Western Riverside Council of Governments
Planning Directors Committee

AGENDA

Thursday, February 14, 2019
9:00 a.m.

Western Riverside Council of Governments
Citrus Tower
3390 University Avenue, Suite 450
Riverside, CA 92501

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Planning Directors Committee meeting, please contact WRCOG at (951) 405-6703. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 450, Riverside, CA, 92501.

The Planning Directors Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

1. CALL TO ORDER (Keith Gardner, Chair)

2. SELF INTRODUCTIONS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

At this time members of the public can address the Planning Directors Committee regarding any items with the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agendized items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. MINUTES

A. Summary Minutes from the December 13, 2018, Planning Directors Committee Meeting are Available for Consideration. **P. 1**

Requested Action: *1. Approve Summary Minutes from the December 13, 2018, Planning Directors Committee meeting.*

6. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. WRCOG Committees and Agency Activities Update ***Andrea Howard*** **P. 5**

Requested Action: *1. Receive and file.*

B. Public Service Fellowship Program Activities Update ***Cynthia Mejia*** **P. 21**

Requested Action: *1. Receive and file.*

C. Resilient IE Update (Climate Adaptation Toolkit) ***Andrea Howard*** **P. 29**

Requested Action: *1. Receive and file.*

D. CAPtivate 2.0 Activities Update ***Andrea Howard*** **P. 51**

Requested Action: *1. Receive and file.*

7. REPORTS / DISCUSSION

A. Housing Workshop Discussion ***Andrea Howard, WRCOG*** **P. 55**

Requested Action: *1. Receive and file.*

B. Fee Comparison Analysis Update ***Christopher Tzeng, WRCOG*** **P. 119**

Requested Action: *1. Receive and file.*

8. ITEMS FOR FUTURE AGENDAS ***Members***

Members are invited to suggest additional items to be brought forward for discussion at future Planning Directors Committee meetings.

9. GENERAL ANNOUNCEMENTS ***Members***

Members are invited to announce items/activities which may be of general interest to the Planning Directors Committee.

10. NEXT MEETING: **The next Planning Directors Committee meeting is scheduled for Thursday, March 14, 2019, at 9:00 a.m. at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.**

11. ADJOURNMENT

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Planning Directors Committee **Item 5.A**
December 13, 2018
Summary Minutes

1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:02 a.m. by Chair Keith Gardner at WRCOG's Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Maryann Marks, City of Banning (9:06 a.m. arrival)
Christina Taylor, City of Beaumont
Peter Minegar, City of Eastvale
H.P Kang, City of Hemet
Lisa Gordon, City of Menifee
Rick Sandzimier, City of Moreno Valley (9:11 a.m. arrival / 10:25 a.m. departure)
Jarrett Ramaiya, City of Murrieta
Grace Williams, City of Perris (9:10 a.m. arrival)
Doug Darnell, City of Riverside
Travis Randel, City of San Jacinto
Luke Watson, City of Temecula (9:11 a.m. arrival / 10:39 a.m. departure)
Keith Gardner, County of Riverside (Chair)
Jeffrey Smith, March JPA (9:58 a.m. departure)
Kristin Warsinski, Riverside Transit Agency (10:37 a.m. departure)

Staff present:

Christopher Gray, Director of Transportation & Planning
Andrea Howard, Program Manager
Christopher Tzeng, Program Manager
Cynthia Mejia, Staff Analyst
Alexa Washburn, Consultant

Guests present:

Kevin White, City of San Jacinto
David Murray, City of Riverside
Phayvanh Nanthavongduongsy, County of Riverside
Siri Champion, Michael Baker International
Aaron Pfannenstiel, PlaceWorks
Ryan Wiggins, AECOM

3. PLEDGE OF ALLEGIANCE

Chair Keith Gardner led members in the Pledge of Allegiance.

4. PUBLIC COMMENTS

There were no public comments.

5. MINUTES – *(San Jacinto / Eastvale) 9 yes; 0 no; 1 abstentions. Item 5.A was approved. The Cities of Calimesa, Canyon Lake, Corona, Jurupa Valley, Lake Elsinore, Moreno Valley, Norco, and Temecula, the Riverside Transit Agency, the March JPA, and the Morongo Band of Mission Indians were not present. The*

County of Riverside abstained. This item was taken out of order.

A. Summary Minutes from the November 8, 2018, Planning Directors Committee Meeting are Available for Consideration.

Action: *1. Approved the Summary Minutes from the November 8, 2018, Planning Directors Committee meeting.*

6. CONSENT CALENDAR - *(San Jacinto / Eastvale) 10 yes; 0 no; 0 abstentions. Items 6.A and 6.B were approved. The Cities of Calimesa, Canyon Lake, Corona, Jurupa Valley, Lake Elsinore, Moreno Valley, Norco, and Temecula, the Riverside Transit Agency, the March JPA, and the Morongo Band of Mission Indians were not present. This item was taken out of order.*

A. WRCOG Committees and Agency Activities Update

Action: *1. Received and filed.*

B. Experience Regional Innovation Center Feasibility Analysis Activities Update and Selection of Host Site

Action: *1. Received and filed.*

7. REPORTS / DISCUSSION

A. Development of a Sustaibability Indicators Report Activities Update

Chris Gray noted that in 2012, WRCOG's leadership approved the Economic Development and Sustainability Framework (Framework), a visionary document providing vital data and guidance for the Agency's priorities. The Framework included approximately 45 indicators providing data on the economy, education, health, and more vital factors across the subregion. WRCOG is in the process of updating a condensed, more manageable subset of regional indicators. Working alongside consultants, staff is working to consolidate the original list of more than 50 indicators to a list of 15 to 20 indicators that altogether highlight the notable trends throughout Western Riverside County. The condensed list of indicators includes updates on the economy, health, and environmental and energy factors.

One early finding of note from the updated indicators is the fact that, of the 63,000 jobs added in the subregion from 2010 through 2015, the retail and hospitality sectors accounted for the majority of the job growth. The analysis also found that, compared to 2010, the median household income in Riverside County has decreased, when adjusted for inflation. WRCOG is putting these indicators together in an attempt to inform regional priorities and actions.

Action: *1. Received and filed.*

B. 2018 Affordable Housing Package Update

Alexa Washburn, WRCOG consultant, presented on a number of housing-related bills, including bills in the 2017 Affordable Housing package, as well as new legislation passed in 2018.

Included with the bills covered was Senate Bill 828 (Weiner), which, among other things, requires jurisdictions to report the number of households spending more than 30% of its income on housing. In response to this, WRCOG is exploring opportunities to perform the requisite data compilation on behalf of its member agencies to support compliance with the law.

As different tools, legal opinions, and new bills are released, Ms. Washburn will continue to debrief the Committee. The Leauge of California Cities representative will also be invited to meetings to report on upcoming bills. WRCOG will be providing assistance to jurisidctions regarding priority level of discussed legislation.

Action: *1. Received and filed.*

C. Affordable Housing Sustainable Communities Program Best Practices

Alexa Washburn shared “Best Practices” when applying for an Affordable Housing Sustainable Communites (ASHC) Program grant. Ms. Washburn and her team submitted the highest scoring application, which was awarded $20 million for a redevelopment project in San Bernadino County. AHSC is a Program funded by the greenhouse gas (GHG) emissions reduction fund, which comes from the Cap and Trade revenue stream. The current AHSC Notice of Funding Availabilty (NOFA) is currently available for the fourth round and has increased to $450 million.

Ttypical AHSC project components include Affordable Housing, Bike Lanes, Pedestrian Paths, Urban Greening, Sidewalks, Bus Shelters, and Expansion of Bus Routes. It is emphasized that, when applying for the grant, mobility projects are critical for competitiveness. Transit passes are another key component, and applicants are advised to go beyond the three year minimum transit pass inclusion on a project. It is also important to demonstrate collaboration on projects between, for example, developers, cities, and transit agencies.

Cities can plan for AHSC by developing a project pipeline, fostering relationships with transit agencies, identifying transit projects ready to be funded, streamlining entitlements, reviewing NOFA, and encouraging staff to be informed. Plans implemented by AHSC include Safe Routes to School, Active Transportation Plans, Bicycle Master Plans, Sidewalk Inventory, and Urban Greening.

Action: *1. Received and filed.*

D. Legislative News and Case Studies in Accesory Dwelling Units

Siri Champion from Michael Baker International stated that due to the state’s housing shortage, there has been increasing pressure for new strategies to create housing for all incomes. Accessory Dwelling Units (ADUs) present a unique solution, particularly in communities where larger scale residential development potential is limited, which is why newly enacted legislation makes it easier to construct and offer ADUs across the state.

According to findings from the California Department of Housing and Community Development (HCD), the majority of ADUs are rented to family and friends with only 10% of ADUs used as short-term rentals. Some of the benefits of ADUs include shorter and more cost effective construction times and additional income opportunities for homeowners.

Local governments cannot ban the construction or permitting of ADUs entirely, but they can regulate them. Means to regulate include designating where ADUs are permitted throughout a jurisdiction and establishing less restrictive standards with regards to parking, lot size, etc. Local governments looking to establish specific regulations must adopt an ordinance. Otherwise, they will be required to apply state standards. One additional benefit of ADUs is that local governments can include them in calculating progress toward meeting the Regional Housing Need Allocation (RHNA).

Action: *1. Received and filed.*

E. CAPtivate 2.0 Activities Update

Chris Gray reported that WRCOG has released a Request for Proposals (RFP) to prepare CAPtivate 2.0, an update to the subregional Climate Action Plan (CAP). Proposals are due January 24, 2019, and work is anticipated to commence in late February / early March 2019.

WRCOG envisions three potential options for members to utilize CAPtivate 2.0: 1) adopting the subregional CAP as-is; 2) adopting a standalone tier-off of the subregional CAP; or 3) adopting a standalone and tailored agency specific CAP, which may utilize limited components of the subregional CAP.

Staff recognize that many member agencies have already prepared documents that address climate change. Staff is therefore working with a team of consultants to review all member agency CAPs and similar documents to determine how best to integrate them all into CAPtivate 2.0.

Action: *1. Received and filed.*

8. REPORT FROM THE DIRECTOR OF TRANSPORTATION & PLANNING

Christopher Gray announced that WRCOG is undertaking a project alongside the County of Riverside, RCTC, SCAG, CVAG and Caltrans to update the countywide traffic model. Mr. Gray requested traffic counts in any current large project or environmental document data be passed along to WRCOG staff, Chris Tzeng.

9. ITEMS FOR FUTURE AGENDAS

Riverside County Staff noted that they would like to present information regarding the Countywide Zoning Code update.

10. GENERAL ANNOUNCEMENTS

There were no general announcements.

11. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, February 14, 2019, at 9:00 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

12. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 11:04 a.m.

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **WRCOG Committees and Agency Activities Update**

Contact: **Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751**

Date: **February 14, 2019**

The purpose of this item *is to provide updates on noteworthy actions and discussions held in recent standing Committee meetings, and to provide general project updates.*

Requested Action:

1. Receive and file.

Attached are summary of actions and activities from recent WRCOG standing Committee meetings that have taken place for meetings which have occurred during the month of January.

Prior Action:

February 4, 2019: The Executive Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachments:

1. WRCOG January Committees Activities Matrix (Action items only).
2. Summary recaps from January Committee meetings.

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Item 6.A

WRCOG Committees and Agency Activities Update

Attachment 1

WRCOG January Committees Activities Matrix (Action items only)

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WRCOG Committees Activities Matrix (Action Items Only)	Executive Committee	Administration & Finance Committee	Technical Advisory Committee	Planning Directors Committee	Public Works Committee	Finance Directors Committee	Solid Waste Committee
Date of Meeting:	**1/7/19**	**1/9/19**	**1/17/19**	**Did not meet**	**Did not meet**	**1/24/19**	**Did not meet**
Current Programs / Initiatives:							
Regional Streetlights Program	Received and filed.	n/a	Received and filed.			n/a	
Property Assessed Clean Energy (PACE) Programs	Approved the proposed administrative changes to the WRCOG Energy Efficiency and Water Conservation Program Administrative Guidelines and Program Report.	1) Considered the recommendation from the PACE Ad Hoc Committee recommending that the Executive Committee authorize the Executive Director to enter into contract negotiations and execute any necessary documents to include Lord Capital under WRCOG's Commercial PACE umbrella; 2) Recommended that Executive Committee authorize up to $75,000 for legislative advocacy services;	Considered the recommendation from the PACE Ad Hoc Committee recommending that the Executive Committee authorize the Executive Director to enter into contract negotiations and execute any necessary documents to include Lord Capital under WRCOG's Commercial PACE umbrella.			n/a	
Community Choice Aggregation (CCA) / Western Community Energy	Received and filed.	n/a	Received and filed.			n/a	
TUMF	Recommended that the Executive Committee approve the proposed revisions to the TUMF Administrative Plan.	n/a	Authorized the Executive Director to execute a TUMF Reimbursement Agreement with the City of Eastvale; 2) Authorized the Executive Director to execute a TUMF Reimbursement Agreement with the City of Eastvale for the Right of Way and Construction Phases of the Hamner Avenue Widening; 3) Approved the Second Amendment to the Professional Services Agreement between the Western Riverside Council of Governments and WG Zimmerman Engineering to provide TUMF Program technical support in an amount not to exceed $50,000 for this Amendment and $200,000 in total;			Received and filed.	
Fellowship	n/a	n/a	Recommended that the Executive Committee direct staff to implement the following changes to the Fellowship Program: 1) recruit Fellows from additional universities, both within and outside of the subregion; 2) expand candidate eligibility to students and recent graduates who live, work, attend school in, or are from the region and meet other minimum qualifications, 3) establish a minimum 3.0 GPA threshold for all applicants; 4) alternate Fellow placements over two years so members receive a Fellow every-other year, and 5) admit Fellows to serve in either a part-time or full-time capacity.			n/a	
New Programs / Initiatives:							
EXPERIENCE	n/a	n/a	n/a			n/a	

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Item 6.A

WRCOG Committees and Agency Activities Update

Attachment 2

Summary recaps from January Committee meetings

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Western Riverside Council of Governments
Executive Committee
Meeting Recap
January 7, 2019

Following is a summary of key items discussed at the last Executive Committee meeting. To review the full agenda and staff reports for all items, click here. To review the meeting PowerPoint presentations, click here.

New Representatives Welcomed

- WRCOG's Executive Committee welcomed eight new representatives from member jurisdictions including: Jeff Hewitt (County of Riverside), Karen Spiegel (County of Riverside), Mike Lara (Beaumont), Jim Hyatt (Calimesa), Micheal Goodland (Jurupa Valley), Jason Scott (Corona), Joe Tessari (Eastvale) and Matt Liesemeyer (Menifee).

2018 Year in Review

- WRCOG's Executive Director, Rick Bishop, provided an overview of the agency and highlighted a selection of 2018 accomplishments, including the Grant Writing Assistance Program's 104:1 return on investment, garnering $13 million for the subregion to date; the continuation of the WRCOG Public Service Fellowship Program, which has provided invaluable learning opportunities and a career path into the public sector for 53 Fellows to date; and the complete consolidation of the Riverside County Habitat Conservation Agency into WRCOG.

TUMF Program Activities Update

- The Executive Committee approved revisions to the TUMF Administrative Plan in the following areas:
    - Annual reviews for TUMF member agencies, clarifying the role of WRCOG in reviewing TUMF records for member agencies maintaining the responsibility of TUMF collection versus the review process for agencies which have delegated collection responsibility to WRCOG;
    - Member agency requirements to be a TUMF Program participant;
    - Clarifying language regarding TUMF miscalculation repayments for member agencies maintaining TUMF collection responsibilities;
    - TUMF exemption reporting responsibility clarifications; and
    - A requirement to include non-residential project building permits or site plans in remittance reports submitted by agencies maintaining TUMF collection responsibilities.

PACE Programs Activities Update

- In February 2018, the Executive Committee adopted WRCOG PACE Consumer Protections Policy v2.0.
- In order to achieve consistency in underwriting standards across multiple residential PACE providers, in lieu of the changes made to the Consumer Protections Policy, the Executive Committee approved administrative changes to the WRCOG Energy Efficiency and Water Conservation Program Administrative Guidelines and Program Report.

Report from the South Coast Air Quality Management District (SCAQMD)

- SCAQMD staff provided a report on a legislative proposal to authorize a potential local sales tax increase ballot measure for the South Coast Air District.
- The measure would support SCAQMD's 2016 Air Quality Management Plan (AQMP) and the significant regional air pollution reductions needed to meet federal air quality attainment deadlines and reduce the existing public health risk from air pollution; currently the region's air quality is categorized in the "extreme non-attainment" for ozone.

- SCAQMD does not have regulatory authority over mobile source emissions, which are the primary source of the ozone pollutants; the proposed tax would be used to provide an incentive for mobile source fleets to update to more fuel efficient, lower polluting vehicles.

Next Meeting

The next Executive Committee meeting is scheduled for Monday, February 4, 2019, at 2:00 p.m., at the County of Riverside Administrative Center, 1st Floor Board Chambers.

Western Riverside Council of Governments
Administration & Finance Committee
Meeting Recap
January 9, 2019

Following is a summary of major items discussed at the January 9, 2019, Administration & Finance Committee meeting. To review the full agenda and staff reports, please click here. To review the meeting PowerPoint Presentation, please click here.

Nomination for 2nd Vice-Chair made

- The Committee recommended that Councilmember Kevin Bash (Norco) serve as the Executive Committee 2nd Vice-Chair for the remainder of the fiscal year. The position became vacant when Laura Roughton was unsuccessful in her re-election attempt. The recommendation will be considered by the Executive Committee in February.

New PACE Provider Coming Soon

- The Committee is recommending that Lord Capital be brought in under WRCOG's PACE umbrella. Lord Capital has experience in a wide range of asset classes with a broad expanse of banking and capital markets expertise and operates in 11 states; WRCOG's Statewide Program would be the only Issuer Lord Capital plans to work with in California.

Appointments to Various Committees

- WRCOG is responsible for a number of appointments to outside agencies. The Committee provided recommendations for appointments to SCAG, CALCOG, the Santa Ana Watershed Project Authority One Water One Watershed Steering Committee, and the Riverside County Waste Management Local Task Force, to be considered by the Executive Committee at its February meeting.

Economic Development and Sustainability Indicators Report is Being Refined

- An initial list of over 50 sustainability indicators was established in the 2012 Economic Development and Sustainability Framework document and WRCOG has found that regular tracking and updating of this list is difficult for a variety of reasons. The list is being refined from 50 indicators to 14, as recommended by the Planning Directors Committee.
- Once finalized, this information will be summarized by staff in a brief report and distributed via WRCOG's website and other distribution channels. Staff also anticipates that this information will be presented at upcoming events and conferences to document how the region is performing with regards to these key items.

Revised Purchasing and Procurement Policy approved

- In an effort to expand Environmental Program funding opportunities, WRCOG staff has been researching grants through CalRecycle, which required updating the Policy to incorporate certain environmentally friendly purchasing policies.

Next Meeting

The next Administration & Finance Committee meeting is scheduled for Wednesday, February 13, 2019, at 12:00 p.m. in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

Western Riverside Council of Governments
Technical Advisory Committee
Meeting Recap
January 17, 2019

Following is a summary of key items discussed at the last Technical Advisory Committee meeting. To review the full agenda and staff reports for all items, click here. To review the meeting PowerPoint presentations, click here.

League Update

- AB 11 (Chiu), Community Redevelopment Law of 2019, allows a city or county, or two or more cities acting jointly, to form an Affordable Housing and Infrastructure Agency to fund projects such as infrastructure and affordable housing projects. 30% of tax increment must be deposited into low/moderate income housing fund. Some of the key elements include: Annual unspecified state commitment at the discretion of the State Controller; Schools will be made whole, no impact to Prop 98; Extensive upfront planning and costs required before a city or county can form an agency and receive project funding from the state.
- SB 5 (Beall), Local-State Sustainable Investment Incentive Program, creates a local-state partnership to reduce poverty and advance other state priorities finance, in part, by property tax increment. 20% of the overall funding for the program shall be set aside for counties with populations of less than 200,000. Some of the pros include: up to $2 billion state investment in affordable housing and infrastructure; 50% of the funds are required to be spent on affordable housing; relies on post redevelopment tools; allows wide-range of agency participation; Some of the cons include: less flexibility than redevelopment agencies; less resources available for economic development;

Riverside County Flood Control

- Riverside County Flood Control and Water Conservation District provided their bi-annual update to the TAC members on MS4 permit compliance and other mandates for addressing stormwater management in the region.
- These permits, issued pursuant to the federal Clean Water Act, are designed to protect local lakes, rivers and streams from pollution (such as sediment, oils, grease, fertilizers, animal and human waste, trash and dissolved metals) associated with urban land use.
- The District has created a Public Education Strategic Plan for Riverside County Permittees to comply with the educational requirements of the NPDES MS4 permits and to foster a community wide commitment to clean water.
- The District is working to renew all three MS4 permits that fall within the WRCOG jurisdictions to the respective Regional Boards this next calendar year.
- WRCOG staff is working closely with Flood Control on alternative approaches to cost-effectively address stormwater management in Western Riverside County.

WRCOG Public Service Fellowship Round IV Preparations

- TAC members supported a series of recommended changes to the Fellowship program, largely focused on the financial sustainability of the Program and candidate recruitment, including:
  - Expending Program eligibility to students from additional Universities,
  - Alternating Fellow placements between member agencies on a bi-annual basis, and
  - Exploring opportunities to adjust Fellow work schedules in an effort to make the Program more attractive to the most talented applicants.
- Recruitment for the next round of the Program will begin in early February.

- Host agency interest forms will be released in late February or early March—placements will be prioritized for jurisdictions which did not receive a Fellow in the current round.

Economic Development and Sustainability Indicators Report

- WRCOG's 2012 Economic Development and Sustainability Framework established a list of over 50 sustainability indicators. WRCOG has found that regular tracking and updating of this list is difficult and have thus refined the list from 50 indicators to 14.
- Included among the 14 indicators are educational attainment, household median income, and job growth. Most of this data has been aggregated to the subregion level based on city-wide, zip-code, census-tract data, and is available to the member jurisdictions.
- This information will be summarized by staff in a brief report and distributed via WRCOG's website and other distribution channels. Staff also anticipate that this information will be presented at upcoming events and conferences to document how the region is performing with regards to these key items.
- Committee members discussed the need to utilize the data from the indicators update to assist the subregion's economic development activities and directed staff to form an Ad Hoc Committee to address this issue—staff will return to the Committee with additional details regarding the Ad Hoc Committee formation.

Next Meeting

The next meeting of the Technical Advisory Committee is scheduled for Thursday, February 21, 2019, at 9:30 a.m. in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

Western Riverside Council of Governments
Finance Directors Committee
Meeting Recap
January 24, 2019

Following is a summary of major items discussed at the last Finance Directors Committee meeting. To review the full agenda and staff reports, please click here. To review the meeting PowerPoint Presentation, please click here.

Presentation by the Riverside County Auditor-Controller

- The Riverside County Auditor-Controller spoke about his background and his role as the Riverside County Auditor-Controller.

2nd Quarter Draft Budget Amendment for Fiscal Year 2018/2019

- The single largest amendment was to the Energy Department revenues. The HERO Program has continued to experience a decline in revenues and volumes and will be reduced by $850k.
- Overall, there was a net revenue increase of $238, as there were offsetting expenditures for the reduction in HERO revenue, and also an increase in revenue from other PACE providers.

Comprehensive Annual Financial Report (CAFR) Fiscal Year 2017/2018

- WRCOG received an unmodified opinion for their FY 2017/2018 audit. An unmodified opinion is the highest form of assurance an auditing firm can provide to its client and means that the audit and associated Agency financials are both in good form and the accounting practices are solid.
- Revenues are up 41%, mainly attributable to increased TUMF collections. Expenditures are down 44%, mainly attributable to decreased TUMF project reimbursements and less projects programmed on the TIP in FY 2017/2018.
- WRCOG's ending General Fund balance is down from $12.6 to $11.3 and TUMF fund balance is up from $9.4 to $38.1.

TUMF Calculation and Collection Process Update

- TUMF has collected $30M in the first six months of the fiscal year and is up $7M from the same time last year.
- Industrial is now the second-highest contributor to TUMF collections.
- WRCOG staff are continuing to work with member agencies in the transition to take over the TUMF calculation/collection process.

The Economy and Financial Markets

- Richard Babbe from Public Financial Management spoke on the economy and the general consensus is that the economy has strengthened over the past year, unemployment is at a 49-year low, and interest rates have risen sharply with no expectation for them to go down. Trade concerns, higher interest rates, and geo-political events could impact longer-term economic growth.

Items for Future Agenda

- The Finance Directors Committee expressed an interest in hearing from the Sheriff about upcoming rates and how they will effect each jurisdiction. The Committee also discussed hearing from Cal Fire. Terry Shea, City of Canyon Lake, offered to provide a GAAP update.

Next Meeting

The next meeting of the Finance Directors Committee is scheduled for Thursday, April 25, 2019, at 1:00 p.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

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Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Public Service Fellowship Program Activities Update**

Contact: **Cynthia Mejia, Staff Analyst, cmejia@wrcog.us, (951) 405-6752**

Date: **February 14, 2019**

The purpose of this item is to *update members on modifications made to the WRCOG Public Service Fellowship Program regarding Program eligibility and sustainability, as well as provide an update on the third cohort of the Fellowship.*

Requested Action:

1. Receive and file.

In partnership with higher education institutions, WRCOG developed and launched a Public Service Fellowship Program in 2016, which provides current students and recent graduates with career opportunities within local governments and agencies, providing career development experience for Fellows and additional staff resources for host Agencies.

Background

WRCOG's Public Service Fellowship Program was established in 2016 and is currently operating its third round. The goal of this Program is to retain local students to fulfill the subregion's needs for a robust public-sector workforce and to combat the problem of "brain drain" that Riverside County experiences when local students graduate and then leave the region to seek full-time employment elsewhere. Currently, the Program recruits students from three partner schools: the University of California, Riverside (UCR) and California Baptist University (CBU), and as of 2018, California State University, and San Bernardino (CSUSB). The Fellowship Program aims to engage UCR, CBU, and CSUSB students and alumni in career opportunities with local governments and agencies in a way that is mutually beneficial to both the Fellows and the agency.

WRCOG is responsible for general Program administration and oversight including maintaining employment of the Fellows, soliciting interest from local government agencies, serving as the liaison between member agencies and the universities, providing Program funding, reviewing applications, conducting interviews, recommending local government agency placements, and coordinating payment of Fellowship stipends. The partner universities are responsible for supporting recruitment, assisting with the review of applications and prospective Fellow interviews, and communicating regularly with Fellows. In addition, WRCOG and the universities provide ongoing training to Fellows on career readiness and other theoretical topics during monthly Program workshops to support their hands-on work experience.

Preparations for Fellowship Round IV

Through conversations with the Administration & Finance Committee, the Technical Advisory Committee (TAC), and a TAC Fellowship Ad Hoc Committee, a series of proposed changes to the Fellowship Program was developed, largely focused on Program sustainability and eligibility. At its February meeting, the Executive Committee endorsed all Program changes listed below.

***Eligibility*:**
WRCOG staff has previously focused recruitment efforts entirely with partner universities (UCR, CBU and CSUSB); however, recent conversations with participating host agencies have identified an interest in recruiting students with academic backgrounds in land-use planning, civil engineering, IT and other technical areas not offered by any/all of our participating universities.

Approved Recommendations:

- Recruit Fellows through additional universities, including all local universities and some within the broader southern California region, such as Cal Poly Pomona and UC Irvine.
- Expand eligibility to include all individuals who live or work in the subregion or are from the subregion and meet all other minimum eligibility requirements, but give preference to students from local universities.
- Establish a minimum 3.0 grade point average (GPA) threshold for all applicants, giving priority to candidates with a 3.5 GPA and above.

Program Sustainability:
Recognizing the Program's limited, long-term, internal funding options, there is a need to take action to make the Program more financially sustainable. Additionally, the Program has experienced challenges in recruiting enough top-tier candidates to fill all open positions and often a qualified candidate will leave his / her placement early for a full-time position elsewhere.

Approved Recommendations:

- Alternate Fellow placements so members receive a Fellow every-other year, thereby extending the longevity of remaining Program funds.
- Change the Program structure to welcome both "part-time" and "full-time" Fellows to accommodate candidates who are available to work up to 40 hours a week.
  - Students currently enrolled in an academic program would be admitted on a part-time basis, working 20-30 hours per week at their host agency over nine months – 960 hours total (current practice).
  - Recent graduates would be admitted as full-time Fellows, working a total of 40 hours per week – 960 hours total.

Under the full-time and part-time work scenarios, talented students with the capacity to work full-time will be allowed to do so, enabling them to focus entirely on their Fellow duties, while continuing students would not be precluded from participating in the Program. Staff will work with legal counsel to ensure that Fellows admitted on a full-time basis will not trigger a need to participate in the CalPERS system.

Current Fellowship Round (Round III) Update

In early 2018, staff released applications for prospective Fellows and for member jurisdictions interested in hosting a Fellow for the 2018/2019 cycle. Despite an extended recruitment, fewer applications were received compared to past years, resulting in a final approved candidate pool of just 15 Fellows, compared to 19 unique member agency requests. Staff prioritized placements in agencies which did not receive a Fellow in one or both previous Program rounds, and goodness of fit between the Fellow and the agency. Ultimately, 15 Fellows were placed in member agencies and one was placed at WRCOG.

Since the launch of the current Round, three Fellows have left the Program, two of whom were hired into full-time positions in the region and another to focus entirely on completing an academic program. The Fellow originally placed in the City of Jurupa Valley is now employed with the City of Eastvale in a communications capacity. The Fellow originally placed in the City of Corona is also no longer participating in the Fellowship and is instead employed by the Greater Riverside Chamber of Commerce. There are now 13 Fellows in the current cohort, scheduled to complete the Program in March 2019.

All Fellows are currently working on a broad array of projects ranging from legislative analysis to marketing and public relations. In the November 2018 and January 2019 editions of WRCOG's eCommunicator, WRCOG shared an in-depth look at two current Fellows and their work at the Eastern Municipal Water District and the City of Lake Elsinore, respectively; these features are provided as Attachment 2.

Prior Actions:

February 4, 2019: The Executive Committee directed staff to implement the following changes to the Fellowship Program: 1) recruit Fellows from additional universities, both within and outside of the subregion; 2) expand candidate eligibility to students and recent graduates who live, work, attend school in, or are from the region and meet other minimum qualifications, 3) establish a minimum 3.0 GPA threshold for all applicants; 4) alternate Fellow placements over two years so members receive a Fellow every-other year, and 5) admit Fellows to serve in either a part-time or full-time capacity.

January 17, 2019: The Technical Advisory Committee recommended that the Executive Committee direct staff to implement the following changes to the Fellowship Program: 1) recruit Fellows from additional universities, both within and outside of the subregion; 2) expand candidate eligibility to students and recent graduates who live, work, attend school in, or are from the region and meet other minimum qualifications, 3) establish a minimum 3.0 GPA threshold for all applicants; 4) alternate Fellow placements over two years so members receive a Fellow every-other year, and 5) admit Fellows to serve in either a part-time or full-time capacity.

November 15, 2018: The Fellowship Ad Hoc Committee discussed proposed changes to the Fellowship Program and made a series of recommendations.

Fiscal Impact:

Activities for the Fellowship Program are included in the Agency's adopted FY 2018/2019 Budget.

Attachment:

1. Fellow Features.

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Item 6.B

Public Service Fellowship Program Activities Update

Attachment 1

Fellow Features

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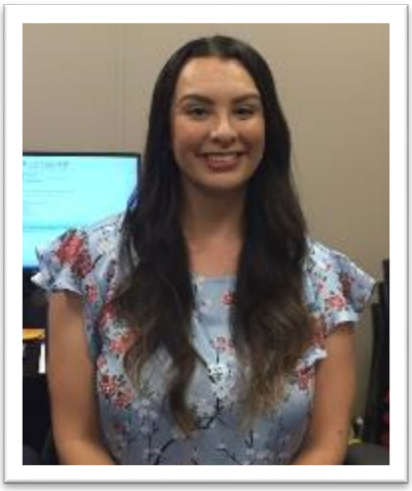
Round III Fellow Feature



Alma Ramirez, a Round III WRCOG Fellow who served at Eastern Municipal Water District (EMWD), had the opportunity to take part in the State Water Project Tour hosted by Metropolitan Water District of Southern California.

Alma experienced firsthand the history behind the State Water Project by visiting the Oroville Dam, which provides drinking and irrigation water to Central and Southern California, and the Banks Pumping Plant, which is the starting point for the California Aqueduct. According to Alma, "the Fellowship Program has paved the way for my career in public service. I have gotten the chance to grow my network and learn about water policy on a broader spectrum through opportunities that do not come across very often."

Ani Dhurva, a Round III Fellow, is completing his Fellowship at the City of Lake Elsinore. Ani is a graduate from the University of California, Riverside (UCR) with a bachelor's degree in Public Policy and is continuing his studies at UCR towards a Master of Public Policy. In his time at the City, Ani has helped develop a regional funding proposal and updated the City's Municipal codes, applying the knowledge learned in the classroom to his time in the Fellowship. Altogether, the Program has prepared Ani for a future career in Public Service by providing unique and meaningful experiences working as he learns how municipalities operate and make decisions.

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Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Resilient IE Update (Climate Adaptation Toolkit)**

Contact: **Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751**

Date: **February 14, 2019**

The purpose of this item is to *provide an update on the Caltrans grant funded Regional Climate Adaptation Toolkit project, Resilient IE.*

Requested Action:

1. Receive and file.

Project Background

In October 2017, WRCOG, in coordination with the San Bernardino County Transportation Commission (SBCTA), submitted an application to the Caltrans Adaptation Planning Grant Program, seeking funding for a Regional Adaptation Toolkit for Transportation Infrastructure, to support regional efforts to prepare for and mitigate risks associated with climate adaptation and transportation infrastructure. Caltrans awarded WRCOG and SBCTA a total of $683,431 to develop the first of two phases of the Toolkit Project (Project). The Project would include the following components for Western Riverside County:

1. A newly established regional climate collaborative, the “Inland Empire Regional Climate Collaborative” (IERCC);
2. A revision to WRCOG’s community vulnerability assessment;
3. City-level, climate-related transportation hazards and evacuation maps;
4. A climate resilient transportation infrastructure guidebook; and
5. A regional climate adaptation and resiliency template general plan element.

In addition to the components outlined above, the grant includes $101,055 for SBCTA to perform a transportation and community vulnerability assessment, which will include a pilot project. The pilot will entail a risk-based valuation to assess the true financial cost to the community as a whole, of a potential infrastructure outage, which could be caused by a climate-related issue, such as fire or flood.

1. IERCC – Stakeholder Engagement: The IERCC will be formed between WRCOG and SBCTA as a local branch of the Alliance of Regional Collaboratives for Climate Adaptation (ARCCA). ARCCA is a network of leading regional collaboratives from across California that work together to advance climate adaptation statewide and increase local capacity to build community resilience. Through ARCCA, WRCOG and SBCTA will connect with peers across the state to exchange knowledge, engage in targeted problem-solving, and implement joint campaigns for climate resiliency, effectively breaking down silos across sectors and jurisdictions, with the express aim of increasing local efficiency.

   The consultant lead for Task 1 is the Local Government Commission (LGC).

2. Updated WRCOG Vulnerability Assessment: In 2014, WRCOG released its Subregional Climate Action Plan, CAPtivate 2.0, which included an Adaptation and Resiliency Strategy, which provides an overview of expected climate change effects, assets in the subregion that are vulnerable to climate change effects, and adaptation strategies intended to reduce vulnerability and increase resilience. As a component of the Adaptation Toolkit, the Adaptation and Resiliency Strategy will be updated to integrate the newest science and best practices and ensure consistency with the SBCTA vulnerability Assessment that will be developed by this project, for the purposes of providing similarly consistent and complementary work products for the other tasks included in the Project. In addition, this task will include a pilot project, exploring the true cost of climate-related infrastructure outages.

   The consultant lead for the update to WRCOG's Vulnerability Assessment for Task 2 is PlaceWorks. The lead for the Pilot Climate Vulnerability Cost Analysis Project is WSP.

3. Transportation Hazards and Evacuation Maps: The transportation hazards and evacuation maps will be developed for both WRCOG and SBCTA and compiled into a portfolio of city-level maps that can be used for a variety of climate adaptation and resiliency planning efforts, including insertion into local hazard mitigation plans, safety elements of the General Plan, or local adaptation plans / strategies. Leveraging its considerable in-house resources and expertise, SBCTA will take the lead on this element of the project, though WRCOG will be involved throughout the process.

   The consultant lead for Task 3 is PlaceWorks.

4. Climate Resilient Transportation Infrastructure Guidebook: With information from the existing WRCOG vulnerability analysis and the SBCTA analysis to be developed as a component of this grant, the Guidebook will provide strategies using green streets infrastructure, which aims to harness the efficacy of natural processes to manage flooding and extreme heat, to mitigate identified risks and provide resiliency to climate change effects on the transportation system. For example, permeable pavement can be used to help reduce pavement temperatures by absorbing sunlight, mitigate the urban heat island effect, and slow flash flooding during flood and storm events.

   The consultant lead for Task 4 is WSP.

5. Regional Climate Adaptation and Resiliency Template General Plan Element: The Regional Template Climate Adaptation & Resiliency Element will be a timely resource for jurisdictions to incorporate into their General Plans or use in other policy to meet newly enacted requirements under SB 379, which mandates that the safety elements of General Plans must now include climate adaptation and resiliency strategies, or that these strategies must otherwise be included in local hazard mitigation plans. This template element will build on work previously conducted in WRCOG's Subregional Climate Action / Adaptation Plan, and will provide the necessary framework for jurisdictions to comply with new SB 379 mandates.

   The consultant lead for Task 5 is PlaceWorks.

Schedule: Per the grant requirements, Resilient IE will conclude by the end of February 2020.

Project Updates

Staff is working closely with the consultant team to make progress on the initial tasks of the Project. Work is underway on four key efforts: stakeholder engagement (task 1), the update to WRCOG's Vulnerability Assessment (as well as the development of a similar assessment for SBCTA) (task 2), the Hazards and Evacuations Maps (task 3), and development of the Climate-Resilient Transportation Infrastructure Guidebook (task 4).

Task 1: IERCC – Stakeholder Engagement: Throughout the project, WRCOG and SBCTA will engage member agencies through the Planning Directors and Public Works Committees. In January 2019, an online survey was released to solicit input from stakeholders across the region; the survey was shared with a list of target stakeholders, including members from the Planning Directors and Public Works Committees, and shared via WRCOG's bi-monthly newsletter. Consultants from LGC have outreached to a group of select stakeholders to conduct individual phone interviews. Staff and consultants have also created an inventory of key regional stakeholders who will be invited to support the founding of the Inland Empire Regional Climate Collaborative.

<u>Task 2: Update WRCOG Vulnerability Assessment</u>: In an effort to facilitate consistency across the region, the Vulnerability Assessment (VA) to be prepared for San Bernardino County will be based off the existing WRCOG VA, but will take into account the latest best practices and technology available. The update to WRCOG's VA will also be updated to utilize best available data and methodology, so the resulting VAs for each subregion will be consistent. Consultants from PlaceWorks prepared a Gap Analysis for WRCOG's existing VA, which identified deficiencies that will be addressed in the updated document. This task includes data gathering from Federal, State, and local sources, as well as identification of critical facilities and infrastructure. The Gap Analysis Memo is included as Attachment 1 to this report. The findings of this memo will be used to guide and inform the VA update.

<u>Task 3: Transportation Hazards and Evacuations Map</u>: Consultants from PlaceWorks are currently working to gather all existing data on local evacuation plans to develop a complete network of existing and new evacuation maps for all jurisdictions. Staff will be coordinating outreach to Planning Directors Committee members to assist with gathering existing evacuation route maps.

<u>Task 4: Climate Resilient Transportation Infrastructure Guidebook (Guidebook)</u>: The Guidebook will serve as a resource for jurisdictions regarding strategies, best practices, and challenges for using green streets infrastructure, particularly in the context of changing patterns of extreme temperatures, heavy precipitation events, drought, and wildfires. WSP is in the preliminary stages of reviewing existing documents and reports and developing the Guidebook framework and content. The document will combine information from existing sources relevant to the region and will develop guidance and case studies based on what is useful for local practitioners. Attachment 2 is the framework that will guide development of the Guidebook.

<u>Next Steps</u>

Tasks 1 – 4 will advance under the direction of the consultant team with guidance from staff, as outlined above. Staff will return with regular updates to the Committee and will be outreaching separately with a data request to support Task 3.

<u>Prior Actions</u>:

<u>November 8, 2018</u>:	The Planning Directors Committee received and filed.

<u>November 8, 2018</u>:	The Public Works Directors Committee received and filed.

<u>Fiscal Impact</u>:

Caltrans is providing $683,431 of an estimated total project cost of $771,977. The grant monies will cover all consultant expenses and a portion of WRCOG and SBCTA staff expenses. WRCOG and SBCTA will contribute a combined $88,546 through in-kind (staff time) services to meet a required local match of 11.47% of the project whole. Of the in-kind contribution, WRCOG's staff expense is estimated to be $50,500. The staff time not covered by the grant will be covered through the Local Transportation Fund (LTF), and is programmed in the approved Fiscal Year 2018/2018 Agency budget.

<u>Attachments</u>:

1. WRCOG Vulnerability Assessment Gap Analysis Memo.
2. Resilient Transportation Infrastructure Guidebook Framework.

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Item 6.C

Resilient IE Update
(Climate Adaptation Toolkit)

Attachment 1

WRCOG Vulnerability Assessment
Gap Analysis Memo

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MEMORANDUM

DATE	February 5, 2019
TO	Andrea Howard, WRCOG
FROM	Aaron Pfannenstiel, Atlas Planning Solutions
	Tammy Seale, PlaceWorks
SUBJECT	Resilient IE Toolkit Vulnerability Assessment Gap Analysis

Introduction

Unincorporated San Bernardino County and the Western Riverside Council of Governments (WRCOG) both have prepared climate change vulnerability assessments (VAs) throughout their respective jurisdictions. The County of San Bernardino Climate Change Vulnerability Assessment and the WRCOG Subregional Climate Action Plan Vulnerability Assessment use methods described in the California Adaptation Planning Guide to identify sensitivities, exposures, and key vulnerabilities in adjacent jurisdictions. The purpose of this gap analysis is to identify the overlap between the two VAs, the differences between the two documents, and any gaps that both documents have in the analysis of impacts and adaptive capacity. This analysis will inform a comprehensive, county-wide VA for San Bernardino County and the update to the WRCOG VA, to ensure consistency between the two documents. The key findings of this analysis are as follows:

» Due to the WRCOG VA completion date of 2014, the assessment relies on Census data from 2010, and likely does not reflect new demographic changes in one of the fastest-growing regions of California.

» The WRCOG VA does not assess susceptibility to severe weather, severe winter weather, or agriculture pests and diseases.

» The San Bernardino County VA covers only the unincorporated areas of the County, whereas the WRCOG VA covers both the incorporated and unincorporated areas within the jurisdiction.

» Both VAs focus on a wide array of sensitive populations and assets, although the WRCOG VA includes a more detailed analysis of transportation and public health assets.

» The San Bernardino County VA includes key economic drivers and all community services, whereas the WRCOG does not include major economic activity and only includes public health as a community service.

» The process to complete both VAs was generally the same, but WRCOG included stakeholder interviews and San Bernardino County conducted a more detailed Social Vulnerability Assessment.

» The results of both VAs were similar between exposures and sensitivities; however, the San Bernardino County VA describes the vulnerabilities by sensitivity and the WRCOG VA describes the impact and adaptive capacity in a table format.

The following sections go into additional detail regarding the similarities, differences, and gaps in the San Bernardino County and WRCOG VAs.

Overlap between Vulnerability Assessments

The two VAs cover adjacent geographic regions with similar characteristics, and have been completed using similar processes. Therefore, there is an overlap in the exposures and sensitivities analyzed in both documents. Neither of the assessments uses the recently published California Fourth Climate Change Assessment, although they both use the process and analysis guidelines from the *California Adaptation Planning Guide*. The following sections discuss the overlap in exposures and sensitivities between the two VAs.

EXPOSURES

The VAs for San Bernardino County and WRCOG both include drought, extreme heat, flooding, and wildfire exposures. The following table compares how exposures in both VAs are addressed.

TABLE 1 OVERLAP IN EXPOSURES

Exposure	San Bernardino County VA	WRCOG VA
Drought	Yes, but community relies primarily on groundwater	Yes, but region relies on imported water
Extreme Heat	Yes	Yes
Flooding	Yes, includes dam failure areas	Yes, only covers flooding and severe weather
Wildfire	Yes, includes impacts on air quality from wildfires	Yes, only covers impacts from burned areas

SENSITIVITIES

Both VAs for San Bernardino County and WRCOG cover a wide array of sensitivity categories and assets. For the broader sensitivity categories, both VAs cover Populations; Structures, Buildings, and Infrastructure; and Ecosystems and Biological Resources. The following sensitive assets are covered similarly in both VAs:

» Populations
- Children less than 10
- Households overpaying for housing
- Individuals with existing medical conditions
- Individuals without access to lifelines
- Outdoor workers
- Individuals with disabilities
- Renters/household renters
- Senior citizens (Individuals over 65)
- Undocumented persons

» Structures, Buildings, and Infrastructure
- Airports
- Bridges
- Communication facilities/infrastructure
- City halls and government offices
- Old homes/older residential structures
- Power Plants
- Railways

» Ecosystems and Biological Resources
- Chaparral
- Coastal sage scrub
- Montane coniferous forest

Differences between Vulnerability Assessments

Due to the four year difference in the completion date of the VAs, there are several differences between the two documents. The WRCOG VA uses Census data from 2010 and the best available science from 2014. The San Bernardino County VA, on the other hand, uses 2016 Census data and the best available science from 2017, including updated Cal-Adapt data. Additionally, the WRCOG VA covers both unincorporated and incorporated areas within the WRCOG region; however, the San Bernardino County VA only covers the unincorporated areas of the County. The following sections discuss the differences between exposures and sensitivities in the two VAs.

EXPOSURES

The primary difference between the exposures in the San Bernardino County and WRCOG VAs is the presence of Pests and Diseases and Severe Weather exposures in the San Bernardino County VA, which are not included in the WRCOG VA. The San Bernardino County VA assesses the susceptibility of people, animals, and plant life within the region to pests and diseases. The Severe Weather exposure in the San Bernardino County VA includes severe wind, thunderstorms, hail, and tornadoes.

Flooding and wildfire exposures are discussed in both VAs, but are covered differently in the two documents. In the San Bernardino County VA flooding includes flooding events in FEMA-designated flood hazard areas, but also flooding caused by dam failure. The WRCOG VA discusses flooding and extreme weather events, which only includes flood events in flood hazard zones. Wildfires are also analyzed in both VAs, however the San Bernardino County VA includes air quality impacts as a secondary impact of wildfires, whereas the WRCOG VA only covers the primary impact of wildfires (e.g. the flames).

SENSITIVITIES

The sensitivities included in the two VAs differ substantially. While there are some similarities, the two VAs focus on different sets of assets and the San Bernardino County VA includes more sensitivities than the WRCOG VA. The major difference is in the Community Service and Public Health categories. Table 2 shows the major differences in sensitivity categories.

TABLE 2 MAJOR DIFFERENCES IN SENSITIVITY CATEGORIES

Sensitivity Type	San Bernardino County VA	WRCOG VA
Community Services	Yes	No
Communications	Yes	No
Electricity	Yes	No
Emergency response	Yes	No
Government administration	Yes	No
Health services	Yes	No
Natural gas	Yes	No
Public safety	Yes	No
Water delivery	Yes	No
Wastewater treatment	Yes	No
Public Health	No	Yes
Emergency response	No	Yes
Health care facilities	No	Yes
Health care services	No	Yes
Health care workforce	No	Yes

While the key community services in the San Bernardino County VA include health services, it does not specifically account for the other elements of public health. The WRCOG VA is missing the broad range of community services, which is important to assess if critical services will be disrupted or destroyed by climate change hazards.

There are also a few sensitivities that were covered in both VAs, but were addressed slightly differently, as shown in Table 3.

TABLE 3 SENSITIVITIES COVERED DIFFERENTLY IN BOTH VAS

Sensitivity Type	San Bernardino County VA	WRCOG VA
Populations		
Low-income & households in poverty	Two distinct categories	Combined into one category
Individuals that are not proficient in English	"linguistically isolated"	"non-English speakers"
Structures, Buildings, Infrastructure		
Buildings in flood and wildfire hazard zones		Only addresses residential structures near flood and high fire areas
Energy transmission	Only addresses electrical transmission and distribution lines	Covers all energy transmission and delivery systems
Open space and parks	Open space and parks under one asset category	Separates out parks and open space into two sensitivity categories
Public safety buildings	Covers public safety buildings as a single category	Addresses fire stations and sheriff stations separately
Roads and highways	Only includes State highways	Includes all roads and highways
Water and wastewater facilities	Addresses them as a single asset category	Separates them into wastewater treatment plant and collection infrastructure, and water treatment plans and delivery infrastructure
Ecosystems and Biological Resources	Uses specific habitat types	Uses broad vegetation classifications

Other sensitivities were included in one VA, but not in the other. Table 4 shows the sensitivities that were only included in the San Bernardino County VA or the WRCOG VA and have not been previously discussed.

TABLE 4 SENSITIVITIES ONLY IN ONE VA

San Bernardino County VA	WRCOG VA
Populations	
Homeless person	*Pregnant or nursing women*
Overcrowded households	*Seasonal residents/migrant workers*
Persons in mobile homes	
Senior citizens living alone	
Structures, Buildings, and Infrastructure	
Adult residential care facilities	*Arizona crossing*
Agricultural lands	*Commercial structures*
Dams	*Community gathering areas*
Electrical substations	*Emergency systems*
Foster homes	*Evacuation routes*
Libraries	*Flood control centers*
Medical facilities	*Fueling infrastructure and pipelines*
Military facilities	*Industrial structures*
Natural gas facilities	*Road drainage system/storm drainage*
Private recreational sites	*Road signals/traffic control centers*
Public housing	*Sidewalks, bikeways, and trails*
Public protected land	*Transit-supporting infrastructure*
Public Works corporation yards	
Schools and child care centers	
Senior care centers	
Biological Resources	
	Agriculture

Gaps in both Vulnerability Assessments

The two VAs have key gaps in the analysis on both exposures and sensitivities, based on the recently published California 4th Climate Change Assessment regional reports for the Los Angeles and Inland Desert regions.

EXPOSURES

A number of exposures are not included in either VA, or are only included as an indirect effect of an exposure, but are identified in state documents such as the Fourth Climate Change Assessment and the Safeguarding California plan as climate-related hazards. We recommend including these exposures in the updated VAs, to the extent feasible and appropriate:

» Severe winter weather

» Severe winds, including Santa Ana events

» Air quality – the San Bernardino County VA discusses air quality as a secondary impact of wildfire

» Human health hazards – the San Bernardino County VA covers part of this exposure in the pests and diseases exposure

» Mudslides and landslides – the WRCOG VA includes these as a secondary impact of wildfires

SENSITIVITIES

The following sensitivities are not included in either VA, but may be important to the economy and community services in the region. We recommend including them in the updated VAs:

» Key Economic Assets as a sensitivity category

» Transit access as a community service

» State and federally owned land as an economic asset

» Tourism as an economic asset

» Renewable energy as an economic asset

Recommendations for Items Not to include in WRCOG VA

We recommend that the following items not be included in the WRCOG VA:

» Severe Winter Weather: This exposure should not be included in the WRCOG VA because of the general location of the project area. Severe Winter Weather involves extreme cold temperatures, ice storms, and heavy snow that can cause interruptions to the economy and essential services in mountainous or high elevation areas. WRCOG is not located within mountainous areas that regularly have snowfall year-to-year, and thus this exposure will not directly affect the region.

» Severe Wind: Severe wind includes winds associated with the Santa Ana wind phenomenon that occur in the Southern California region. This exposure is included in the severe weather exposure analysis, and therefore does not need to be included as a separate exposure category in the WRCOG VA.

Other exposures and sensitivities identified in this Gap Analysis Memo should be included as part of the WRCOG VA to be consistent with the San Bernardino County VA.

Item 6.C

Resilient IE Update
(Climate Adaptation Toolkit)

Attachment 2

Resilient Transportation
Infrastructure Guidebook Framework

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Guidebook Framework

Introduction to Guidebook

- Purpose and intended audience
- Discussion of climate adaptation and resiliency
- Discussion of regional environment and climate

Local and Regional Planning Agency Challenges and Solutions

- Funding
- Site Design and Right-of-way (parking, bike lanes, utilities)
- Procedural Barriers
- Community and Agency Outreach

Climate Resilient Strategies

- Ground Cover (tree wells, swales, bioretention, native/drought tolerant plants, erosion control)
- Roadway (permeable pavement, pavement design for extreme heat)
- Drainage Infrastructure (storm drain sizing and materials, bridge scour, debris removal)
- Transit and Rail (ITS, Transit Stops, rail infrastructure, key facilities)

Procedures and Design Examples

- Design procedure
- Design examples in a variety of settings, geography and climate (median, intersections, traveled way, shoulder, parkway)

Implementation

- Design and construction. (Reference existing regional guidelines, plans and specs)
- References to existing regional or local vegetation guidebooks for appropriate native/drought tolerant vegetation
- Maintenance guidance (reference existing regional guidance)

Table of Contents

CLIMATE RESILIENT TRANSPORTATION INFRASTRUCTURE GUIDEBOOK

DRAFT FRAMEWORK

1. Introduction to Guidebook

1.1 Purpose

- Resource for jurisdictions on strategies, best practices, and challenges for using climate resiliency tools in context of:
  - changing patterns of extreme temperatures
  - heavy precipitation events
  - drought
  - wildfires
  - diverse terrain and climate
- Complement the City-Level Climate-Related Transportation Hazards and Evacuation Maps
- aid in implementing WRCOG Alternative Compliance Program for storm water management
- Intended Audience: Western Riverside County and San Bernardino County local jurisdictions, planners, and engineers

1.2 Climate Adaptation and Resiliency

1.2.1 General Discussion

Provide background on State initiatives, orders and senate bills and how they tie to the overall toolkit and the Guidebook in particular.

Guidance on planning and engineering infrastructure while accounting for changing future conditions. Reference key processes and resources, including:

- FHWA ADAP decision making process
- FHWA HEC-17 Highways in the River Environment: Extreme Events, Risk and Resilience

1.2.2 Regional Discussion

WRCOG and SBCTA serve a large, geographically unique region that faces several significant weather and climate threats. Increased magnitude and frequency of extreme heat pose health hazards and can affect maintenance and operation of roadways and transit. Additionally, extreme cold in mountain communities pose similar issues. Greater wildfire risks threaten public safety and can cause residual impacts, such as debris clogging drainage systems, that render the area more vulnerable to future storms. More heavy precipitation events can flood roadways and communities.

Include recent examples from each County for extreme heat/cold, wildfires, debris, flooding, etc. to provide overall context and applicability.

1.3 Regional Environment, Geography and Climate

1.3.1 Western Riverside County

- Environment
- Geography
- Climate

1.3.2 San Bernardino County

- Environment
- Geography
- Climate

2. Local and Regional Planning Agency Challenges and Solutions

2.1 Funding

- Challenges:
  - Funding shortfalls (transportation and CIP, maintenance)
- Solutions:
  - Overview of grant funding opportunities and reference to existing grant lists with more detailed information in Appendix. Include the following more detailed information in Appendix as needed:
    - federal and state agencies and private entities
    - name of the funding agency, grant program, overview of the purpose and guidelines of the grant program, website and agency contact information, and application opening dates and deadlines
    - Include discussion on documents, plans, etc. (e.g. CAP) that are required or increase competitiveness of applications
  - Criteria to evaluate and prioritize transportation infrastructure projects related to improving climate resiliency and to be included in Regional Transportation Improvement Plan (RTIP) funding requests to SCAG

2.2 Site Design and Right of Way

- Challenges:
  - Limited right of way with need for parking, bike lanes, utilities, etc.
  - Potential changes to transportation patterns and modes of transportation (increased use of transit, ride share, autonomous/automated vehicles)
- Solutions:
  - Early strategy planning for: right of way and utility setback/layouts and evaluation of compact development, street widths
  - Integration with complete streets and urban forestry
  - Below ground storage (structural soil, biofiltration soil storage)
  - Spare conduits for future utility and communication conduit construction

2.3 Procedural Barriers

- Challenges:
  - Conflicting jurisdictional regulations, codes, ordinances, standards that hinder strategy implementation
  - Interagency policy and procedure conflicts
  - Public versus Private development (right of way, land use, maintenance issues)
- Solutions:
  - Discussions with jurisdictional plan check reviewers, Capital Improvement Plan implementation teams on past issues
  - Develop Matrix of development ordinances, regulations, standards, and policies impacting strategy implementation (e.g. tree spacing, utility corridor placement/setbacks), identify conflicts and required changes
  - Agency coordination meetings during project planning to identify and resolve design and implementation issues

2.4 Community and Agency Outreach

- Challenge:
    - Implementation without community input may increase resistance to future projects
- Solutions
    - Inform and engage community and applicable agencies (Regional Water Quality Control Board – Santa Ana, San Diego, Colorado River Basin) early in planning stages of projects
    - Community Information Sharing

3. Climate Resilient Infrastructure Strategies

For each strategy, include:

- applicability,
- constraints,
- graphics, and
- icons for
    - hazard types the strategy addresses
    - climate type within the region

3.1 Ground Cover

- Tree wells
- Bioretention
- Bioswales
- Regional native and drought tolerant plant references
- Erosion Control

3.2 Roadway

- Permeable Pavement
- Asphalt binder grade for extreme heat

3.3 Drainage, Wildlife and Multi-Use Crossing Infrastructure

- Estimating future peak flows
- Burned and bulked flow culvert sizing
- Drainage material considerations for wildfire
- Bridge scour prevention
- Post-wildfire debris removal

3.4 ITS/Technology

- Importance in evacuation
- Strategies for resiliency during power outage, wildfire, etc.

3.5 Transit Stops

- Shade Protection

3.6 Rail

- Setting rail neutral temperature to prevent buckling in higher temps

3.7 Key Facilities

- Defensible space from wildfire at key facilities such as transit and rail maintenance yards

3.8 Additional Strategies

- Land use planning strategies along the transportation corridor
- Site design strategies

4. Procedures and Case Studies/Design Examples

4.1 Design Procedure

4.2 Design Examples

Include design examples in various climate and topographic settings at:

- Median
- Intersections
- Traveled way
- Shoulder
- Parkway

5. Implementation

5.1 Design and Construction

- Reference existing regional green infrastructure standard plans and specifications)
- References to existing regional or local vegetation requirements for appropriate native and drought tolerant vegetation

5.2 Maintenance Guidance

- Reference existing regional guidance for variety of strategies

5.3 Cost Information

- Reference existing capital and lifecycle cost information (installation and maintenance costs)

6. Conclusion

7. References

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **CAPtivate 2.0 Activities Update**

Contact: **Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751**

Date: **February 14, 2019**

The purpose of this item is to *provide an update on the CAPtivate 2.0 project, and an update to the 2014 Climate Action Plan (CAP), CAPtivate A Healthy Western Riverside County.*

Requested Action:

1. Receive and file.

Project Background

In early 2018, Caltrans released a call for grant applications for the Sustainable Transportation Planning Grant Program to fund eligible planning projects, which must directly benefit the multi-model transportation system and improve public health, social equity, environmental justice, and provide other important community benefits.

On February 22, 2018, WRCOG submitted a successful application to Caltrans for funding to prepare an update and expansion to a portion of WRCOG's Subregional Climate Adaptation Plan (CAP), CAPtivate. The grant funding will cover the transportation and land use components of CAPtivate, including transportation greenhouse gas (GHG) inventories, and the measures and strategies designed to reduce transportation-related GHG emissions for all 18 member cities and all unincorporated areas of Riverside County. Staff is seeking additional funds to cover the remaining components (energy, waste and water measures) of a complete CAPtivate update. The grant is for a total of $344,900. The CAPtivate update covered by this grant would include the following components of the CAP:

1. GHG inventories updates and forecast preparation (transportation measures): The Project Team will review the 12 baseline transportation inventories in the Subregional CAP. These inventories were prepared using calendar year 2010 data for 10 of the 12 participating communities, and the most current available data for the recently incorporated Cities of Eastvale and Jurupa Valley. In addition, the Project Team will gather baseline inventories from the local CAPs prepared by the seven other WRCOG member jurisdictions that were not involved in the subregional effort. These consolidated existing inventories will be used to measure progress towards goals of the original CAP, which may influence various aspects of CAPtivate 2.0, including specific measures and strategies included, based on areas of greatest need.

2. Establish long-term GHG emissions reduction targets: The adopted Subregional CAP establishes a GHG reduction target of 15% below 2010 levels by the year 2020, consistent with guidance from the Assembly Bill (AB) 32 Scoping Plan and the Governor's Office of Planning and Research. CAPtivate 2.0 will establish long-term GHG reduction targets for the years 2030 and 2050, which will help ensure that the updated Subregional CAP is consistent with Senate Bill (SB) 32 and the Target 2030 Scoping Plan Update. Additionally, this will continue to ensure that the Subregional CAP meets the requirements of the State

California Environmental Quality Act (CEQA) Guidelines Section 15183.5(b), allowing participating communities to use the CAP to streamline environmental review.

3. Revise and update CAP measures: Through the adopted Subregional CAP, substantial work was completed with respect to identifying, evaluating, and quantifying GHG emissions reduction measures appropriate for each City. City staff participated in an exercise in which land use, transportation, energy, waste, and water measures were identified and subscription levels (low-silver, medium-gold, and high-platinum) were quantified. Staff also quantified the expected impacts of foreseeable regional, state, and federal actions, as well as regional programs such as the WRCOG Transportation Uniform Mitigation Fee (TUMF) Program. The work already completed allows the Project Team to focus its CAP efforts on working with each jurisdiction to update inventories and measures to address post-2020 targets

4. Update monitoring tool: A GHG emissions monitoring tool was developed for the WRCOG Subregional CAP to track WRCOG CAP implementation. The database also includes an interactive Excel spreadsheet for tracking public health indicators. This database enables WRCOG and member jurisdictions to report their progress on a regular basis. By allowing specific tasks to be checked off once each phase of the CAP is completed, jurisdictions were able to save time reviewing reports, tracking data manually, and verifying that measures are fully completed. Due to the updates to the inventories, forecasts, and GHG emissions reduction measures, the GHG Monitoring Tool will be inconsistent with the newly prepared Subregional CAP and associated technical documents. The Project Team will update the monitoring tool so that it remains compatible with the Subregional CAP and continues to be helpful to WRCOG and jurisdictional staff. The Project Team will incorporate the updated 2010 and current year inventories into the monitoring tool, ensuring that it is consistent with the most recent understanding of the subregion's GHG emissions.

5. Update Subregional CAP document: The Project Team will update the existing Subregional CAP document to incorporate all new material and analyses, changes to the regulatory framework, best available practices, and other revisions as desired by the Project Team and participating community staff. Under this approach, the Subregional CAP will continue to serve as the overarching framework for transportation and land use GHG emissions reductions for all participating communities. Several communities in the WRCOG subregion have adopted stand-alone CAPs – some predate the Subregional CAP, and others were prepared after the Subregional CAP was adopted in 2014. The Project Team will ensure that the updated Subregional CAP will continue to meet the needs of the subregion and be fully capable of serving as the primary transportation and land use GHG emissions reduction strategy for each participating community. At the same time, the Project Team will design the updated Subregional CAP so that the data and other information it presents can be pulled out and placed in an individual jurisdiction's CAP document if needed.

Supplemental Funding

As the Caltrans grant only provides funding for the transportation and land use related measures to the CAP, additional funding will be required to complete a comprehensive update to all CAP areas (water, waste, and energy) and a Program Environmental Impact Report (PEIR) to make this a qualified CAP, which members have expressed interest in. WRCOG engaged in preliminary discussions with Eastern and Western Municipal Water Districts regarding a potential expansion to the scope of CAPtivate 2.0 so that each District can develop a standalone CAP and help to offset a portion of the costs associated with the unfunded components of a complete CAP update, resulting in savings to WRCOG and the Districts. Staff will continue to explore additional funding options for the CAP update in the coming months.

Project RFP

On November 30, 2018, WRCOG released a Request for Proposals (RFP) seeking qualified firms to support the CAP update. The RFP included the Caltrans-funded component in the required scope and, under Optional Tasks, listed the waste, energy, and water measures, as well as the standalone water district CAPs and the PEIR. Six proposals were received in response to the RFP by the January 24, 2019, deadline and interviews were held on Thursday, February 7, 2019. Staff will update Committee members on the results of the consultant selection at the February 14, 2019, meeting.

Prior Action:

December 13, 2018: The Planning Directors Committee received and filed.

Fiscal Impact:

WRCOG will receive a grant totaling $344,900. The Agency is responsible for a local match, which will consist of previously approved staff time in the Fiscal Year 2017/2018 budget within the general fund of approximately $44,700.

Attachment:

None.

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Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Housing Workshop Discussion**

Contact: **Andrea Howard, Program Manager, ahoward@wrcog.us, (951) 405-6751**

Date: **February 14, 2019**

The purpose of this item is to *initiate a solutions-oriented discussion regarding housing production challenges in the subregion; local, regional, and state policy; the Regional Housing Needs Assessment (RHNA); and more.*

Requested Action:

1. Receive and file.

Background

The state-wide housing crisis is creating challenges locally in housing the subregion's growing population, complying with changing legislation, meeting RHNA targets, and avoiding growing risks of non-compliance. Dozens of new bills have passed in the last two years aimed at increasing the supply of housing, some incentive-based and others threatening punitive action or loss of funding for non-compliance; a summary of 2018 housing-related bills is included as Attachment 1 and a summary of Housing-element specific changes is included as Attachment 2. New bills are likely to continue to emerge in a variety of areas aimed at increasing housing production, for example, greater attention is being given at the state-level to impact fees, perhaps indicating interest in imposing a cap on fees.

Newly elected Governor Gavin Newsom's campaign platform centered around a plan to solve California's housing crisis and a proposal to construct 3.5 million new units across the State in the next six years. Consistent with this plan, the Governor's 2019-2020 Budget provides significant funding for Housing, described in Attachment 3. Governor Newsom recently took a bold stance behind this platform by bringing a lawsuit against the City of Huntington Beach, accusing the City of deliberately blocking affordable housing.

The new legislation and the Governor's actions may be contributing to an adversarial relationships between the State and local cities, though cities likely recognize the great need to address the housing crisis. A report, The Cost of Not Housing, synthesizes some of the most pertinent issues that stem from the housing shortage, and makes it clear that local jurisdictions would likely agree that housing is a top priority, though how we address the crisis might need fine-tuning.

Housing in the WRCOG Subregion

The WRCOG subregion is experiencing a host of challenges in providing enough housing at all affordability levels, but the State's latest policies may not all support their intended goals when applied in our unique subregion. Below is a high-level overview of the state of housing in the region currently and some of the key issue areas the subregion experiences when it comes to addressing the housing shortage.

Housing Supply-Existing Conditions: Between 2014 and 2018, the subregion issued permits for 20,626 single and multi-family units (2013-2018 Subregional Permitting Records are included as Attachment 4 to this report). According to the Department of Finance, in that same period, the population grew by 122,737, or .17 units per new person. Therefore, it appears that much of this population growth is being accommodated through increases in persons per household.

Income and Affordability: Income is a significant factor in the stall of housing development. For persons outside of Riverside County, the issue might be perceived as the lack of building new housing. However, much of the data suggests that the primary issue is the lack of persons who can afford the cost of purchasing or renting a home based on current income levels. A recent update to key indicators from the Economic Development and Sustainability Framework reveals that the inflation adjusted median household income decreased from 2012 to 2016. Additionally, it appears that significant portions of Western Riverside County residents pay more than 30% of their gross income towards rent or mortgage payments. 30% of a family's gross income is a standard metric that is used to determine housing affordability. A table documenting that data is provided below.

% of Households Where Housing Cost is Greater than 30% of Gross Income

	Renting Home	Own Home	Total
Banning	60%	35%	44%
Beaumont	46%	33%	37%
Calimesa	43%	29%	31%
Canyon Lake	44%	36%	38%
Corona	62%	36%	45%
Eastvale	48%	40%	42%
Hemet	62%	33%	45%
Jurupa Valley	59%	32%	41%
Lake Elsinore	57%	34%	43%
Menifee	59%	34%	40%
Moreno Valley	60%	33%	44%
Murrieta	57%	35%	42%
Norco	55%	34%	38%
Perris	58%	40%	47%
Riverside	57%	30%	42%
San Jacinto	56%	35%	42%
Temecula	52%	31%	39%
Wildomar	56%	31%	39%

Additional data from the Indicators Study is included as Attachment 5 to this report.

RHNA: In preparing for the Cycle 6 RHNA, the Southern California Association of Governments (SCAG) is projecting a decreasing household size in the coming years / decades. The net result of a growing population in smaller households is a marked increase in the number of households / housing units that SCAG is forecasting. This increase in projected household / housing growth will likely have implications on the distribution of affordable housing through RHNA – the impact will not be fully known until SCAG completes its drafting of the RHNA.

Recently enacted legislation includes requirements for stricter adherence to RHNA and institutes potential penalties for not keeping up with the RHNA allocation. SCAG is generally responsible for developing RHNA for its member jurisdictions, unless they take advantage of the option of assuming responsibility through the Subregional Delegation process. Under this process, it would appear that the total number of housing units and diversity of affordability levels would likely be the same as it would be under SCAG; however, this option does offer greater local control in identifying the placement of the various housing types. The draft Guidelines for Subregional RHNA Delegation are included as Attachment 6 to this report. An FAQ providing some additional information is included as Attachment 7. Both the City of Riverside and the County of Riverside have requested that WRCOG consider the SCAG RHNA Delegation process. WRCOG is currently reviewing the draft guidelines and seeking additional information from others who have exercised this option in the past. Staff will provide future reports regarding this option.

Solutions-Oriented Planning

As a continuation of the regular presentations to this Committee on housing legislation, WRCOG would like to gather additional information from member agencies to better understand the state of housing in each jurisdiction, and engage member agencies in a thoughtful, solutions-oriented discussion regarding legislation, RHNA, and local tools and resources. WRCOG plans to use this discussion to inform development of a targeted effort to engaging policy makers, SCAG, developers, and other stakeholders in meaningful discussions to work collectively with WRCOG and our members toward an appropriate set of solutions for building more housing across the subregion.

To support this discussion, Steve Gunnels and Colin Drukker of PlaceWorks will provide a brief presentation, elaborating on the SCAG household housing size allocations and other findings from their work assisting member agencies with the SCAG data review. Mr. Drucker will summarize previous work PlaceWorks did with the California Endowment and Riverside County regarding housing costs and affordable housing in the Eastern Coachella Valley. Mr. Drucker will also describe the costs that go into an affordable housing project and realistic ways to influence the cost of developing affordable housing and overall housing costs.

Finally, members may find the following publications useful in seeking a solutions-oriented approach to housing supply and affordability locally:

- 25 Solutions From A Builder's Perspective To Fix The California Housing Crisis
- Housing the Future: The Inland Empire as Southern California's Indispensable Geography

Prior Action:

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachments:

1. 2018 Housing Bill Summaries.
2. Summary: Housing Element-Specific Changes.
3. Governor Newsome's 2019-2020 Housing Budget.
4. 2013-2018 Subregional Permitting Records.
5. Regional Indicators Data.
6. Draft Guidelines for Subregional RHNA Delegation.
7. WRCOG Subregional RHNA Delegation FAQ.

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Housing Workshop Discussion

Attachment 1

2018 Housing Bill Summaries

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2018 Housing Bills

Updated October 2, 2018

Overall

The 2018 legislative cycle does not appear to be as significant for housing issues as the previous year. A number of the more controversial or significant bills have not advanced. Bills that have been signed or are under active consideration by the Governor propose the following:

- **RHNA** – Changes to make the RHNA distribution process more rigorous and more tied to jobs,
- **Streamlined Review and HAA** – Clarifications to and small expansion of Streamlined Review/Housing Accountability Act,
- **Density bonus** – Expansion, additional reporting requirements and clarification regarding density bonus and coastal zone,
- **Fair Housing** – Requirements that housing programs to Affirmatively Further Fair Housing,
- **Planning** – Application of General Plan rules to charter cities, which were previously exempt,
- **Supportive Housing** – Supportive housing allowed by right in multifamily zones, and
- **Mitigation Fee Act** – Minor additional consequences for cities that do not do annual reports.

Key Bills

Density Bonus

AB 2372	**Signed**. Allows cities to offer FAR in addition to number of units as part of density bonus. Link
AB 2753	**Signed**. Requires cities to notify developers about the density bonus they are eligible for when applications are deemed complete. Link
AB 2797	**Signed**. Projects cannot be found to be inconsistent with Coastal Act merely because they receive a density bonus. Link

Fair Housing

AB 686	**Signed**. Requires that housing programs Affirmatively Further Fair Housing. Link

General Plans

SB 1333	**Signed**. Applies many General Plan and zoning rules to charter cities. Link

Housing Accountability Act/ SB 35

AB 3194	**Signed.** HAA applies if zoning is out of date, but developments follow general plan. Link
SB 850	**Signed.** Clarifies some aspects of SB 35. (Passed and signed) Link

Mitigation Fee Act

SB 1202	**Signed**. If a city does not do its annual report for three consecutive years, and an applicant requests an audit, city must pay for audit. Link

RHNA

AB 1771	**Signed**. Requires Regional Housing Needs Assessment (RHNA) methodology to be more data based and more transparent. Link
SB 828	**Signed**. Increases the weight given to jobs when calculating RHNA and increases the low income allocation in wealthier communities. Link

Supportive Housing

AB 2162	**Signed**. Supportive housing permitted by right in multifamily zones and eliminates parking requirements. Link

Zoning / Permitting

AB 565	**Signed**. Clarifies building code around Live/Work units. Link

Less Significant Bills

Affordable Housing Authorities	**AB 2035**	**Signed**. This bill makes a number of administrative and technical changes to Affordable Housing Authority (AHA) law. link
Building Code	**AB 2132**	**Signed**. Cities can waive building fees for ADA accommodations for seniors. link
Building Code	**AB 2263**	**Signed.** Reduces parking on some historic renovations. link
Density Bonus	**SB 1227**	**Signed**. Creates a 35% density bonus category for college student housing. link
CEQA	**AB 1804**	**Signed**. Expands infill exemption to unincorporated counties. Link
Taxes	**SB 1115**	**Signed**. Eliminates the dollar cap on affordable housing welfare exemptions. link
Mobile Homes	**AB 1943**	**Signed**. Minor correction regarding establishing title in condo-converted mobile homes. link
Mobile Homes	**AB 2056**	**Signed**. Allows access to funding for rehab for nonprofit owned mobile home parks. link
Mobile Homes	AB 2588	Vetoed. Requires mobile park owners to have emergency plan. Requires used mobile homes to have smoke detectors at time of sale. link
Mobile Homes	**SB 46**	**Signed**. Extends mobile home inspection program to 2024. link
Mobile Homes	**SB 1130**	**Signed**. Allows mobile home parks to participate in state Property Tax Postponement fund. link
Tenant Protections	**AB 2343**	**Signed**. Slightly strengthens tenants' right when facing an eviction by changing timeframes from calendar days to court days. link

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Item 7.A
Housing Workshop Discussion

Attachment 2
Summary: Housing Element-Specific Changes

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SHORT SUMMARY
CHANGES TO HOUSING ELEMENT SITES INVENTORY FOR RHNA 6

New Rule 1 – Small, Large and Non-vacant Sites: Increased scrutiny

Explanation: Before being included in a sites inventory, some sites will require significant evidence that housing is likely to be developed during the Housing Element period. This may include, for example, statements by developers or submitted plans.

Small sites (lower income)
Large sites (lower income)
Non-vacant sites[1]

Presumed unlikely to develop[1]

New Rule 2 – Reusing Sites: New limits.

Explanation: There will be limits on sites that were listed in previous housing elements.

Sites used in previous housing element[2]

To be eligible as lower income sites, sites must be rezoned to default density, development must be allowed by right if 20% of the units are affordable

New Rule 3 – Vacant sites: The definition of vacant is getting much stricter

Explanation: Many sites that were considered vacant in previous cycles will no longer be vacant.

Parking lots
Partially vacant but not subdivided
Contain power lines
Contain an abandoned house
Used for agriculture.

Are likely to no longer be considered vacant

[1] Non-vacant sites are only presumed unlikely to develop if non-vacant sites are used to meet 50%+ of the lower income housing need. If a city does not meet the 50% lower income threshold, more justification is still needed than previous cycles, though not as high as for cities that are more heavily dependent on non-vacant sites.
[2] Vacant sites had to be listed in previous HEs for 2 cycles, while nonvacant sites had to be listed for 1 HE cycle

General

Below are a number of other general changes impacting the next round of housing elements.

1. **Maintaining an <u>Income Specific Housing Inventory</u> throughout the Housing Element Period -** Cities must have enough sites to meet their RHNA throughout the planning period for all income levels. Specifically, if a city used the default density to count a site towards its lower income housing need, but approved a market rate development, they have to make a finding that they still have capacity to meet their RHNA or rezone or make a new site available within 180 days.
2. **Affirmatively further fair housing** (AB 686) – New rules meant to ensure opportunity for all residents may limit the ability of cities to identify new housing sites in lower income areas.
3. **One-for-One Replacement -** Sites listed in a Housing Element that had lower income housing (or a lower income occupant) within the past five years must replace that housing at the same or lower income level as a condition of approval (starting in RHNA 6).
4. **APN -** All sites must have Assessor Parcel Numbers (APNs) assigned.
5. **Utilities** – All sites must have adequate utilities or an approved plan for the provision of utilities.
6. **Comparison to similar projects -** Jurisdictions must do a review of densities of similar projects, including affordability levels, when making assumptions about how many units to claim on a site and at what affordability levels. Non-vacant sites must also be evaluated based on market demand and the past experience of jurisdictions.
7. **Impact Fees –** Jurisdictions must examine impact fees as a potential constraint to housing production.
8. **Increases to RHNA –** Changes to how RHNA is calculated will likely put a stronger emphasis on job rich areas, which will likely mean an increase in RHNA for San Mateo County for RHNA 6.

Please note: This is not legal advice. This is an attempt to capture complex laws in a very short format. The laws have significant more complexity than is summarized here. Please consult your jurisdiction's legal counsel for more information. Thanks for Goldfarb and Lipman for reviewing draft material.

EXCERPT FROM GOLDFARB AND LIPMAN'S RECENT DEVELOPMENTS IN CA HOUSING LAW SUMMARY OF 2017 HOUSING LEGISLATION

A. Future Housing Element Sites Restricted (AB 879 and AB 1397; Government Code §§ 65583 and 65583.2)

AB 1379 and AB 879 require cities and counties to provide additional analysis when adopting a housing element and seek to limit the designation of certain sites as suitable for lower-income housing, especially non-vacant sites. Although most housing elements in the state will not be required to be revised until 2021 to 2023, cities and counties should be aware of the substantial changes regarding adequate sites.

1. ***Site Inventory Requirements.*** Housing elements previously required land inventories that identify sites that could accommodate housing development. Now, the site inventory must include the "realistic and demonstrated potential" for identified sites to accommodate housing development. While the realistic and demonstrated potential is not clearly defined, new requirements for the site inventory may shed light. The site inventory must now identify each property by its assessor parcel number (rather than allowing other identifiers) and then describe whether the property either currently has access to sufficient water, sewer, and dry utilities, or is scheduled to have such access according to an adopted plan. As currently required, the site inventory must identify the number of units that can "realistically be accommodated" on site, but AB 1397 requires more justification of the number of units identified for each site, including a review of the density of projects on similar sites in the jurisdiction and at similar affordability levels.

2. ***Restrictions on Site Designations.*** AB 1397 revises Government Code section 65583.2 to impose new restrictions on which sites may be included in the site inventory based on the size and current use of the site. Sites smaller than one-half acre and those larger than ten acres are presumed to be inappropriate for development of housing affordable to lower-income households, unless the jurisdiction can provide evidence why the site would be appropriate. Acceptable evidence includes either a proposal for or an approved development project affordable to lower-income households for the site.

3. ***Use of Vacant Sites in the Site Inventory.*** Vacant sites that were previously included in prior housing element site inventories are subject to additional scrutiny. If a vacant site was identified in two or more consecutive planning periods to accommodate lower-income households but was not a site of an approved housing development, or if a non-vacant site was identified in a prior housing element, the site cannot be used to fulfill the jurisdiction's obligation to accommodate development for lower-income households unless:

   - the site is or will be rezoned to the minimum lower-income household density for the jurisdiction within three years; and

   - the zoning allows for residential development by right if at least twenty percent (20%) of the units are affordable to lower-income households.

4. ***Use of Non-vacant Sites in the Site Inventory.*** For each non-vacant site identified in the housing element site inventory, the development potential for the site must additionally consider the jurisdiction's past experience converting existing uses to higher density residential development, the current market demand for the existing use, and an analysis of any existing leases or contracts that could prevent redevelopment of the site.

   Additionally, if a jurisdiction relies on non-vacant sites to accommodate fifty percent (50%) or more of its housing need for lower-income households, the "*existing use shall be presumed to impede additional residential development*, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period." Sites identified for housing development that currently or within the last five years contained residential units occupied by lower-income households, or were subject to an affordability requirement or local rent control policy, must be replaced one-for-one with units affordable to the same or lower income levels. This replacement requirement must be a condition to any development of the site.

5. ***Additional Analysis Required.*** The analysis of governmental constraints on the production of housing must specifically address "any locally adopted ordinances that directly impact the cost and supply of residential development." Such ordinances likely include mitigation fees related to traffic, parks, and utilities, but could potentially be interpreted to include typical zoning constraints like height limits or mandatory setbacks from streets and lot lines.

   Finally, the housing element must expand the analysis of nongovernmental constraints on the production of housing. AB 1397 requires that this analysis discuss any requests to develop housing at densities below the density identified for the site in the land inventory, describe the length of time between project approval and a request for building permits, and identify local efforts to address nongovernmental constraints.

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Housing Workshop Discussion

Attachment 3

Governor Newsome’s 2019-2020 Housing Budget

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HOUSING AND LOCAL GOVERNMENT

California is in the midst of a housing crisis due to decades of historical underproduction of supply when compared to demand. Of the estimated 200,000 units of housing that are needed annually merely to keep up with population growth, only 113,000 units were permitted in 2017. Since 2007, fewer than 750,000 units were permitted, accounting for only 40 percent of the projected need.

Affordability is no longer a problem unique to the state's major urban centers. Throughout the state, renters struggle to pay for housing, often doing so at the expense of other basic needs such as food, health care, and transportation. While California's median income has just recently surpassed pre-recession levels, median rent has continued to rise. Statewide, half of all renters are rent-burdened, meaning more than 30 percent of their income goes to housing, and nearly a third of all renters are severely rent-burdened, with more than half of their income going to housing. Over 80 percent of low-income renters in the state are rent-burdened.

The amount of income paid toward housing, and the uncertainty of future housing costs, has broad impacts on the overall quality of life for California families. Additionally, a lack of affordable housing directly contributes to the increased homelessness seen across the state. More must be done to increase housing production across the state to ease this crisis and give more Californians the opportunity to become economically secure through reduced housing costs, and achieve the dream of homeownership.

BARRIERS TO BUILDING

Local governments have a key role in ensuring the building of adequate numbers of housing units to meet local needs. They have primary control over land use and housing-related decisions and enact policies that either encourage or discourage housing construction.

The high cost of development and local decisions are barriers to building more housing. The average total development cost of affordable housing was $332,000 per unit for new construction projects that received housing tax credits from 2011 through 2015. Local jurisdictions add to development costs through lengthy review processes. For example, the state's 2014 Affordable Housing Cost Study found that project changes due to local design and review increased costs by seven percent. Local opposition also increased project costs. Additionally, fees such as planning service fees and impact fees charged by local governments contribute substantially to the cost of development. These fees can vary widely by jurisdiction ranging up to $150,000 for a single-family home and $75,000 for each multi-family housing unit.

RECENT INVESTMENTS

The state's role in housing development has generally focused on encouraging homeownership through tax policy and helping to subsidize the development of affordable units. The state has provided local jurisdictions with a variety of tools to help fulfill their housing responsibilities, including providing incentives to streamline development, promoting local accountability to adequately plan for needed housing, shortening the housing development approval process, and investing in affordable housing production through dedicated real estate transaction fee revenues (estimated at $289 million annually) and a $4 billion voter-approved housing bond (Chapter 365, Statutes of 2017, SB 3). (See Figure HLG-01.) Additionally, the state invests 20 percent of Cap-and-Trade auction proceeds in the Affordable Housing and Sustainable Communities program to fund land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas emissions.

Figure HLG-01
SB 3 Housing Bond Allocations
(in Millions)

	Program	Allocation
Rental Shortage	Multifamily Housing Program	$1,500
Farmworker	Joe Serna, Jr. Farmworker Housing Grant Program	300
Infrastructure and Incentives	Local Housing Trust Fund	300
	Transit-Oriented Development	150
	Infill Infrastructure Grant	300
Homeownership	CalHFA Down Payment Assistance	150
	CalHome	300
Veterans	CalVet Farm and Home Loan	1,000
		$4,000

INCREASING HOUSING PRODUCTION

While some local jurisdictions have used these tools and contributed to their housing supply, more production across the state is necessary to address the larger housing crisis. The Budget includes significant investments (totaling $1.3 billion General Fund plus expanded tax credits) to remove barriers and increase long-term housing production, particularly for low- and moderate-income housing.

SHORT-TERM PLANNING AND PRODUCTION GRANTS

The Budget includes $750 million General Fund one-time to partner with and incentivize local governments to jump-start housing production through technical assistance and general purpose funding. The Department of Housing and Community Development (HCD) will establish higher short-term statewide goals for new housing production across all income levels and will allocate these goals to local jurisdictions. Local governments will receive grants ($250 million of the $750 million) to support technical assistance and staffing to develop plans to reach these higher goals. This includes, but is not limited to: rezoning for greater density, completing environmental clearance, permitting units, and revamping local processes to speed up production. The state will review these efforts and certify that certain milestones have been reached. As jurisdictions reach these milestones, funding ($500 million of the $750 million) will be available to cities and counties for general purposes.

LONG-TERM STATEWIDE HOUSING PRODUCTION STRATEGY

The Administration will develop a strategy to revamp the current Regional Housing Needs Assessment (RHNA) process, which determines the amount and type of housing regions and local jurisdictions must produce to meet their need. Under Chapter 370, Statutes of 2017 (AB 72) and Chapter 958, Statutes of 2018 (AB 686), HCD will be taking a more active role in housing element reviews. Moving from an advisory role, HCD will now oversee and enforce regional housing goals and production. HCD will determine a methodology for allocating housing needs to regions and local jurisdictions, with local input.

These long-term housing production targets will be more ambitious than the short-term housing goals mentioned above. As HCD develops these targets, local jurisdictions will have lead time to begin reformulating their housing plans, using the grants above to leverage other sources of funding, such as their general funds and private dollars, to meet their targets.

Going forward, the state will strongly encourage jurisdictions to contribute to their fair share of the state's housing supply by linking housing production to certain transportation funds and other applicable sources, if any. The Administration will convene discussions with stakeholders, including local governments, to assess the most equitable path forward in linking transportation funding and other potential local government economic development tools to make progress toward required production goals.

MODERATE-INCOME HOUSING PRODUCTION

The Budget makes a sizable investment of $500 million General Fund one-time in the development of housing for moderate-income households. The California Housing Finance Agency (CalHFA) will expand its Mixed-Income Loan Program, which provides loans to developers for mixed-income developments that include housing for moderate-income households at a lower subsidy level than traditional state programs. This additional investment will jump-start the estimated $43 million in annual Chapter 364, Statutes of 2017 (SB 2) revenues dedicated for this purpose, and pair with the proposed tax credit program targeting households with incomes between 60 to 80 percent of Area Median Income (see below).

EXPANDED STATE HOUSING TAX CREDIT PROGRAM

Tax credits garner private investment in affordable housing by offering a dollar-for-dollar credit against an investor's state or federal taxes owed. Two federal credits are provided for the state to allocate, the 9 percent credit and the 4 percent credit, which are provided annually over 10 years. The 9 percent program is competitive and provides approximately 70 percent of a project's total costs. In its two funding rounds per year, the program has been historically oversubscribed with twice as many applicants as awards. The 4 percent program, which is currently underutilized, is non-competitive and provides approximately 30 percent of a project's total costs.

The state credit program supplements these two federal credits and can be allocated over four years. The state credits pair with federal credits to reduce a given housing development project's remaining funding gap. From 2011-2018, the state program allocated $819 million to support approximately 18,000 affordable units, for an average of $45,500 per unit.

The Budget proposes to expand the state tax credit program in 2019-20 up to $500 million, and up to $500 million annually thereafter upon an appropriation. The additional authority includes $300 million for the existing state tax credit program, targeted at new construction projects that pair with the underutilized 4 percent federal tax credit program. The remaining $200 million will be allocated through a new program that targets housing development for households with incomes between 60 to 80 percent of Area Median Income, a population not typically served by the state's housing programs. This investment will serve as a down payment toward producing more mixed-income housing, in combination with CalHFA's Mixed-Income Loan Program expansion detailed above.

These tax credit investments are coupled with a redesign of the existing tax credit programs to promote cost containment and increase the construction of new units.

INNOVATION CHALLENGE—EXCESS STATE PROPERTY

The state has identified many excess state properties that are suitable for housing development. Additional excess state properties will be identified in an expedited manner. The Budget proposes soliciting affordable housing developers to build demonstration projects that use creative and streamlined approaches to building affordable and mixed-income housing (for example, using modular construction). Affordable housing developers selected through a competitive process will receive low-cost, long-term ground leases of excess state property. The state will confer with local governments in certain cases to discuss a land exchange when such an exchange could lead to more housing being built within the jurisdiction.

As they will not need upfront capital to purchase the land and will not need to wait for local review processes, affordable housing developers will have greater flexibility to find innovative techniques to produce units more quickly and cost-efficiently than a traditional project. Should these demonstrations prove successful, this initiative can be expanded at the state level and serve as a model to localities for more efficient building.

ECONOMIC DEVELOPMENT TOOLS MADE MORE ATTRACTIVE

Various economic development tools have been introduced following the dissolution of Redevelopment Agencies (RDAs), including Enhanced Infrastructure Financing Districts (EIFDs). However, only three EIFDs have been formed since statute created them in 2014. EIFDs can be created by cities or counties without voter approval and expend tax increment revenues without voter approval. However, an EIFD must receive 55-percent voter approval to issue debt.

The Budget encourages the formation of additional EIFDs through removal of the 55-percent voter approval requirement to issue debt. This change will allow EIFDs to support longer-term infrastructure commitments, similar to former RDAs.

The state will also make EIFDs a more attractive economic tool by pairing them with the federal Opportunity Zones program. To make Opportunity Zones more effective, the state will conform to federal law allowing for deferred and reduced taxes on capital gains in Opportunity Zones for investments in green technology or in affordable housing, and for exclusion of gains on such investments in Opportunity Zones held for 10 years or more. Additionally, the Governor's Office of Business and Economic Development will help foster relationships between local EIFDs and investors to facilitate investments for disadvantaged communities or other targeted areas. The state will explore layering additional programs on Opportunity Zones and EIFDs to increase the production of affordable and moderate-income housing.

TOTAL HOUSING AND HOMELESSNESS INVESTMENT

Housing is a statewide issue and a lack of affordable housing directly contributes to the increased homelessness seen across the state. To address these crises, the Administration proposes to make significant investments through a multi-pronged approach that includes incentives to increase housing production and additional resources to provide access to shelter and services to individuals and families with immediate needs. In total, the Budget includes $7.7 billion across multiple departments and programs to address housing and homelessness throughout the state (see Figure HLG-02).

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Attachment 4
2013-2018 Subregional Permitting Records

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Single Family 5 Year Permit Summary 2013-2018

Agency	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	5-Year Total
Northwest						**4,806**
County	48	30	77	120	177	**452**
Riverside	101	234	227	211	152	**925**
Corona	29	16	45	98	73	**261**
Norco	1	0	1	1	2	**5**
March JPA	0	0	0	0	0	-
Eastvale	349	311	348	201	39	**1,248**
Jurupa Valley	40	323	497	542	513	**1,915**
Southwest						**6,094**
County	365	429	448	686	607	**2,535**
Temecula	193	125	129	76	90	**613**
Murrieta	15	65	65	102	127	**374**
Lake Elsinore	478	447	442	290	442	**2,099**
Canyon Lake	11	12	10	7	17	**57**
Wildomar	15	20	85	184	112	**416**
Central						**3,855**
County	11	132	233	191	278	**845**
Moreno Valley	86	67	114	150	403	**820**
Perris	142	232	194	234	59	**861**
Menifee	319	200	269	252	289	**1,329**
Pass						**659**
County	0	4	5	3	10	**22**
Calimesa	65	93	53	73	16	**300**
Banning	1	1	0	0	2	**4**
Beaumont	0	0	0	0	333	**333**
Hemet/SJ						**1,225**
County	21	10	64	51	43	**189**
Hemet	119	122	77	0	42	**360**
San Jacinto	38	48	112	205	273	**676**

Zone	5-Year Total
Northwest	4,806
Southwest	6,094
Central	3,855
Pass	659
Hemet/SJ	1,225
Total	***16,639***

Multi Family 5 Year Permit Summary 2013-2018

Agency	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	5-Year Total
Northwest						
County	0	0	0	0	0	**0**
Riverside	0	55	205	250	158	**668**
Corona	51	624	323	112	65	**1175**
Norco	0	0	0	0	0	**0**
March JPA	0	0	0	0	0	**0**
Eastvale	0	20	71	105	10	**206**
Jurupa Valley	0	0	0	0	39	**39**
Southwest						
County	41	0	0	29	123	**193**
Temecula	129	114	129	103	7	**482**
Murrieta	0	398	113	76	204	**791**
Lake Elsinore	0	0	0	120	0	**120**
Canyon Lake	0	0	0	0	0	**0**
Wildomar	0	0	0	0	0	**0**
Central						
County	0	0	0	0	0	**0**
Moreno Valley	0	0	0	0	114	**114**
Perris	7	0	0	0	0	**7**
Menifee	142	0	0	0	0	**142**
Pass						
County	0	0	0	0	0	**0**
Calimesa	7	43	0	0	0	**50**
Banning	0	0	0	0	0	**0**
Beaumont	0	0	0	0	0	**0**
Hemet/SJ						
County	0	0	0	0	0	**0**
Hemet	0	0	0	0	0	**0**
San Jacinto	0	0	0	0	0	**0**

Zone	5-Year Total
Northwest	2,088
Southwest	1,586
Central	263
Pass	50
Hemet/SJ	-
Total	***3,987***

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Attachment 5
Regional Indicators Data

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Recommended Sustainability Indicators					
Indicator #	Topics	Subtopics	Indicators	Target	Target Progress Detail
1	Economic Development	Economy	Total and Priority Sector Job Growth	Track job growth over time	Job growth averaged over 13,500 per year in WRCOG 2010 - 2015 at a 3.4% annual rate. Priority sector jobs grew faster at a 4.7% annual rate, approximately 3,600 jobs per year with Transportation and Warehousing accounting for 82% of priority sector growth
			Residents Employed in Job Sector Versus Jobs in Each Sector in WRCOG	Improve the ratio of WRCOG jobs per employed resident in key job sectors	Between 2010 and 2015 the total number of jobs per each 10 working residents increased slightly from 7.9 to 8 for all employment sectors. For base sectors it improved from 6.6 to 7 jobs per each 10 residents employed in those sectors, primarily driven by strong job growth in the Transportation and Warehousing sector and strong growth in the number of residents working in that sector

Recommended Sustainability Indicators					
Indicator #	Topics	Subtopics	Indicators	Target	Target Progress Detail
			% of Employed Residents Working Outside of WRCOG	Reduce the proportion of residents commuting outside the region to work	Statistically insignificant change since 2010. 61% - 62% of WRCOG employed residents work outside of the region from 2010 - 2015
2	Economic Development	Economy	In real terms inflation adjusted Median Household Income for WRCOG region and by city	Track and support household income growth	In real terms inflation adjusted median household incomes for the WRCOG region and many of the individual cities have fallen since 2012
3	Economic Development	Education	Educational Attainment	Track and compare WRCOG educational attainment to LA, Orange, and San Bernardino counties	WRCOG has a lower rate of its population with advanced degrees (bachelors or graduate) than the 3 County region
		Education	Graduates Meeting UC/CSU Requirements	Continual Improvement and surpass statewide average	Riverside County fell 2% short of the state average in 2016-2017 (49.9% versus 47.9%). Numbers vary widely by member agency jurisdictions. See Indicator Workbook tab for more information

Recommended Sustainability Indicators					
Indicator #	Topics	Subtopics	Indicators	Target	Target Progress Detail
4	Economic Development	Transportation	Riverside Transit Agency Ridership	Increase transit ridership (annual boardings)	Annual transit ridership declined in FY 17 and FY 16 but is still approximately 7% higher than 2011
	Economic Development	Transportation	Metrolink Ridership	Increase ridership (average weekday boardings)	Since 2016 when all existing stations were in service, total ridership dropped by 2%. Ridership has dropped at 4 of 5 stations with the highest historical ridership during the same period
5	Health	Access	Healthcare facilities per 1,000 residents	Increase ratio of healthcare facilities per 1,000 residents to meet/surpass California	Of the statewide average per 1,000 residents WRCOG has 59% as many hospital beds, 64% as many long-term beds, and 39% as many general clinics.
6	Health	Access	Acres of local parks per 1,000 residents	Track and seek to increase acres of parks per 1,000 residents	From 2010 to 2017 the acres of parks per 1,000 residents has decreased from 3.45 to 3.13

Recommended Sustainability Indicators					
Indicator #	Topics	Subtopics	Indicators	Target	Target Progress Detail
7	Health	Quality	Number of Days of Good/Moderate Air Quality	Increased 3-Year average of good/moderate air quality days	Average annual number of days of Good/Moderate Air Quality over three year rolling timeframes has improved by 4% - 5% since 2010 - 2012
8	Health	Safety	Bike/Ped Collisions per 1,000 Residents	Continuously reduce bike/ped collisions per 1,000 residents	Collisions per 1,000 residents have increased by .76 (50%) since 2010
9	Health	Safety	Reduction in Violent Crime	Continue to reduce violent crimes	2017 had the lowest amount of reported violent crimes in the covered 2010 to 2017 timeframe and has consistently been below state levels
10	Environment and Energy	Transportation	Per Capita VMT	Reduce per capita VMT	Per capita VMT in 2016 was less than in 2010
11	Environment and Energy	Water	Daily Water Usage per Resident	Track residential daily water conservation over time	Since 2013 daily water usage per resident has decreased in four of the five water districts that serve WRCOG residents

Recommended Sustainability Indicators					
Indicator #	Topics	Subtopics	Indicators	Target	Target Progress Detail
12	Environment and Energy	Energy	Grid Renewable Energy %	Meet RPS required % in most recent compliance period	SoCal Edison reached 25%, exceeding the 23% goal for the 2014 - 2016 compliance period, and is on track to meet 33% by 2020 goal
					Four of the five POUs met their 20% RPS goal for the 2011 - 2013 period, appear to be on track to meeting compliance period 2 goal of approximately 23.5%, and are on track to meet the 33% by 2020 goal
13	Environment and Energy	Conservation	Acres of Agricultural Land Conserved Under the Williamson Act	No established target. Track changes annually	32,220 acres conserved
14	Environment and Energy	Conservation	Acres of Habitat Land Conserved under Multiple Species Habitat Conservation Plan (MSHCP)	153,000 acres of habitat land conserved	39% of total target acres conserved

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Attachment 6

Draft Guidelines for Subregional RHNA Delegation

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RHNA SUBREGIONAL DELEGATION GUIDELINES

Meaning of "Subregional Entity" and Notification Deadline

Under State law, the Southern California Association of Governments (SCAG) may delegate to a "subregional entity" the responsibility of preparing a subregional housing need allocation for the jurisdictions within the particular subregional entity, that will be included as part of SCAG's Regional Housing Needs Assessment (RHNA) Allocation Plan. Specifically, California Government Code Section 65584.03 provides as follows:

> "…[A]t least two or more cities and a county, or counties, may form a subregional entity for the purpose of allocation of the subregion's existing and projected need for housing among its members in accordance with the allocation methodology established pursuant to Section 65584.04. The purpose of establishing a subregion shall be to recognize the community of interest and mutual challenges and opportunities for providing housing within a subregion. A subregion formed pursuant to this section may include a single county and each of the cities in that county or any other combination of geographically contiguous local governments and shall be approved by the adoption of a resolution by each of the local governments in the subregion as well as by the council of governments. All decisions of the subregion shall be approved by vote as provided for in rules adopted by the local governments comprising the subregion or shall be approved by vote of the county or counties, if any, and the majority of the cities with the majority of population within a county or counties."

The subregional entity (also referred to herein as the "delegate subregion") must notify SCAG at least 28 months before the scheduled Housing Element update of its formation. In the case of SCAG's 6th cycle RHNA, notification by the proposed subregional entity must be provided to SCAG by Friday, June 28, 2019. Submittal of the required adopting resolution, a sample of which is attached herein as Exhibit A, shall occur prior to approval of the Delegation Agreement between SCAG and the subregional entity.

Delegation – Scope of Responsibilities

After a subregional entity has notified SCAG of its formation and intent to accept delegation of the RHNA process, SCAG and the delegate subregion will enter into an agreement that sets forth the process, timing, and other terms and conditions of the delegation of responsibilities by SCAG to the respective subregion. By accepting delegation, the delegate subregion is tasked with all of the responsibilities related to distributing the share of the regional housing need for the jurisdictions within the subregion in accordance with State law (*see* Cal. Government Code Section 65584 et seq). This includes maintaining the total subregional housing need, developing a subregional allocation methodology that is reviewed by the State of California Department of Housing and Community Development (HCD), releasing a draft subregional housing allocation plan by income groups using the adopted subregional allocation methodology, addressing any appeals related to the draft subregional housing allocation, preparing and approving the final subregional housing allocation and conducting the required public hearings. A sample Delegation Agreement is attached herein as Exhibit B.

SCAG anticipates receiving the Regional Housing Need Determination (regarding the existing and projected need for housing for the SCAG region) from HCD on or about August 2019. Thereafter, SCAG shall issue the share of the Regional Housing Need assigned to each delegate subregion. The total subregional housing need will be based upon such factors outlined in Government Code Section 65584.01(b)(1)(A) to (I), such as the delegate subregion's share of the household growth from January 1, 2021 to December 31, 2029, a healthy market vacancy rate including a healthy rental housing market of no less than five percent, and replacement needs based upon demolitions from all jurisdictions within the delegate subregion.

Prior to assigning the total subregional housing need to any delegate subregion, SCAG will hold a public hearing and may consider requests for revision. If SCAG rejects a proposed revision, it shall respond with a written explanation of why the proposed revised share has not been accepted.

The delegate subregion's share of the regional housing need is to be consistent with the distribution of households assumed for the comparable time period within the 2020 Regional Transportation Plan/Sustainable Communities Strategy. The final subregional allocation will be submitted by the delegate subregion to SCAG for approval before SCAG prepares its final RHNA plan.

In the event a delegate subregional entity fails to fulfill its responsibilities provided under state law or in accordance with the subregional Delegation Agreement, SCAG will be required to develop and make final allocation to members of the subregional entity, according to the regionally adopted method pursuant to Government Code Section 65584 and 65584.04.

Financial Assistance for Delegation

SCAG staff intends to budget approximately $500,000 as financial assistance for subregional delegation. In order to best utilize these limited funds, SCAG will provide $2,500 for each local jurisdiction in a subregional entity who accepts delegation, based upon dividing $500,000 into the total number of jurisdictions in the SCAG region (which is approximately 200 since there are 191 cities and 6 counties in the SCAG region). The amount of the respective financial assistance for the subregional entity and its distribution shall be outlined in the Delegation Agreement.

Proposed Timeline for Subregional Delegation

The following represents the proposed timeline for RHNA subregional delegation process:

By June 28, 2019	Notice of Intent submitted by Delegate Subregion
By July 31, 2019	SCAG to provide Delegate Subregion with local growth forecast and survey information
By August 31, 2019	State HCD to provide SCAG with Regional Housing Need Determination
By August 31, 2019	Deadline for SCAG and Delegate Subregion to enter into Delegation Agreement (adopting resolutions to be approved beforehand)
By Sept. 30, 2019	SCAG to provide Delegate Subregion with Subregional Housing Need and conduct public hearing
By Oct. 31, 2019	SCAG to release its draft regional housing need allocation methodology; Delegate Subregion releases its draft subregional housing need allocation methodology
By Dec. 31, 2019	HCD reviews and provides findings on SCAG's draft regional housing need allocation methodology; HCD reviews and provides findings on Delegate Subregion's draft subregional housing need allocation methodology; SCAG and the Delegate Subregion adopt their respective final regional housing need allocation methodologies prior to the distribution of their respective Draft RHNA Plans Last day for Subregional Entity to terminate Delegation Agreement and relinquish its delegation responsibilities
By April 2, 2020	SCAG to release Draft RHNA Plan; Delegate Subregion

	releases Draft Subregional Housing Allocation Plan
By July 31, 2020	Appeals (if any) addressed by SCAG and Delegate Subregion
ByJuly 31, 2020	Delegate Subregion to approve its Final Subregional Housing Allocation Plan and submit it to SCAG
By October 31, 2020	SCAG to approve its Final RHNA Plan, which incorporates the Final Subregional Housing Allocation Plan by the Delegate Subregion; Submittal of Final RHNA Plan to State HCD
By November 30, 2020	Deadline for HCD to approve SCAG's Final RHNA Plan
October 31, 2021	Deadline for updates of Local Housing Elements

<u>Attachments to these Guidelines:</u>
Exhibit A – Sample Delegation Resolution
Exhibit B – Sample Delegation Agreement

**RESOLUTION OF (NAME OF LOCAL JURISTICTION)
ESTABLISING SUBREGIONAL ENTITY FOR PURPOSES
OF DEVELOPING SUBREGIONAL HOUSING ALLOCATION PLAN TO BE INCLUDED IN
REGIONAL HOUSING ALLOCATION PLAN BY THE SOUTHERN CALIFORNIA ASSOCIATION OF
GOVERNMENTS**

Whereas, the California Legislature has declared, in Government Code Section 65580, that the availability of housing is of vital state importance, and it is a goal of the State of California to expand housing opportunities and accommodate housing needs of Californians in all economic levels;

Whereas, counties and cities within California, in order to ensure attainment of the State's housing goal, are required under state law to adopt a general plan, which must include a housing element, which identifies and analyzes existing and projected housing needs, and enumerates goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing to meet the needs of all economic segments of the community;

Whereas. Government Code Section 65583(a) requires each such housing element to provide an assessment of the "share" of regional housing needs which must be borne by a local jurisdiction, and an inventory of resources and constraints relevant to the meeting of those needs;

Whereas, the Southern California Association of Governments (SCAG) is a joint powers authority agency representing six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial; and is mandated by the federal and state law to research and develop long range regional plans related to transportation, growth, waste management, air quality and housing;

Whereas, SCAG, in consultation with the California Department of Housing and Community Development ("HCD" herein), is required to determine the existing and projected need for housing for the SCAG region pursuant to Government Code Sections 65584 et seq. by way of preparation of a Regional Housing Needs Assessment ("RHNA");

Whereas, counties and cities use the RHNA to prepare updates to its respective housing elements;

Whereas, SCAG is preparing the sixth cycle update of the RHNA and intends to submit the RHNA to HCD on or about October 31, 2020. Counties and cities within the SCAG region thereafter are required to prepare and submit their respective updated housing elements to HCD by October 31, 2021; and

Whereas, SCAG is authorized under current state law to delegate the responsibility of allocating the projected housing need for jurisdictions with a subregion to a subregional entity by way of a written agreement.

NOW, THEREFORE, BE IT RESOLVED by the (City Council/Board of Supervisors) of the (Name of Local \Jurisdiction):

1. The (Name of Local Jurisdiction) agrees to form a “subregional entity” within the meaning set forth in Government Code Section 65583 with the jurisdictions of _________________ (collectively referred to herein as “Subregion”). This Subregion desires to accept delegation of the responsibility of allocating the total housing need for the local governments in its Subregion, under the terms and conditions of a written agreement to be entered into between the Subregion and SCAG.

2. The (Name of Local Jurisdiction) authorizes____________ to act on behalf of the Subregion for purposes of facilitating the application of this Resolution.

APPROVED AND ADOPTED by the (City Council/Board of Supervisors) of the (Name of Local Jurisdiction) on this ____ day of_________, 2019.

DELEGATION AGREEMENT
CONCERNING HOUSING NEEDS ASSSEMENT
BETWEEN THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
AND (NAME OF SUBREGIONAL ENTITY)

This Delegation Agreement ("Agreement" herein) is made and entered into this ______ day of __________, 2019, by and between the Southern California Association of Governments, a joint powers authority established under California law (hereinafter referred to as "SCAG"), and the (NAME OF SUBREGIONAL ENTITY), a _______________ (hereinafter referred to as "Subregion"), collectively referred to herein as the "Parties."

RECITALS

The following recitals are a substantive part of this Agreement, and are incorporated herein by this reference.

A. The California Legislature has declared, in Government Code Section 65580, that the availability of housing is of vital state importance, and it is a goal of the State of California to expand housing opportunities and accommodate housing needs of Californians in all economic levels.

B. Counties and cities within California, in order to ensure attainment of the State's housing goal, are required under state law to adopt a general plan, which must include a housing element, which identifies and analyzes existing and projected housing needs, and enumerates goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing to meet the needs of all economic segments of the community.

C. Government Code Section 65583(a) requires each such housing element to provide an assessment of the "share" of regional housing needs which must be borne by a local jurisdiction, and an inventory of resources and constraints relevant to the meeting of those needs.

D. SCAG is a joint powers authority agency representing six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial; and is mandated by the federal and state law to research and develop long range regional plans related to transportation, growth, waste management, air quality and housing.

E. SCAG, in consultation with the California Department of Housing and Community Development ("HCD" herein), is required to determine the existing and projected need for housing for the SCAG region pursuant to Government Code Sections 65584 et seq. by way of preparation of a Regional Housing Needs Assessment ("RHNA"). A copy of Government Code Section 65584 et seq. are attached with this Agreement as Exhibit "A."

F. Counties and cities use the RHNA to prepare updates to its respective housing elements.

G. SCAG is preparing the sixth cycle update of the RHNA and intends to submit the RHNA to HCD on or about October 31, 2020. Counties and cities within the SCAG region thereafter are required to prepare and submit their respective updated housing elements to HCD by October 31, 2021.

H. SCAG is authorized under current state law to delegate the responsibility of allocating the projected housing need for jurisdictions with a subregion to a subregional entity by way of a written agreement.

J. The Subregion is a "subregional entity" within the meaning set forth in Government Code Section 65583.03 and desires to accept delegation of the responsibility of allocating the total housing need for the local governments in its subregion, under the terms and conditions of this Agreement.

NOW, THEREFORE, the Parties hereby agree as follows:

I. Parties and Purpose.

A. The Executive Director of SCAG, or his designee, and the ________ of Subregion, or his designee, are authorized to execute this Agreement and carry out the responsibilities of the Parties herein.

B. The purpose of this Agreement is to establish the responsibilities of the Parties associated with preparation of the sixth cycle update of RHNA as they relate to delegation of the housing allocation process.

II. Definitions:

For purposes of this Agreement, the following terms shall be defined as follows:

"Final Subregional Housing Allocation" shall mean the final allocation made by Subregion for each city or county with the Subregion, of its share of the Total Subregional Allocation, which shall be issued by the Subregion after conclusion of the appeal process, as described in Section IV, subsections D, below.

"Final RHNA Plan" shall mean the final allocation of regional housing need to cities and counties within the SCAG region adopted by SCAG for submittal to HCD.

"Integrated Growth Forecast" shall mean the growth scenario established by SCAG for the 2020 Regional Transportation Plan/Sustainable Communities Strategy and ties housing to transportation planning.

"*Subregional Allocation Methodology*" shall mean the methodology to be used by Subregion in distributing the Total Subregional Allocation to the local jurisdictions within the Subregion.

"Total Regional Allocation" shall mean the share of the statewide housing need assigned to the SCAG region by HCD.

"Total Subregional Allocation" shall mean the share of the Total Regional Allocation assigned to the Subregion by SCAG.

III. Duties of SCAG:

For purposes of this Agreement, SCAG shall be responsible for the following duties:

A. Furnishing Total Subregional Allocation. SCAG shall furnish to Subregion the Total Subregional Allocation.

B. Furnishing background information regarding Integrated Growth Forecast and planning factors. SCAG shall furnish to Subregion background data and information regarding SCAG's Integrated Growth Forecast and survey information regarding planning factors such factors outlined in Government Code Section 65584.01(b)(1)(A) to (I), which may be necessary for Subregion's preparation of its Final Allocation of Local Housing Need.

C. Review of Subregional Allocation Methodology. Along with HCD, SCAG shall review the Subregional Allocation Methodology to ensure its consistency with the applicable provisions of Government Code Section 65584 et seq., and the terms of this Agreement.

D. Review of Final Subregional Housing Allocation. SCAG shall review the Final Subregional Housing Allocation established by Subregion in order to ensure its consistency with the applicable provisions of Government Code Section 65584 et seq., and the terms of this Agreement. In the event that the Final Allocation of Local Housing Need established by Subregion is inconsistent with the applicable provisions of Government Code Section 65584 et seq., or the terms of this Agreement, SCAG reserves the right to make the final housing need allocations to counties and cities within the Subregion in accordance with subdivision (d) of Government Code Section 65584.03.

IV. Duties of Subregion:

For purposes of this Agreement, the Subregion in accepting delegation shall be responsible for the following duties:

A. Determination of Subregional Allocation Methodology. Subregion shall develop and adopt a Subregional Allocation Methodology in accordance with the provisions of Government Code Section 65584 et seq., including but not limited to Government Code Section 65584 and 65584.04.

B. Determination of Final Subregional Housing Allocation. Subregion shall determine the Final Subregional Housing Allocation for each city and/or county contained within the boundaries of the Subregion in accordance with the applicable requirements of Government Code Section 66584 et seq. Subregion's determination of the Final Subregional Housing Allocation shall be consistent with the Integrated Growth Forecast and the Subregional Allocation Methodology. This determination shall be made in a cooperative manner with the affected city or county governments.

C. Maintain Total Subregional Allocation. In determining the Final Subregional Housing Allocation, the Subregion shall maintain the Total Subregional Allocation. Maintenance of the Total Subregional Allocation shall mean to account for the total housing need originally assigned to Subregion by SCAG. By way of example, this means a downward adjustment in one jurisdiction's allocation as a result of the Subregion's grant of the jurisdiction's appeal shall be offset by an upward adjustment in the allocation(s) of another jurisdiction(s) in the Subregion.

D. Administer Appeals Process. The Subregion shall administer and facilitate an appeals process for HCD and local jurisdictions within the Subregion seeking to appeal the original local housing need allocation made by the Subregion as part of the draft Subregional Housing Allocation plan. The Subregion shall administer the appeals process in accordance with the applicable provisions of Government Code Section 66584.05. The Subregion shall adjust allocations to local governments based upon the results of the appeals process, and follow the provisions set forth in subdivision (f) of Government Code Section 65584.05 relating to adjustments. Local jurisdictions shall have no separate right of appeal to SCAG.

E. Compliance with RHNA Subregional Delegation Timeline and Submission of Subregion's Final Subregional Housing Allocation. Subregion shall comply and adhere to the SCAG RHNA Timeline, attached hereto as Exhibit "B." Subregion shall deliver its Final Subregional Housing Allocation to SCAG in time to be included as part of SCAG's public hearing relating to the adoption of SCAG's Final RHNA Plan, unless this Agreement is terminated pursuant to Section VI herein.

F. Records Maintenance. The Subregion shall maintain organized files of all public records and materials prepared or received in connection with any official business taken pursuant to this Agreement. Subregion shall also maintain a written record of any administrative proceeding conducted pursuant to this Agreement, whether by tape recording or by other means. Subregion shall make such records available to SCAG upon written request to Subregion. Subregion shall maintain these records for a period of not less than three (3) years after submission of its Final Subregional Housing Allocation to SCAG.

V. **Financial Assistance.**

In consideration for Subregion's agreement to undertake all delegation duties required by this Agreement, SCAG shall provide to Subregion financial assistance in the maximum amount of ____________ **(fill in amount which is based upon $2,500 for each local government in the Subregion)**, hereinafter referred to as "Financial Assistance". Subregion shall utilize the Financial Assistance solely to implement the terms of this Agreement, including but not limited to, providing staffing (both administrative and technical) to undertake the delegation duties required herein. Subregion shall be responsible for any additional costs required to implement this Agreement that is above the amount of Financial Assistance.

SCAG shall disburse the Financial Assistance to Subregion based upon the following performance milestones:

1. Full Execution of Agreement: Disbursement of 25% of Financial Assistance;
2. Release of draft Subregional Housing Allocation plan: Disbursement of 25% of Financial Assistance;
3. Completion of Appeals Process: Disbursement of 25% of Financial Assistance; and
4. Delivery to SCAG and approval by SCAG of Final Subregional Housing Allocation: Disbursement of 25% of Financial Assistance.

Subregion shall submit sufficient documentation to SCAG to evidence its completion of the above-mentioned performance milestones prior to disbursement of the Financial Assistance. By way of example, in order to evidence completion of the appeals process, Subregion shall submit a written report to SCAG detailing the appeal process, including information relating to the number of appeals and its respective outcomes. SCAG shall have the right to request and review additional information from Subregion in order to approve disbursement of the Financial Assistance.

VI. **Termination of Agreement.**

A. Termination by Subregion. Subregrion shall have the right to terminate this Agreement without cause by giving written notice to SCAG by no later than December 31, 2019, of its intent to terminate. In such event all finished or unfinished documents, data, studies, reports or other materials prepared by Subregion relating to this Agreement shall be given to SCAG. In the event of termination, Subregion shall forfeit any Financial Assistance not disbursed by SCAG.

B. Termination by SCAG. SCAG shall have the right to terminate this Agreement with cause, including but not limited to, if SCAG has a reasonable basis to conclude that Subregion shall be unable to fulfill in a timely and proper manner its duties under this Agreement. SCAG shall provide written notice to Subregion of its intent to terminate this Agreement, which shall be effective ten (10) days from the date on the notice. In the event of such termination, all finished or unfinished documents, data, studies, reports or other materials prepared by Subregion relating to this Agreement shall be given to SCAG in order for SCAG to determine the local allocation of need for all cities and counties within the Subregion. As a result of termination of this Agreement, SCAG reserves the right to distribute the share of regional housing need to cities and counties within the Subregion. In the event of termination by SCAG, Subregion shall forfeit any Financial Assistance not disbursed by SCAG.

VII. Other Provisions.

A. Notices. All notices required to be delivered under this Agreement or under applicable law shall be personally delivered, or delivered by U.S. mail, certified, or by reputable document delivery service such as Federal Express. Notices personally delivered or delivered by a document delivery service shall be effective upon receipt. Notices shall be delivered as follows:

SCAG: Southern California Assn. of Governments
Attn: Kome Ajise, Director of Planning
900 Wilshire Blvd, 17th Floor
Los Angeles, CA 90017

Subregion: (Name of Subregional Entity)
Attn: ______________________
____
____

B. Prohibition against Assignment/Subcontract. Subregion shall not assign or subcontract any rights, duties or obligation in this Agreement.

C. Governing Law. The interpretation and enforcement of this Agreement shall be governed by the laws of the State of California.

D. Time is of Essence. Time is expressly made of the essence with respect to the performance of the Parties and of each and every obligation and condition of this Agreement.

E. Amendments in writing. This Agreement cannot be orally amended or modified. Any modification or amendment hereof must be in writing and signed by the Party to be charged.

F. Interpretation; Days. When the context and construction so require, all words used in the singular herein shall be deemed to have been used in the plural, and the masculine shall include the feminine and neuter and vice versa. Whenever the word "day" or "days" is used herein, such shall refer to calendar day or days, unless otherwise specifically provided herein. Whenever a reference is made herein to a particular Section of this Agreement, it shall mean and include all subsections and subparts thereof.

G. Exhibits. All exhibits referred to in this Agreement are attached hereto and incorporated herein by reference.

H. Cooperation between the Parties/Dispute Resolution. SCAG and Subregion are each undertaking the responsibilities of this Agreement for the benefit of their respective members. The Parties agree and acknowledge that it is their best interest to engage in cooperation and coordination with each other in order to carry out its responsibilities herein. In this spirit of cooperation, the Parties agree that neither party will seek any action in law or in equity. Disputes regarding the interpretation or application of any provision of this Agreement shall be resolved through good faith negotiations between the Parties. Changes in exigent circumstances or the RHNA Law may cause a party to conclude that this Agreement should be amended. If the Parties cannot agree on changes to this Agreement, the Parties can terminate this Agreement; in no event shall either Party seek any legal or equitable remedy against the other.

I. Entire Agreement. This Agreement constitutes the entire understanding between the Parties. All prior agreements or understandings, whether oral or written, are superseded. Each Party is entering this Agreement based solely upon the representations set forth herein. This Agreement may be executed in counterpart originals, and when the original signatures are assembled together, shall constitute a binding agreement of the Parties.

[Signature Page to follow.]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by its duly authorized officers, shall become effective as of the date in which the last of the Parties, whether SCAG or Subregion, executes this document.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS ("SCAG")	**(NAME OF SUBREGIONAL ENTITY) ("Subregion")**
By________________________	By_________________________________
Date ______________________	Date_______________________________
Approved as to form:	Approved as to form:
__________________________ Joann Africa, Chief Counsel	By_________________________________ Counsel for Subregion

Exhibit “A” to RHNA Delegation Agreement

Copy of California Government Code Section 65584 et seq. – to be attached

Exhibit “B” to RHNA Delegation Agreement

By June 28, 2019	Notice of Intent submitted by Delegate Subregion
By July 31, 2019	SCAG to provide Delegate Subregion with local growth forecast and survey information
By August 31, 2019	State HCD to provide SCAG with Regional Housing Need Determination
By August 31, 2019	Deadline for SCAG and Delegate Subregion to enter into Delegation Agreement (adopting resolutions to be approved beforehand)
By Sept. 30, 2019	SCAG to provide Delegate Subregion with Subregional Housing Need and conduct public hearing
By Oct. 31, 2019	SCAG to release its draft regional housing need allocation methodology; Delegate Subregion releases its draft subregional housing need allocation methodology
By Dec. 31, 2019	HCD reviews and provides findings on SCAG’s draft regional housing need allocation methodology; HCD reviews and provides findings on Delegate Subregion’s draft subregional housing need allocation methodology; SCAG and the Delegate Subregion adopt their respective final regional housing need allocation methodologies prior to the distribution of their respective Draft RHNA Plans Last day for Subregional Entity to terminate Delegation Agreement and relinquish its delegation responsibilities
By April 2, 2020	SCAG to release Draft RHNA Plan; Delegate Subregion releases Draft Subregional Housing Allocation Plan
By July 31, 2020	Appeals (if any) addressed by SCAG and Delegate Subregion
ByJuly 31, 2020	Delegate Subregion to approve its Final Subregional Housing Allocation Plan and submit it to SCAG
By October 31, 2020	SCAG to approve its Final RHNA Plan, which incorporates the Final Subregional Housing Allocation Plan by the Delegate Subregion; Submittal of Final RHNA Plan to State HCD

By November 30, 2020	Deadline for HCD to approve SCAG's Final RHNA Plan
October 31, 2021	Deadline for updates of Local Housing Elements

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Item 7.A

Housing Workshop Discussion

Attachment 7

WRCOG Subregional RHNA Delegation FAQ

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RHNA Subregional Delegation - FAQS

1. **What is a RHNA subregion?**
   (Government Code Section 65584.03) In recognition of the common interests and mutual challenges and opportunities associated with providing housing, two or more contiguous cities and a county may form a subregional entity for the purpose of allocation of the subregion's existing and projected need for housing among its members in accordance with the allocation methodology established pursuant to Government Code Section 65584.04. All decisions of the subregion shall be approved by vote as provided for in the rules adopted by the local governments comprising the subregion, or shall be approved by vote of the county and the majority of the cities with the majority of population within the county.

2. **What are the steps to create a subregion, following the prescribed timelines in State law?**
   1. Each participating jurisdiction adopts a resolution indicating its commitment to participating in the subregional entity.
   2. For WRCOG, the subregional entity could be a committee of the Council of Governments with participating cities and the County.
   3. WRCOG(or other entity) would enter into an agreement with SCAG that sets forth the process, timing, and other terms and conditions of the delegation of responsibility by the COG to the subregion.

3. **What does the subregion do, following the prescribe timelines in State law?**
   1. The subregion determines the methodology for allocating housing need to its participating jurisdictions according to State law (or accepts the methodology factors from SCAG as a starting point for further distribution), providing opportunity for public comment and modification prior to adoption of the methodology.
   2. SCAG allocates a share to the subregion based on a proportion consistent with the distribution of households assumed for the comparable time period of the applicable regional transportation plan.
   3. SCAG allocates the distribution of the RHNA to the participating jurisdictions according to the adopted methodology, providing an opportunity for public comment and modification prior to finalizing the distribution.

4. **If WRCOG accepts RHNA delegation, will the RHNA will be lower for western Riverside jurisdictions?**
   The total subregional housing needs allocated by SCAG and HCD must be maintained. However the methodology and distribution of the subregional RHNA across WRCOG jurisdictions may be adjusted lower or higher.
5. **What is the estimated cost of a subregion versus typical participation in the RHNA process?**
   Assuming that the subregion does not hire a consultant to create a separate methodology, the costs would be:
   1. Administrating and documenting the subregion meetings and decisions;
   2. Conducting the required outreach prior to the subregion making its decisions;
   3. Communicating with SCAG and HCD as needed; and
   4. Publishing the required notices. The Planning Departments of the participating jurisdictions typically absorb the RHNA evaluation without additional staffing or consultant assistance.

6. **What are other activities that the subregion could assume outside of the RHNA process and State law?**
   - Foster collaboration between cities within WRCOG;
   - Facilitate an open dialogue between the jurisdictions, public, and interested organizations on housing issues and opportunities;
   - Share best practices regarding rehabilitating existing housing stock, addressing gentrification/displacement, etc.;
   - Work together to obtain and commit more financial resources to affordable housing production
   - Support for ballot measure for affordable housing funding
   - Consider potential legislative efforts to seek meaningful tax credits and other mechanisms

7. **What are the benefits to subregional RHNA delegation?**
   While there are benefits to accepting RHNA subregional delegation, it is also a difficult and involved process. The following are reasons why accepting delegation may be beneficial to the jurisdictions who undertake the process:
   - Different Methodology: Delegate subregions develop their own methodology and are not subject to SCAG's review process. The methodology is subject to HCD review and approval.
   - RHNA Appeals: Delegate subregions have a separate appeals process from SCAG and are exempt from the SCAG's appeal process.
     - Appeal reallocation: Successful appeals must be reallocated back to the SCAG region but jurisdictions within a delegate subregion are exempt from receiving a reallocation from SCAG. They are only subject to any reallocation from appeals within their own subregion.
     - Protection from outside appeals: While it has not yet been confirmed by HCD, delegate subregions may be protected from appeals filed against their jurisdctions from jurisdictions outside the subregion. Appeal to draft allocations can only be made by jurisdictions within the applicable delegate subregion or HCD.
   - Financial Assistance from SCAG: SCAG is offering a financial incentive for a delegate subregion to use to undertake the RHNA process. SCAG staff intends to budget approximately $500,000 as financial assistance for subregional delegation. Staff intends to provide $2500 for each local jurisdiction in a delegate subregion and the payment structure for the financial assistance will be described in the delegation agreement.
   - Local Control: A delegate subregion has more local control/self-determination by providing the ability for contiguous jurisdictions to assign RHNA numbers. This allows for an opportunity to strengthen planning integration among neighboring jurisdictions.
   - Leadership: Delegations provides an opportunity for the delegate subregion to show leadership and provide for a unified voice representing participating communities on RHNA issues (e.g., methodology, social equity, assignment of need and determination of appeals).

PROS	CONS	EXAMPLE
Creates flexibility & allows cities to trade		Distribute the subregion's numbers or can use SCAG's distribution
Empowers cities to have a say in the regional planning process		Self-determination: a city is able to accept or not accept allocation from another city.
Allows better alignment between local and regional needs		Ability to plan along on transit corridors and near employment.
Can find innovative solutions		Collective problem-solving which may include negotiating credits and creative financing
May facilitate the production of more housing		Utilizes economies of scale and eliminates duplication. Siting housing near supportive services.
Creates a forum for collaboration that leads to innovative solutions		
Creates awareness (and healthy competition)		Creates a forum to share knowledge and success. When one city is doing the heavy lifting, may encourage other jurisdictions to step up to the plate.
If success, may create additional opportunities for collaborative work		Success may be housing or spill over to other technical areas (transportation). May use collaboration for legislative advocacy.
Creates a forum to discuss sharing of planning resources		Share resources - - may share in cost to pay consultants for housing element preparation or program ideas (for those who want to share).
	Time, effort & resources which may end in same result.	What if subregion fails to produce a different allocation?
	Lack of trust for fair and equitable process.	Some cities may shirk their responsibility to step up and accept housing.
Increases local control		Ability to control own numbers and improve county-wide performance.
	Loss of political distance from SCAG	Pressure on community to produce additional housing.
	Lack of clarity of the benefits to accept someone's numbers/housing	City worried about allocation dumping

PROS	CONS	EXAMPLE
Still need to plan for housing for all income levels		Can’t go to zero. Every jurisdiction still has an allocation in every income level.
	No role model	No role model
Increased use of ADUs		ADUs more feasible with cities with large residential lots.

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Fee Comparison Analysis Update**

Contact: **Christopher Tzeng, Program Manager, ctzeng@wrcog.us, (951) 405-6711**

Date: **February 14, 2019**

***The purpose of this item is to** provide an update of the Fee Comparison Analysis. In 2016, WRCOG conducted an analysis of the fees required of development projects, the effect of other development costs, and the economic benefits of transportation investment. WRCOG is in the process of finalizing the analysis update with current fees.*

Requested Action:

1. Receive and file.

In 2016, WRCOG conducted a study to analyze fees / exactions required and collected by jurisdictions / agencies in and immediately adjacent to the WRCOG subregion. The study was received by the WRCOG Committees and subsequent presentations were completed to various City Councils in the subregion. Based on the feedback provided and the requests made for data and presentations, WRCOG indicated the study would be updated on a consistent basis to enable jurisdictions to understand the impact of fees on development and the regional economy. WRCOG and its project team has been updating the analysis since September 2018 and will be finalizing the update in the coming month.

Background on 2018 Update

Generally, the analysis methodologies, assumptions, and jurisdictions analyzed are consistent with the original study. The fee comparison update process primarily involved contacting jurisdictions and special districts to understand if and how their development impact fees had changed since 2016. In some cases, jurisdictions indicated the need for adjustments to the 2016 assumptions / methodologies, particularly concerning the calculation of water and sewer fees. As a result, the changes between 2016 and 2018 represent a combination of changes driven by fee schedule changes (actual changes in fee levels), as well as those driven by suggested refinements in other underlying assumptions.

Findings

Summary of Fee Schedule Changes: Table 1 presents aggregate average 2018 development impact fees, by land use type, as well as the average change in fees due to changes in jurisdictions' fee schedules since 2016. As a point of reference, the Consumer Price Index for the Western Region indicates an increase / inflation of about 6.5% of this period. The fee increases for Single-family, Multi-family, and Industrial were all somewhat below the level of inflation over this period, with fees on office development somewhat above. The average reduction in retail fees was about 8.5% and was driven by the 29% reduction in the TUMF fee on retail.

Table 1 Summary of Fee Schedule Changes (2016 to 2018)

Land Use	Average Fee 2018*	Fee Schedule-Driven Changes[1]
Single Family (per unit)	$47,470	4.8%
Multifamily (per unit)	$29,706	5.0%
Retail (per Sq.Ft.)	$23.63	-8.7%
Office (per Sq.Ft.)	$14.15	7.4%
Industrial (per Sq.Ft.)	$5.19	5.5%

*Average total 2018 fees are representative of all study jurisdictions.

[1]Fee Schedule-driven changes refers to the amount of change in fees from 2016 to 2018 that is due to changes to the fee schedule and therefore excludes changes in fees due to methodological or procedureal changes in fee calculations.

Summary of Average Fee Schedule-Driven Changes: Table 2 provides a summary of average fee schedule-driven changes by fee category for each land use. It indicates the degree to which different fee category (improvement type) components contributed towards the overall percentage change by land use type shown in Table 1. There have been different levels of average increases across the fee categories and different levels of variation among land use categories.

- The school facilities fees have generally shown the largest and most consistent increase of about 10% across land uses over the two-year period.
- Water and Sewer fees also increased on average, but more modestly, with a range of between 3.4% and 5.4%, while other area / regional fees (a combination of a range of fee types) also showed modest increases in the 2.0% to 4.1%.
- Other City fees (that includes transportation, parks, and other citywide capital facilities fees) – where individual jurisdictions have the most direct control – showed the most variation with an average of a 14.1% increase in office fees and a reduction of 0.6% in industrial fees.
- The TUMF fee showed the lowest fee increases, including modest increases in office and industrial fees, no change in Single-family fees, a modest reduction in Multi-family fees, and a significant reduction in Retail fees.

Table 2 Summary of Fee Schedule Changes by Fee Category

	Fee Schedule Changes by Fee Category (2016 to 2018)*				
Land Use	TUMF	Water & Sewer	Other City Fees	School Fees	Other Area / Regional Fees
Single Family	0.0%	4.4%	7.1%	11.8%	4.1%
Multifamily	-1.6%	4.4%	1.1%	9.8%	2.5%
Retail	-28.5%	5.2%	7.6%	10.5%	2.0%
Office	4.1%	5.4%	14.1%	10.4%	2.8%
Industrial	2.3%	3.4%	-0.6%	9.7%	3.1%

* Percent change, by fee category and land use, are derived by calculating the percentage change in average fees, excluding study jurisdictions where fee changes are not soley due to changes in fee schedule.

Summary of Fee Program Changes: Changes from 2016 to 2018 are assessed by comparing fee totals by land use type for each jurisdiction. For discussion purposes, development fees are broken into seven categories: Regional Transportation (TUMF), Water and Sewer Fees, Other City Fees, Storm Drain / Flood Control, School Fees, Habitat Mitigation, and Other Area /Regional Fees.

- Regional Transportation (TUMF): Since 2016, the TUMF fee for Single-family units has not changed, some increase for industrial and office use, some reduction in Multi-family use, and significant reduction in TUMF fees for retail use. The significant reduction in the TUMF fee for retail uses had a significant effect on the overall change in retail fees in all WRCOG jurisdictions.

- Water & Sewer Fees and Local DIFs: Water and Sewer fees and local development impact fees experienced the greatest variation in change by jurisdiction. Of the 21 jurisdictions / areas analyzed (including 18 cities), 16 had changes in their water and/or sewer fees, and 9 had changes in their local development impact fees. Four jurisdictions / areas experienced no change to their water, sewer, or local fees since 2016, while eight experienced changes in both water/sewer and local fees.

- Storm Drain Fees: Storm drain and flood control fees only changed in four of the 21 jurisdictions since 2016. Many jurisdictions do not have storm drain/flood control fees.

- School Fees: School fees in 18 of 21 jurisdictions have increased since 2016 by an overall average of 10% for residential land uses and 11% for non-residential land uses.

- Habitat Mitigation Fees: The MSHCP fee can be increased on an annual basis by the rate of inflation (the consumer price index) – which was done over for the last two years – for an increase of about 5.6%. Development in some jurisdictions is also subject to the Stevens' Kangaroo Rat fee, which has not changed since 2016.

Table 3 Summary of Changes to Water, Sewer, and Local Fees*

	Fee Changes (2016 - 2018)	
Jurisdiction	Changes to Water / Sewer Fees	Changes to Local DIF Fees
Banning	No	No
Beaumont	Yes	Yes
Canyon Lake	Yes	No
Calimesa	No	Yes
Corona	No	No
Eastvale	Yes	Yes
Hemet	Yes	Yes
Jurupa Valley	Yes	No
Lake Elsinore	Yes	No
Menifee	Yes	Yes
Moreno Valley	Yes	Yes
Murrieta	Yes	Yes
Norco	No	No
Perris	Yes	Yes
Riverside	Yes	Yes
San Jacinto	Yes	No
Temecula	Yes	No
Wildomar	Yes	No
Unincorporated Riverside County (Temescal Valley)	No	No
Unincorporated Riverside County (Winchester)	Yes	No
March JPA	Yes	No

*Summary of Unmodified Fees.

Unmodified Fee Level Changes: Table 4 compares total average fee levels by land use for WRCOG jurisdictions from the original 2016 Study to the 2018 fee levels estimated in the updated study. These summary data points include all WRCOG study jurisdictions and all fee level changes whether due to changes in fee schedules or due to procedural / methodological changes. It is apparent that the procedural / methodological changes tended to increase the estimated fee levels, adding between 3% and 9% to the average level of fee increases for non-residential uses and a more modest 1% for Single-family fees and negative 0.3% for Multi-family fees. The procedural / methodical changes tend to explain the higher end of the range of percentage increases by jurisdiction (and in some cases the lower end of the range). These changes are most typically associated with changes in the water and sewer fee calculations / calculation methodology. This included the direct provision by water district staff of revised calculations as well as the provision by staff of more specific and different assumptions concerning water meter assumptions by land use / development prototype.

Table 4 Change in Average Total Estimated Fee Amounts: 2016 to 2018

Land Use	**Average Estimated Total Fee**			**Range of Change**
	2016	2018	Avg % Change	Low High
Single Family (per unit)	$44,734	$47,345	5.8%	-8% - 26%
Multifamily (per unit)	$28,384	$29,706	4.7%	-5% - 16%
Retail (per SF)	$23.57	$23.63	0.3%	-15% - 61%
Office* (per SF)	$12.67	$14.15	11.7%	1% - 55%
Industrial (per SF)	$4.74	$5.18	9.4%	-7% - 49%

*Assumes 50 percent reduction in TUMF for Class A/B office developments.

Fee Schedule-Driven Change: Table 5 shows the "modified" average changes in fee levels with excluded jurisdictions noted for each land use category. The average change is similar amongst the unmodified and modified calculations for residential land uses, while average changes in non-residential land uses are more substantial, reflecting the larger impact of the procedural / methodological changes on these land uses.

Table 5 Modified Change Summary Table

Land Use	Average Estimated Total Fee	Range of Change	
	Avg % Change	Low	High
Single Family (per unit)[1]	4.8%	0%	18%
Multifamily (per unit)[2]	5.0%	1%	15%
Retail[3] (per SF)	-8.7%	-15%	5%
Office*[4] (per SF)	7.4%	1%	31%
Industrial[5] (per SF)	5.5%	-7%	49%

*Assumes 50 percent reduction in TUMF for Class A/B office developments.

[1]The following jurisdictions have been removed from these calculations since the changes in estimated fee amounts that have occurred since 2016 are due to procedural changes rather than changes to the fee amount: Beaumont, Calimesa, Riverside, Wildomar, March JPA.

[2]The following jurisdictions have been removed from these calculations since the changes in estimated fee amounts that have occurred since 2016 are due to procedural changes rather than changes to the fee amount: Canyon Lake, Calimesa, Lake Elsinore, Wildomar, March JPA.

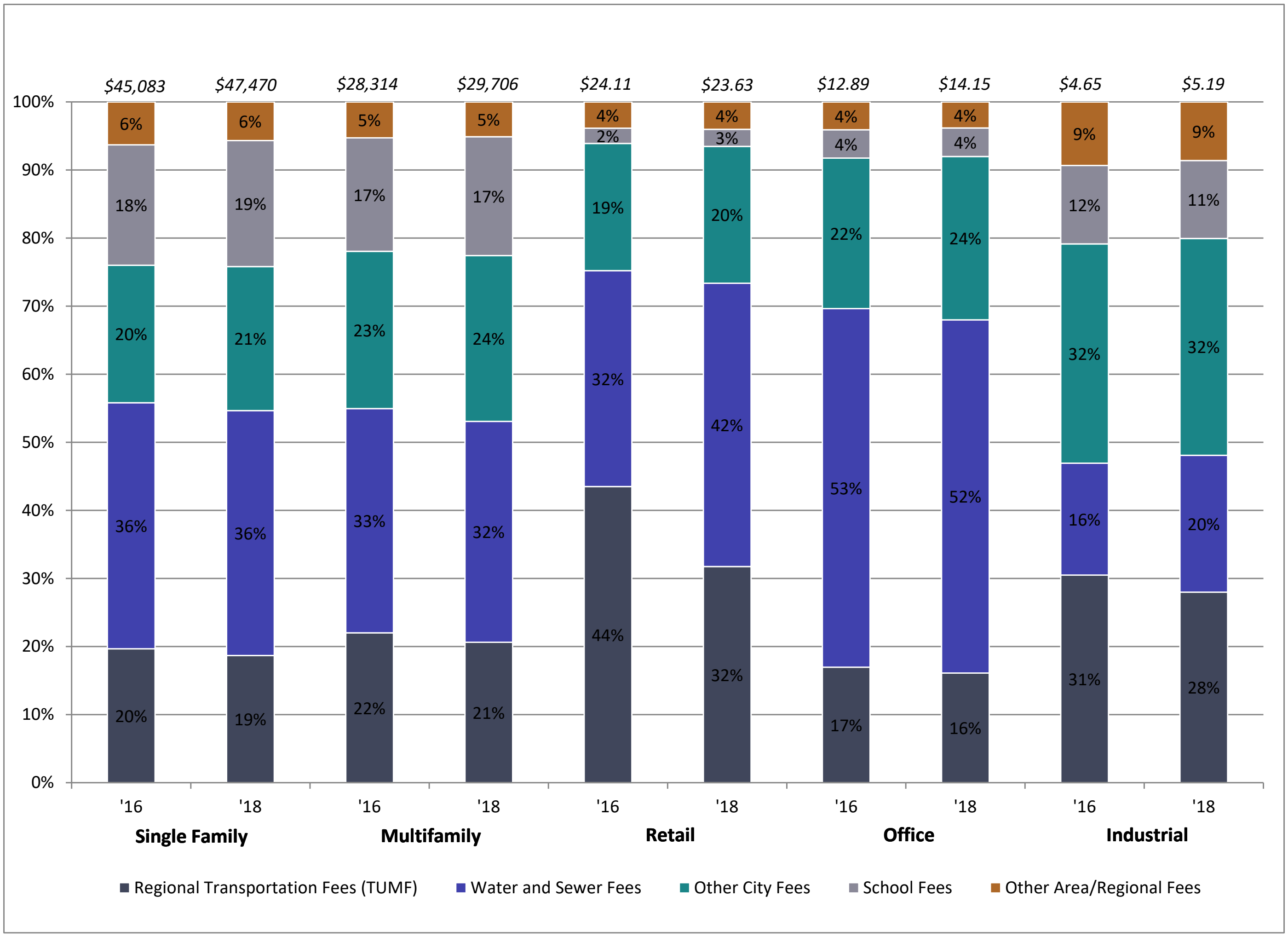
[3]The following jurisdictions have been removed from these calculations since the changes in estimated fee amounts that have occurred since 2016 are due to procedural changes rather than changes to the fee amount: Beaumont, Canyon Lake, Lake Elsinore, Wildomar, March JPA.

[4]The following jurisdictions have been removed from these calculations since the changes in estimated fee amounts that have occurred since 2016 are due to procedural changes rather than changes to the fee amount: Beaumont, Canyon Lake, Calimesa, Lake Elsinore, Wildomar, March JPA.

[5]The following jurisdictions have been removed from these calculations since the changes in estimated fee amounts that have occurred since 2016 are due to procedural changes rather than changes to the fee amount: Canyon Lake, Calimesa, Lake Elsinore, Wildomar, March JPA.

Fee Composition: Figure 1 presents a graphic comparison of the composition of total estimated fees, by category and land use, for both 2016 and 2018. The substantial reduction in the TUMF retail fee drove the most significant changes in the distributions, with other overall changes more modest – as would be expected – over a two-year period.

Figure 1 Proportional Development Fee Amounts (Comparison: 2016 & 2018) by Land Use



Prior Action:

August 9, 2018: The Public Works Committee received and filed.

Fiscal Impact:

Transportation Department activities are included in the Agency's adopted Fiscal Year 2018/2019 Budget under the Transportation Department.

Attachment:

None.

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