Western Riverside Council of Governments
Planning Directors Committee

AGENDA

NOTE START TIME

Thursday, August 8, 2019
9:30 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. SELECTION OF PLANNING DIRECTORS COMMITTEE CHAIR, VICE-CHAIR, AND 2ND VICE-CHAIR POSITIONS FOR FISCAL YEAR 2019/2020 **P. 1**

Requested Action: *1. Select Planning Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair positions for Fiscal Year 2019/2020.*

6. MINUTES

A. Summary Minutes from the June 13, 2019, Planning Directors Committee Meeting are Available for Consideration. **P. 3**

Requested Action: *1. Approve Summary Minutes from the June 13, 2019, Planning Directors Committee meeting.*

7. 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 ***Christopher Gray*** **P. 7**

Requested Action: *1. Receive and file.*

8. REPORTS / DISCUSSION

A. Residential Housing Definition ***Daniel Ramirez-Cornejo, WRCOG*** **P. 33**

Requested Action: *1. Discuss and provide input.*

B. State Housing Legislative Update ***Andrea Howard, PlaceWorks*** **P. 35**

Requested Action: *1. Receive and file.*

C. Inland Empire Comprehensive Multimodal Corridor Plans ***Shirley Medina, RCTC*** **P. 49**

Requested Action: *1. Receive and file.*

D. Regional Streetlight Program Activities Update ***Daniel Soltero, WRCOG*** **P. 51**

Requested Action: *1. Receive and file.*

E. Regional Housing Needs Assessment Methodology Update ***Cynthia Mejia, WRCOG*** **P. 55**

Requested Action: *1. Discuss and provide direction.*

F. Planning Directors Committee Representatives ***Christopher Gray, WRCOG*** **P. 83**

Requested Action: *1. Receive and file.*

9. REPORT FROM THE DIRECTOR OF TRANSPORTATION & PLANNING ***Christopher Gray***

10. ITEMS FOR FUTURE AGENDAS *Members*

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

11. GENERAL ANNOUNCEMENTS *Members*

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

12. NEXT MEETING: **The next Planning Directors Committee meeting is scheduled for Thursday, September 12, 2019, at 9:00 a.m. at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.**

13. ADJOURNMENT

Page Intentionally Left Blank

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Selection of Planning Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair Positions for Fiscal Year 2019/2020**

Contact: **Christopher Gray, Director of Transportation & Planning, cgray@wrcog.us, (951) 405-6710**

Date: **August 8, 2019**

The purpose of this item is to *select Planning Directors Committee leadership positions for Fiscal Year 2019/2020.*

Requested Action:

1. Select Planning Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair positions for Fiscal Year 2019/2020.

WRCOG's Committee leadership positions are selected at the start of each fiscal year. At the 2019 General Assembly, the leadership for the Executive Committee for Fiscal Year 2019/2020 was selected as follows:

Chair: Bonnie Wright, City of Hemet
Vice-Chair: Kevin Bash, City of Norco
2nd Vice-Chair: Kelly Seyarto, City of Murrieta

Historically, the Planning Directors Committee (PDC) leadership has coincided with those of WRCOG's Executive Committee, although there are no requirements for this pattern stipulated in WRCOG's JPA or Bylaws. The incoming PDC leadership does not require a specific title or designation; it need only be an official representative designated by the member agency. The following lists PDC representatives for the cities of Hemet, Norco, and Murrieta, respectively:

City of Hemet: HP Kang

City of Norco: Steve King

City of Murrieta: Jeff Murphy

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

Page Intentionally Left Blank

1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:01 a.m. by Chair Keith Gardner, at the WRCOG Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Adam Rush, City of Banning (9:10 a.m. arrival)
Christina Taylor, City of Beaumont
Kelly Lucia, City of Calimesa
Joanne Coletta, City of Corona
H.P Kang, City of Hemet
Tamara Campbell, City of Jurupa Valley
Richard MacHott, City of Lake Elsinore
Rick Sandzimier, City of Moreno Valley
Jeff Murphy, City of Murrieta
Steve King, City of Norco (9:24 a.m. arrival)
Jay Eastman, City of Riverside
Kevin White, City of San Jacinto
Keith Gardner, County of Riverside (Chair)
Kristin Warsinski, Riverside Transit Agency (9:28 a.m. departure)

Staff present:

Christopher Gray, Director of Transportation & Planning
Andrea Howard, Program Manager
Cynthia Mejia, Staff Analyst
Rachel Singer, Staff Analyst
Ivana Medina, Staff Analyst

Guests present:

Doria Williams, City of Desert Hot Springs
Rebecca Deming, City of Desert Hot Springs
Phayvanh Nanthavongduongsy, County of Riverside
Alejandro Huerta, Enterprise Community Partners

3. PLEDGE OF ALLEGIANCE

Chair Keith Gardner led members in the Pledge of Allegiance.

4. PUBLIC COMMENTS

There were no public comments.

5. MINUTES – *(Lake Elsinore / Murrieta) 11 yes; 0 no; 1 abstention. Item 5.A was approved. The Cities of Canyon Lake, Eastvale, Menifee, Perris, Temecula, and Wildomar, and March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present. The County of Riverside abstained.*

A. Summary Minutes from the May 9, 2019, Planning Directors Committee Meeting are Available for Consideration.

Action: *1. Approved the Summary Minutes from the May 9, 2019, Planning Directors Committee meeting.*

6. CONSENT CALENDAR - *(County / Murrieta) 12 yes; 0 no; 0 abstentions. Items 6.A and 6.B were approved. The Cities of Canyon Lake, Eastvale, Menifee, Perris, Temecula, and Wildomar, and March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.*

A. WRCOG Committees and Agency Activities Update

Action: *1. Received and filed.*

B. State Housing Legislation Update

Action: *1. Received and filed.*

7. REPORTS / DISCUSSION

A. Presentation by the City of Desert Hot Springs on Cannabis Activity

Rebecca Deming, Community Development Director, and Doria Williams, Assistant to the City Manager, presented on the evolution of cannabis activity in their City. In 2014, the City of Desert Hot Springs held a special election and voters passed a Marijuana Tax Measure with over 70% approval. Ms. Deming proceeded to share an overview of allowable cannabis permit uses and their respective zoning requirements. The tax collected by the City has been 10% of the Gross Monthly Receipts for dispensary and distribution uses. Lab testing and distribution uses are not currently taxed by the City, while cannabis cultivation businesses are allowed and are subject to a $25 fee on the first 3,000 square feet, plus $10 per square feet thereafter.

Committee member Rick Sandzimier asked how many entitlements there were in uses other than dispensaries.

Ms. Deming responded that the City does not have a cap on permits for other uses.

Ms. Williams described State licensing classifications and how the City categorizes them into their own system.

Committee member Jeff Murphy asked if the City allows multiple use permits for cannabis activity.

Ms. Deming responded that the City does allow them except in retail uses.

Committee member Tamara Campbell inquired about the City’s Cannabis Compliance Team.

Ms. Deming responded that the Team consists of 4 sworn police officers who work in coordination with code enforcement personnel to ensure cannabis compliance throughout the City.

Committee member Campbell asked if the City has had any water supply issues as a result of the booming cannabis industry.

Ms. Williams responded that the City uses recycled water efficiently throughout the City and has not faced water supply challenges.

Action: *1. Received and filed.*

B. Presentation by the Enterprise Community Partners on the Affordable Housing and Sustainable Communities Grant Program

Alejandro Huerta presented on the Affordable Housing and Sustainable Communities (AHSC) Grant Program. The Program is funded by CAP & Trade dollars and serves as a gap financing tool for new housing and public improvement projects. AHSC provides up to $20 million per project in the following three categories: $13.5 million for new housing, $6 million for bike / pedestrian transit, and $500,000 for other programs. Applicants must be developers or public agencies that, if applicable, must have a compliant housing element. Because the AHSC is a competitive grant program, applicants must demonstrate project correlation with improved transit development, and quantify expected transit ridership in the application.

Committee member Adam Rush asked if there is a minimum density requirement for applicants.

Mr. Huerta responded that the minimum density requirement is 20 dwelling units per acre.

The Notice of Funding Availability (NOFA) will be released in October 2019, followed by the project submission deadline in February 2020. Awards will then granted in June of 2020.

<u>Action</u>: *1. Received and filed.*

C. TUMF Program Development Agreements Update

Christopher Gray announced that WRCOG researched member agencies' existing development agreements to identify any projects that were granted TUMF exemptions. Prior to implementation of the TUMF Program in 2003, agencies and developers had the ability to enter into development agreements with certainty that the project(s) in question would be isolated from the adoption of a regional mitigation fee program, such as the TUMF. WRCOG obtained support for this study by its on-call consulting firm, PlaceWorks, who assisted in obtaining existing Development Agreements for all member agencies.

According to this research, the only remaining development agreement that holds a TUMF exemption is City of Temecula's Harveston / Winchester Hills project, which will be completed in 2026. The City of Temecula is not allowed to amend or extend this agreement. Furthermore, there are no other development agreements throughout WRCOG's member jurisdictions that have a TUMF-exempt development agreement.

To assist this effort, WRCOG sent a letter to each member agency's City Manager, Public Works Director, and Planning Director to inform them of such findings and asked for feedback in case they have agreements that proved otherwise. WRCOG did not receive any notification that a member agency has an existing TUMF-exempt development agreement other than the City of Temecula's.

Staff are reconciling existing credit agreements between member agencies and developers to verify all projects and will be releasing a database with this information soon.

<u>Action</u>: *1. Received and filed.*

D. Housing Element Annual Progress Reports

Andrea Howard led a discussion encouraging member agencies to share their experience with submitting Housing Element Annual Progress Reports (APRs) to the California Department of Housing and Community Development (HCD). Due to new data requirements from the 2017 State Housing Package, the process of submitting a compliant APR has become more difficult.

Through this discussion, member jurisdictions shared challenges they faced and compared corrections received from HCD.

Ms. Howard indicated that WRCOG's on-call consulting firm, PlaceWorks, through a contract with the State and SB 2, is able to provide assistance to member agencies whose Annual Report was rejected or received corrections.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

Christopher Gray announced that the Cities of Hemet, Lake Elsinore, and San Jacinto, and the Riverside Transit Agency, and the Riverside County Department of Public Health all received awards from the Inland Empire section of the American Planning Association.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, August 8, 2019, at 9:00 a.m., at the WRCOG office located at 3390 University Avenue, Suite 450, Riverside.

11. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 11:02 a.m.

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

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

Contact: **Christopher Gray, Director of Transportation & Planning, cgray@wrcog.us, (951) 405-6710**

Date: **August 8, 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 summaries of actions and activities from recent WRCOG standing Committee meetings that occurred during the months of June and July.

Prior Action:

None.

Fiscal Impact:

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

Attachments:

1. WRCOG June Committees Activities Matrix (Action items only).
2. WRCOG July Committees Activities Matrix (Action items only).
3. Summary recaps from June Committee meetings.
4. Summary recaps from July Committee meetings.

Page Intentionally Left Blank

Item 7.A

WRCOG Committees and Agency Activities Update

Attachment 1

WRCOG June Committees Activities Matrix (Action items only)

Page Intentionally Left Blank

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:	**6/3/19**	**6/12/19**	**Did not meet**	**6/13/19**	**6/13/19**	**Did not meet**	**Did not meet**
Current Programs / Initiatives:							
Regional Streetlights Program	Received and filed.	n/a		n/a	n/a		
Property Assessed Clean Energy (PACE) Programs	1) Authorized the refinancing of autorized improvements; 2) authorized the placement of assessments on the tax roll in various counties; and 3) certified compliance with state law with respect to the levying of special assessments.	Recommended that the Executive Committee 1) approve a Debt Management Policy and taking other actions related thereto; 2) increase the maximum bond authorization for its PACE Programs and making certain required disclosures; and 3) approve the amended CA HERO Program Report and Energy Efficiency and Water Conservation Program Report to increase the maximum bond indebtedness.		n/a	n/a		
TUMF	1) Approved reimbursement agreements with the Cities of Eastvale and Menifee; 2) approved an adjustment to the TUMF Calculation Handbook related to the fee calculation for High-Cube Warehouses.	n/a		Received and filed.	Recommended that the Executive Committee approve a proposed TUMF Exemption for transitional housing for homeless individuals.		
Fellowship	n/a	n/a		n/a	n/a		
New Programs / Initiatives:							
EXPERIENCE	Authorized the Executive Director to enter into a PSA with NGIN for Phase II development of of Experience innovation center.	n/a		n/a	n/a		

Page Intentionally Left Blank

Item 7.A

WRCOG Committees and Agency Activities Update

Attachment 2

WRCOG July Committees Activities Matrix (Action items only)

Page Intentionally Left Blank

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:	**Did not meet**	**7/10/19**	**7/18/19**	**Did not meet**	**Did not meet**	**7/25/19**	**Did not meet**
Current Programs / Initiatives:							
Regional Streetlights Program		n/a	Received and filed.			Received and filed.	
Property Assessed Clean Energy (PACE) Programs		Recommended that the Executive Committee approve updated revisions to the HERO Residential Dealer Fee.	n/a			n/a	
TUMF			Recommended that the Executive Committee approve the proposed TUMF exemption for specially built homes that serve as transitional housing for homeless individuals or families.			n/a	
Fellowship		n/a	n/a			n/a	
New Programs / Initiatives:							
EXPERIENCE		Received and filed.	Received and filed.			n/a	

Page Intentionally Left Blank

Item 7.A

WRCOG Committees and Agency Activities Update

Attachment 3

Summary recaps from June Committee meetings

Page Intentionally Left Blank

Western Riverside Council of Governments
Executive Committee
Meeting Recap
June 3, 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, please click here. To review the meetings PowerPoint presentation, please click here.

Professional Services Agreements (PSAs) Approved

- In November 2018, WRCOG's Executive Committee directed staff to move forward with the next phase of Experience, working collaboratively with the City of Riverside as the designated Experience host jurisdiction and contracting with a dedicated professional to lead the effort. In response, staff contacted Fred Walti of Network for Global Innovation (NGIN), an innovation facility entrepreneur who helped found and directed the Los Angeles Cleantech Incubator for its first six years of operation. The Committee authorized a PSA with NGIN.
- WRCOG is updating and expanding the 2014 subregional Climate Action Plan to include all 18-member cities and the County and identify new opportunities to reduce greenhouse gas emissions and comply with state mandates. The update, CAPtivate 2.0, will be partially funded by a $344,900 grant from Caltrans. The Committee authorized a PSA with Environmental Science Advisors, following a competitive selection process.

3rd Quarter Budget Amendment Approved

- The single largest amendment was to the Transportation Department expenditures. The Transportation Department has been tasked to perform a portion of the Riverside Transportation Model update (RIVTAM) and incurred costs of approximately $100k. These costs will be reimbursed by through a joint funding agreement involving WRCOG, RCTC, Riverside County, and CVAG.
- Overall, there was a net expenditure increase of $24,870, which is from the RIVTAM update.

Recommended Approval of Fiscal Year 2019/2010 Agency Budget Moving Forward to General Assembly

- The Executive Committee approved the draft Fiscal Year 2019/2020 Agency Budget, which will be presented to the General Assembly on June 20, 2019, for final approval.
- WRCOG is pursuing three fiscal goals to decrease expenditures and increase revenues: 1) to reduce PERS unfunded liability, 2) to sublease excess square feet of existing office space, and 3) to expand the PACE Program commercial footprint.

Subregional Delegation for RHNA Preparation Declined

- The Executive Committee recommended that WRCOG notify SCAG that the sub-regional will not be pursuing its own RHNA allocation process, which is known as sub-regional delegation

PACE Levy Assessments and Refinancing of C-PACE Projects Approved

- A series of Resolutions were adopted allowing for the placement of Annual Levy Assessments within various member jurisdictions participating in the California HERO Program.
- Authorized the refinancing of Commercial PACE (C-PACE) Assessments.

TUMF Reimbursement Agreements Approved

- The Executive Committee approved TUMF Reimbursement Agreements with the Cities of Eastvale and Menifee.
- The Reimbursement Agreement with the City of Eastvale is for the planning and engineering phases of the Limonite Avenue extension project. The Reimbursement Agreement is in the amount of $1,540,000.
- The Reimbursement Agreement with the City of Menifee is for the planning and engineering phases of the Scott Road widening project. The Reimbursement Agreement is in the amount of $2,370,000.

TUMF Fee Calculation Handbook Updates Approved

- The Executive Committee approved an update to the TUMF Fee Calculation Handbook to adjust the fee calculation for new high-cube warehouses that pull building permits after June 3, 2019. For high-cube warehouses that have pulled building permits, but not paid TUMF, the Executive Committee directed staff to provide these projects until August 1, 2019, to pay TUMF based on the previous high-cube warehouse methodology. This adjustment is based on a recent study completed by WRCOG which collected data on specific types of warehouses in Riverside and San Bernardino County.
- The Executive Committee also requested that staff revisit this issue in two years to account for future changes in travel patterns at these facilities in the future.

Recommendation of Fiscal Year 2019/2020 Leadership Positions Moving Forward to General Assembly

- The following slate of individuals are being recommended for FY 2019/2020 Leadership:

- Chair: Bonnie Wright, Mayor, City of Hemet
- Vice-Chair: Kevin Bash, Council member, City of Norco
- 2nd Vice-Chair: Kelly Seyarto, Mayor, City of Murrieta

Next Meeting

The next Executive Committee meeting is scheduled for Friday, June 21, 2019, at 10:00 a.m., at the Pechanga Resort Casino, Elderberry Meeting Room, 2nd Floor, 45000 Pechanga Parkway, Temecula.

Western Riverside Council of Governments
Administration & Finance Committee
Meeting Recap
June 12, 2019

Following is a summary of key items discussed at the last Administration & Finance Committee meeting. To review the full agenda and staff reports, please click [here](). To review the meeting PowerPoint presentation, please click [here]().

Amendments to PSAs Approved for On-Call Planning Services

- The Committee approved several Professional Service Agreements to continue economic development activities, demographic forecasting services, grant writing assistance, and transportation, planning, and housing services.

Fiscal Year 2019/2020 Agency Salary Structure Moving Forward

- The Committee recommended that the Executive Committee approve the publicly available salary schedule for FY 2019/2020.

PACE Program Reports and Policy Moving Forward

- The Committee recommended that the Executive Committee approve a Debt Management Policy, increase the maximum bond authorization, and amend the Program Report to increase the maximum bond indebtedness for the Program.

Agency Office Relocation

- The Committee received an update on the Agency's relocation to the 2nd Floor.
- Staff anticipates moving by October 2019.

Next Meeting

The next Administration & Finance Committee meeting is scheduled for Wednesday, July 10, 2019, at 12:00 p.m. in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

Western Riverside Council of Governments
Planning Directors Committee
Meeting Recap
June 13, 2019

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

Presentation on Cannabis Activity in the City of Desert Hot Springs

- Representatives from the City of Desert Hot Springs presented on their proactive approach to regulating cannabis activity in the City.
- The City passed a comprehensive Marijuana Tax Measure in 2014 with overwhelming support, opening the door for a variety of marijuana-related commercial operations, including dispensaries, cultivation facilities, manufacturing, distribution, retail, and lab testing.

Presentation on Affordable Housing and Sustainable Communities (AHSC) Grant Program

- Alejandro Huerta of Enterprise Community Partners, which has an outreach contract with the State for the AHSC program, presented on AHSC and highlighted strategies for bringing these dollars to member jurisdictions.

TUMF Program Development Agreements Update

- Staff reported on the final analysis conducted of development agreements in the subregion with TUMF exemptions.
- Based on staff review, only the Harveston / Winchester Hills Development Agreement in the City of Temecula remains active with a TUMF exemption.

Housing Element Annual Progress Reports

- Committee members discussed their experiences submitting the Annual Housing Progress Reports following implementation of new reporting requirements.
- Staff shared that, as part of its contract with Department of Housing and Community Development (HCD) to support Senate Bill 2, PlaceWorks is able to assist cities complete their 2018 Annual Report.

Next Meeting

The July meeting for the Planning Directors Committee was adjourned. The next Planning Directors Committee meeting is scheduled for Thursday, August 8, 2019, at 9:00 a.m. at WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

Western Riverside Council of Governments
Public Works Committee
Meeting Recap
June 13, 2019

Following is a summary of key items discussed at the last Public Works Committee meeting. To review the full agenda and staff reports, please click here. To review the meeting PowerPoint presentation, please click here.

Western Riverside Energy Partnership Update on Energy Efficiency Benchmarking

- WRCOG is looking to provide Benchmarking services to its members that will consist of data tracking and reporting out on each agency's energy consumption for its municipal facilities. Benchmarking is a useful tool that can lead to the identification of a facilities overconsumption of energy / gas.
- Staff will be working with member agencies to submit the Customer Information Service Request Form to both SCE and SoCal Gas to request energy / gas data on its municipal owned facilities for Benchmarking services.
- SoCal Gas is looking to extend the Partnership into 2020 and would like to enroll new members that have not been involved in the past with the Local Government Partnership. Staff will be working with current and new members to focus on gas efficiency projects for the upcoming year.

2019 TUMF Construction Cost Index Adjustment

- Staff reported on the TUMF Construction Cost Index (CCI) adjustment to the fee schedule in the 2016 Nexus Study.
- Staff presented options for potential implementation of the CCI based on direction provided by the Public Works Committee in May 2019.
- The Public Works Committee recommended that the Executive Committee implement the CCI with the actions approved by the Executive Committee as part of the 2016 Nexus Study in July 2017 (maintain the retail reduction and continue the phase-in for single-family residential).

TUMF Exemption Proposed for Transitional Housing for the Homeless

- Staff reported on a proposed revision to the TUMF exemption for low incoming housing to include supportive transitional housing and recommends utilizing the California Health and Safety Code Section 50801 as the definition for transitional housing to be included in the TUMF Ordinance/Administrative Plan.
- The Public Works Committee recommended that the Executive Committee approve the proposed revision to the TUMF exemption to include transitional supportive housing.

TUMF Regional Arterial Program Update – Cycle 2

- Riverside County Transportation Commission (RCTC) staff reported on initial project submittals for potential inclusion as part of Cycle 2 to the TUMF Regional Arterial Program.
- RCTC has not made a formal decision on the selection criteria or timeline for Cycle 2.
- RCTC staff will continue providing updates on Cycle 2 as the Commission approves the criteria and timeline.

TUMF Program Development Agreements Update

- Staff reported on the final analysis conducted of development agreements in the subregion with TUMF exemptions.
- Based on staff review, only the Harveston / Winchester Hills Development Agreement in the City of Temecula remains active with a TUMF exemption.

RIVCOM TAZ Data Review Session Scheduled for July 11, 2019

- Instead of the regularly scheduled Public Works Committee meeting on July 11, 2019, WRCOG will utilize the day for jurisdictions to review TAZ data with the RIVCOM project team.
- TAZ data should be reviewed because it provides inputs for the model to produce traffic forecasts that are utilized in important studies, such as Circulation Element updates and large infrastructure projects.
- The project team will be at WRCOG's office from 11:00 a.m. through 3:00 p.m. and sessions will be set-up in 30-minute intervals. Please reach out to Christopher Tzeng (ctzeng@wrcog.us) to schedule a session.

Next Meeting

The July meeting for the Public Works Committee was adjourned. The next Public Works Committee meeting is scheduled for Thursday, August 8, 2019, at 2:00 p.m., in WRCOG's office, located at 3390 University Avenue, Suite 450, Riverside.

Item 7.A

WRCOG Committees and Agency Activities Update

Attachment 4

Summary recaps from July Committee meetings

Page Intentionally Left Blank

Western Riverside Council of Governments
Administration & Finance Committee
Meeting Recap
July 10, 2019

Following is a summary of key items discussed at the last Administration & Finance Committee meeting. To review the full agenda and staff reports, please click [here](). To review the meeting PowerPoint presentation, please click [here]().

CalPERS Liability Update

- Staff provided an overview of WRCOG's CalPERS Unfunded Accrued Liability (UAL) and provided a number of options for reducing / eliminating the liability.
- Staff was directed to solicit input on approaches being taken by member agencies, and to add details to the options provided for future consideration.

PACE Program Activities Update: Revisions to HERO's Residential Dealer Fees

- Renovate America provided a presentation to request an update to its Dealer Fee Program that would allow continuous enrollment within interest rate bands, instead of a 90-day lock-in period.
- This change would allow HERO to remain competitive in the marketplace, offer property owners more payment options for their projects and provide contractors more flexibility.
- Renovate America will continue to use its Contractor Management System to track and prevent any pricing discrimination.

28th Annual General Assembly & Leadership Conference Recap and Financial Report

- The 28th Annual General Assembly & Leadership Conference took place on Thursday, June 20, 2019, at Pechanga Resort Casino featuring a full-day format.
- The morning Future of Cities Symposium attracted over 250 people and showcased a variety of panels and presentations surrounding some of the top issues our subregion will face in the coming years.
- The evening General Assembly and Keynote Address was attended by over 850 people. The keynote address was delivered by Josh Earnest, Press Secretary under President Barack Obama (2014-2017). Other highlights include three community service award winner presentations, and a special musical performance by Kodi Lee.
- Altogether, revenues exceeded expenditures by approximately $20k.
- Staff has distributed a satisfaction survey to all sponsors and attendees seeking feedback for areas of improvement.

Next Meeting

The Administration & Finance Committee meeting is DARK in the month of August. The next Administration & Finance Committee meeting is scheduled for Wednesday, September 11, 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
July 18, 2019

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

Fiscal Year 2019/2020 Leadership Selected

- The Committee selected the following leadership positions for Fiscal Year 2019/2020:
    - Chair: Chris Lopez, City of Hemet
    - Vice-Chair: Andy Okoro, City of Norco
    - 2nd Vice-Chair: Kim Summers, City of Murrieta

Professional Services Agreement Amendment with Kearns and West, Inc.

- Once approved by the Executive Committee, Kearns and West, Inc. will continue to provide planning support and advisory services for the Clean Cities Program.

TUMF Exemption for Transitional Housing for the Homeless

- The Committee recommended that the Executive Committee approve the proposed TUMF exception for specially built homes that serve as transitional housing for homeless individuals or families.
- The exemption will be effective once approved by the Executive Committee.

Joint Presentation by Eastern and Western Water Districts on Water Supply

- Paul Jones, Eastern Municipal Water District General Manager, and Craig Miller, Western Municipal Water District General Manager, provided an update on the status of State and local water supply and projects.
- As of July 10, 2019, the State is out of long-term drought conditions due to the past rainy season. Locally, the Diamond Valley Reservoir, which predominantly serves southern California area, is at 94% capacity.
- Local projects for both Eastern and Western Municipal Water Districts continue to diversify the water supply portfolio and increase system reliability.
- The Committee also received a presentation on Per- and Poly-fluoroalkyl Substances (PFAS), an emerging contaminant issue, which has recently received growing media attention due to potential adverse health implications. Upon research, PFAS were not detected in imported water from the Metropolitan Water District, and WMWD and EMWD are taking the necessary precautions to preserve the public health of the communities served.

Experience Subregional Innovation Center

- WRCOG has executed an MOU with the City of Riverside to implement a Feasibility Study and hired Network for Global Innovation (NGIN) to assist with the implementation of the project.
- Consultant Fred Walti, President and CEO of NGIN, presented on current efforts undertaken to develop the programmatic elements of Experience.

2019 TUMF Construction Cost Index Adjustment Moving Forward for Approval

- Staff reported on the TUMF Construction Cost Index (CCI) adjustment to the fee schedule in the 2016 Nexus Study.

- Staff presented options for potential implementation of the CCI along the recommended option by the Public Works Committee in June 2019.
- The Technical Advisory Committee recommended that the Administration & Finance Committee consider implementing the CCI with the actions approved by the Executive Committee as part of the 2016 Nexus Study in July 2017 (maintain the retail reduction and continue the phase-in for single-family residential).
- The recommendation from the September Administration & Finance Committee will be forwarded to the Executive Committee for review in October.

Regional Streetlight Program is Retrofitting the Subregion

- Streetlight retrofits have begun in various participating agencies including the Cities of Eastvale, Moreno Valley, and Murrieta. The City of Wildomar is projected to begin its retrofits this month.
- With retrofits underway, constituents have responded positively towards the streetlight improvements. One Eastvale resident noted on Facebook, "The enhanced lighting is a great improvement for public safety. Great job Eastvale."
- Since 2017, federal tariffs imposed have impacted General Electric and other lighting manufacturers, forcing them to increase pricing 6% - 10%. In response, WRCOG has negotiated a price lock resulting in savings of approximately $370,000 for participating jurisdictions.

Resolution in Support of California Clean Air Day Moving Forward for Approval

- The second annual California Clean Air Day will be October 2, 2019, which encourages communities to act and improve air quality.
- The Committee recommended that the Executive Committee adopt a resolution proclaiming October 2, 2019, as California Clean Air Day.
- WRCOG is encouraging member agencies to pass similar resolutions to embrace California Clean Air Day. Cities that adopt a similar resolution will be provided resources to host a tree planning ceremony at City Hall or local park. Interested member agencies should reach out to WRCOG staff.

Next Meeting

The Technical Advisory Committee meeting has been cancelled for the month of August. The next Technical Advisory Committee meeting is scheduled for Thursday, September 19, 2019, at 9:30 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

Western Riverside Council of Governments
Finance Directors Committee
Meeting Recap
July 25, 2019

Following is a summary of key 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.

Finance Directors Committee Leadership Selected

- Chair: Lorena Rocha, City of Hemet
- Vice-Chair: Matthew Schenk, March JPA
- 2nd Vice-Chair: Stacey Stevenson, City of Murrieta

4th Quarter Draft Budget Amendment for Fiscal Year (FY) 2018/2019 Recommended for Approval

- Staff provided an overview of the 4th quarter budget with two major amendments:
  1. Transportation Department Revenues: Transportation Uniform Mitigation Fee (TUMF) Program has collected over $11 million more than anticipated in FY 2018/2019.
  2. Energy Department Revenues: The HERO Program has continued to experience a decline in revenues and will be reduced by $752K.
- Overall, there was a net revenue increase of $11.4M to the Agency.

CalPERS Unfunded Accrued Liability

- Staff provided an overview of WRCOG's CalPERS Unfunded Accrued Liability (UAL) and options for reducing / eliminating the liability.
- The committee discussed agency specific approaches to UAL and staff will present this information to the Administration & Finance committee to make a recommendation on how WRCOG should proceed.

Presentation on the Economy and Financial Markets

- Richard Babbe, Public Financial Management, presented on the state of the national economy and highlighted that unemployment is at a 49-year low and basic market conditions remain favorable. However, he also noted that trade concerns, higher interest rates, and geo-political events could impact long-term economic growth.

Regional Streetlight Program Update

- Streetlight retrofits have begun in various participating agencies including the Cities of Eastvale, Moreno Valley, and Murrieta. Retrofits are projected to begin in Wildomar this month.
- Since 2017, federal tariffs imposed have impacted General Electric and other lighting manufacturers, forcing them to increase pricing 6% - 10%. In response, WRCOG has negotiated a price lock resulting in savings of approximately $370,000 for participating jurisdictions.

Presentation on Generally Accepted Accounting Principles

- Brianna Schultz, Rogers, Anderson, Malody and Scott, presented on two upcoming changes to the Governmental Accounting Standards Board (GASB): GASB 84, Fiduciary Activities and 87, Leases.

Next Meeting

The next meeting of the Finance Directors Committee is scheduled for Thursday, October 24, 2019, at 1:00 p.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

Page Intentionally Left Blank

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Residential Housing Definition**

Contact: **Daniel Ramirez-Cornejo, Program Manager, dramirez-cornejo@wrcog.us, (951) 405-6712**

Date: **August 8, 2019**

***The purpose of this item is to** request input on the definitions of residential housing as it relates to the TUMF and whether a revision is required.*

Requested Action:

1. Discuss and provide input.

WRCOG's Transportation Uniform Mitigation Fee (TUMF) Program is a regional fee program designed to provide transportation and transit infrastructure that mitigates the impact of new growth in Western Riverside County. The TUMF Ordinance and Administrative Plan includes program guidelines and procedures including a section that outlines the definitions of land uses for the TUMF. Questions or issues periodically arise that, when resolved, result in a revision to the Administrative Plan.

Residential Definitions

The TUMF Program contains two residential land uses, single-family and multi-family, which are assessed TUMF at different rates based on their trip generating characteristics. The definitions of each are as follows:

> **"Multi-Family Residential Unit"** means a development project that has a density of greater than eight (8) residential dwelling units per gross acre.
>
> **"Single-Family Residential Unit"** means each residential dwelling unit in a development that has a density of eight (8) units to the gross acre or less.

These definitions in the TUMF Program have been in place since inception, but with all land uses, staff has seen changes in residential projects, such as high density detached residential units across the subregion. High density detached unit projects are currently eligible to pay TUMF at the lower multi-family rate if the number of units is greater than eight per gross acre.

Staff has reviewed additional documents including information developed by the Institute of Transportation Engineers (ITE). The Trip Generation Manual developed by ITE provides the following description of each:

> Single-Family Detached Housing: includes all single-family detached homes on individual lots.
>
> Multi-Family Housing (Mid-Rise): includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels.

Staff is requesting input from the Public Works Committee to make suggested revisions, if necessary. As WRCOG has been collecting TUMF for 16 member agencies, questions have come up regarding the definitions, with applicants requesting that WRCOG staff review site plans to make determinations. One such example has come in the Northwest Zone, in which a developer is constructing a tract mixed with townhomes and single-family detached residential units. Staff, in coordination with the member agency reviewed the site plan for the residential development project and reviewed the land use breakdown individual for the townhomes and the single-family residential detached units. Staff determined that TUMF would be assessed individually for each residential aspect of the development project. Attachment 1 to this Staff Report contains slides prepared which were distributed to the developer and the member agency. Mixed residential use developments have been assessed TUMF similarly since the beginning of the Program.

Example: mixed residential land use development project

50 single-family homes in 20 acres	100 apartment units in 5 acres
Density = 2.5 units/acre	Density = 20 units/acre

In the example project, the 50 single-family units would be assessed TUMF at the single-family residential rate and the 100 apartment units would be assessed TUMF at the multi-family residential rate.

Any input or direction from the Public Works Committee will be forwarded to the Technical Advisory Committee for review and a potential recommendation to the Executive Committee.

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **State Housing Legislation Update**

Contact: **Andrea Howard, PlaceWorks, ahoward@placeworks.com, (510) 848-3815**

Date: **August 8, 2019**

The purpose of this item is to *provide an introduction and/or update on a selection of proposed State legislation pertaining to housing.*

Requested Action:

1. Receive and file.

Following is a summary of proposed legislation under consideration in the State legislature. Bills and measures are organized into seven categories: Funding, Accessory Dwelling Units, Ballot Measures, Housing Development Approvals, Data and Reporting, Upzoning, and Public Land. When available, there is an indication of the League of California Cities' position on the bill. At the August 8, 2019, Committee meeting, consultants will provide a presentation of a selection of the most impactful initiatives.

Funding

SB 5 (Beall) Affordable Housing and Community Development Investment Program

Designed to fill in the affordable housing gap created by the dissolution of redevelopment agencies (RDAs), SB 5 would establish the Affordable Housing and Community Development Investment Program, which would be authorized to provide up to $2 billion annually to jurisdictions and special districts to support housing production through an application program. Eligible projects would include:

- Housing development plans proposing workforce and affordable housing;
- Transit-oriented development in priority locations;
- Infill development by rehabilitating, maintaining and improving existing infrastructure; and
- Promoting strong neighborhoods through community engagement efforts to revitalize and restore neighborhoods.

Similar to RDA's, SB 5 would create a State approval mechanism to access tax growth off of the school share for local projects that match State priorities.

SB 5 passed out of the Senate and is currently being considered by the Assembly.

League Position: Support

AB 857 (Chiu and Santiago) Public banks

AB 857 would allow jurisdictions to create public banks to provide loans for affordable housing and other public infrastructure. The bill would authorize a county to lend its available funds to a public bank and a local agency to deposit funds and invest in a public bank, subject to certain requirements.

AB 857 passed out of the Assembly and is being considered by the Senate.

AB 10 Income taxes (Chiu) credits low-income housing: farmworker housing

AB 10 would expand the Low Income Housing Tax Credit (LIHTC) funding program by an additional $500 million per year from 2020 to 2024, including $25 million earmarked for farmworker housing projects.

AB 10 passed out of the Assembly and is being considered by the Senate.

AB 101 / SB 102 (Committee on Budget) Housing development and financing

AB 101 and SB 102 would do the following with the intent of increasing housing production:

- Provide $2.5 billion in funding to address California's housing and homelessness crisis;
- Establish incentives to encourage cities and counties to increase housing production;
- Establish a process for a court to determine that a city or county has complied with housing element law;
- Impose penalties, as a last resort, if cities or counties disregard the direction of a court and continue not to fulfill their responsibilities under housing element law; and
- Beginning on July 1, 2021, jurisdictions with compliant housing elements would be awarded additional points in the scoring applications for housing and infrastructure programs.

AB 101 has passed out of both Houses. SB 102 passed out of the Senate and is being considered by the Assembly. Both of these bills are considered budget trailer bills and expected to be passed once the budget is passed.

Accessory Dwelling Units (ADUs)

SB 13 (Wieckowski) Accessory dwelling units

SB 13 limits fees and restrictions on building new ADUs. The bill's provisions include the following:

- ADUs created by converting a garage would not be required to have replacement parking;
- Jurisdictions would not be allowed to impose a minimum square footage requirement or maximum square footage requirement of less than 850 square feet;
- Regardless of whether a jurisdiction has adopted a local ordinance, jurisdictions would be required to consider and approve an application ministerially and without discretionary review, within 60 days after receiving a completed application; and
- No agency could impose an impact fee that exceeds specified requirements depending on the size of the unit.

SB 13 passed out of the Senate and is currently being considered by the Assembly.

AB 68 (Ting) Land use: accessory dwelling units

Similar to SB 13, AB 68 would eliminate minimum lot size requirements for adding an ADU and require proposed ADUs to be approved or denied within 60 days.

AB 68 passed out of the Assembly and is being considered by the Senate. A Senate Appropriations Committee hearing is scheduled for August 12, 2019.

Ballot Measures

[Senate Constitutional Amendment (SCA) 1](#) (Allen and Wiener) Public housing projects

Currently, local jurisdictions must pass a ballot measure to approve development, construction, or acquisition of a low-rent housing project. SCA 1 would eliminate that requirement.
SCA has a hearing scheduled with the Senate Appropriations Committee on August 12, 2019. As a constitutional amendment, SCA 1 would go to the ballot for voter approval.

[Assembly Constitutional Amendment (ACA) 1](#) (Aguilar-Curry) Local government financing: affordable housing and public infrastructure: voter approval

ACA 1 would allow bonds for housing and infrastructure to pass with a 55 percent majority, replacing existing law which requires a two-thirds majority.

ACA 1 is currently under consideration in the Assembly. As a constitutional amendment, this would go to the ballot for voter approval.

League Position: Support

Housing Development Approvals

[SB 330](#) (Skinner) Housing Crisis Act of 2019

Summary: The Housing Accountability Act would require a local agency that proposes to disapprove a housing development project that complies with applicable, objective, general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by substantial evidence on the record that specified conditions exist, and places the burden of proof on the local agency to that effect. The act requires a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least $10,000 per housing unit in the housing development project on the date the application was deemed complete. This bill would, until January 1, 2030, specify that an application is deemed complete for these purposes if a complete initial application was submitted, as specified.

This bill has passed the Senate and is currently being considered in the Assembly.

League Position: Oppose

Data and Reporting

[AB 1483](#) (Grayson) Housing data: collection and reporting

AB 1483 would require additional information regarding housing development projects located within the jurisdiction to be provided by local jurisdictions in annual progress reports (APRs) to HCD. HCD would then use that information to create a GIS-enabled housing production database featuring all land in the state. The bill includes a provision for HCD to provide technical assistance, upon request, to assist a jurisdiction with providing the required information. The bill would also require jurisdictions to maintain a current fee schedule of all fees applicable to a proposed housing development as well as an up-to-date record of all zoning ordinances and development standards on its website.

AB 1483 passed in the Assembly and is being considered by the Senate.

[AB 1484](#) (Grayson) Mitigation Fee Act: Housing developments

AB 1484 would require jurisdictions to post the type and amount of each fee imposed on a housing development project to its website.

AB 1484 passed out of the Assembly and is currently being considered by the Senate.

Upzoning

AB 1763 (Chiu D) Planning and Zoning: Density Bonuses: Affordable Housing

AB 1763 would require a density bonus to be provided to a developer who agrees to construct a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households, as defined. The bill would also require that a housing development that meets this criteria receive four incentives or concessions under the Density Bonus Law.

AB 1763 passed the Assembly and is being considered by the Senate.

League Position: Oppose Unless Amended

AB 1279 (Bloom) Planning and Zoning: Housing Development: High-Resource Areas

Summary: Would require the Department of Housing and Community Development (HCD) to designate areas in the state as high-resource areas by January 1, 2021. In any area designated as a high-resource area, the bill would require that a housing development project be a use by right, upon the request of a developer who's projects meet specified requirements, including specified affordability requirements. For certain development projects where the initial sales price or initial rent exceeds the affordable housing cost or affordable rent to households with incomes equal to or less than 100% of the area median income, the bill would require the applicant to pay an amount linked to the disparity between the sale/rent price and an affordable rate to be deposited into a separate fund reserved for the construction or preservation of affordable housing.

AB 1279 passed the Assembly and is being considered by the Senate.

Public Land

AB 1486 (Ting) Surplus Land

AB 1486 would amend existing law, which governs the "disposal of surplus land by a local agency." The bill would expand the definition of "local agency" to include, among others, special districts, joint powers authorities, and redevelopment successor agencies. Would require that a local agency notify, among others, HCD, of an intent to dispose of land and that HCD would maintain a listing of all land availability. The bill would prohibit any sale negotiations from disallowing residential use of the site as a condition of sale. Surplus public land for affordable housing.

AB 1486 passed in the Assembly and is being considered by the Senate. It has a hearing scheduled with the Senate Appropriations Committee on August 12, 2019.

Legislative Timeline Overview

- Bills must have passed out of the house of origin no later than May 31, 2019
- Summer recess begins July 12, 2019, with the Legislature reconvening on August 12, 2019
- The 2019 Legislative Session ends on September 13, 2019
- October 13, 2019, marks the last day for the Governor to sign or veto bills

Prior Action:

June 13, 2019: The Planning Directors Committee received and filed.

Fiscal Impact:

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

Attachment:

1. SB 102 / AB 101 Summary.

Page Intentionally Left Blank

Item 8.B

State Housing Legislation Update

Attachment 1

SB 102 / AB 101 Summary

Page Intentionally Left Blank

LEAGUE OF CALIFORNIA CITIES

SB 102/AB 101
Summary
June 29, 2019

The goal of SB 102/AB 101 is to increase housing production in California. It does so by:

- Providing ***$2.5 billion*** in funding to address California's housing and homelessness crisis;
- Establishing ***incentives*** to encourage cities and counties to increase housing production;
- Establishing a process for a ***court*** to determine that a city or county has complied with housing element law; and
- Imposing ***penalties,*** as a last resort, if cities and counties disregard the direction of a court and continue not to fulfill their responsibilities under housing element law.

Housing Elements

Process changes: SB 102/AB 101 requires HCD to publish an annual list of cities that have failed to adopt a HCD-approved housing element. If HCD puts a city on the list, city has opportunity for two meetings to discuss its housing element and HCD must provide city written findings supporting its determination. A city may also request de novo review of its last element. HCD must issue written findings in response to the de novo review. City may challenge HCD's findings pursuant to CCP Section 1094.5.

Financial penalties: If the Attorney General sues a city; the court finds that its housing element does not substantially comply with state law; and the city fails to bring the housing element into compliance, the following fines will be imposed unless the court finds mitigating circumstances for the delay:

- Within 12 months of the court's order: $10,000 - $100,000 per month
- Within 15 months of the court's order: $30,000 - $300,000 per month
- Within 18 months of the court's order: $60,000 - $600,000 per month and court may appoint a receiver/agent to bring the city's housing element into compliance

Fines are deposited into the building Homes and Jobs Trust Fund. The State Controller may intercept state and local funds if the fines are not paid.

Financial incentives: Additional points and other preferences will be awarded for certain state funding programs for cities that have adopted (i) housing element approved by HCD; and (ii) "prohousing local policies." HCD will designate cities as "prohousing" by July 1, 2021 pursuant to emergency regulations.

Prohousing local policies facilitate the planning, approval, or construction of housing such as:

- Establishing local housing trust fund
- Reducing parking requirements
- Use by right approval
- Reduction of permit processing time
- Reduction of development impact fees
- Establishment of Workforce Housing Opportunity Zone or housing sustainability district

Local Government Planning Support Grants Program

The Program: $250,000,000 to regions, cities and counties for planning activities to accelerate housing production and facilitate implementation of RHNA.

1. <u>$125,000,000 to COGS and other regional entities [H & S 50515.02]</u>

Application deadline: January 31, 2021. Funding can be retained for COG's use and/or suballocations to member cities and counties for following purposes:

- Improved methodology for distribution of 6^{th} cycle RHNA
- Regional or countywide housing trust finds
- Technical assistance to update local planning documents
- Infrastructure planning
- Feasibility studies to determine housing sites consistent with SCS

2. <u>$125,000,000 to cities and counties (H & S 50515.03</u>

Application deadline: July 1, 2020. Maximum amounts based upon population for the following purposes:

- Rezoning and updating planning documents
- Completing environmental clearance to eliminate need for project-specific review
- Infrastructure planning
- Developing or improving accessory dwelling unit ordinance

Infill Infrastructure Grant Program of 2019

The Program: $500,000,000 for competitive funding for "qualifying infill project" or "qualifying infill area."   NOFA to be released 11/30/19. [$410,000,000 available for counties with a population more than 250,000, or any city in that county; $90 million available for counties with a population less than 250,000, or any city in that county].

Qualifying infill project is a residential or mixed-use project located in an urbanized area in a city with an HCD-compliant housing element.

- 15% affordability (60% of AMI for rental; 120% of AMI for sale)
- Equal to or greater than "Mullin" densities
- Proximity to transit, parks, employment, schools, social services
- Consistency with SCS

Grant funds used for "capital improvement project" to facilitate the development of a qualifying infill project or area:

- Water, sewer, or other utility improvements
- Streets, roads, transit
- Project site preparation
- Sidewalk or streetscape improvement

Homelessness: Funding and Programs

1. The Homelessness Housing, Assistance and Prevention Program [H&S 50217]

$650,000,000 is proposed for one-time grants to cities, counties, and continuums of care,[1] to support regional coordination, and to expand or develop local capacity, to address immediate homelessness challenges.

- $190,000,000 will be available to continuums of care.
- $275,000,000 will be available to cities or a city and county that has a population of more than 300,000.
- $175,000,000 will be available to counties.

Applications must be submitted by February 15, 2020. All awards will be based on the applicant's proportionate share of the state's total homeless population

2. Low Barrier Navigation Centers [Gov't Code 65660]

A "low barrier navigation center" is a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing. It provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

[1] The "continuum of care" is the group organized to carry out responsibilities under the federal McKinney-Vento Homeless Assistance Act {24 CFR 578.3).

A "low barrier navigation center" must be permitted as a "use by right"[2] if it meets the following requirements:

- Offers services to connect people to permanent housing
- Linked to coordinated entry system
- Has a system for entering information regarding client stays, client demographics, client income and exit destination through the local Homeless Management Information System
- Implements Housing First

Within 30 days of receiving an application for a Center, a city must notify the applicant whether the application is complete. Within 60 days of a completed application, the city must act on the application.

Affordable Housing Programs

1. Low Income Housing Tax Credits Program

Provides for the allocation of $500 million in new state low-income housing tax credits for new construction projects that receive the federal 4 percent tax credit. For these new credits, the bill would increase the eligible basis for these projects from 13 percent to 30 percent. It would require at least $300 million of this to be available to new construction projects receiving the federal 4 percent tax credit, and would allow up to $200 million to be available to projects receiving assistance from the California Housing Finance Agency (CalHFA) Mixed Income Program.

2. Mixed Income Program

Appropriates $500 million for CalHFA's Mixed Income Program, which provides financing for mixed-income housing developments.

CalHome Program

Allows the CalHome program to include accessory dwelling units (ADUs) and junior accessory dwelling units (JADU), and to authorize the program to make grants for housing purposes in declared disaster areas.

[2] "Use by right" means that a city may not require a conditional use permit or other discretionary local review. It does not exempt the center from design review.

SB 35 Clean Up Provisions

Clarifies that when additional density, floor area, and units, and any other concession, incentive, or waiver of development standards granted pursuant to the Density Bonus Law in Section 65915 shall be included in the square footage calculation, when determining that the project contains at least two-thirds of the square footage of the development designated for residential use.

Allows the State Department of Public Health and State Water Resources Control Board to determine that a hazardous waste sites has been cleared for residential use or residential mixed uses.

Additional Provisions

1. Changes are made to the TCAC program including making HCD and CHFA directors voting members of the Committee. Currently they are ex officio members.

2. Changes made to state low income housing tax credit including additional $500,000,000 for 2020 calendar year.

3. HCD and OPR will recommend an improved RHNA process and methodology to Legislature by 12/31/22.

4. Amendments made to Joe Serna Farmworker Housing Grant Program [H & S 50517.5].

5. Amendments made to CalHome Program [H & S 50650].

6. Amendments to Housing Trust Fund Matching Grants including lowering grant to $500,000 for newly established funds.

7. Additional points and preference to city with HCD-compliant housing element and designated prohousing for Infill Incentive Grant Program of 2007 funds released after July 1, 2021.

Page Intentionally Left Blank

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Inland Empire Comprehensive Multimodal Corridor Plans**

Contact: **Shirley Medina, Planning and Programming Director, Riverside County Transportation Commission, smedina@rctc.org, (951) 787-7141**

Date: **August 8, 2019**

The purpose of this item is to *provide a report on Inland Empire Comprehensive Multimodal Corridor Plans that are being developed with funding provided by the Caltrans Sustainable Transportation Planning Grant.*

Requested Action:

1. Receive and file.

Inland Empire Comprehensive Multimodal Corridor Plans

SBCTA and RCTC partnered with SCAG and Caltrans in preparing two Comprehensive Multimodal Corridor Plans (IE CMCPs) funded by a Caltrans Planning Grant. The Corridors have been broadly defined as east-west and north-south covering Western Riverside and San Bernardino Counties and will include highway facilities and transit systems.

The main purpose for the Corridor Plans is to meet requirements for funding programs, primarily the SB 1 Solutions for Congested Corridors Program (SCCP) as described below:

> *Streets and Highways Code Section 2391 requires that Solutions for Congested Corridors funding "shall be available for projects that make specific performance improvements and are part of a comprehensive corridor plan designed to reduce congestion in highly traveled corridors by providing more transportation choices for residents, commuters, and visitors to the area of the corridor while preserving the character of the local community and creating opportunities for neighborhood enhancement projects."*

In December 2018, the California Transportation Commission (CTC) adopted guidelines for SCCP Cycle 2, which is currently scheduled for adoption in the spring of 2020. Projects submitted for SCCP Cycle 2 funding must be included in a multimodal corridor plan. Given the timing constraints of developing a CMCP, the CTC is allowing three options for Cycle 2: 1) an update of an existing multi-modal plan; 2) a hybrid plan; or 3) a new plan. Subsequent cycles will be more restrictive.

Local agencies will be requested to participate in the development of the plan. The schedule will need to be strictly adhered to so that the IE CMCPs can meet the requirements included in the SCCP guidelines. In addition, the IE CMCPs could be utilized for other future funding opportunities.

Prior Action:

None.

Fiscal Impact:

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

Attachment:

None.

Item 8.D

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Regional Streetlight Program Activities Update**

Contact: **Daniel Soltero, Staff Analyst, dsoltero@wrcog.us, (951) 405-6738**

Date: **August 8, 2019**

***The purpose of this item is to** provide an update on the LED retrofit progress for Eastvale and Murrieta, Wildomar LED retrofit start date, and remaining jurisdictions' placement of LED Fixture Purchase Orders.*

Requested Action:

1. Receive and file.

WRCOG's Regional Streetlight Program assists member jurisdictions with the acquisition and retrofit of their Southern California Edison (SCE)-owned and operated streetlights. The Program has three phases: 1) streetlight inventory; 2) procurement and retrofitting of streetlights; and 3) ongoing operations and maintenance. A major objective of the Program is to provide cost savings to participating member jurisdictions.

Background

At the direction of the Executive Committee, WRCOG developed a Regional Streetlight Program allowing jurisdictions (and Community Service Districts) to purchase streetlights within their boundaries that are currently owned and operated by SCE. Once the streetlights are owned by the member jurisdiction, the lamps will be retrofitted to Light Emitting Diode (LED) technology to provide more economical operations (i.e., lower maintenance costs and reduced energy use).

LED Purchase Orders Submitted, Avoiding LED Price Increase

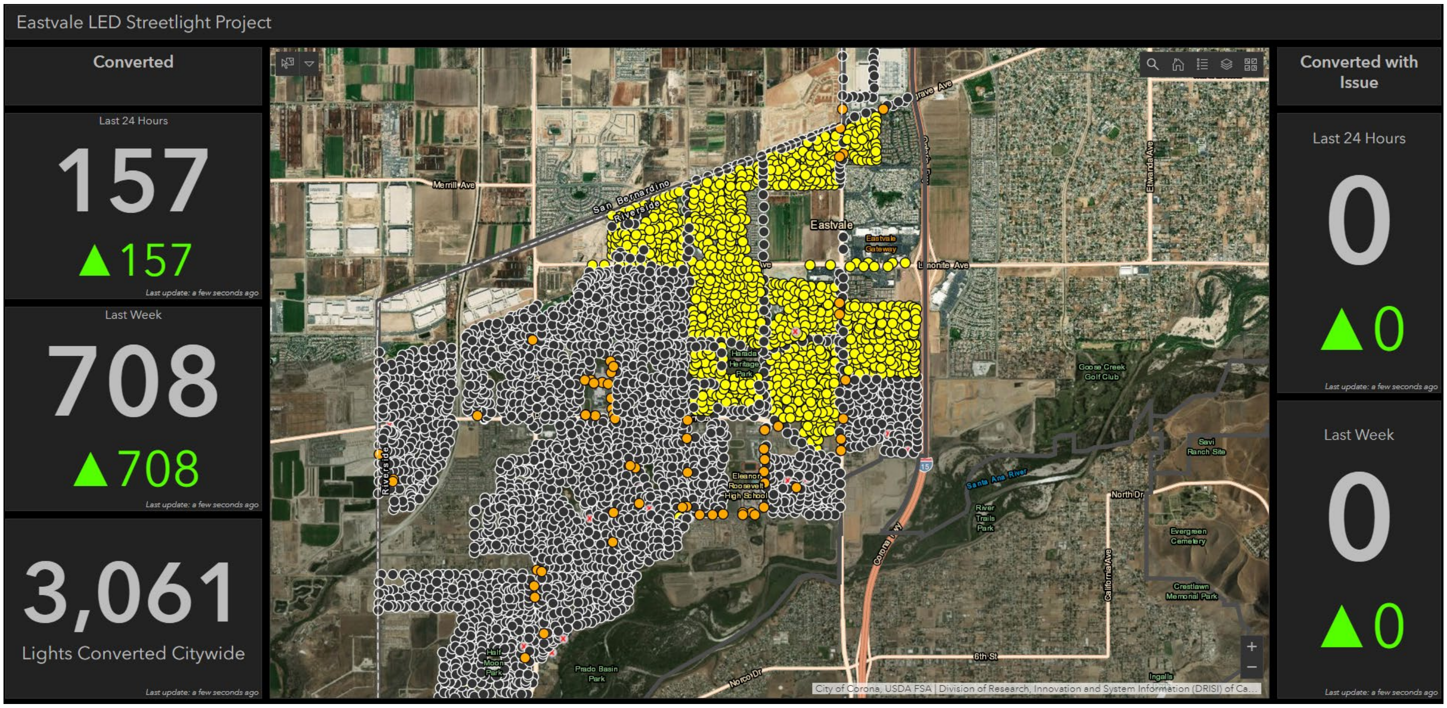
Since 2017, the U.S. – China federal trade situation has resulted in the United States Federal Government imposing a penalty tax on numerous Chinese imports. The imported metals and electronics market became extremely volatile forcing many companies (General Electric (GE) and other streetlight manufacturers) to increase prices on products 6% to 10%. In late 2018, GE formally asked WRCOG for a 5% price increase from the quoted prices in WRCOG's 2017 Request for Quotation (RFQ) for LED Fixture Procurement. In response, WRCOG staff negotiated a price-lock on LED fixtures at the prices quoted in the 2017 RFQ through June 2019. After the June deadline, a 5% increase on RFQ pricing through the end of 2019 is secured. Starting in 2020, pricing for the GE LED fixture will be based on fair market value.

As of June 28, 2019, all jurisdictions utilizing WRCOG's Agreement for GE LED fixtures have placed an order for LED equipment, ultimately avoiding a price increase. This was an important deadline and milestone for all jurisdictions utilizing the GE LED fixture, as it signified the end of a price-lock on LED fixtures.

Eastvale Streetlight Retrofit Start and Progress Update

The City of Eastvale commenced with its streetlight LED retrofit on June 4, 2019. Since then, the City has converted over 3,000 streetlights to GE LED fixtures, and is approximately 74% complete in the conversion project. By utilizing WRCOG's Agreement for GE LED fixtures the City has selected to replace existing lamps with specific GE LED models that will lower energy consumption and increase utility savings between 58% to 74% per streetlight per month. The City opted to convert streetlights on major roads where improved visibility and public safety can be addressed first. Once major roads are completed the crews performing the streetlight conversions will focus on residential neighborhood streetlight conversions.

In the screenshots below, black dots represent streetlights that have been converted to LED, yellow dots represent lights that need to be converted, orange dots represent lights that need to be revisited, red dots represent lights that were not able to be converted at that time, and the purple zones are school zones.

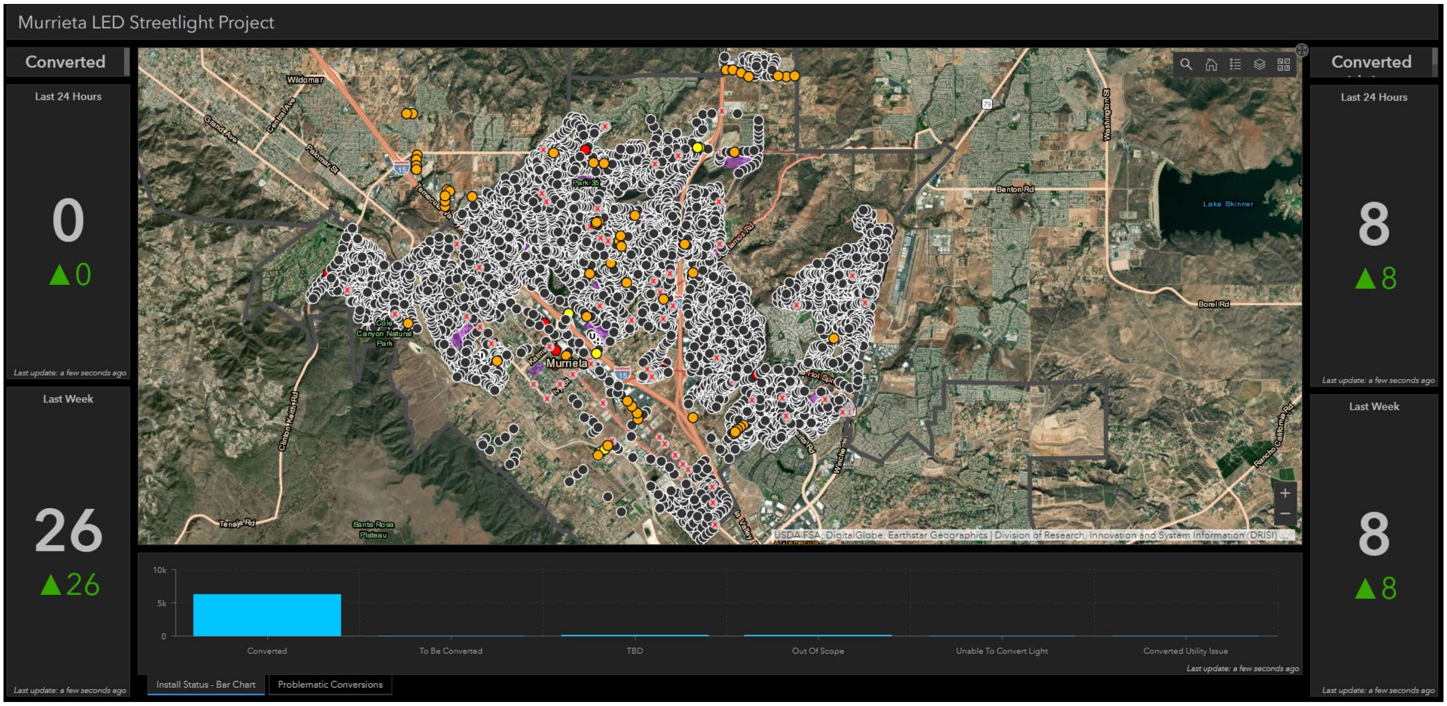


Wildomar Streetlight Retrofit Start

The City of Wildomar commenced with their streetlight retrofit on July 19, 2019. Since then, the City has retrofitted 640 streetlights to LED. Overall the City is approximately 45% complete. On April 4, 2019, the City of Wildomar fully acquired its approximately 1,400 streetlights from SCE. After completing the streetlight acquisition and concurrent fixture selection process, the City selected GE LED fixtures similar to those used in the neighboring City of Murrieta. The City of Wildomar will have Siemens retrofit the old lamps to LED fixtures and provide routine operations and maintenance to the streetlight systems. The City has selected low wattage residential fixtures to maximize energy efficiencies, utility bill savings, and mitigate any perceived change in lighting brightness by matching previous lighting outputs. A medium wattage fixture was selected for larger roadways that match previous lighting levels to meet the City's public safety goals. Overall, the City's GE LED fixture selection will significantly lower energy consumption and reduce electric utility costs for street lighting.

Murrieta Streetlight Retrofit 99% Complete

As of July 31, 2019, the City of Murrieta is approximately 99% complete with retrofitting its streetlights to LED, which accounts for approximately 6,400 streetlight conversions. The City started retrofitting its streetlights on February 11, 2019, and less than six months later is nearing completion of the project. As the retrofit comes to close WRCOG and Siemens will work to a project closeout which will include delivery of as-built GIS data and streetlight inventory to the City, coordinate billing changes with SCE, and work with SCE to address any discrepancies found in the field subsequent after the streetlight retrofit.



<u>Prior Actions</u>:

<u>July 25, 2019</u>: The Finance Directors Committee received and filed.

<u>July 18, 2019</u>: The Technical Advisory Committee received and filed.

<u>June 3, 2019</u>: The Executive Committee received and filed.

<u>Fiscal Impact</u>:

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

<u>Attachment</u>:

None.

Page Intentionally Left Blank

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Regional Housing Needs Assessment Methodology Update**

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

Date: **August 8, 2019**

The purpose of this item is to *provide an update on the draft Regional Housing Needs Assessment (RHNA) methodology options released from the Southern California Association of Governments (SCAG).*

Requested Action:

1. Discuss and provide direction.

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. New bills are anticipated to continue to emerge in a variety of areas aimed at increasing housing production. In response to this, WRCOG's 2019/2020 Legislative Platform established Housing as a Priority Issue Area, recognizing the acute impact of the state-wide housing shortage and housing-related legislative activity to the WRCOG subregion. For this Priority Issue Area, WRCOG committed, to the extent possible, to having staff lead more targeted lobbying efforts, including engaging state agency staff in solutions-oriented discussions regarding the housing crisis and related activities. One of the leading topics in Housing-related issues is RHNA.

Each local jurisdiction in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. RHNA is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. As part of this process, the California Department of Housing and Community Development (HCD) and SCAG identify the total housing need for the SCAG region. California's Housing Element Law (Government Code, section 65584.04) charges SCAG with developing a "methodology to distribute the identified housing need to local governments in a manner that is consistent with the development pattern included in the Sustainable Communities Strategy (SCS)."

SCAG is currently preparing for its 6th RHNA Cycle, which will cover the planning period of October 2021 through October 2029. Between February and June 2019, SCAG staff presented to its RHNA Subcommittee on different factors that could be used to develop a proposed RHNA methodology. Based on the feedback received from the Subcommittee members and public comment, SCAG staff has developed three options for consideration. At its July 22, 2019, meeting, the RHNA Subcommittee recommended that the SCAG Community and Economic and Human Development Committee (CEHD) approve to release the three RHNA Methodology options for public review and comment.

RHNA Methodology Options

Per State housing law, the RHNA distribution methodology must distribute existing and projected housing need to all jurisdictions. The following section provides information on the three options for distributing existing and projected need to jurisdictions from the regional RHNA determinations provided by the California Department of housing and Community Development (HCD).

Option 1 separates existing need and projected need from the regional determination and uses different mechanisms to assign need to jurisdictions. Seventy percent of existing need is assigned to jurisdictions based on regional population share and 20% is assigned to jurisdictions based on their share of regional population within the high-quality transit areas (HQTAs), which is used as a proxy for proximity to transit. The remaining 10% of existing need is assigned to jurisdictions based on their share of expected residential building permit activity. After adjusting for social equity using a 110% adjustment, existing housing need is assigned to only very low, low, and moderate-income categories. For projected need, household growth based on local input is used as the main factor and then a 150% social equity adjustment is applied. To determine a draft total RHNA allocation, existing need and projected need are combined.

Existing need consists of overcrowding, cost-burden, current vacancy rates below fair market rates, and any other components that are included in the regional determination provided by HCD or are not otherwise related to projected need as described above.

Option 2 does not separate existing need and projected need. Instead, 80% of the regional need as determined by HCD is assigned based on regional population share and 20% is assigned based on a jurisdiction's share of regional population within an HQTA. A social equity adjustment is then applied.

Option 3 considers local input as the main factor for RHNA distribution. However, this option is based on a jurisdiction's share of population growth. Moreover, the horizon year used to determine a jurisdiction's share is selected based on the total household growth from that time period that most closely aligns with the regional determination provided by HCD. In addition, future vacancy needs by owner and renter, along with replacement need share, are added to the jurisdiction's share of regional need to determine its total housing need. Once total housing need is calculated, a 150% social equity adjustment is used to determine the four income categories.

In terms of the three Options, staff's perspective is as follows:

- Option 3 is most like the current approach used in past cycles with several adjustments. For example, the social equity adjustment is likely to lead to additional allocations beyond what a jurisdiction might have receive in previous RHNA cycles
- Option 2 represents a more top-down approach in which an allocation is made by SCAG based on the regional population share
- Option 1 is a significant departure from how RHNA allocations have been done in previous years and introduces a number of complexities into the process, taking into account factors like current vacancy rates, recent building activity, and other factors.

Specific items that staff would like to discuss include:

- Is there additional information on the RHNA process that WRCOG's member agencies would like SCAG to clarify or provide more information regarding?
- Do any of WRCOG's member agencies have an interest in WRCOG providing a position on this topic through a formal comment?
- Do any of WRCOG's member agencies have an interest in providing a position to SCAG, in addition to any comments WRCOG would provide?

Following the public comment period, SCAG staff will review all comments received and make a proposal to its RHNA Subcommittee to recommend one distribution methodology as a "draft RHNA methodology" at a special meeting, tentatively scheduled for September 23, 2019. The recommendation from the RHNA Subcommittee will be further reviewed and considered for approval by SCAG's CEHD Committee at a specially scheduled meeting in late September 2019 and thereafter, by SCAG's Regional Council in October 2019.

Prior Action:

None.

Fiscal Impact:

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

Attachments:

1. SCAG RHNA Methodology Options.
2. Presentation slides from SCAG RHNA Subcommittee meeting of July 22, 2019.

Page Intentionally Left Blank

Item 8.E

Regional Housing Needs Assessment Methodology Update

Attachment 1

SCAG RHNA Methodology Options

Page Intentionally Left Blank

Option 1 vs. Option 2 vs. Option 3: A Comparison

The three proposed RHNA methodology options offer different mechanisms to determine a jurisdiction's draft RHNA allocation from the regional total.

	Option 1	Option 2	Option 3
Existing need separate from projected need	Yes	No	No
Higher total of lower income categories	Yes	No	No
Emphasis on HQTA from regional total	On existing need only, 20%	On total allocation, 20%	No
Accounts for recent building activity	Yes	No	No
Social equity adjustment	110% for existing need 150% for projected need	150% for total need	150% for total need
Local input as a component	Yes	No	Yes

Option 1 allows for a higher degree of variability than Option 2 since it relies on both pre-determined characteristics (such as HQTAs) and on local input, which can vary by jurisdiction and does not necessarily rely on pre-determined characteristics. Proponents of Option 1 may argue that its distribution mechanism allows for local conditions as reported by jurisdictions while still accommodating a need for linkage to regional transportation and land use planning. Option 1 also assigns existing need to lower income categories, which can meet the existing need factor of cost-burden specifically for low income households.

Option 2 does not differentiate between existing and projected need in its distribution mechanism and creates a stronger link to regional transportation and land use planning by applying proximity to transit as a factor to the total need distribution. While local input is not a component, some proponents of Option 2 may argue that because local input may not inherently consider regional goals might be a reason to exclude it as a main factor in RHNA methodology.

Option 3 uses local input as the basis for determining a jurisdiction's share of regional growth. While Option 1 considers share of household growth as a factor for projected need, Option 3 considers population growth as a factor for total RHNA need. Except for household income distribution for social equity adjustment, this option does not use other factors beyond local input on growth, such as transit proximity, to determine a jurisdiction's housing need.

Page Intentionally Left Blank

Item 8.E

Regional Housing Needs Assessment Methodology Update

Attachment 2

Presentation slides from SCAG RHNA Subcommittee meeting of July 22, 2019

Page Intentionally Left Blank

6th Cycle Proposed RHNA Methodology

Ma'Ayn Johnson, AICP

Compliance and Performance Monitoring

RHNA Milestones and Outlook

	Subcommittee Completion	
RHNA Subcommittee Charter	October 2018	✓
Regional determination	June 2019	✓
Proposed RHNA Methodology for public comment period	July 2019	
Draft RHNA Methodology for HCD review	October 2019	
Draft RHNA allocation	February 2020	
RHNA appeals hearings	July 2020	
Final RHNA allocation	August 2020	

Objectives of RHNA

1) To increase the housing supply and mix of housing types, tenure and affordability within each region in an equitable manner

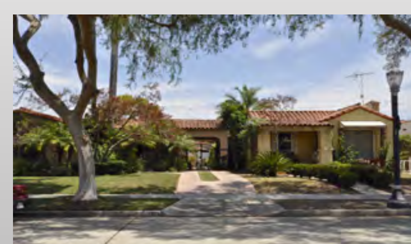
2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns

Objectives of RHNA

3) Promoting an improved intraregional relationship between jobs and housing

4) Allocating a lower proportion of housing need in income categories in jurisdictions that have a disproportionately high share in comparison to the county distribution

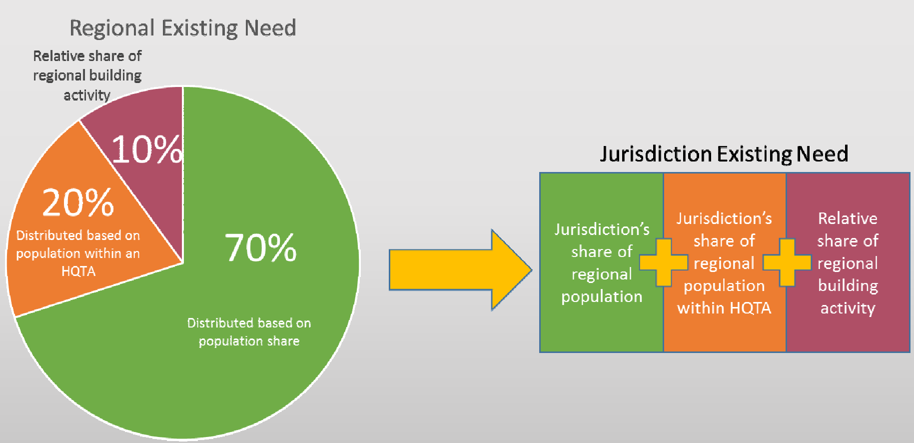
5) Affirmatively furthering fair housing



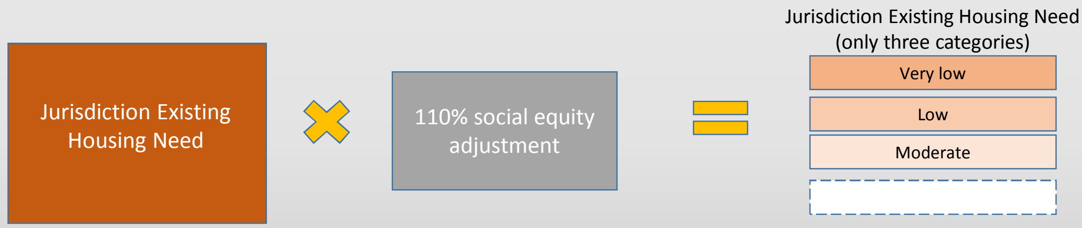
Proposed RHNA Methodology: Options

- Three options developed based on feedback from RHNA Subcommittee and stakeholders
- Each option applies different components
- Recommendation to release for public comment period
- One option will be recommended in late September 2019 for submittal to HCD

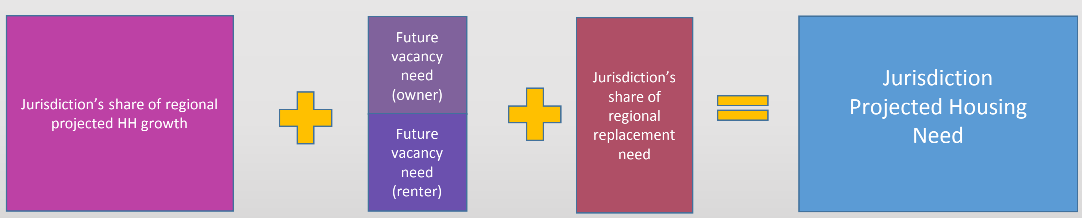
Option 1
Step 1 Determining Existing Need



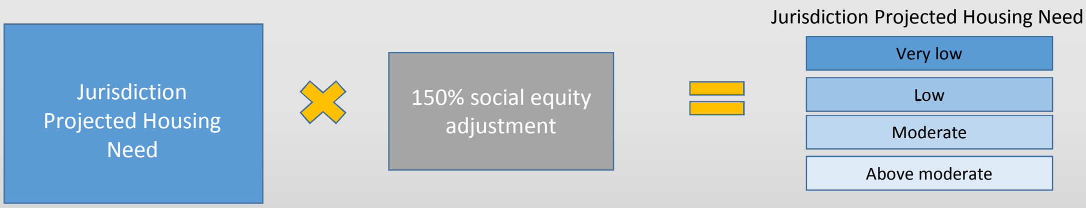
Option 1
Step 1: Determining Existing Need



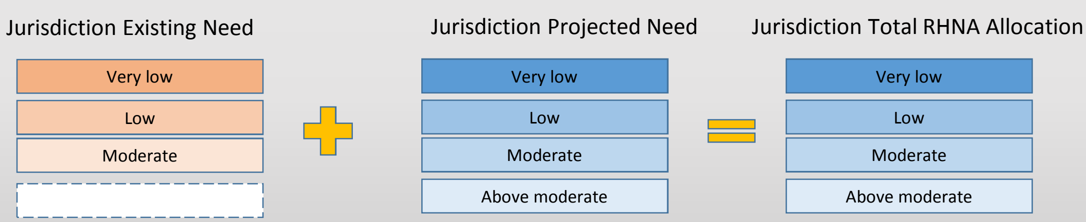
Option 1
Step 2: Determining Projected Housing Need

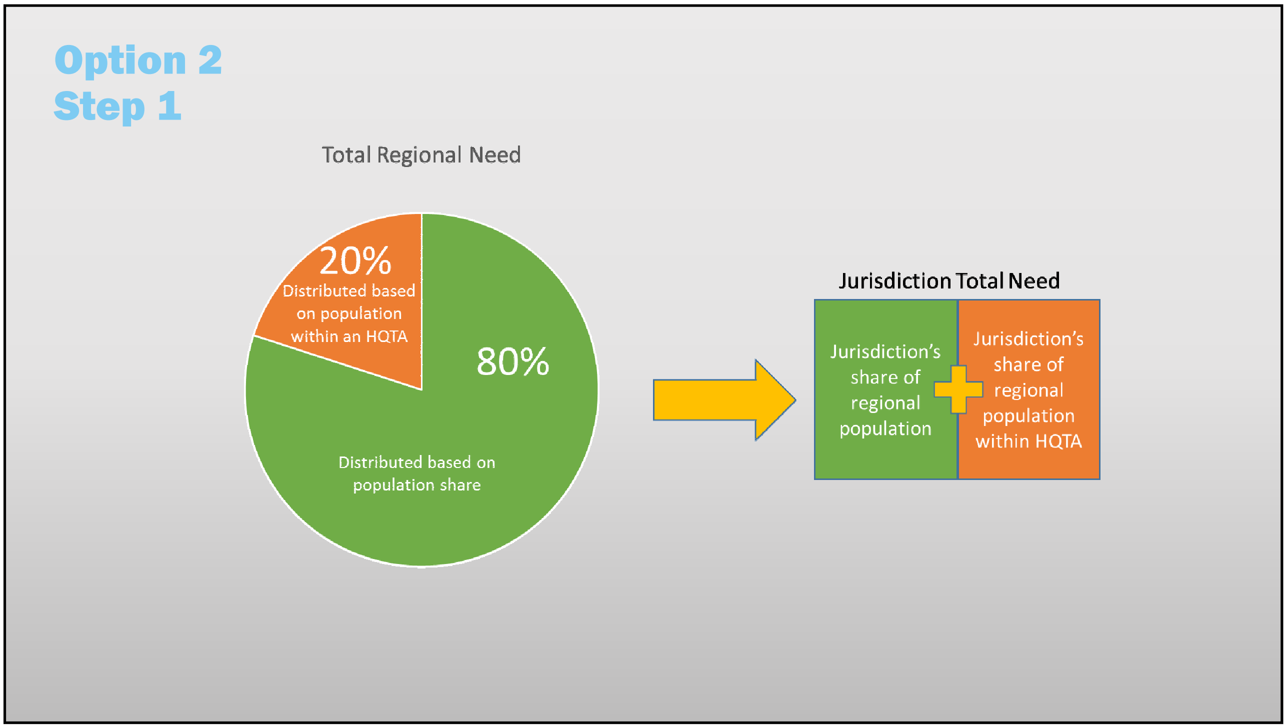


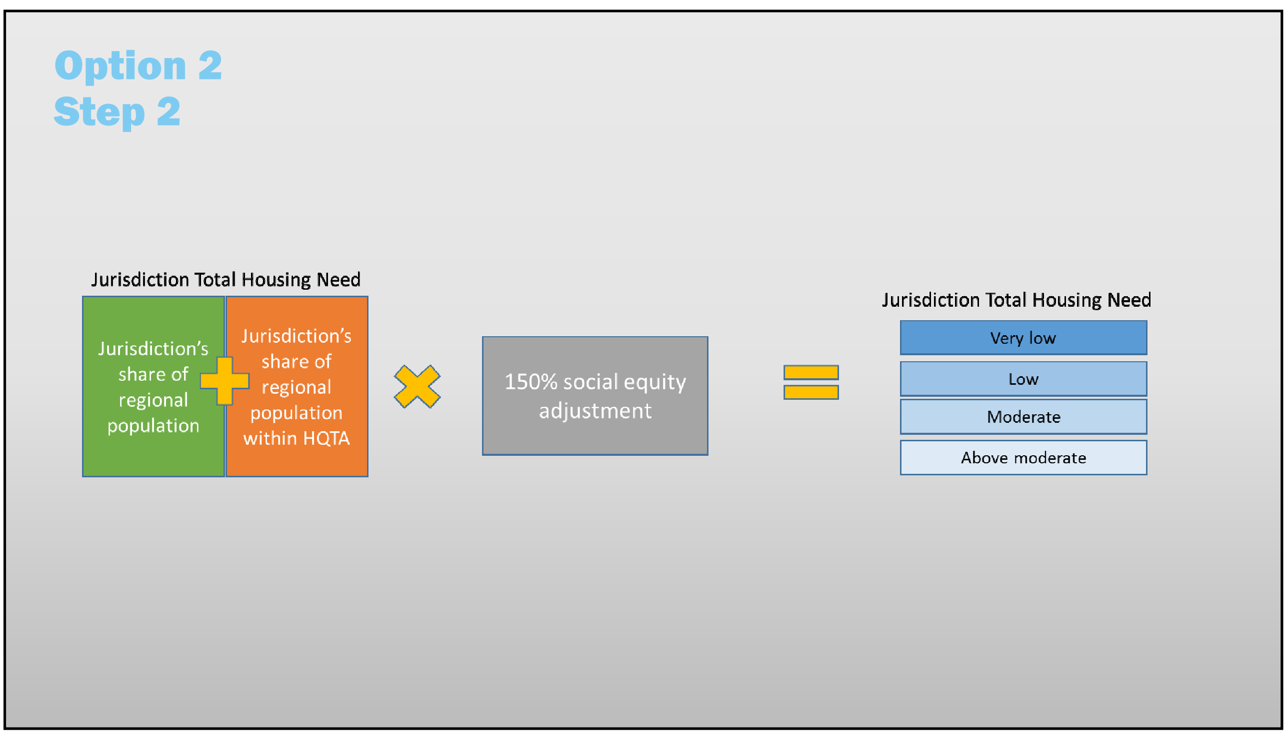
Option 1
Step 2: Determining Projected Housing Need



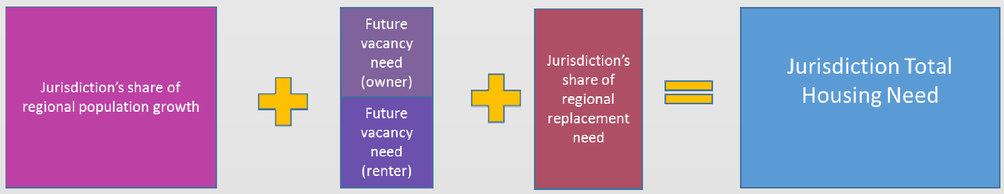
Option 1
Step 3: Total RHNA Allocation




Option 2
Step 1
Total Regional Need
20%
Distributed based on population within an HQTA
80%
Distributed based on population share
Jurisdiction Total Need
Jurisdiction's share of regional population
Jurisdiction's share of regional population within HQTA

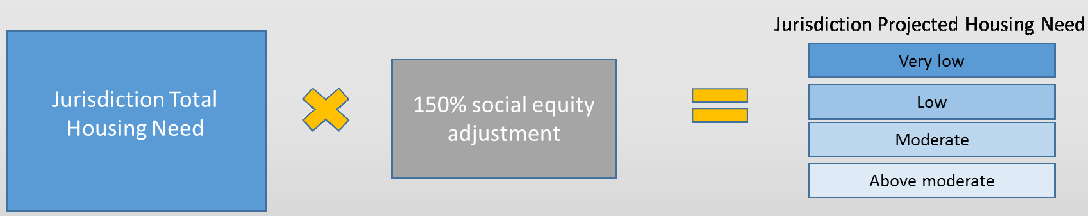

Option 2
Step 2
Jurisdiction Total Housing Need
Jurisdiction's share of regional population
Jurisdiction's share of regional population within HQTA
150% social equity adjustment
Jurisdiction Total Housing Need
Very low
Low
Moderate
Above moderate

Option 3
Step 1



- Similar to projected need from Option 1
- Share of regional population growth instead of household growth
- Horizon year based on closest household growth to regional determination from HCD

Option 3
Step 2



How do the options affect different jurisdictions?

City A and City B

- City A
  - Urbanized
  - Within County X
  - Most of population is within an HQTA
  - Population: Appx. 65,000
  - Higher concentration of lower income households than other parts of the county

- City B
  - Suburban community
  - Within County Y
  - No HQTAs within jurisdiction
  - Population: Appx 65,000
  - Higher concentration of high income households than other parts of the county

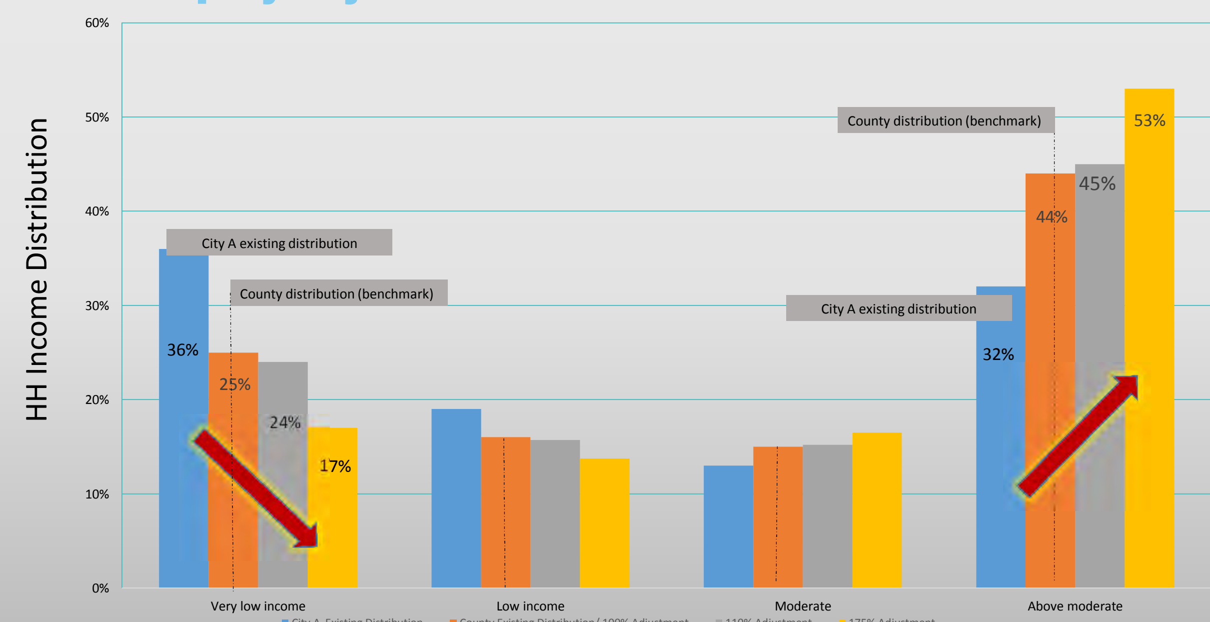
Option 1: Step 1 Existing Need

- Example assumption: Regional existing need of 250,000
  - 175,000 (70%) will be assigned based on population share
  - 50,000 (20%) will be assigned based on population share within HQTA
  - 25,000 (10%) will be assigned based on share of recent regional permit activity in comparison to population

City A	Existing need
+Share of regional population (0.35%)	606
+Share of regional population within HQTA (0.37%)	183
+Share of permit activity in comparison to population (1.10%)	280
=Total existing need	1,069

City B	Existing need
+Share of regional population (0.35%)	606
+Share of regional population within HQTA (0%)	0
+Share of permit activity in comparison to population (0.30%)	88
=Total existing need	694

Social Equity Adjustment



Option 1: Step 1 Existing Need

City A

Income Category	Very low	Low	Moderate	Above moderate	Total
Current Distribution	30.1%	23.2%	17.6%	29.1%	100%
After 110% adjustment	24.8%	14.8%	16.7%	43.6%	100%
After 110% adjustment into 3 categories	44%	26.3%	29.7%	--	100%

City B

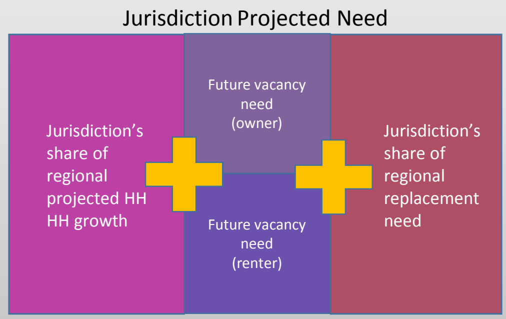
Income Category	Very low	Low	Moderate	Above moderate	Total
Current Distribution	15.8%	12.2%	16.8%	55.2%	100%
After 110% adjustment	24.5%	16.9%	18.5%	40.1%	100%
After 110% adjustment into 3 categories	40.9%	28.3%	30.8%	--	100%

Option 1: Step 1 Existing Need

Existing housing need	City A	City B
Very low	459	318
Low	296	178
Moderate	315	198
Above moderate	--	--
Total	1,069	694

Option 1: Step 2 Projected Need

- Projected need will be determined by three factors:
  - Household growth
  - Future vacancy need
    - By owner and renter
  - Replacement need



Option 1: Step 2a Household Growth

- A jurisdiction's share of regional household growth using local input as the basis

City A	
+Household growth (based on local input)	498

City B	
+Household growth (based on local input)	1,324

Option 1: Step 2b Future Vacancy Need

- Future vacancy need uses the breakdown of owner and renter households in each jurisdiction
- A 1.5% vacancy rate is applied to projected owner households
- A 5.0% vacancy rate is applied to projected renter households

City A: 498 Projected HH growth

Existing owner and renter

42.4% Owner-Occupied =211 of total units

57.6% Renter-Occupied = 287 of total units

211 units X 1.5% = 3 units

287 units X 5.0% = 15 units

3 units + 15 units = 18 units

City B: 1,324 Projected HH growth

Existing owner and renter

66.5% Owner-Occupied =880 of total units

33.5% Renter-Occupied = 444 of total units

880 units X 1.5% = 13 units

444 units X 5.0% = 22 units

13 units + 22 units = 35 units

Option 1: Step 2c Replacement Need

- Jurisdictions will be assigned a replacement need based on their share of regional replacement need
- Share of regional replacement need was adjusted by replacement need survey results
- The final regional replacement need will be assigned after the regional determination process with HCD
- Some jurisdictions replaced all demolished units and have 0 replacement need.

City A	
+Replacement need (based on adjustment from survey)	24

City B	
+Replacement need (based on adjustment from survey)	0

Option 1: Step 2 Projected Need

City A	
+Projected household growth	498
+Future Vacancy Need	18
+Replacement Need	24
=Projected housing need	540

City B	
+Projected household growth	1,324
+Future Vacancy Need	35
+Replacement Need	0
=Projected housing need	1,359

Option 1: Step 2

City A

Income category	City A existing HH income distribution	County X existing housing distribution	150% adjustment
Very low	30.1%	25.3%	22.9%
Low	23.2%	15.6%	11.8%
Moderate	17.6%	16.8%	16.4%
Above moderate	29.1%	42.3%	48.9%

City B

Income category	City B existing HH income distribution	County Y existing housing distribution	150% adjustment
Very low	15.8%	23.7%	27.7%
Low	12.2%	16.5%	18.6%
Moderate	16.8%	18.3%	19.1%
Above moderate	55.2%	41.5%	34.6%

Option 1: Step 3 Total RHNA Allocation

City A

	Very low	Low	Moderate	Above moderate	Total
Existing need	459	296	315	--	1,069
Projected need	130	60	83	266	540
Total RHNA	589	356	398	266	1,608

City B

	Very low	Low	Moderate	Above moderate	Total
Existing need	318	178	198	--	694
Projected need	396	245	242	477	1,359
Total RHNA	713	423	440	477	2,053

Option 2

- Example assumption: Regional need of 675,000
  - 540,000 (80%) will be assigned based on population share
  - 135,000
  - (20%) will be assigned based on population share within HQTA

City A	Existing need
+Share of regional population (0.35%)	1,870
+Share of regional population within HQTA (0.37%)	493
=Total need	2,363

City B	Existing need
+Share of regional population (0.35%)	1,870
+Share of regional population within HQTA (0%)	0
=Total existing need	1,870

- Social equity adjustment: 150%

Option 3

- Based on population growth for selected horizon year
- Horizon year is selected based on horizon growth closest to HCD determination
- Example assumption: HCD provides a total of 800,000

City A	Existing need
+Share of regional population growth (0.14%)	910
+Future vacancy need	32
+Share of replacement need	24
=Total existing need	966

City B	Existing need
+Share of regional population growth (0.76%)	4,950
+Future vacancy need	132
+Share of replacement need	0
=Total existing need	5,082

- Social equity adjustment: 150%

A Comparison of Options

	Option 1	Option 2	Option 3
Existing need separate from projected need	Yes	No	No
Higher total of lower income categories	Yes	No	No
Emphasis on HQTA from regional total	On existing need only, 20%	On total allocation, 20%	No
Accounts for recent building activity	Yes	No	No
Social equity adjustment	110% for existing need 150% for projected need	150% for total need	150% for total need
Local input as a component	Yes	No	Yes

Full Proposed RHNA Methodology

- Step by step guide to calculate a draft RHNA allocation in proposed methodology packet
- Full survey responses available at www.scag.ca.gov/rhna

Next Steps

- Recommendation of RHNA methodology options for public review
  - Today, July 22 RHNA Subcommittee
  - August 1, CEHD and Regional Council
- Proposed RHNA methodology public hearings
  - *Tentative:* August 20, 10-12pm, 1-3pm Los Angeles
  - *Tentative:* August 27, 5-7pm, Inland Empire
  - *Tentative:* September 3, 5-7pm, Los Angeles

Next Steps

- Special RHNA Subcommittee Meeting to select a RHNA methodology
  - Late September 2019
- Draft RHNA Methodology Review by HCD
  - Fall 2019

For more information

www.scag.ca.gov

Email: housing@scag.ca.gov

Page Intentionally Left Blank

Western Riverside Council of Governments
Planning Directors Committee

Staff Report

Subject: **Planning Directors Committee Representatives**

Contact: **Christopher Gray, Director of Transportation & Planning, cgray@wrcog.us, (951) 405-6710**

Date: **August 8, 2019**

Requested Action:

1. Receive and file.

As part of an annual review of member agency representatives and alternates for the Planning Directors Committee (PDC), staff is requesting that each member agency provide verification of the designated representative and alternate to act on items associated with each PDC meeting. Attachment 1 to this Staff Report contains the designated representative and alternate for each member agency that WRCOG currently has on file. If any information requires revision, please contact Janis Leonard, Administrative Services Manager, at jleonard@wrcog.us. Please note that any revisions should be submitted by the City Manager. Attachment 2 to this Staff Report contains a sample letter regarding designation of representatives.

Staff requests that each member agency include an alternate, which provides flexibility on meeting dates that the representative is unavailable to attend. Understanding that the availability of each member agency's Planning Director is valuable, a member agency can designate another Manager-level staff person from the Planning or Community Development Department as the main representative.

Prior Action:

None.

Fiscal Impact:

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

Attachments:

1. Designated PDC representatives and alternates.
2. Sample Designation Letter.

Page Intentionally Left Blank

Item 8.F

Planning Directors Committee Representatives

Attachment 1

Designated PDC representatives and alternates

Page Intentionally Left Blank

WRCOG Planning Directors Committee Members & Alternates

Agency		Name
City of Banning	Member	Adam Rush
	Alternate	
City of Beaumont	Member	Christina Taylor
	Alternate	
City of Calimesa	Member	Kelly Lucia
	Alternate	Maryn Wells
City of Canyon Lake	Member	
	Alternate	
City of Corona	Member	Joanne Coletta
	Alternate	
City of Eastvale	Member	Gina Gibson Williams
	Alt	Cathy Perring
City of Hemet	Member	H.P Kang
	Alternate	Nancy Gutierrez
City of Jurupa Valley	Member	Tom Merrell
	Alternate	Tamara Campbell
City of Lake Elsinore	Member	Richard MacHott
	Alternate	
City of Menifee	Member	Cheryl Kitzerow
	Alternate	Lisa Gordon
City of Moreno Valley	Member	Rick Sandzimier
	Alternate	Patty Nevins
City of Murrieta	Member	Jeff Murphy
	Alternate	Jarrett Ramaiya
	Alternate	Chris Tracy
City of Norco	Member	Steve King
	Alternate	
City of Perris	Member	Grace Williams
	Alternate	Kenneth Phung
City of Riverside	Member	Jay Eastman
	Alternate	Mary Kopaskie-Brown

Agency		Name
City of San Jacinto	Member	Travis Randel
	Alternate	Kevin White
City of Temecula	Member	Luke Watson
	Alternate	Matt Peters
City of Wildomar	Member	Matt Bassi
	Alternate	Alfredo Garcia
County of Riverside	Member	Keith Gardner
	Alternate	Phayvanh N.
March JPA	Member	Matthew Evans
	Alternate	Jeff Smith
Riverside Transit Agency	Member	Kristin Warsinski
	Alternate	Jennifer Nguyen
WMWD	Member	Ryan Shaw
	Alternate	
Morongo Band of Mission Indians	Member	Shane Helms
	Alternate	

Page Intentionally Left Blank

Item 8.F
Planning Directors Committee Representatives

Attachment 2
Sample Designation Letter

Page Intentionally Left Blank

City of Banning
Office of the City Manager

February 2, 2017

Ms. Janis Leonard
Western Riverside Council of Governments
4080 Lemon Street, Third Floor MS 1032
Riverside, CA 92501

RE: Public Works Committee Information Update

Dear Ms. Leonard:

Please update your Public Works Committee Roster with the following staff and contact information:

PWC Member	**Alternate**
Art Vela Director of Public Works/City Engineer (951) 922-3130 avela@ci.banning.ca.us	Kevin Sin Senior Civil Engineer (951) 922-3140 ksin@ci.banning.ca.us

Sincerely,

Michael Rock
City Manager

/sd

Page Intentionally Left Blank