approximately 5%). This included only one project under the HIP eligible account, one project under the TIG eligible account, one project under the CRISI eligible account, and nine projects under the EDI eligible account. The SR-132 Dakota Avenue to Gates Road Project sponsored by the Stanislaus Council of Governments and requested by Senator Padilla as well as a project to expand the Altamont Corridor Express from Natomas to Ceres to run over new tracks by installing Positive Train Control (PTC) systems on Modesto & Empire Terminal (M&ET) rolling stock sponsored by the San Joaquin Regional Rail Commission and requested by Senator Feinstein and Senator Padilla were not included in the legislation.

House FY 2024 Interior, Environment, and Related Agencies

RECIPIENT	PROJECT	ELIGIBLE ACCOUNT	FUNDING LEVEL	ORIGINAL REQUEST	REQUESTOR
City of Stockton	Diamond Sewer Upsizing Project	State and Tribal Assistance Grants – Clean Water State Revolving Fund	\$959,757	\$1,600,000	Harder
City of Lindsay	Water Pipeline Replacement	State and Tribal Assistance Grants – Drinking Water State Revolving Fund	\$395,200	\$395,200	Valadao
Arvin-Edison	Water	State and	\$3,240,000	\$4,852,800	Valadao



Water Storage District	Pipeline Project	Tribal Assistance Grants – Clean Water State Revolving Fund			
Tulare County	Traver Sewer Project	State and Tribal Assistance Grants – Clean Water State Revolving Fund	\$750,000	\$750,000	Costa
City of Dinuba	Sewer Improvements	State and Tribal Assistance Grants – Clean Water State Revolving Fund	\$959,752	\$2,400,000	Costa
City of Visalia	Groundwater Basin Project	State and Tribal Assistance Grants – Clean Water State Revolving Fund	\$959,752	\$3,500,000	Costa
City of Turlock	Sewer Extension Project	State and Tribal Assistance Grants – Clean Water State Revolving Fund	\$1,200,000	\$1,200,000	Duarte
City of Turlock	Stormwater Infrastructure	State and Tribal Assistance Grants – Clean Water State Revolving Fund	\$1,000,000	\$1,600,000	Duarte
City of Madera	Storm Drain Pipeline Replacement	State and Tribal Assistance Grants – Clean Water	\$1,000,000	\$6,517,384	Duarte



		State Revolving Fund			
City of Madera	Sewer Trunk Main Project	State and Tribal Assistance Grants – Clean Water State Revolving Fund	\$1,000,000	\$5,500,000	Duarte
City of California City	Water Infrastructure Replacement Project	State and Tribal Assistance Grants – Drinking Water State Revolving Fund	\$1,000,000	\$6,332,358	Obernolte

Senate FY 2024 Interior, Environment, and Related Agencies

RECIPIENT	PROJECT	ELIGIBLE ACCOUNT	FUNDING LEVEL	ORIGINAL REQUEST	REQUESTOR
San Joaquin County	Lincoln Village Maintenance District Water System Improvements – Phase 1	State and Tribal Assistance Grants – Drinking Water State Revolving Fund	\$2,000,000	\$2,300,000	Feinstein / Padilla
City of Lindsay	Self-Sustainable and Clean Drinking Water	State and Tribal Assistance Grants – Drinking Water State Revolving Fund	\$1,175,000	\$1,175,000	Feinstein

The Senate FY 2024 Interior-Environment spending bill was also heavily oversubscribed this year. Senators requested over \$11 billion in CDS in the legislation, which was approximately 15 times more than the amount of funding that was ultimately allocated by the Committee. Senate appropriators likely did not include funding for the Stormwater Infrastructure project sponsored by the City of Turlock and requested by Senator Feinstein or the Storm Drain Pipeline Replacement project sponsored by the City of Madera, the Water Infrastructure Replacement Project sponsored by the City of California City, the Groundwater Basin Project sponsored by the City of Visalia, or the Sewer Improvements project sponsored by the City of Dinuba and requested by Senator Padilla to avoid redundancy with CPF included in the House Interior-Environment measure.



Of the selected projects, appropriators included only seven of Senator Feinstein's 47 Interior-Environment CDS requests (or approximately 15%). This included only one project under the STAG-CWSRF eligible account and three projects under the STAG-DWSRF eligible account. Additionally, appropriators included only five of Senator Padilla's 111 Interior-Environment CDS requests (or approximately 5%). This included only one project under the STAG-CWSRF eligible account and two projects under the STAG-DWSRF eligible account.

**REAP Update
August 3, 2023**

- **Technical Assistance** to Valley jurisdictions is available utilizing the following consultants:

- Mintier Harnish
- Precision Engineering
- Rincon Consultants (AFFH)
- VTA (AFFH)
- Estolano (AFFH)

TA contracts were not extended to AECOM and Quad Knopf for FY 2023-24.

15 jurisdictions have requested technical assistance to date: *Arvin, McFarland, Atwater, Kingsburg, Bakersfield, Clovis, Stanislaus County, Hughson, Wasco, Stockton, Madera County, Madera, Merced County, Selma, and Lodi.*

Jurisdictions can request technical assistance via a web site portal:

<https://sjvcogs.org/reap/reap-technical-assistance/>

- **Additional Valleywide work efforts include:**

- Comprehensive Housing Report; status – complete and available on-line.
- Housing Element Data Sets; status – complete and available on-line.
- ADU Template Program; status – complete, ongoing TA.
- Guide to Recent California Housing Laws and Policies Affecting Local Land-Use Planning; status – complete and available on-line.
- RHNA Insights GIS Tool (HDR); status – complete, licensing arrangements for nine jurisdictions are pending Fresno COG Board approval.
- Condo Construction Analysis (EPS); status – draft of complete study completed.
- Inclusionary Housing Analysis (EPS); status – draft of complete study completed.
- Water Supply/SGMA Analysis (Mintier/Rincon Consultants); status- work in process.
- REAP Workshop Series; status – ongoing.
 - **Next workshop is August 22nd on Inclusionary Housing (flyer attached)**

- **The final and third REAP funding application** has been approved by HCD. An amended master funding agreement has been signed by Fresno COG. HCD verbally has agreed to will allow for a 50 percent invoice for all remaining REAP 1 funding. The check is “in the mail” according to HCD.
- **REAP TAC Committee** meeting was held on July 11th. The August TAC meeting will occur on August 8th.



INCLUSIONARY HOUSING, SAN JOAQUIN VALLEY ANALYSIS

Tuesday, August 22, 2023 at 1pm

FREE WEBINAR

Panelists:

Economic & Planning Systems (EPS)

Ashleigh Kanat, Principal

Ryan Martinez, Senior Associate



REGISTER

Inclusionary housing, or inclusionary zoning, requires that new market-rate residential development projects include a certain percentage of housing units at rents or sale prices that are affordable to lower-income households. The SJV REAP program commissioned a study analyzing the real estate economics of inclusionary programs in the San Joaquin Valley, using four Valley jurisdictions as case studies. The study describes the pros and cons of inclusionary programs and offers recommendations for San Joaquin Valley jurisdictions. Can this be a "tool" for your community? Register for the free webinar and learn more.

FOR MORE INFO:

559.266.6222

www.sjvcogs.org/reap

michael@sigalainc.com

