



## AGENDA

Orange County Council of Governments  
Board of Directors Meeting

Orange County Council of Governments

**February 25, 2021**

As set forth in Orange County Council of Governments Bylaws and Joint Powers Agreement - the Orange County Council of Governments is a voluntary agency established to serve as a sub- regional organization to the Southern California Association of Governments representing Orange County on mandated and non-mandated regional planning activities, to provide a vehicle for Members to engage cooperatively on such activities, and to conduct studies and projects designed to improve and coordinate common governmental responsibilities and services on an area-wide and regional basis.

**Pursuant to Executive Order N-29-20 issued on March 17, 2020, by Governor Gavin Newsom, which directs Californians to follow public health directives including canceling large gatherings, certain provisions of the Ralph M. Brown Act are suspended due to a State of Emergency in response to COVID-19. Consistent with the Executive Order, OCCOG Board meetings will be conducted by teleconference only. Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the OCCOG Board, are invited to submit electronic written comments to [eileen@occog.com](mailto:eileen@occog.com). If you do not have access to email, you may also call the Board Clerk at (949) 291-3455 before 9:00 a.m. on February 25, 2021, to submit your comments over the phone.**

**If you would like to participate and speak via the teleconference, please use the following URL:**

Join Zoom Meeting

<https://zoom.us/j/92971393496?pwd=M29uTzlaMWdFbVE2Z3VycHh0M1Zz09>

Meeting ID: 929 7139 3496

Passcode: 979785

One tap mobile

+16699006833,,92971393496#,,,,\*979785# US (San Jose)

+12532158782,,92971393496#,,,,\*979785# US (Tacoma)

Meeting ID: 929 7139 3496

Passcode: 979785

Find your local number: <https://zoom.us/j/92971393496?pwd=M29uTzlaMWdFbVE2Z3VycHh0M1Zz09>

**In compliance with the Americans with Disabilities Act, if you require a reasonable accommodation to participate in this meeting, please contact the Board Clerk at (949) 291-3455 at least 48 hours prior to the advertised starting time of the meeting.**

**Any documents produced by the Board and distributed to a majority of the Board regarding any item on this agenda will be posted on the Board's website at <https://www.occog.com/>.**

**For all other questions, please call the Board Clerk at (949) 291-3455.**



## AGENDA

February 25, 2021

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**Zoom Format Only**

**1 (669) 900-6833 Meeting ID Number 929 7139 3496**

**Password 979785--10:30 a.m. to 12:00 p.m.**

**Board Members (Voting)**

Phil Bacerra, District 16

Art Brown, District 21

Wendy Bucknum, District 13 (Vice Chairman)

Michael Carroll, District 14

Rose Espinoza, Cities-at-Large

David Shawver, Orange County Sanitation District (OCSD)

Joe Kalmick, District 20

Brian Goodell, Orange County Transportation Authority (OCTA)

Fred Minagar, District 12

Diane Dixon, District 15

Kim Nguyen, District 18

Trevor O'Neil, District 19 (Chair)

Letitia Clark, District 17

Carlos Rodriguez, South Coast Air Quality Management District (SCAQMD)

Mike Scheafer, Independent Special Districts of Orange County (ISDOC)

Mike Posey, District 64

Marty Simonoff, District 22

Scott Voigts, Transportation Corridor Agencies (TCA)

**Ex-Officio Members (Non-Voting)**

Tony Cardenas, Orange County Division, League of California Cities

Ryan Chamberlain, Caltrans District 12

Bruce Channing, Association of California Cities Orange County (ACC-OC)

Carolyn Emery, Orange County, Local Agency Formation Committee (OC LAFCO)

Amanda Hughes, UC Irvine representing University Community

Diana Kotler, Anaheim Resort Transportation (ART)

Steven LaMotte, BIAOC, representing Private Sector

Jennifer Ward, Business Community

Helen O'Sullivan, NeighborWorks Orange County, representing Non-Profit Housing Community

VACANT, Health Care/Hospital Industry



**Agenda Descriptions**

The agenda descriptions are intended to provide members of the public a general summary of items of business to be transacted or discussed. The posting of the recommended actions does not indicate what action will be taken. The Board of Directors may take any action deemed to be appropriate and is not limited by the notice of the recommended action.

**Public Comments on Agenda Items**

Members of the public wishing to address the Board of Directors regarding any item appearing on the agenda may do so by completing a Speaker Card and submitting it to the Clerk of the Board. Speakers will be recognized by the Chair at the time the agenda item is considered. A speaker's comments shall be limited to three minutes.

**Public Availability of Agenda Materials**

All documents relative to the items referenced in this agenda are available for public inspection at [www.occog.com](http://www.occog.com)

**Accessibility**

Any person with a disability requiring a modification or accommodation in order to participate in this meeting should contact the Clerk of the Board at (949) 291-3455, no less than three business days prior to this meeting to enable the Orange County Council of Governments to make reasonable arrangements to assure accessibility to this meeting.

**Call to Order**

**Roll Call**

**Pledge of Allegiance**

**Public Comments**

Members of the public may address the Board of Directors regarding any items within the subject matter jurisdiction of the Board of Directors; however, action may not be taken on matters that are not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per speaker, unless different time limits are set by the Chairman, subject to the approval of the Board of Directors.



## AGENDA

February 25, 2021

### Consent Calendar (Item Nos. 1 & 2)

All matters listed under the Consent Calendar are routine and will be enacted by one vote without separate discussion unless Members of the Board, the public, or staff request specific items be removed for separate action or discussion.

1. **Approval of Meeting Minutes for January 28, 2021, Regular Meeting** Eileen White, OCCOG Clerk of the Board

*Recommended Action: Receive and file the minutes as amended or presented.*

2. **OCCOG Financial Reports for January 2021** John Hanson, OCCOG Treasurer

*Recommended Action: Approve the OCCOG Financial Reports for January 2021.*

### Action Items

3. **Appointment of Three (3) SCAG Policy Committee Members** Marnie O'Brien Primmer, Executive Director

*Recommended Action: Select three (3) elected officials to fill the SCAG Policy Committee vacancies from among the nominations received.*

4. **Award Contract for RFP 0001-21** Marnie O'Brien Primmer, Executive Director

*Recommended Action: Approve staff recommendation for consultant service.*

5. **Proposed Second Update to Board-Approved Regional Early Action Planning Grant Program (REAP) Project List** Marnie O'Brien Primmer, Executive Director

*Recommended Action: Provide direction to staff for amending the official list of REAP projects for the OCCOG subregion.*

6. **Recommended Legislative Positions** Wendy Strack, OCCOG legislative Consultant

*Recommended Action: Receive and file report provided. Adopt a Support position on SB 7, an Oppose position on SB 6, Oppose Unless Amended positions on SB 9 and SB 10 and Watch positions on SB 5 and SB 8.*



## Presentations

- 7. OC Housing for a Resilient Future Webinar Series** Richard Gollis, The Concord Group

## Brief Reports

This section is set aside for brief reports or presentations from listed agencies. Speakers are requested to keep their comments brief. Any speaker wishing to provide a more detailed discussion should request the discussion be agendaized at a future meeting.

- **OCCOG Technical Advisory Committee**  
Nate Farnsworth, Technical Advisory Committee Chair
- **Southern California Association of Governments**  
Jonathan Hughes, Regional Affairs Officer, SCAG
- **OCTA**
- **South Coast Air Quality Management District**  
Debra Ashby, Senior Public Information Specialist, SCAQMD
- **Executive Director Report**  
Marnie O'Brien Primmer, Executive Director
- **Board Member Reports**
- **Member Agency Reports**
- **Staff Member Reports**

## Future Agenda Items

### Announcement of Closed Session

Fred Galante, General Counsel

### Recess to Closed Session

Chair O'Neil will recess the OCCOG Regular Meeting to the Closed Session. Closed Session attendees have been provided the Zoom link for the meeting. Following the Closed Session, the Regular Meeting will readjourn for the purpose of announcing any action taken at the Closed Session and to adjourn.

### Closed Session

- 1. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION** Fred Galante, OCCOG General Counsel  
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9.  
Number of cases: One case



Orange County Council of Governments

## AGENDA

Orange County Council of Governments  
Board of Directors Meeting

**February 25, 2021**

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### **Return to Regular Meeting**

Chair O'Neil

### **Announcement of Closed Session Action**

Attorney Galante

### **Adjournment of Regular Meeting**

The next OCCOG Regular Meeting will be on **March 25, 2021**, at a place to be determined, pending state and local public health orders in force at the time of the meeting.



## MINUTES

### Call to Order

Chair O'Neil called the Regular Meeting of the Orange County Council of Governments to order at 10:30 a.m. on Thursday, January 28, 2021, via Zoom; at (669) 900-6833, Meeting ID Number 915 3790 4901.

### Board Members Present

Phil Bacerra, District 16

Art Brown, District 21

Wendy Bucknum, District 13 (Vice Chairman)

Tony Cardenas, League of California Cities, Orange County, (LOCC-OC) (Ex-Officio)

Kim Carr, District 64 (Alternate)

Letitia Clark, District 17

Diane Dixon, District 15

Brian Goodell, Orange County Transportation Authority (OCTA)

Amanda Hughes, University Community (Ex-Officio)

Cole Iwamasa, Caltrans District 12

Joe Kalmick, District 20

Diana Kotler, Anaheim Resort Transportation (ART) (Ex-Officio)

Steven LaMotte, Private Sector (Ex-Officio)

Jenn Lowe, Association of California Cities, Orange County (ACC-OC) (Ex-Officio)

Fred Minagar, District 12

Kim Nguyen, District 18

Trevor O'Neil, District 19 (Chairman)

Helen O'Sullivan, Non-Profit Housing Community (Ex-Officio)

Carlos Rodriguez, South Coast Air Quality Management District (SCAQMD)

Mike Scheafer, Independent Special Districts of Orange County (ISDOC)

David Shawver, Orange County Sanitary District (OCSD)

Marty Simonoff, District 22

Luis Tapia, Orange County Local Agency Formation Commission (OC-LAFCO) (Ex-Officio) (Alternate)

Jennifer Ward, Business Community (OCBC) (Ex-Officio)

### Board Members Absent

Michael Carroll, District 14

Rose Espinoza, Cities-at-Large

Scott Voigts, Transportation Corridor Agency (TCA)

### Board Vacancies

Health Care/Hospital Industry (Ex-Officio)



## MINUTES

Thursday, January 28, 2021 | 10:30 a.m.

### Staff Present

Marnie O'Brien Primmer, Executive Director  
Fred Galante, General Counsel  
John Hanson, Treasurer  
Nate Farnsworth, TAC Chair  
Wendy Strack, OCCOG legislative Consultant  
Lisa Telles, Consultant  
Eileen White, Clerk of the Board  
Kathryn Morrison, Administrative Assistant

### Others Present

Debra Ashby, Sr. Public Info Spec., SCAQMD  
Brad Avery, OCSD (Alternate)  
Deborah Diep, Center for Demographic Research Director  
Tanya Doby, District 20 (Alternate)  
Chris Flynn, Caltrans Dist. 12 (Alternate)  
Jonathan Hughes, SCAG Public Affairs Officer  
Mark Monin, ISDOC (Alternate)  
Marika Poynter, Principal Planner, City of Irvine  
Connor Traut District 21 (Alternate)  
Wallace Walrod, Business Community (Alternate)

**Pledge of Allegiance** led by Director Minagar

**Public Comments** None

### Administration

Eileen White, Clerk of the Board, administered the Oath of Office to Directors Dixon, Bacerra, Clark, Nguyen, Kalmick, Shawver, Goodell and Rodriguez.

Chair O'Neil announced that Agenda Item no. 6 has been removed from today's agenda and will be considered at the Board's next Regular Meeting.





## MINUTES

Thursday, January 28, 2021 | 10:30 a.m.

### Consent Calendar (Item Nos. 1 - 5)

- 1. Approval of Meeting Minutes for October 22, 2020, Regular Meeting** Eileen White, OCCOG Clerk of the Board

It was moved by Director Brown and seconded by Vice Chair Bucknum to receive and file the minutes as presented. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O'NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF  
NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

- 2. OCCOG Financial Reports for October, November and December 2020** John Hanson, OCCOG Treasurer

It was moved by Director Brown and seconded by Vice Chair Bucknum to approve the Financial Reports for October, November, and December, 2020. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O'NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF  
NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

- 3. Amendment #1: MOU Agreement with CSU Fullerton for FY 2021-22 Professional Services: Center for Demographic Research (CDR)** Deborah Diep, Center for Demographic Research Director

It was moved by Director Brown and seconded by Vice Chair Bucknum to authorize the OCCOG Executive Director to execute Amendment #1 to the Memorandum of Understanding Agreement C-0-2348 with the CDR for the second year of the three-year MOU, which provides for demographic research and deliverables for FY 2021/22. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O'NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF  
NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

- 4. Approval of 2019-2020 Audit Report** John Hanson, OCCOG Treasurer

It was moved by Director Brown and seconded by Vice Chair Bucknum to approve the audit report as prepared by Eide Bailey, LLP, independent auditors for the OCCOG; receive and file the letter from the auditors dated November 16, 2020. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O'NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF



# MINUTES

Thursday, January 28, 2021 | 10:30 a.m.

NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

**5. Legislative Update** Wendy Strack, OCCOG legislative Consultant

This item was removed from the Consent Calendar for discussion. Wendy Strack, OCCOG legislative Consultant, briefly reviewed the staff report. Following discussion of the concerning comments from Governor Newsom regarding confusion whether Cities are required to plan/zone areas to meet their RHNA/Housing Element goals or to actually build the units, the Board authorized the Executive Director to draft a letter of clarification. Said letter will be reviewed and signed by the OCCOG Chair in accordance with the OCCOG Legislative Guidelines.

It was moved by Director Minagar and seconded by Vice Chair Bucknum to receive and file the Legislative Update; authorize Marnie O’Brien Primmer, Executive Director, to draft a letter requesting clarification of Cities’ planning/building requirements for Chair O’Neil’s signature. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O’NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF

NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

**Action Item**

**6. Appointment of Three (3) SCAG Policy Committee Members** Marnie O’Brien Primmer, Executive Director

**Recommended Action:** *Select three (3) elected officials to fill the SCAG Policy Committee vacancies from among the nominations received.*

This item was removed from the agenda and continued to the OCCOG’s next Regular Meeting by Chair O’Neil at the onset of the meeting.

**7. Appoint Representative and Alternate Representative for JPIA** Marnie O’Brien Primmer, Executive Director, requested volunteers or nominations to fill the 2 spots. Director Simonoff and Director Brown volunteered/were nominated for the representative and alternate positions, respectively.

It was moved by Chair O’Neil and seconded by Vice Chair Bucknum to elect Director Simonoff and Director Brown as the 2021 OCCOG representative and alternate, respectively, to the JPIA. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O’NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF

NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS



8. **Approve 18 Month Communications Plan** Marnie O'Brien Primmer, Executive Director, summarized the staff report. In response to questions, she noted the primary vehicle for conveying information is the OCCOG Newsletter, OCCOG Regular Meetings, meetings with other JPA's and non-profit agencies, communications with cities, etc.

Comments/Suggestions:

- Director Clark volunteered to help out in any capacity needed.
- The OCCOG should have a social media policy to create deeper and broader awareness of the impacts of Bills being approved at the State and Federal level; be aggressive educators of the public.

It was moved by Director Brown and seconded by Vice Chair Bucknum to approve the 18 Month Communications Plan as presented. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O'NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF

NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

9. **2021 Legislative Policy Guidelines** Wendy Strack, OCCOG legislative Consultant  
It was moved by Director Minagar and seconded by Director Espinoza to approve the 2021 Legislative Policy Guidelines as presented. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O'NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF

NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

10. **Review and Approve Memorandum of Understanding Agreement (MOU) with Southern California Association of Governments (SCAG) for the Subregional Partners Regional Early Action Planning (REAP) Grant Program.** Marnie O'Brien Primmer, Executive Director, summarized the staff report.

Comments/Suggestions:

- It's important that all 34 cities within the County have the ability to obtain/retrieve at their disposal the information available under the ARC-GIS. License in order to take full advantage of the system.
- Requested staff add language to address potential delays in approvals.
- Ensure open and transparent process by posting quarterly reports that can be easily accessed by the Board via the OCCOG.com website.



## MINUTES

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- Include authorization to allow staff to make any non-substantive modifications necessary.
- Clarify language in Section 8.B. to ensure that the “Planning Document” referenced is “the work product that will be provided in the REAP.
- Requested updates on new applications and modifications during the “Executive Director’s Report section of the OCCOG Regular Meeting agenda.

It was moved by Chair O’Neil and seconded by Vice Chair Bucknum to direct OCCOG Executive Director and OCCOG Counsel to negotiate and execute the MOU agreement with SCAG for the Regional Early Action (REAP) Grant program Phase I and Phase II, with the following amendments:

- 1) Authorize OCCOG General Council to make non-substantive modifications to the MOU as warranted.
- 2) Clarify language in Section 8.B. to ensure that the “Planning Document” referenced is the “deliverable” or “work product” that will be provided in the REAP.
- 3) Requested updates on new applications and modifications during the “Executive Director’s Report section of the OCCOG Regular Meeting agenda.
- 4) Add language in the MOU to address potential communication/timetable delays, such as “This request is deemed approved if comment has not been received.”

Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O’NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF  
NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

**11. Review and Approve OCCOG Procurement Policy** Marnie O’Brien Primmer, Executive Director, reviewed the staff report.

It was moved by Director Simonoff and seconded by Director Goodell to approve update to OCCOG Procurement Policy as presented for consistency with REAP guidelines. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O’NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF  
NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS



- 12. Review and Approve Request For Proposals (RFP) 001-21 for the Geo-Spatial Planning Solution as part of the Subregional Partners REAP Grant Program** Marnie O’Brien Primmer, Executive Director, summarized the staff report. She thanked Gail Shiomoto-Lohr and Mission Viejo City Manager Dennis Wilberg for their help with this project. Director Goodell and Vice Chair Bucknum offered to provide/arrange for assistance as the RFP is finalized.

It was moved by Chair O’Neil and seconded by Director Brown to direct Executive Director to release Request For Proposals (RFP) 0001-21 for the Geo-Spatial Planning Solution REAP Grant project as presented to be consistent with REAP grant guidelines and SCAG procurement requirements.

Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O’NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF

NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

- 13. Postpone OCCOG General Assembly to Fall 2021** Marnie Primmer, OCCOG Executive Director, reviewed the staff report.

It was moved by Director Simonoff and seconded by Director Goodell to direct OCCOG Executive Director to work with the Disney Resort to find an acceptable date for an in-person General Assembly to take place safely in fall of 2021. Said motion was carried by the following vote:

AYES: (16) BECERRA, BROWN, BUCKNUM, CARR, CLARK, DIXON, ESPINOZA, GOODELL, KALMICK, MINAGAR, NGUYEN, O’NEIL, RODRIGUEZ, SCHEAFER, SHAWVER, SIMONOFF

NOES: (0)

ABSENT/ABSTAINING: (2) CARROLL, VOIGTS

#### Presentation

- 14. OCBC Community Indicators Report** Wallace Walrod, Chief Economist Orange County Business Council, narrated a PowerPoint Presentation entitled, “Orange Council Community Indicators 2020-21.” A copy of the Presentation is accessible via OCCOG.com.

#### Reports

- **Technical Advisory Committee**  
Nate Farnsworth, TAC Chair, reported on ongoing discussions at the latest OCCOG TAC meeting.



## MINUTES

Thursday, January 28, 2021 | 10:30 a.m.

- **Southern California Association of Governments (SCAG)**  
Johnathan Hughes, SCAG Regional Affairs Officer, thanked all for the hours of service they give in efforts to improve their communities; noted the final vote for the SCAG RHNA allocations will take place on March 4, 2021; announced 2-26-2021, is the last day for accepting nominations/applications for the SCAG 2021 Sustainability Awards; welcomed new members to the Board.
- **OCTA**  
No report.
- **South Coast Air Quality Management District**  
**Link to South Coast AQMD Advisor Newsletter, January/February 2021 Edition: [jan-feb-2021.pdf \(aqmd.gov\)](#)**  
Carlos Rodriquez, SCAQMD Boardmember, narrated a PowerPoint Presentation entitled, "AB 2766 Funding for OC Motor Vehicle Subvention Fund Program, dated December 3, 2021" A copy of the Presentation is available via the OCCOG.com website. Lane Garcia and Sarah Rees were also available for questions.
- **Executive Director's Report**  
No reports
- **Board Member Reports**  
No reports
- **Member Agency Reports**  
No reports
- **Staff Member Reports**  
No reports

### Future Agenda Items

None

### Adjournment

There being no other business, Chair O'Neil adjourned the meeting at 12:49 p.m. to the Regular Meeting to be held on February 25, 2021, at a place to be determined, pending state and local public health orders in force at the time of the meeting.





## AGENDA ITEM #2

## OCCOG January 2021 Financial Report

### SUMMARY

OCCOG financial information is provided for Board review.

As of January 31, 2021, OCCOG had combined cash and investments of \$647,558.43 consisting of the following: a bank balance of \$2,347.20 at Bank of the West, bank balance of \$263,682.93 at Citizens Business Bank outstanding checks in the amount of \$25,617.61 and an investment balance at the State Local Agency Investment Fund of \$407,145.91.

### STAFF RECOMMENDATION

Approve financial report.

### ATTACHMENTS

- A. OCCOG Fiscal Year 2020-21 Cash and Investments
- B. Bank of the West Statement as of January 31, 2021
- C. Citizens Business Bank Statement as of January 31, 2021
- D. State Local Agency Investment Fund (LAIF) Monthly Statement for January 31, 2021
- E. LAIF Performance Report - Quarter Ending December 31, 2020, Pooled Money Investment Account (PMIA) Average Monthly Effective Yields – October 2020 – November 2020 – December 2020 and PMIA Portfolio Composition at 12/31/20.
- F. OCCOG Fiscal Year 2020-21 Cash Receipts/Disbursements Report

### STAFF CONTACT

John Hanson, CPA  
OCCOG Treasure  
949-929-0073  
jhoccog@gmail.com

**Orange County Council of Governments  
Cash and Investments  
Fiscal Year 2020-21**

Date	Check #	Description	Amount	General Ledger Balance	Bank Balances and Reconciliation
<b>July</b>					
		Balance Forward		338,479.65	
7/2/2020	1551	Eileen White	(4,455.00)	334,024.65	
7/2/2020	1552	Connected Consulting	(10,802.99)	323,221.66	Bank of the West 29,548.45
7/2/2020	2047	Wendy J Strack Consulting	(2,500.00)	320,721.66	Citizens Business Bank 181,238.76
					Bank
7/2/2020	2048	Kathryn Morrison	(1,300.00)	319,421.66	O/S Checks (21,504.44)
7/2/2020	2049	John Hanson	(694.71)	318,726.95	State LAIF 256,195.97
7/2/2020	2050	Aleshire & Wynder, LLP	(2,340.00)	316,386.95	<u>\$445,478.74</u>
7/2/2020	2051	Communications Lab	(1,250.00)	315,136.95	
7/14/2020	2052	Lisa Telles Communications	(1,000.00)	314,136.95	
7/14/2020	2053	City of Placentia	(157.00)	313,979.95	
7/20/2020		Bank of the West	(52.12)	313,927.83	
7/22/2020		Citizens Business Bank	(41.95)	313,885.88	
7/22/2020		City of Stanton	5,833.09	319,718.97	
7/22/2020		City of Los Alamitos	3,926.48	323,645.45	
7/22/2020		City of Newport Beach	11,069.90	334,715.35	
7/22/2020		City of Fountain Valley	8,997.51	343,712.86	
7/22/2020		City of Villa Park	3,524.43	347,237.29	
7/22/2020		Orange County Sanitation District	7,500.00	354,737.29	
7/22/2020		City of Laguna Woods	4,250.55	358,987.84	
7/29/2020		City of Rancho Santa Margarita	6,506.47	365,494.31	
7/29/2020		City of La Palma	4,198.51	369,692.82	
7/29/2020		City of Lake Forest	8,995.82	378,688.64	
7/29/2020		City of Laguna Niguel	9,651.62	388,340.26	
7/29/2020		City of Cypress	2,179.01	390,519.27	
7/29/2020		City of Cypress	4,360.66	394,879.93	
7/29/2020		City of Laguna Beach	4,673.31	399,553.24	
7/29/2020		City of Alsio Viejo	6,593.18	406,146.42	
7/29/2020		City of Costa Mesa	13,079.65	419,226.07	
7/29/2020		City of San Clemente	9,600.68	428,826.75	
7/29/2020		City of Buena Park	8,807.79	437,634.54	
7/29/2020		City of La Habra	7,516.82	445,151.36	
7/29/2020		City of Dana Point	5,422.04	450,573.40	
7/29/2020		City of Placentia	6,693.67	457,267.07	
7/29/2020		City of Tustin	8,695.79	465,962.86	
7/29/2020		Local Agency Investment Fund	1,020.88	466,983.74	
7/31/2020	2054	CALCOG	(2,100.00)	464,883.74	
7/31/2020	2055	John Hanson	(819.45)	464,064.29	
7/31/2020	2056	Aleshire & Wynder, LLP	(1,782.00)	462,282.29	
7/31/2020	2057	Wendy J Strack Consulting	(2,500.00)	459,782.29	
7/31/2020	2058	Connected Consulting	(10,802.99)	448,979.30	
7/31/2020	2059	VOID	-	448,979.30	
7/31/2020	2060	Lisa Telles Communications	(1,000.00)	447,979.30	
7/31/2020	2061	Kathryn Morrison	(1,250.00)	446,729.30	
7/31/2020	2062	Communications Lab	(1,250.00)	445,479.30	



**Orange County Council of Governments  
Cash and Investments  
Fiscal Year 2020-21**

Date	Check #	Description	Amount	General Ledger Balance	Bank Balances and Reconciliation
<b>August</b>					Bank of the West 29,548.45
					Citizens Business Bank 305,784.65
					O/S Checks (27,678.18)
					State LAIF 256,195.97
					<u>\$563,850.89</u>
8/12/2020		City of Santa Ana	31,346.03	476,825.33	
8/12/2020		City of Fullerton	12,956.81	489,782.14	
8/12/2020		City of San Juan Capistrano	5,641.88	495,424.02	
8/12/2020		City of Irvine	22,648.88	518,072.90	
8/24/2020		City of Anaheim	32,889.68	550,962.58	
8/24/2020		City of Huntington Beach	17,074.85	568,037.43	
8/24/2020		City of Seal Beach	4,856.91	572,894.34	
8/24/2020		Citizens Business Bank	(35.13)	572,859.21	
8/31/2020		City of Yorba Linda	9,882.68	582,741.89	
8/31/2020		City of Brea	8,287.18	591,029.07	
8/31/2020		ISDOC	500.00	591,529.07	
8/31/2020	2063	Aleshire & Wynder	(684.00)	590,845.07	
8/31/2020	2064	John Hanson	(909.91)	589,935.16	
8/31/2020	2065	Communications Lab	(2,500.00)	587,435.16	
8/31/2020	2066	Wendy J Strack Consulting	(2,500.00)	584,935.16	
8/31/2020	2067	Kathryn Morrison	(1,750.00)	583,185.16	
8/31/2020	2068	Lisa Telles Communications	(1,000.00)	582,185.16	
8/31/2020	2069	AJ Design	(4,500.00)	577,685.16	
8/31/2020	1553	Connected Consulting	(10,834.27)	566,850.89	
8/31/2020	1554	Elaine White	(3,000.00)	563,850.89	
<b>September</b>					Bank of the West 15,714.18
					Citizens Business Bank 333,670.66
					O/S Checks (31,045.43)
					State LAIF 256,195.97
					<u>\$574,535.38</u>
9/8/2020		City of Mission Viejo	11,658.11	575,509.00	
9/8/2020		City of San Juan Capistrano	2,000.00	577,509.00	
9/8/2020		City of Garden Grove	15,239.62	592,748.62	
9/22/2020		City of Orange	12,832.19	605,580.81	
9/30/2020	2070	Wavelength Automation	(1,428.00)	604,152.81	
9/30/2020	2071	Eide Bailly	(6,000.00)	598,152.81	
9/30/2020	2072	Eileen White	(1,500.00)	596,652.81	
9/30/2020	2073	Lisa Telles Communications	(1,000.00)	595,652.81	
9/30/2020	2074	Kathryn Morrison	(1,714.94)	593,937.87	
9/30/2020	2075	Wendy J Strack Consulting	(2,500.00)	591,437.87	
9/30/2020	2076	John Hanson	(1,035.21)	590,402.66	
9/30/2020	2077	Aleshire & Wynder	(2,934.00)	587,468.66	
9/30/2020	1555	Connected Consulting	(10,433.28)	577,035.38	
9/30/2020	1556	Communications Lab	(2,500.00)	574,535.38	
<b>October</b>					

**Orange County Council of Governments  
Cash and Investments  
Fiscal Year 2020-21**

Date	Check #	Description	Amount	General Ledger Balance	Bank Balances and Reconciliation
10/5/2020		OCTA	9,000.00	583,535.38	
10/5/2020		Orange County Water District	50,000.00	633,535.38	
10/15/2020		Local Agency Investment Fund Interest	544.00	634,079.38	
10/22/2020		Municipal Water District of OC	50,000.00	684,079.38	Bank of the West 2,591.13
10/22/2020		SoCal Gas	5,000.00	689,079.38	Citizens Business Bank 440,588.68
10/29/2020		City of Westminster	9,530.17	698,609.55	O/S Checks (77,305.55)
10/31/2020	2078	Kathryn Morrison	(1,759.96)	696,849.59	State LAIF 256,739.97
10/31/2020	2079	Wendy J Strack Consulting	(2,500.00)	694,349.59	<u>\$622,614.23</u>
10/31/2020	2080	John Hanson	(1,036.70)	693,312.89	
10/31/2020	2081	Aleshire & Wynder, LLP	(1,620.00)	691,692.89	
10/31/2020	2082	Communications Lab	(2,500.00)	689,192.89	
10/31/2020	2083	CSUFAS	(26,550.16)	662,642.73	
10/31/2020	2084	CSUFAS	(26,550.16)	636,092.57	
10/31/2020	2085	Lisa Telles Communications	(1,000.00)	635,092.57	
10/31/2020	2086	Connected Consulting	(10,788.57)	624,304.00	
10/31/2020	2087	Eileen White	(1,500.00)	622,804.00	
10/31/2020		Bank of the West	(189.77)	622,614.23	
<b>November</b>					
11/5/2020		City of Laguna Hills	3,768.79	626,383.02	Bank of the West 2,591.13
11/5/2020		TCA	9,000.00	635,383.02	Citizens Business Bank 382,551.92
11/16/2020		City of Garden Grove	2,000.00	637,383.02	O/S Checks (24,899.07)
11/27/2020		City of Tuston	2,000.00	639,383.02	State LAIF 256,739.97
11/30/2020	2088	John Hanson	(941.30)	638,441.72	<u>\$616,983.95</u>
11/30/2020	2089	Aleshire & Wynder	(1,008.50)	637,433.22	
11/30/2020	2090	Communications Lab	(2,500.00)	634,933.22	
11/30/2020	2091	Kathryn Morrison	(1,589.99)	633,343.23	
11/30/2020	2092	Lisa Telles Communications	(1,000.00)	632,343.23	
11/30/2020	2093	Eileen White	(1,500.00)	630,843.23	
11/30/2020	2094	Wendy J Strack Consulting	(2,500.00)	628,343.23	
11/30/2020	2095		(10,783.28)	617,559.95	
11/30/2020	2096	Aleshire & Wynder	(576.00)	616,983.95	

**Orange County Council of Governments  
Cash and Investments  
Fiscal Year 2020-21**

Date	Check #	Description	Amount	General Ledger Balance	Bank Balances and Reconciliation
<b>December</b>					
12/11/2020		California Association of Cities	500.00	617,483.95	Bank of the West 2,591.13
12/29/2020		LSA	1,000.00	618,483.95	Citizens Business Bank 368,152.85
12/29/2020		SCAQMD	7,500.00	625,983.95	O/S Checks (10,314.99)
12/31/2020	2097	Communications Lab	(2,500.00)	623,483.95	State LAIF 256,739.97
12/31/2020	2099	Wendy J Strack Consulting	(2,500.00)	620,983.95	
12/31/2020	2150	Lisa Telles Communications	(1,000.00)	619,983.95	<u>\$617,168.96</u>
12/31/2020	2152	Eileen White	(1,500.00)	618,483.95	
12/31/2020	2153	VOID	-	618,483.95	
12/31/2020	2155	Kathryn Morrison	(1,314.99)	617,168.96	
<b>January</b>					
1/1/2021	2098	John Hanson	(496.65)	616,672.31	Bank of the West \$2,347.20
1/1/2021	2154	Connected Consulting	(10,783.28)	605,889.03	Citizens Business Bank \$263,682.93
1/4/2021	2151	Eide Bailly	(1,650.00)	604,239.03	O/S Checks (25,617.61)
1/29/2021		Orange County Fire Authority	62,275.00	666,514.03	State LAIF 407,145.91
1/29/2021		TCA	1,500.00	668,014.03	<u>\$647,558.43</u>
1/29/2021		City of Lake Forest	2,000.00	670,014.03	
1/31/2021	2156	Lisa Telles Communications	(1,000.00)	669,014.03	
1/31/2021	2157	John Hanson	(826.67)	668,187.36	
1/31/2021	2158	Kathryn Morrison	(2,427.80)	665,759.56	
1/31/2021	2159	Wendy J Strack Consulting	(2,500.00)	663,259.56	
1/31/2021	2160	Communications Lab	(2,500.00)	660,759.56	
1/31/2021		LAIF	405.94	661,165.50	
1/31/2021	2161	VOID	-	661,165.50	
1/31/2021	2162	Aleshire & Wynder	(1,080.00)	660,085.50	
1/31/2021	2163	Elaine White	(1,500.00)	658,585.50	
1/31/2021	2164	VOID	-	660,085.50	
1/31/2021		Bank Fees	(243.93)	658,341.57	
1/31/2021	2165	Connected Consulting	(10,783.14)	647,558.43	



**BANK OF THE WEST**  
**BNP PARIBAS**

P.O. Box 2830, Omaha, NE 68103-2830

# Account Statement

January 1, 2021 - January 31, 2021

Page 1 of 4



>007113 5942450 0001 008230 10Z  
 ORANGE COUNTY COUNCIL OF GOVERNMENTS  
 ATTN JOHN HANSON  
 3972 BARRANCA PKWY STE J127  
 IRVINE CA 92606-1204



## At your service



bankofthewest.com



1-800-488-2265



1-800-659-5495 TTY

## We Appreciate You

Thank you for banking with Bank of the West. We appreciate your business and look forward to continuing to serve your banking needs.

Remember to confirm your email during your next branch visit or call our Contact Center at 800-488-2265. Our emails keep you educated about our services, products and more.

## REGULAR BUSINESS CHECKING 011-244681

ORANGE COUNTY COUNCIL OF GOVERNMENTS  
 ATTN JOHN HANSON

### ACCOUNT SUMMARY

<b>Beginning Balance</b>	<b>\$2,591.13</b>
0 Credits	0.00
0 Deposits	0.00
1 Withdrawals	-243.93
0 Checks	0.00
<b>Ending Balance</b>	<b>\$2,347.20</b>

### EARNINGS SUMMARY

Interest this statement period	\$0.00
Interest credited year-to-date	\$0.00
Interest credited prior year	\$0.00
Annual percentage yield earned	0.00%
Average monthly balance	\$2,496.70



### For your protection:

Examine this statement promptly. Any discrepancy must be reported within 30 days. Consumer customers: A discrepancy regarding an electronic payment or line of credit must be reported within 60 days.

In South Dakota, Bank of the West operates under the name of Bank of the West California.





## REGULAR BUSINESS CHECKING xxx-xx4681 *(continued)*

### ACCOUNT DETAIL

#### Withdrawals

<i>Date</i>	<i>Amount</i>	<i>Description</i>
01/20	\$243.93	CASH MANAGEMENT CHG -ACCOUNT ANALYSIS CHARGES
<b>1 withdrawal for a total of \$243.93</b>		

025060 1285260 0000000 059372 118744 01/02



## IMPORTANT INFORMATION

### IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

(For accounts that are maintained primarily for personal, family or household purposes.)

Telephone us at (800) 488-2265, or write us at Bank of the West\*, Branch Service Center, P.O. Box 2573, Omaha, NE 68103-2573 as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. We will need to know the following:

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days for transactions involving new accounts) to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

When you receive your statement for checking, savings and money market accounts you will notice the "average monthly balance" and "annual percentage yield earned" on the statement. Every financial institution is required by federal regulation to disclose the "annual percentage yield earned" on the periodic statement. The annual percentage yield earned (APYE) is not to be confused with the annual percentage yield (APY) that was disclosed to you at account opening. APY and APYE use different calculations.

The APYE is calculated using the amount of interest paid to the account and the average monthly balance in your account over the statement period. The number of days would be the number of days in the statement cycle period. The APY, on the other hand, is an annualized rate (over 365/366 days) and calculated using the opening deposit amount and the interest rate in effect at account opening and compounding frequency. The APY calculation assumes there are: (1) no deposits (excluding interest postings) to or withdrawals from the account and (2) no interest rate changes for the 365/366 days.

For help in reconciling your checking account, please go to [www.bankofthewest.com](http://www.bankofthewest.com) and download our reconciliation form.



07113 5942450 012229 024457 0002/0002



\*In South Dakota, Bank of the West operates under the name of Bank of the West California.








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ORANGE COUNTY COUNCIL OF GOVERNMENTS  
3972 BARRANCA PKWY STE J127  
IRVINE CA 92606-1204

### Managing Your Accounts

	Phone Number	888.222.5432
	Website	cbbank.com
	Email	customersupport@cbbank.com

### Summary of Accounts

Account Type	Account Number	Ending Balance
ANALYZED BUSINESS PLAN GOVERNMENT SRVCS	591004948	\$263,682.93

## ANALYZED BUSINESS PLAN GOVERNMENT SRVCS-591004948

### Account Summary

Date	Description	Amount
01/01/2021	Beginning Balance	\$368,152.85
	1 Credit(s) This Period	\$65,775.00
	8 Debit(s) This Period	\$170,244.92
01/29/2021	Ending Balance	\$263,682.93

### Deposits

Date	Description	Amount
01/29/2021	DEPOSIT	\$65,775.00
		1 item(s) totaling \$65,775.00

### Electronic Debits

Date	Description	Amount
01/29/2021	WIRE/OUT-202102903420;BNF STATE OF CALIFORNIA LAIF	\$150,000.00
		1 item(s) totaling \$150,000.00

### Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
2097	01/12/2021	\$2,500.00	2150*	01/11/2021	\$1,000.00	2155	01/11/2021	\$1,314.99
2098	01/05/2021	\$496.65	2151	01/15/2021	\$1,650.00			
2099	01/11/2021	\$2,500.00	2154*	01/05/2021	\$10,783.28			
								7 item(s) totaling \$20,244.92

\* Indicates skipped check number

### Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/05/2021	\$356,872.92	01/12/2021	\$349,557.93	01/29/2021	\$263,682.93
01/11/2021	\$352,057.93	01/15/2021	\$347,907.93		



OUTSTANDING CHECKS		INSTRUCTIONS
No.	Amount	<p style="text-align: center;"><b>PLEASE EXAMINE THIS STATEMENT AT ONCE AND IMMEDIATELY NOTIFY THE BANK OF ANY ERRORS.</b></p> <p style="text-align: center;"><b>ALL ITEMS CREDITED ARE SUBJECT TO FINAL PAYMENT.</b></p> <ol style="list-style-type: none"> <li>1. Compare each paid check with your check stub or register and mark as paid.</li> <li>2. Bank balance shown on front of your statement..... _____</li> <li>3. Compare any deposits shown on statement, including bank originated credits, with those entered in your check register. Add any not shown on statement..... _____</li> <li>4. Subtotal..... _____</li> <li>5. Subtract total of outstanding checks..... _____</li> <li>6. Account Balance..... _____</li> <li>7. Your check book balance..... _____</li> <li>8. Subtract any bank charges including monthly service charge or transfers you have authorized and have been deducted on this statement..... _____</li> <li>9. Adjusted check book balance..... _____</li> </ol> <p style="font-size: small; margin-top: 10px;"><i>* Denotes a point at which one or more check serial numbers are unaccounted for this statement period. It may indicate outstanding checks or checks shown on previous statements.</i></p>
TOTAL		

**STATEMENTS AND IMAGES**

Your account statement will include the following information with respect to each check paid against your account during the statement cycle: (1) the check number (2) the amount of the check; and (3) the date of the payment. Copies of checks can be requested by calling customer service at (888) 222-5432. Please refer to our Bank Product and Service Information for applicable fees under Research Requests.

**THE FOLLOWING NOTICE CONCERNING ELECTRONIC TRANSFER APPLIES IF YOUR ACCOUNT IS MAINTAINED FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES.**

**IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS CONTACT US AT:**

Telephone: (888) 222-5432  
or write us at:  
Citizens Business Bank P O Box 51000, Ontario, CA 91761

Contact us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or a receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. If you have a question concerning your statement, please be prepared to:

1. Provide your name and account number (if any).
2. Provide the dollar amount of the suspected error.
3. Describe the error or the transfer you are unsure about and clearly explain why you believe it is an error or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation

# California State Treasurer *Fiona Ma, CPA*



Local Agency Investment Fund  
P.O. Box 942809  
Sacramento, CA 94209-0001  
(916) 653-3001

February 03, 2021

[LAIF Home](#)  
[PMIA Average Monthly Yields](#)

## ORANGE COUNTY COUNCIL OF GOVERNMENTS

TREASURER  
3972 BARRANCA PKWY  
SUITE J127  
IRVINE , CA 92606

[Tran Type Definitions](#)

**Account Number:** 40-30-020

January 2021 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
1/15/2021	1/14/2021	QRD	1664330	N/A	SYSTEM	405.94
1/29/2021	1/28/2021	RD	1666822	N/A	JOHN HANSON	150,000.00

### Account Summary

Total Deposit:	150,405.94	Beginning Balance:	256,739.97
Total Withdrawal:	0.00	Ending Balance:	407,145.91



# PMIA/LAIF Performance Report as of 02/04/21



## PMIA Average Monthly Effective Yields<sup>(1)</sup>

Jan	0.458
Dec	0.540
Nov	0.576

## Quarterly Performance Quarter Ended 12/31/20

LAIF Apportionment Rate <sup>(2)</sup> :	0.63
LAIF Earnings Ratio <sup>(2)</sup> :	0.00001719170547343
LAIF Fair Value Factor <sup>(1)</sup> :	1.002271318
PMIA Daily <sup>(1)</sup> :	0.49%
PMIA Quarter to Date <sup>(1)</sup> :	0.58%
PMIA Average Life <sup>(1)</sup> :	165

## Pooled Money Investment Account Monthly Portfolio Composition <sup>(1)</sup> 12/31/20 \$107.4 billion

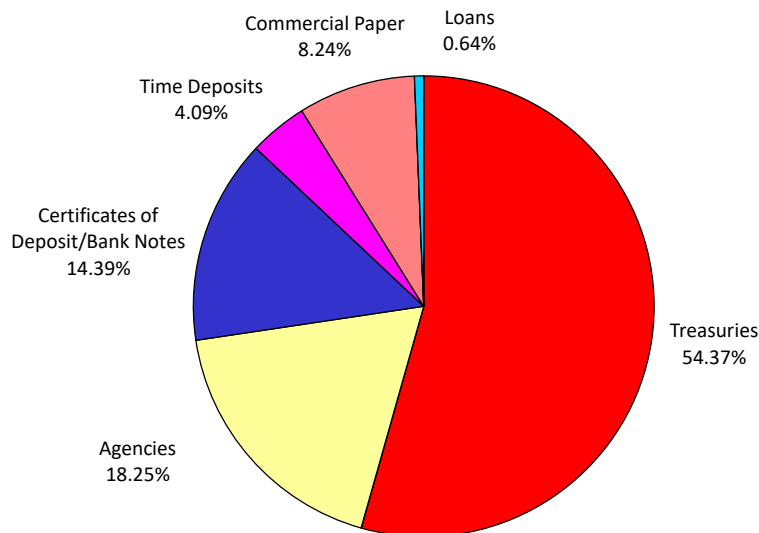


Chart does not include 0.01% of mortgages. Percentages may not total 100% due to rounding.

Daily rates are now available here. [View PMIA Daily Rates](#)

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

Source:

<sup>(1)</sup> State of California, Office of the Treasurer

<sup>(2)</sup> State of California, Office of the Controller

**Orange County Council of Governments  
Cash Receipts/Disbursements Report  
For the Quarter ending March 31, 2021**

**Cash Receipts**

<b>Date</b>	<b>Payer</b>	<b>Description</b>	<b>Amount</b>
1/29/2021	Orange County Fire Authority	Cycle 1 Data Payment	62,275.00
1/29/2021	TCA	General Assembly Sponsorship	1,500.00
1/29/2021	City of Lake Forest	Cycle 1 Data Payment	2,000.00
1/31/2021	LAIF	Quarterly Interest	405.94
			\$ 66,180.94

**Cash Disbursements**

<b>Date</b>	<b>Check #</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
1/1/2021	2098	John Hanson	November/December Treasurer Services	(496.65)
1/1/2021	2153	Connected Consulting	December Executive Director	(10,783.28)
1/4/2021	2151	Eide Bailly	FY 2019/20 Audit Services	(1,650.00)
1/31/2021	2156	Lisa Telles Communications	General Assembly Special Events January 2021	(1,000.00)
1/31/2021	2157	John Hanson	December/January Treasurer Services	(826.67)
1/31/2021	2158	Kathryn Morrison	Administrative Assistant January 2021	(2,427.80)
1/31/2021	2159	Wendy J Strack Consulting	Strategy and Advocacy Services January 2021	(2,500.00)
1/31/2021	2160	Communications Lab	Social Media/Web Site January 2021	(2,500.00)
1/31/2021	2161	VOID	VOID	-
1/31/2021	2162	Aleshire & Wynder	December Legal	(1,080.00)
1/31/2021	2163	Elaine White	January Clerk of the Board	(1,500.00)
1/31/2021	2164	VOID	VOID	-
1/31/2021	2165	Connected Consulting	January Executive Director	(10,783.14)
1/31/2021		Bank of the West	Service Charge	(243.93)
				\$ (35,791.47)



## AGENDA ITEM #3

## Appointment to Fill Three (3) Vacancies on SCAG Policy Committees

### SUMMARY

Openings on the SCAG Policy Committees were created following the November City elections. On December 9, 2020, the Call for Nominations was distributed with a deadline of nominations by January 8, 2021. On January 11, 2021, it was announced that the deadline for nominations had been extended to January 18, 2021. The deadline was further extended to February 17, 2021.

### BACKGROUND

Three of Orange County's assigned seats on SCAG Policy Committees are currently vacant due to termed out positions/advancements to the SCAG Regional Council. On December 9, 2020, a Call for Nominations was emailed to all Orange County City Clerks for distribution to all elected officials and posted to the OCCOG.com website. Deadline for nomination submissions was January 8, 2021, and subsequently extended first to January 18, 2021, and then to February 17, 2021.

To be eligible for an OCCOG subregional representative seat on SCAG policy committees, a nominee must be an elected official from a city that is a member of SCAG. The three policy committees are Transportation, Energy and Environment, and Community, Economic and Human Development. Once selected by the OCCOG Board, the successful nominee will have the opportunity to express a committee preference to the SCAG Regional Council President, who will assign them to a policy committee. The following interested parties submitted statements of interest before the February 17, 2021, deadline:

Councilmember Dan Kalmick, City of Huntington Beach  
Councilmember Richard Hurt, City of Aliso Viejo  
Mayor Connor Traut, City of Buena Park  
Mayor John Taylor, City of San Juan Capistrano  
Mayor Jamey Federico, City of Dana Point  
Councilmember Dave Wheeler, City of Laguna Hills

Each candidate has been invited to provide a brief (3 minute maximum) statement during the meeting.



Orange County Council of Governments

## **ATTACHMENTS**

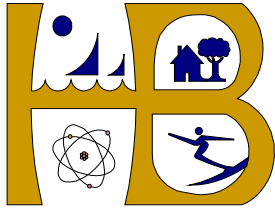
- A. Statements of interest from the candidates

## **RECOMMENDED ACTION**

Appoint three of the candidates as Orange County subregional representatives to the SCAG Policy Committee as assigned by the SCAG Regional Council President.

## **STAFF CONTACT**

Marnie O'Brien Primmer  
Executive Director  
Orange County Council of Governments  
[marnie@occog.com](mailto:marnie@occog.com)  
949.698.2856  
[www.occog.com](http://www.occog.com)



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

**Dan Kalmick**  
**City Council Member**

January 13, 2021

Marnie O'Brien Primmer  
Executive Director  
Orange County Council of Government

**RE: Statement of Interest for SCAG TCC Policy Committee**

Dear Marnie:

Having just been elected to the City Council of Huntington Beach and as the first Millennial elected in my City, I bring a fresh perspective but also more than a decade of public service in various fields. I served eight years on our City's Planning Commission (both as Chair and Vice-Chair), nearly ten years on OCTA's Citizens Advisory Committee (now serving as Vice Chair for nearly five years) where I helped form the Technology and Innovation Subcommittee to talk about the emerging nexus of transportation and technology, and even served for five years as a volunteer firefighter with OCFA. I have become somewhat of a transportation and land use policy wonk and have been working within Huntington Beach to stand up municipal fiber network services to our low income communities and Smart City pilots for ITS solutions.

I hold an BS in Electrical and Computer Engineering from UC Berkeley and have run an IT Management Consulting business for nearly two decades. I have also served on various nonprofit boards in the Huntington Beach and Long Beach.

My interest is in serving on the TCC and I feel my background and experience working with OCTA and within my own City as well as my career in technology would make me an excellent match for the Transportation and Comms policy committee.

Thank you for your consideration.

Sincerely,

Dan Kalmick  
Council Member  
City of Huntington Beach

**TELEPHONE (714) 536-5553**

**Connor Traut**  
*Mayor of Buena Park*

January 26, 2021

To: Eileen White  
OCCOG Clerk

**Re. Statement of Interest for the SCAG Policy Committee**

Ms. White:

This letter has been written to confirm my interest to serve on a SCAG Policy Committee.

In particular, I believe that my experience and knowledge would add much value to the Energy & Environment Committee.

My relevant background includes the following:

- Member of the volunteer Government Advisory Panel to Southern California Edison
- Alternate Director to the Orange County Power Authority
- Alternate Director to the Orange County Sanitation District
- Former Advisor to a municipal environmental commissioner
- Participated in multiple trainings and tours with multiple water districts
- Authored school district and city policies relating to styrofoam use

I would like to serve on this policy committee because I want to use my knowledge and experience to serve Orange County regionally, especially on issues relating to energy and our environment. Currently, I am an attorney and the Mayor of Buena Park, and have served two years on city council. Prior, I was an elected school board member for four years and Orange County Juvenile Justice Commissioner for two years. While growing up, I grew to love our environment by having lived in a wilderness area, founded a teen council and became an Eagle Scout.

I deeply value our environment and would like to do more to help our region. I appreciate your consideration and hope to earn the opportunity to serve.

Thank you,



Connor Traut, Esq.  
Mayor of Buena Park



1/7/2021

Dear Evaluation Committee,

I am writing to Nominate myself for a SCAG policy committee appointment. I am a newly elected council member for Aliso Viejo with a commitment to my community and development within our city.

The times are important, and I believe in being an active participant in SCAG. I started my career with the Riverside Economic Development in 2009, during the worst financial crisis (at the time) since the Great Depression. I was fortunate to work with cities in that county, manage stimulus funds, and work to reverse the horrible effects of that crisis. When you witness people losing homes, businesses, and savings for their future, you fight for them. I decided to run for office to ensure that everyone is represented and that we all feel comfortable about the future of our county.

Within my community I hold several roles including President of the Board for the Friends of Aliso Viejo. In that capacity I have been able to see the needs of our city when it comes to our youth and their future. I am also a member of the National Small Business Association Leadership Council where I serve on the tax issue committee, health and human resources committee, environment and regulatory affairs committee, and the economic development committee. I have traveled to Washington D.C. to meet with our Senators and Congress Members to advocate for small business in South Orange County. I have also made short trips to talk to my Assembly Member about the importance of small business in Orange County.

Policy is important to the sustainability of our city and I would like to study, engage, and act to ensure our city is moving forward. Beyond my commitment to our city, I am a husband and a small business owner. I earned a B.S. in Accounting and a MBA in Management from California Baptist University.

I have an interest in serving on the Community, Economic and Human Development Committee and the Transportation Committee if possible.

I look forward to hearing from you and I thank you for your consideration.

Richard Hurt



Aliso Viejo Council Member

12 Journey, Suite 100

Aliso Viejo, CA 92656

February 21, 2021

Marnie O'Brien Primmer  
Executive Director  
Orange County Council of Governments

RE: Statement of Interest for CEHD Committee

Dear Ms. Primmer:

Please accept this letter as a statement of my formal interest in serving on the Community, Economic and Housing Development (CEHD) Policy Committee. This is my second term on the City Council in San Juan Capistrano, and I currently have the privilege of serving as Mayor of this historic and diverse community.

I am eager to serve in a regional leadership position at SCAG and believe that my experience and background are well suited to the duties of the CEHD Committee. The City of San Juan Capistrano has a very diverse housing stock in comparison to many of our neighboring communities and, under the current City Council, has taken a proactive approach to increasing housing supply and affordability. In fact, the City is currently partnering with an affordable housing developer to construct a 75-unit senior affordable project which will include 10 units of permanent supportive housing, and is simultaneously working with another affordable housing developer to explore the potential of a permanent supportive housing project on the current city hall site.

As a longtime resident of Los Rios Street, one of the oldest residential communities in California, I am deeply concerned with recent trends at the state level to usurp local land use authority, and what seems to be the wanton disregard for maintaining the character of our existing neighborhoods. I believe we must work together to address the need for housing that is affordable to all income levels while also preserving the quality of life that makes our region such a desirable place to live, work and raise a family.

Thank you for your consideration.

Sincerely,

John Taylor  
Mayor  
San Juan Capistrano



## AGENDA ITEM #4

### **Award of Contract 0001-21 for Geospatial Planning Solution and 3-D Visualization Services**

#### SUMMARY

On January 28, 2021, the OCCOG Board approved the release of RFP 0001-21 for Geospatial Planning Solution and 3-D Visualization Services in an amount not to exceed \$1,350,000. OCCOG advertised the availability of RFP 0001-21 on February 5, 2021 immediately upon receiving SCAG approval of the procurement documents. OCCOG responded to questions from the proposers received by the deadline 5:00 pm Friday February 12, 2021. OCCOG received two proposals for consultant services by the submittal deadline of 2:00 pm Friday February 19, 2021. Interviews were conducted on February 23, 2021. The staff recommended consultant is WSP USA.

#### BACKGROUND

OCCOG is receiving approximately \$3,245,000 in funding from the Regional Early Action Planning Grant Program (REAP) via the Subregional Partners Program administered by Southern California Association of Governments (SCAG). OCCOG sought input from our member jurisdictions in preparing the list of projects we would support as part of our REAP grant application. The scope of services solicited in this RFP were one of the top-ranked priorities for our members. OCCOG then submitted our application to SCAG for consideration. RFP 0001-21 is the first of several that OCCOG will be releasing to solicit consultant services to support the Board and SCAG-approved projects for our subregion.

The scope of work to be completed under this project was particularly time-sensitive because the tools will be used by jurisdictions in preparing their updated housing elements which are due to the State Housing and Community Development Department (HCD) by October 2021. Additionally, the 3-D visualization tools provided within this scope will be used by jurisdictions to more effectively communicate the possibilities for housing developments across our region, with the goal of accelerating housing production.

Using REAP funds authorized by the OCCOG Board, OCCOG advertised the availability of RFP 0001-21 Geospatial Planning Solution and 3-D Visualization Services on February 5, 2021 immediately upon receiving SCAG approval of the procurement documents. OCCOG



responded to questions from the proposers received by the deadline 5:00 pm Friday February 12, 2021. OCCOG received two proposals for consultant services by the submittal deadline of 2:00 pm Friday February 19, 2021.

The proposals were reviewed and independently scored by an RFP evaluation committee comprised of three Orange County agency staff with experience in planning and data management services. The proposals were evaluated according to the following criteria:

Written Proposal- 40%

Interview- 30%

Cost Proposal- 30%

After reviewing the written proposals, the evaluation committee had questions about each team's proposal. Both firms were asked for an informal (no formal presentation) interview with the project manager of each team for 30 minutes to clarify some points in the proposals and cost proposals. The interviews were held on February 23, 2021.

The RFP evaluation committee independently scored the interview. Based on the scoring for the written proposal, interview, and cost proposal the selection committee determined that WSP USA was the highest scoring firm

#### Next Steps:

The REAP Program Memorandum of Understanding agreement between OCCOG and SCAG is in final review stages. SCAG and OCCOG General Counsel have both signed off on the MOU. It is being reviewed by HCD staff, with final approval imminently expected. SCAG has authorized OCCOG to award and execute the contract with the successful consultant team and to proceed with program-development related work in Phase I.

SCAG has authorized up to \$200,000 in funding for Phase I of the REAP. The remaining \$1,150,000 funding allocated for this project will become available in Phase II. We are anticipating the release of Phase II funding in April 2021, pending HCD and SCAG approval.

The WSP team has confirmed their availability to attend the March 2, 2021 OCCOG TAC meeting to begin the initial project kickoff and data acquisition activities.



Orange County Council of Governments

## STAFF REPORT FEBRUARY 25, 2021

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### RECOMMENDED ACTION

Award contract 0001-21 for Geospatial Planning Solution and 3-D Visualization Services to WSP USA. Authorize Executive Director to enter into a contract, approved as to form by OCCOG General Counsel for an amount not to exceed \$1,350,000 for consultant services consistent with the scope of work in the RFP 0001-21.

### STAFF CONTACT

Marnie O'Brien Primmer  
OCCOG Executive Director  
949-698-2856  
marnie@occog.com



## AGENDA ITEM #5

## Proposed Second Update to Board-Approved Regional Early Action Planning Grant Program (REAP) Project List

### SUMMARY

OCCOG is receiving approximately \$3,245,000 in funding from the Regional Early Action Planning Grant Program (REAP) via the Subregional Partners Program administered by Southern California Association of Governments (SCAG). OCCOG submitted our application to SCAG for consideration, and made adjustments to projects supporting the Orange County Housing Finance Trust (OCHFT) in response to SCAG requirements. OCCOG now has approximately \$200,000 in REAP funding that must be reallocated. OCCOG is required to do so expeditiously, or SCAG can repurpose those funds for other REAP-related purposes; this decision is time-sensitive. Staff is seeking direction from the Board to adjust our project list.

### BACKGROUND

At the August 27, 2020 Board meeting, the OCCOG Board approved a list of projects for submittal to the Southern California Association of Governments (SCAG) under the sub-regional partnership component of the Regional Early Action Planning (REAP) grant program. OCCOG's anticipated funding amount from this program will be approximately \$3,245,000, the bulk of which will be available starting approximately April 2021. Subsequent to the REAP Subregional Partners Program guidelines adoption in September 2020, the Board adjusted the project list to reflect the restrictions placed on support for housing trusts. On September 24, 2020, the OCCOG Board approved the revised list of projects to be submitted to SCAG as part of the REAP application. OCCOG staff subsequently submitted the REAP application to SCAG with this revised list of projects.

The Board-approved project list included funding for the Orange County Housing Finance Trust (OCHFT) in the amount of \$800,000 to support several tasks. After their review of OCCOG's application, SCAG had further refinements to the projects supporting the Orange County Housing Finance Trust (OCHFT). OCHFT and OCCOG met with SCAG staff to ensure that a revised project for OCHFT would be approved, and received confirmation that the adjusted proposal would meet the program guidelines. Due to those changes, OCHFT has informed OCCOG it will not be able to use all the funds reserved for their use. Therefore, OCCOG has approximately \$200,000 in REAP funding that must be reallocated.



Based on the need to quickly reallocate REAP funding, OCCOG staff made a presentation to the OCCOG Technical Advisory Committee (TAC) on February 2, 2021 and solicited feedback. Staff also discussed the needed changes with the Executive Management Committee (EMC) on February 8, 2021. The discussion at the TAC made clear that OCCOG was already supporting our jurisdictions adequately with regard to Accessory Dwelling Units (ADUs) and should not consider augmenting funds in this policy area. The EMC requested staff to review the eligible uses under the program guidelines to determine if an individual project could be supported. Program guidelines specifically disallow the use for any individual development project either in planning or capital support.

Using feedback from both the TAC and EMC, staff has prepared the below options. Today, the Board is being asked to provide direction to staff to reallocate the funding. Options include:

**Option 1**

Reallocate \$200,000 in funds from OCHFT to one or more projects already included in the list of projects.

Based on the feedback received at the TAC and EMC, staff proposes the reallocation be made to the 3-D Site Visualization project to enable additional jurisdictions to access this innovative tool.

**Option 2**

Add an additional project to support OCCOG member jurisdictions. Possible new projects could include one of the below options:

1. Provide funding support to United Way (see Attachment B)
2. Provide funding support to SCAG to support their Housing Leadership Academy (see Attachment C)
3. Produce a planning document evaluating needed infrastructure improvements to support required housing production throughout Orange County in the 6<sup>th</sup> cycle RHNA
4. Produce a planning document promoting public-owned land for housing
5. Develop a countywide fee reduction strategy to promote housing development



### **RECOMMENDED ACTION**

Provide direction to staff for amending the official list of REAP projects for the OCCOG subregion.

### **ATTACHMENTS**

- A. List of Board-approved REAP projects for the OCCOG sub-region.
- B. Housing Champions Summary REAP Funding, dated 01-25-2021
- C. SCAG Staff Report, dated 04-04-2021, Regional Early Action Plan (REAP) Program Summary and Update.

### **STAFF CONTACT**

Marnie O'Brien Primmer  
OCCOG Executive Director  
949-698-2856  
marnie@occog.com





**ATTACHMENT A**

OCCOG Board-Approved List of REAP Grant Program Projects

Project	Description	Proposed Allocation
<b>HOUSING PRODUCTION SUPPORT</b>		<b>\$1,005,000</b>
“Housing Orange County” campaign	<ul style="list-style-type: none"> <li>• Website</li> <li>• Videos</li> <li>• “ADU How-To” toolkit (printed by jurisdictions)</li> </ul>	\$60,000
ADU Designs/Plans	Pre-approved ADU designs and plans	\$100,000
Model Ordinances	Housing-related model ordinances such as: <ul style="list-style-type: none"> <li>• Motel Conversion</li> <li>• ADUs</li> <li>• Other as requested</li> </ul>	\$50,000
Technical Support	Access to on-call consultant services to support individual jurisdiction needs. Potential consultant support could include: <ul style="list-style-type: none"> <li>• Housing element preparation including site selection and rezoning</li> <li>• Additional planning counter staff to help expedite housing permits</li> <li>• Public engagement, outreach, and/or meeting facilitation</li> <li>• Provide support to residents for ADUs</li> <li>• Update Local Coastal Plans related to housing and the 6th cycle</li> <li>• Infrastructure planning that prioritizes infill development</li> <li>• EIR preparation support for housing projects</li> </ul>	795,000



	<ul style="list-style-type: none"> <li>• Conduct feasibility or parking studies related to accelerating housing production</li> </ul>	
<b>HOUSING TRUST SUPPORT</b>		<b>\$690,000</b>
OCHT	Strategic planning and certification activities of Orange County Housing Trust.	\$90,000
OCHFT	Orange County Housing Finance Trust NOFA-related activities, strategic planning, PSH mapping, produce new construction and loan template, new funding and membership expansion.	\$600,000
<b>RHNA SUPPORT</b>		<b>\$1,350,000</b>
*Geospatial Planning Solution	Online tool for jurisdictions to identify RHNA-compliant housing sites. Includes overlays for parking availability/impacts, VMT, GHG emissions, ADUs, EJ, jobs rich and transit rich areas, etc.	\$850,000
3-D Site Planning Visualization Tool	Web-based tool for visualizing specific site development opportunities	\$500,000
<b>TOTAL</b>		<b>\$3,045,000</b>

\*OCCOG has confirmed SCAG is not providing this tool region-wide, rather this tool will augment data that will be provided by SCAG.

Brief Project Descriptions:

**HOUSING PRODUCTION PLANNING SUPPORT (\$1,005,000)**

*Model Ordinance Development (\$50,000)*

Based on suggestions received from survey respondents, OCCOG has added an additional proposed project to support jurisdictions as they navigate myriad new housing laws to ensure local ordinances are compliant, or to assist jurisdictions to develop model local ordinances intended to hasten housing production. Examples could include:

- Motel Conversions
- ADUs
- Other



***Status: OCCOG will procure consultant services to support this project. Procurement will take place once Phase 2 funding is released, anticipated spring 2021.***

*Staff Augmentation (\$795,000)*

Provide jurisdictions access to a bench of consultants for staff augmentation. OCCOG will work closely with the TAC to develop a scope of services and will request TAC participation in consultant selection, once the Board has approved the release of the RFP. Types of consulting services could include, but is not limited to:

- Support housing element preparation including site selection and rezoning
- Additional planning counter staff to help expedite housing permits
- Public engagement
- Provide support to residents for ADUs
- Update Local Coastal Plans related to housing and the 6th cycle
- Infrastructure planning that prioritizes infill development

***Status: OCCOG will procure consultant services to support this project. Procurement will take place once Phase 2 funding is released, anticipated spring 2021.***

*Pre-Approved ADU Designs/Plans (\$100,000)*

Working through OCCOG TAC and/or an ad hoc committee, develop a scope of services and seek proposals via an RFP process. Provide approximately 5 pre-approved design plans for ADUs that residents can select to expedite their application for building an ADU and lower their costs to build the ADU. ***Status: OCCOG will procure consultant services to support this project. Procurement will take place once Phase 2 funding is released, anticipated spring 2021.***

*“ADU How To” Toolkit (\$10,000)*

With input from the OCCOG TAC and EMC, produce “ADU How-To” manual (to be printed by jurisdictions) to communicate with residents interested in building ADUs. Deliverables: 1) Detailed “ADU How-To” manual that residents can use when exploring whether they want to build an ADU/JADU. Topics may include eligibility requirements, FAQs, checklist, contact information, resources, etc. 2) Single page grab-and-go “ADU How-To” handout with information on ADU resources. 3) Other housing-related informational materials as required. ***Status: OCCOG will use in-house resources to produce these materials. Project set to begin during Phase 2, spring 2021.***

*Housing OC Website (\$25,000)*

Create a robust interactive “ADU How-To” website similar to <https://napasonomaadu.org> or <https://secondunitcentersmc.org> for Orange County. ***Status: OCCOG will use in-house resources to produce this website. Project set to begin during Phase 2, spring 2021.***



*Housing Videos (\$25,000)*

Create 10-12 90-second videos to help residents demystify housing policy and learn about ADUs. Smaller “snackable” length snippets can be used for social media and OCCOG e-news. Proposed videos were presented to the Board at the [May 28, 2020 board meeting](#). **Status: OCCOG will use in-house resources to produce these videos. Project set to continue once Phase 2 funding is released, spring 2021.**

**GEOSPATIAL PLANNING SUPPORT AND 3-D SITE VISUALIZATION TOOL (\$1,350,000)**

*Countywide GIS-based Site Selection Support (\$850,000)*

Online tool for jurisdictions to identify RHNA-compliant housing sites. Includes overlays to assist jurisdictions to determine the most efficient locations to site housing, such as those with lowest per capita vehicle miles traveled and highest access to transit, jobs and other opportunities, as well as quantifying parking impacts, and impacts to disadvantaged communities. **Status: OCCOG released RFP 0001-21 in February 2021 to secure consultant support for this project.**

*Housing Site Planning Visualization Tool (\$500,000)*

Web-based tool for visualizing opportunities for site development and enhancing public communication. The tool will use the information from the GIS-based tool but then add detail, allowing residents, developers and decision-makers to see the nature of a proposed development earlier in the process than is currently standard practice. OCCOG intends to work with the TAC to develop an application for jurisdictions who wish to make use of this service. **Status: OCCOG released RFP 0001-21 in February 2021 to secure consultant support for this project.**

**SUPPORT FOR OC HOUSING TRUSTS (~~\$890,000~~ 690,000)**

There was strong support to provide funding to the Orange County housing trusts with 54% of survey respondents indicating this was one of their top three REAP funding priorities. In extensive conversations with the County of Orange, OCCMA, the ACC-OC Housing Committee, OCCOG EMC and TAC, and others, OCCOG staff heard wide support for this concept, especially if it could offset needed financial support from local jurisdictions. As part of the application process, each housing trust submitted their list of projects to OCCOG.

*OCHT (\$90,000)*

Orange County Housing Trust (OCHT) requested and was approved for funding to allow them to develop and implement a multi-year strategic planning and for certification-related activities that will help them expand their lending programs. **Status: OCHT is leading this project. Project set to begin during Phase 2, spring 2021.**



*OCHFT (~~\$800,000~~ \$600,000)*

Orange County Housing Finance Trust (OCHFT) submitted a list of projects that has now been modified twice. The SCAG-approved project list includes funding for Notice of Funding Availability (NOFA)-related activities, strategic planning, production of a new Permanent Supportive Housing (PSH) interactive map, developing a Construction and Loan template, and activities related to securing new funding and increasing participation in the trust. **Status:** *OCHFT is leading this project. Project set to begin during Phase 2, spring 2021.*

## Housing Champions Advocacy Network Proposal for the Regional Early Action Program (REAP)

### Executive Summary:

Orange County United Way, through its **Housing Champions Advocacy Network**, seeks to be a subregional partner in the Regional Early Action Program (REAP). The REAP Subregional Partnership Program is intended to increase planning to accelerate housing production throughout the Southern California Association of Governments (SCAG) region through implementable actions that will increase housing supply to meet the sixth cycle Regional Housing Needs Assessment (RHNA).

California Government Code 65583(c)(7) requires: "The local government shall make a diligent effort to **achieve public participation** of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The COVID-19 pandemic has made the public participation requirement more difficult for cities to fulfill, resulting in an increased urgency for community partners like United Way to engage residents on a local level. United Way is uniquely positioned to work with the stakeholders involved, including city staff and elected officials, community partners, and developers, to pursue a shared goal of producing 2700 permanent supportive housing units by 2025 and increasing the affordable housing supply across Orange County. Support for the Housing Champions Advocacy Network would allow for a broader impact on housing, creating a net positive effect on housing supply, with an eye toward equity and environmental improvement.

Our approach is two-fold:

1. Ensure local jurisdiction compliance with state housing law and RHNA requirements by actively participating in the housing element update process for individual cities.
2. Working with city staff and elected officials to advocate for the approval of housing development projects that include permanent supportive and affordable housing.

**Orange County United Way is seeking \$200,000 in funding from the REAP Subregional Partnership Program** to accelerate housing production and increase the Orange County housing supply. The following outlines our approach and activities to support this funding request.

### Housing Champions Advocacy Network Overview:

Housing Champions are volunteer citizen advocates who proactively engage with their elected and appointed leaders to create more permanent supportive and affordable housing. Housing Champions live, work, and send their children to school in the communities in which they advocate, providing a consistent, clear, positive voice and support for local elected officials to greenlight supportive and affordable homes.

The Housing Champions' mission is to change the perceptions of affordable housing among local policy-makers and residents, and proactively provide support for fast-tracking approval. Our vision is to ensure that Orange County is a place where the vital conditions of well-being are available for all residents.

The Housing Champions Advocacy Network is a base of volunteers who:

- Work with city staff and elected officials to help build support for identified projects
- Educate, inform, and champion permanent supportive housing (PSH) and affordable housing developments
- Engage in the planning process and influence housing-related municipal decisions
- Support leadership in the development of updated housing elements that include policies, program implementation, and zoning to meet the sixth RHNA cycle requirements while promoting Affirmatively Furthering Fair Housing principles and transit-oriented development benefits

### **Housing Champions Successes:**

- Development of Housing Champions' training curriculum and deployment strategies
- 130 Housing Champions trained in Homelessness 101 and Advocacy 101/201
- 233 Housing Champions trained in Advocacy 101/201
- 243 housing units approved to-date (202 affordable, 41 PSH) in Buena Park, Lake Forest, and Placentia
- Currently running advocacy campaigns for 3 projects totaling 136 housing units (85 affordable, 51 PSH) in Garden Grove and Santa Ana

### **Housing Champions Goal and Strategies:**

The overall goal and purpose of the Housing Champions Advocacy Network is to work with cities and communities to promote the development and availability of both permanent supportive and affordable housing in Orange County through the following strategies:

- Create a replicable model of local citizen advocacy for public policy solutions to produce more permanent supportive and affordable homes to end and prevent homelessness.
- Identify, train, and mobilize 500 Housing Champions to drive actions in their respective cities by leveraging United Way and United to End Homelessness supporters and volunteers into a broad-based, coordinated, consistent, sustained, effective, local citizen advocacy effort working hand in hand with elected officials.
- Establish Planning Partnership teams that will influence and track the progress of cities in planning for their RHNA allotment, supporting local governments in their obligations and commitments as required by state law.
- Successfully champion, and work to have approved by city officials, all known PSH and affordable housing developments through city council and planning commission processes.
- Produce and implement the Housing Champions training curriculum, which is based on best practices from other communities that have experienced success in local residents becoming champions for the development of PSH and affordable housing.
- Conduct local needs assessments on housing and homelessness in targeted cities to determine the number of housing units needed; identify local misconceptions around affordable housing and roadblocks to developing affordable housing in specific communities; and develop data-enforced plans for debunking myths around permanent supportive and affordable housing.

### **REAP Housing Champions Proposed Activities to Accelerate Housing Production:**

Housing Champions will work with elected officials on all identified affordable housing developments. They will meet with city staff, elected officials, and housing element consultants, demonstrating the need through validated data points of the [Homelessness Cost Study](#), helping to support their understanding of the value of affordable housing and encouraging their pro-housing mindset. At public meetings, Housing Champions provide demonstrated pro-housing public support for elected officials and participate in stakeholder public engagement.

### **\$200,000 in REAP Funding would support the following activities:**

- A. *Support for United Way's Housing Advocacy Program Manager and Field Coordinator in implementation of the following activities:*
  1. Recruit and train 500 local Housing Champions to advocate for affordable housing in their community through "Advocacy 101/201" while developing advanced curriculum including instruction in volunteer leadership and team-building.



2. Deploy housing advocacy-related activities to increase the number of housing development approvals throughout the county and in conjunction with city leadership who reach out for support.
3. Convert interested community members into Housing Champions.
4. Provide advocacy support to advance affordable housing countywide and with cities who have reached out for support of identified projects.
  - Develop and publish policy letters and op-eds
  - Monitor and advocate for municipal-level policies that increase housing production
5. Provide advocacy engagement opportunities to sustain interest/engagement with volunteer advocates.
  - Host 12 "Happy Hour" virtual events to share and discuss county-wide advocacy priorities
  - Attend or promote 6 leadership events in targeted cities
  - Co-host advocacy events with community partners
  - Secure city-hosted advocacy trainings
  - Secure opportunities for one-on-one meetings with advocates
6. Involve Housing Champions to advocate for the inclusion of policies and programs in new housing elements that are intended to facilitate the retention and development of affordable housing in addition to any zoning amendments necessary to meet RHNA requirements in participating cities.
  - Leverage Housing Champion-led Planning Partnerships to engage with city/county leadership, to include direction on the principles of Affirmatively Furthering Fair Housing in order to increase opportunities for all Orange County residents, and the benefits of transit-oriented development as an environmentally-mindful policy.
  - Monitor housing element development planning and actively advocate for adherence to state housing law related to affordable housing by reviewing draft housing element documents, attending public forums and meetings, and providing written and verbal comments to housing element consultants and elected and appointed officials.

*B. Hiring of a Housing Element Ambassador to conduct the following activities:*

- Train Housing Champion citizen experts on required housing element contents and law and use of the SCAG HELPR site identification tool.
- Work with cities and staff on identified viable development sites; educate and prepare Housing Champions for public meetings and meetings with elected officials.
- Leverage housing expertise to help build tangible community support for housing production by dispelling myths associated with affordable housing developments.
- Educate residents on need for production of affordable housing.
- Educate residents on the importance of Affirmatively Furthering Fair Housing and transit-oriented development principles.

**About United to End Homelessness:**

United to End Homelessness, empowered by United Way, is a powerful collaboration between Orange County's top business, philanthropic, governmental, faith-based, and non-profit leaders, all working to end homelessness in Orange County. A key component of United to End Homelessness is the Housing Champions Advocacy Network.

For more information on the [Housing Champions Advocacy Network](#), please contact Michelle Murphy, Director of Public Affairs, at [MichelleM@UnitedWayOC](mailto:MichelleM@UnitedWayOC) or 949-263-6110.





Southern California Association of Governments  
Remote Participation Only  
February 4, 2021

**To:** Community  
Energy & Environment Committee (EEC)  
Transportation Committee (TC)  
Regional Council (RC)

**From:** Jenna Hornstock, Deputy Director of Planning,  
(213) 630-1448, hornstock@scag.ca.gov

**Subject:** Regional Early Action Plan (REAP) Program Summary and  
Update

EXECUTIVE DIRECTOR'S  
APPROVAL

**RECOMMENDED ACTION FOR CEHD:**  
Information Only – No Action Required

**RECOMMENDED ACTION FOR EEC, TC AND RC:**  
Receive and File

**STRATEGIC PLAN:**  
This item supports the following Strategic Plan Goal 1: Produce innovative solutions that improve the quality of life for Southern Californians.

**EXECUTIVE SUMMARY:**  
*Under the California 2019-20 Budget Act, SCAG is eligible for \$47 million in Regional Early Action Planning (REAP) funding to support local governments and stakeholders with housing planning activities that accelerate housing production and meet the region's goals for producing 1.3 million new units of housing by 2029, as determined by the 6th Cycle Regional Housing Needs Assessment (RHNA).*

*The REAP funding is a one-time planning program that authorizes subregional partnerships and encourages inter-governmental collaboration on projects that have a broader regional impact on housing production. SCAG is administering the REAP funds through a combination of direct technical assistance, including housing element data components and policy assessments, subregional partnerships with councils of government, community-based partnership grants in collaboration with philanthropic organizations, and planning support offered through the Sustainable Communities Program to local jurisdictions or entities serving single or multiple jurisdictions.*

**OUR MISSION**  
To foster innovative regional solutions that improve the lives of Southern Californians through inclusive collaboration, visionary planning, regional advocacy, information sharing, and promoting best practices.

**OUR VISION**  
Southern California's Catalyst for a Brighter Future

**OUR CORE VALUES**  
Be Open | Lead by Example | Make an Impact | Be Courageous

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***SCAG has framed the REAP funding into three umbrella categories:***

- 1. Partnerships and Outreach***
- 2. Regional Housing Policy Solutions***
- 3. Sustainable Communities Strategies (SCS) Integration***

**BACKGROUND:**

Under the California 2019-20 Budget Act, SCAG is eligible for \$47 million in REAP funding to support local governments and stakeholders with housing planning activities that accelerate housing production and meet the region's goals for producing 1.3 million new units of housing by 2029, as determined by the 6th Cycle RHNA.

On February 6, 2020 the Executive/Administration Committee and Regional Council reviewed information about the REAP and Local Early Action Planning (LEAP) funds, including a Draft Regional Housing Framework and early survey indications of needs of SCAG jurisdictions, and authorized SCAG staff to apply for up to twenty-five (25) percent of the \$47.5 million for early program funding. Information related to the early application was also shared at the February 6, 2020 CEHD Committee meeting.

SCAG staff was successful in securing the \$11.9 million of REAP early program funding. These early funds were used to:

1. Support completion of the development of the expanded methodology for allocation of SCAG's requirement to produce 1.3 million units of housing in the 2021-2029 Regional Housing Needs Assessment;
2. Develop a full suite of programs to support the region in producing the state-mandated 1.3 million units of housing, with a focus on updating housing elements, streamlining of development processes, new financing tools and other housing supportive land use policies and programs;
3. Conduct outreach to the sixteen (16) SCAG subregions, develop the guidelines for and launch the \$23 million Subregional Partnerships Program (SRP), further described below, and provide "phase 1 funding" to the SRP recipients; and
4. Recruit additional temporary and limited term staff to implement and monitor the REAP program.

On December 3, 2020, the SCAG Regional Council adopted Resolution 20-627-1 which authorized staff to request the balance of SCAG's REAP allocation, or \$35.6 million in additional REAP funding. At the time of drafting this report, that application request is in draft form and will be submitted on or before the January 31, 2021 deadline.

This remainder of this report provides an update on the current and future REAP program implementation activities, organized by each umbrella category:

1. Partnerships & Outreach
2. Regional Housing Policy Solutions
3. Sustainable Communities Strategies (SCS) Integration

**1. Partnerships and Outreach**

There are 4 programs within the partnerships and outreach category of SCAG’s REAP funding.

1) Subregional Partnership Program

SCAG has set aside approximately \$23 million of its REAP housing funding for the Subregional Partnership Program (SRP) to fund subregional partnership planning activities that will accelerate housing production and facilitate compliance in implementing a jurisdiction’s 6th cycle RHNA. The program is intended to augment resources available through locally received SB 2 and LEAP grants and foster subregional collaborations to take advantage of economies of scale in meeting housing goals. The funding amount available for each subregional partner is based on the final RHNA allocation.

The planning activities are required to accommodate the development of housing and supportive infrastructure that will accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals and regional priorities. Projects must be aligned with the regional priorities of the adopted Connect SoCal plan and the Housing Policy Framework included in the October 2019 Regional Council agenda.

In September 2020, the Regional Council voted to approve the SRP guidelines which outline program requirements, eligible projects, and the application processes. While most of SCAG’s fifteen defined subregional entities are considered as subregions for this program, several jurisdictions have membership in more than one subregion. Additionally, several jurisdictions span more than one subregion. For these reasons, the City of Los Angeles, County of Los Angeles, and County of Riverside were considered as individual subregional partners under this program. The sixteen agencies designated as subregions under this program and thus eligible program applicants are:

Coachella Valley Association of Governments	Orange County COG (Council of Governments)
Gateway Cities COG	San Bernardino COG
Imperial County Transportation Commission	San Fernando Valley COG
Las Virgenes-Malibu COG	San Gabriel Valley COG
City of Los Angeles	South Bay Cities COG
County of Los Angeles (unincorporated)	Ventura COG



County of Riverside (unincorporated)	Westside Cities COG
North Los Angeles County	Western Riverside COG

The first date for subregions to file applications was September 17, 2020, with a final deadline of December 1, 2020. Between September 2020 and December 2020, SCAG staff reviewed preliminary applications submitted by subregions and held consultation meetings with subregional representatives to discuss project eligibility connection to housing production, alignment with regional priorities, and augmenting SB 2 and LEAP activities. Except for the Las Virgenes-Malibu COG, who declined to apply for REAP funding, SCAG received fifteen (15) applications from the subregions by the December 1, 2020 deadline. Staff reviewed all applications within thirty days and has provided feedback and comments to applicants. As of January 12, 2021, eight applications have been fully approved. Seven applications are in process of comment and review. Staff expects to finalize all approvals by early February 2021.

Following the approval of the SRP application, each subregion will receive an award letter and will enter into an agreement with SCAG. To meet the reimbursement deadlines of REAP, all REAP funded projects must conclude by June 30, 2023.

2) Call for Collaboration

In July 2020, the Regional Council voted to approve \$1 million of the early application REAP grant funding to establish the Call for Collaboration partnership program with the intent to support new partnership models and engage a wider range of stakeholders to advance the region’s housing goals. SCAG is partnering with the California Community Foundation (CCF), joined by the Irvine Foundation, Chan Zuckerberg Initiative, and other funding partners for the California Call for Collaboration. The program will fund community-based organizations and non-profit led activities that result in action-oriented planning policies and programs demonstrating a nexus to accelerating housing production. This collaboration fosters diverse community-driven approaches and strategic coalitions to shape and execute a vision for more housing in every community while addressing historic racial inequities.

SCAG has entered a Memorandum of Understanding (MOU) with CCF to identify other funding sources and administer the grant funding. In December and January 2021, CCF and SCAG procured a technical assistance provider, to be funded by the foundation partners, to support the grant program awardees in their planning activities. CCF is scheduled to release the Request for Proposals for the grant program on January 19, 2021. The grant will offer funding in two categories:

- **Partnership Programs:** Awards of up to \$125,000 to support the expansion and/or implementation of existing plans, initiatives, and/or partnerships that promote equitable growth strategies.

- **Spark Grants:** Smaller, capacity-building grants of around \$50,000 (1) to seed new models of collaboration and engagement to support community-driven approaches and partnerships that promote equitable growth strategies.

Eligible applicants include non-profit community-based organizations and/or a partnership with a local government entity (including JPAs and housing authorities). Examples of activities that this program could fund are:

- Education, outreach, community organizing, research, and policy development.
- Additional technical assistance for local planning activities (e.g. fellowships, internships, consultants, support for engaging with development of local ordinances, community plans, housing element policies/programs, etc.).
- Planning and policy efforts to increase infrastructure / community improvements needed to accelerate housing production.
- Technical assistance for establishing regional or county housing trust funds for affordable housing or community land trusts (e.g. planning activities and processes, guidelines, charters).

Grant awards are expected to be announced in late March 2021, with the grant performance period beginning in April 2021 and lasting eighteen (18) months.

### 3) Local Housing Leadership Academy

SCAG will seek a consultant team to develop and lead a housing leadership academy that aims to convene, educate, and engage elected officials, local leaders and influential stakeholders on housing issues related to production and preservation of housing. The objectives of this program are to educate and elevate local leadership to proactively contribute to accelerate housing production, develop regional pro-housing coalitions, better utilize housing funding opportunities, implement housing elements, and collaborate with SCAG's emerging housing program. SCAG intends to curate cohorts of up to 40 participants specific to each Southern California county to offer concurrent training sessions.

The trainings will cover key housing topics and best practices including, but not limited to:

- Barriers to housing production
- NIMBY opposition
- Advocacy and coalition building
- Equitable housing development
- Economic recovery housing strategies
- Meeting RHNA targets
- New laws and ordinances
- Racial equity and housing/land use

SCAG plans to procure consultants by June 2021 and host the training academies through June 2023.

4) Pro-Housing Campaign

SCAG will develop a community outreach and advertising campaign with the goals of creating positive associations with housing development and housing-supportive land use policies. This effort will be modelled on the success of SCAG's Go Human campaign, a community outreach and advertising campaign with the goals of reducing traffic collisions in Southern California and encouraging people to walk and bike more. This campaign offered education, advocacy, information sharing and events that help residents re-envision their neighborhoods. The Go Human campaign also spurred partnerships with foundations and other municipal entities with shared goals, and SCAG will seek to create partnerships around the housing campaign to generate more funding for advertising.

This campaign will be general enough to apply across the region, with at least 3 targeted messages in support of housing production.

**2. Regional Housing Policy Solutions**

There are 3 programs in the Regional Housing Policy Solutions category.

1) RHNA Methodology/Allocation

SCAG implemented an extensive process for development of the 6th Cycle RHNA. In particular, SCAG developed an expanded methodology process to incorporate adjustment for Affirmatively Furthering Fair Housing (AFFH), with a minimum 150 percent social equity adjustment and an additional 10 to 30 percent added in areas with significant populations that are defined as very low or very high resource areas. *Importantly, and in contrast with past cycles, over 60 percent of the RHNA housing unit total was allocated on the basis of region-wide job and transit accessibility measures in order to promote infill development, efficient development patterns, improved intraregional jobs-housing relationships, and the region's greenhouse gas emissions targets.* A dynamic estimator tool and data appendix with a full set of various underlying data and assumptions to support the RHNA methodology were made available.

The final RHNA methodology was developed involving outreach by SCAG's Environmental Justice Working Group to maximize outreach to lower income, minority and other disadvantaged populations, and considered a wide range of nearly 250 stakeholder comments. The appeals process is to conclude with adoption of the Final RHNA in February 2021. SCAG will use lessons learned from the 6th cycle process to inform its recommendations to the California Department of

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Housing & Community Development (HCD) for revamping the RHNA process to be provided pursuant to Health and Safety Code 50515.05

## 2) Data Tools and Technical Support for Housing Element Updates

In partnership with HCD, SCAG is providing several data and technical assistance tools to local jurisdictions. These resources will help member jurisdictions reduce costs associated with developing 6th cycle housing element updates as well as streamline the review process.

SCAG presented a two-part webinar series in August 2020 focused on providing local governments and other stakeholders in the SCAG region with information and resources to support their 6th cycle housing element updates. The workshop provided information on changes in housing element and related planning laws as well as available technical assistance offered by HCD and SCAG. In July 2020, SCAG published housing element needs and affordability data sets for each local jurisdiction, pre-certified by HCD for use in housing element updates.

SCAG also released a Regional Accessory Dwelling Unit Affordability Analysis to support cities in determining housing inventory analyses of sufficient suitable land available for residential development to meet the jurisdictions' requirements for the 6th Housing Element Planning Cycle. SCAG conducted this analysis in order to provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of 6th cycle housing elements.

In December 2020, SCAG launched the SCAG Housing Element Parcel Tool (HELPR), a web-mapping tool developed to help local jurisdictions and stakeholders understand local land use and site opportunities for aligning housing planning with the state's 6th cycle housing element updates. Developed with input from HCD, the HELPR tool supports site selection and includes several data layers and documentation to assist local jurisdictions with new housing element update requirements and facilitate site selection consistent with the principles undergirding Connect SoCal, including Environmental Justice, Affirmatively Furthering Fair Housing, priority growth areas, etc.

## 3) Housing Policy Solutions Research

Building upon prior internal research efforts which focus on housing policies and fiscal innovations, this work item envisions a set of collaboratively funded university studies ("university partnerships") or other studies that provide research and recommendations on best practices that accelerate housing production, as well as additional small-ticket consultant items as needed, and staff time. The key deliverables would consist of policy briefs and periodic white papers on timely

topics and best practices. The project will begin with forming the first-year partnerships in Spring 2021- and second-year partnerships in Spring 2022.

### **3. Sustainable Communities Strategies Integration**

There are 3 programs in the SCS Strategies Integration category.

1) 2020 Sustainable Communities Program (SCP) – Housing and Sustainable Development (HSD)

This program (<https://scag.ca.gov/sustainable-communities-program>) will provide resources and direct technical assistance to approximately 25 jurisdictions to complete local planning efforts that both accelerate housing production as well as enable implementation of the Sustainable Communities Strategy (SCS) of Connect SoCal. Eligible categories for this program include implementing ADU programs, Housing Sustainability Districts, Workforce Housing Opportunity Zones, and Housing Supportive Tax Increment Financing Districts, and streamlining housing permitting, parking reduction strategies, housing-related specific plans and other pro-housing policies.

The SCP-HSD Call for Applications was released in November 2020 and applications are due Jan. 29, 2021, with awards and procurement estimated in April 2021, projects underway in fall 2021, and implementation occurring through June 2023.

2) Transit Oriented Development Work Program

**LA Metro Partnership:** SCAG and Metro will enter into a Transit Oriented Development/Transit Oriented Communities (TOD/TOC) partnership via an MOU to fund a variety of programs and studies that promote housing production near transit stations.

**SCRRA (Metrolink):** SCAG and SCRRA will enter into a partnership through an MOU to identify and encourage transit-oriented housing production opportunities throughout Metrolink's network and around its stations. Particular emphasis will be made to support and add value to the Metrolink Southern California Optimized Rail Expansion (SCORE) capital improvement and service enhancement program. Local cities and CTCs will also be included as needed to maximize coordination on issues such as alignment of land development policies and regulations, land ownership and site control opportunities of transit station areas and supporting facilities.

3) Priority Growth Area (PGA) Analysis and Data Tools



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**Partnerships:** SCAG will pursue partnerships to further next steps on housing supportive land use analysis and strategy development in PGAs. All programs and studies will include deliverables that provide inventories/counts of potential for housing production at sites that are under study.

**Planning and Policy Research:** SCAG will partner with academic institutions as well as other stakeholder groups and industry associations to identify best practices to unlock new housing development potential, remove barriers to housing development, reduce the cost of development, and decrease development timelines. These efforts will focus on various community typologies and housing types, consistent with the SCS and will also build on SCAG's CEQA streamlining efforts.

**NEXT STEPS**

Staff will submit its request to the state for the \$35.8 M balance of its allocation of REAP funds by January 31, 2021 and will continue to implement the REAP-funded programs described in this report. As appropriate, individual programs and consultant contracts will be brought to the appropriate committee and/or Regional Council for review and approval.

**FISCAL IMPACT:**

Work associated with this item is included in the FY 20-21 Overall Work Program (21-300.4872.01: Regional Early Action Planning (REAP) Grants Program (AB 101)).

**ATTACHMENT(S):**

1. PowerPoint Presentation - REAP Program

## Call for Collaboration Overview

- **Goal:** Develop and support deeper community engagement in planning activities and programs that accelerate housing production throughout the SCAG region
- **Eligible applicants:** Non-profit community-based organizations and/or a partnership with a local government entity
- **Important Dates**
  - 1/19/2021: RFP released
  - 2/23/2021: Applications due



**PARTNERSHIP PROGRAM**  
up to \$125,000 to support the expansion and/or implementation of existing plans, initiatives, and/or partnerships.



**SPARK GRANTS**  
Up to \$50,000 to seed new models of collaboration and engagement

## Leadership Academy

- **Convene, Educate, and Engage** elected officials, local leaders and influential stakeholders on housing issues related to production and preservation.
- Education and **Coalition Building** to empower decisionmakers to say “Yes” to housing.
- Cohorts by County, 20-40 people per cohort, up to 6 concurrent sessions across the region
- Procurement starting this quarter
- Anticipate kick-off in Summer 2021

### SESSION TOPICS

- Housing barriers
- Exclusionary land use policies
- Reaching RHNA goals
- Building coalitions
- Addressing opposition to housing



## AGENDA ITEM #7

## LEGISLATIVE UPDATE

### SUMMARY

This legislative update provides an overview of the California Senate’s proposed housing package, other bills of interest, and the State’s COVID-19 Relief Deal.

### BACKGROUND

The Legislative Update is provided to keep the OCCOG Board apprised of legislative and regulatory actions that address land use and housing, energy, mobility, air quality and water issues.

### DISCUSSION

#### *State Bills of Interest*

#### Senate Releases “Building Opportunities for All” Housing Package

Senate Pro Tem Toni Atkins (D-San Diego) has unveiled a package of five bills intended to begin to address the state’s housing affordability crisis. The bills below are included in the package.

#### **SB 5 (Atkins, D-San Diego; Caballero, D-Salinas; McGuire, D-Healdsburg; Rubio, D-Baldwin Park; Skinner, D-Berkeley; and Wiener, D-San Francisco) Housing: bond act**

As of February 17<sup>th</sup>, SB 5 only contained language stating the intent of the Legislature issue bonds to finance housing-related programs serving the homeless, extremely low-income, and very low-income Californians over the next 10 years. **Recommendation: Watch.**

#### **SB 6 (Caballero, D-Salinas) Local planning: housing: commercial zones**

SB 6, the “Neighborhood Homes Act”, would allow housing to become an eligible use on land currently zoned for office or retail use that is not adjacent to an industrial use. Under this bill, the density for these projects must meet or exceed density that would accommodate lower income households including a density of at least 20 units per acre for a suburban jurisdiction. These projects would be subject to local zoning, parking, and design ordinances, as well as any design review or public notice, comment, hearing, or procedure applicable to the development in other areas in that jurisdiction with that density. SB 6 also authorizes a local agency to exempt a



neighborhood lot from these provisions if the lost residential density is reallocated to other lots so there is no net loss in residential production capacity. Lastly, this bill would also extend the existing streamlined ministerial housing approval process to office and retail sites that have been vacant or have not had any existing tenants on site for 50% or more of its square footage for at least three years.

With the inclusion of ministerial approval requirements for specified projects, SB 6 erodes important local control over land use decisions impacting local communities. **Recommendation: Oppose.**

### **SB 7 (Atkins, D-San Diego) Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021**

Existing CEQA law allows for the preparation of a Master Environmental Impact Report (EIR) and to limit the environmental review of subsequent projects that are described in the Master EIR. SB 7 would require a lead agency to prepare a Master EIR for a general plan, plan amendment, plan element, or specified plan for housing projects where the State has provided funding for the preparation of the Master EIR. The bill would further allow for limited review of proposed subsequent housing projects that are described in the Master EIR if the use of the Master EIR is consistent with specified provisions of the California Environmental Quality Act (CEQA).

Additionally, the Jobs and Economic Improvement Through Environmental Leadership Act of 2011 authorized the Governor to certify specified projects for CEQA and judicial review streamlining through January 1, 2020. SB 7 extends this deadline to January 1, 2024 and additionally includes housing projects that are at least \$15 million, are located on an infill site, are at least two-thirds residential use, are consistent with the adopted Sustainable Communities Strategy/Alternative Planning Strategy for the area, and that include at least 15% affordable housing. Transitional or supportive housing projects are also eligible.

By extending CEQA streamlining provisions to eligible housing projects, SB 7 provides another tool for local agencies to address state housing goals through incentives. This bill would allow projects to move forward in an expedited manner, increasing housing supply sooner than otherwise would have been provided. **Recommendation: Support.**

### **SB 8 (Skinner, D-Berkeley) Density Bonus Law**

As of February 17<sup>th</sup>, SB 8 had not yet been amended to include substantive changes to existing law. However, this bill is eventually expected to contain many of the provisions contained in SB 1085 from last year.



SB 1085 would have required the following:

- A unit designated to satisfy the inclusionary zoning requirements of a city or county to be included in the total number of units on which a density bonus and the number of incentives or concessions are based.
- A city or county to grant a density bonus and certain incentives or concessions if the developer agrees to construct a housing development that will contain a specified percentage of units for low- or moderate-income households and for which the rent is 30% below the market rate for that city or county. Incentives or concessions are also required for student housing development projects that include a percentage of units for lower income students.
- Increase the percentage density bonus to 40% for housing developments that have 11% of their units for very low-income households.
- Remove the specified adverse impact on the physical environment from the list of reasons for which a local agency can refuse a concession or incentive or refuse to waive or reduce development standards.
- Prohibit fees related to affordable housing from being imposed on a development's affordable or bonus units.

The current staff recommendation is to monitor this bill until more substantive language becomes available. **Recommendation: Watch.**

#### **SB 9 (Atkins, D-San Diego) Housing development: approvals**

SB 9 would require ministerial approval of a proposed duplex, without discretionary review or a hearing, in single family residential zones if the development does not require demolition, if the property is subject to rent control, is located in a historic district, or require the evacuation/eviction of moderate, low, or very low-income residents. The addition of an accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) on the same parcel would also be permitted.

The bill also requires the ministerial approval of a parcel map for an urban lot split, as long as the parcel does not contain housing for moderate, low, or very low-income residents. A local agency may require any of the following for proposed urban lot splits: easements, parcels must have access to the public right-of-way, and off-street parking except when the parcel is located within one-half mile of public transit or car share vehicles are within one block, or it is located in a historic district.

The bill also describes what a local agency can and cannot require in approving an urban lot split, including but not limited to, authorizing a city or county to impose objective zoning standards, objective subdivision standards, and objective design standards, unless those standards would have



the effect of physically precluding the construction of two units on either of the resulting parcels, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

Under the provisions of SB 9, an existing single family home lot could be split into two lots containing a single-family home, ADU, and JADU on each lot. This would theoretically permit six units on a parcel originally zoned for one single-family home.

The League of California Cities is opposing the bill unless it is amended to do the following:

- Clarify that under SB 9, that a property owner is limited to constructing two residential units.
- Require that building permits be acquired within one year of a lot split.
- Allow local governments to require adequate access for public safety vehicles and equipment.
- Prohibit the use of SB 9 in very high fire hazard severity zones.
- Allow cities to determine a range of lot sizes suitable for SB 9 projects.
- Ensure cities receive Regional Housing Needs Assessment (RHNA) credit for SB 9 units.
- Allow cities to take into account local conditions including hillsides, hazards, and available infrastructure when approving or denying applications.
- Allow cities to set parking standards.

Further, staff believes that additional amendments could also be considered to exclude SB 9 projects in coastal zones at risk for sea level rise and historic districts, in addition to the League's recommendation for wildfire zones. Lastly, additional considerations should be included for local height requirements, design standards, setbacks, and other local requirements which ensure continuity with the surrounding neighborhood. **Recommendation: Oppose Unless Amended.**

#### **SB 10 (Wiener, D-San Francisco) Planning and zoning: housing development: density**

SB 10 would authorize a local government to approve an ordinance for up to 10 units of residential density per parcel, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site. The bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022. Lastly, SB 10 would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right.

The legislation lacks some clarity and could cause confusion with respect to the definitions of jobs-rich and high opportunity areas. **Recommendation: Oppose Unless Amended.**





Other Bills of Interest

**SB 15 (Portantino, D-Los Angeles) Housing development: incentives: rezoning of idle retail sites**

SB 15 would establish the Workforce Housing Reward Program within the Department of Housing and Community Development. This program would provide one-time grants to local governments that rezone idle used for big box retail or commercial shopping centers for the purpose of developing workforce housing. The amounts of the grants would be equal to seven times the average amount of annual sales and use tax revenue generated by the idle site over the seven years preceding the project application.

As local agencies seek to meet the state’s housing needs and increase the supply of workforce housing, many tools will be required to meet these goals. Incentives and grants will play an important role in assisting local jurisdictions with meeting these targets. **Recommendation: Support.**

The list of bills of interest to OCCOG is included in Attachment A. This includes bills introduced through February 17, 2021.

***2021 Legislative Calendar – Key Dates***

- February 19 – Last Day for new bills to be introduced
- April 30 – Policy Committee Deadline for Fiscal bills
- May 7 – Policy Committee Deadline for Non-Fiscal bills
- May 21 – Fiscal Committee Deadline
- June 4 – House of Origin Deadline
- July 14 – Policy Committee Deadline
- August 27 – Fiscal Committee Deadline
- September 3 – Last Day to Amend Bills
- September 10 – Last Day to Pass Bills

***State COVID-19 Relief Deal Reached***

On February 17<sup>th</sup>, the Governor and Legislative Leadership announced that they reached agreement on a \$9.6 billion COVID-19 Relief Package. With the State seeing an additional \$10.3 billion in additional corporate and income tax revenues beyond what was projected in the Governor’s January Budget Proposal, the Legislative Analyst’s Office has estimated that \$4 billion of that is available to support the relief deal after constitutionally required allocations to education and reserve accounts. Below are some major components of the deal:



- \$600 Golden State Stimulus checks to 5.7 million lower-income Californians.
- \$2 billion for the California Small Business COVID-19 Relief Grant program.
- \$400 million for state-subsidized childcare and preschools.
- \$100 million in emergency financial aid and \$18 million in food assistance for low-income Community College students and \$18 million in food assistance for college students.
- \$50 million in grants for museums, art spaces, and other cultural institutions.
- \$24 million to farm workers who have been required to quarantine.
- Provisions allowing businesses to deduct up to \$150,000 in expenses covered by the Paycheck Protection Program and Economic Injury Disaster Loans.
- Fee Waivers for restaurants, bars, salons, and other businesses.

The package is expected to be heard before the Senate Budget and Fiscal Review Committee on February 18<sup>th</sup> and the Assembly Budget Committee on February 22<sup>nd</sup>. Floor votes could occur as early as the afternoon of February 22<sup>nd</sup>.

#### ***Federal COVID-19 Relief Package Transportation Funding Allocation***

The California State Association of Counties (CSAC), the League of California Cities (League), the Safe Routes Partnership of California, and California Walks sent a letter to the Governor on February 12<sup>th</sup> advocating for the allocation of a portion of \$912 million in Federal COVID-19 Relief Funds for highways to high-priority local projects. Specifically, they are seeking \$74.2 million for the Local Highway Bridge Program, \$19.3 million for the Local Highway Safety Improvement Program, and \$17.4 million for the Active Transportation Program. A copy of this letter is included as Attachment B.

### **RECOMMENDED ACTION**

Receive and file report provided. Adopt a Support position on SB 7, an Oppose position on SB 6, Oppose Unless Amended positions on SB 9 and SB 10 and Watch positions on SB 5 and SB 8.

#### ***STAFF CONTACT***

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## Status Report Wednesday, February 17, 2021

**[AB 11](#) (Ward D) Climate change: regional climate change authorities.**

**Last Amend:** 1/21/2021

**Status:** 1/25/2021-Re-referred to Com. on NAT. RES.

**Is Fiscal:** Y

**Location:** 1/11/2021-A. NAT. RES.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require the Strategic Growth Council, by January 1, 2023, to establish up to 12 regional climate change authorities to coordinate climate adaptation and mitigation activities in their regions, and coordinate with other regional climate adaptation authorities, state agencies, and other relevant stakeholders.

**[AB 15](#) (Chiu D) COVID-19 relief: tenancy: Tenant Stabilization Act of 2021.**

**Status:** 1/11/2021-Referred to Com. on H. & C.D.

**Is Fiscal:** Y

**Location:** 1/11/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would extend the definition of "COVID-19 rental debt" as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and December 31, 2021. The bill would also extend the repeal date of the act to January 1, 2026. The bill would make other conforming changes to align with these extended dates. By extending the repeal date of the act, the bill would expand the crime of perjury and create a state-mandated local program.

**[AB 16](#) (Chiu D) Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021.**

**Last Amend:** 1/12/2021

**Status:** 1/13/2021-Re-referred to Com. on H. & C.D.

**Is Fiscal:** Y

**Location:** 1/11/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would establish the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Program. The bill would authorize the Director of Housing and Community Development to direct an existing office or program within the Department of Housing and Community Development to implement the program. The bill would establish in the State Treasury the COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Fund, and, upon appropriation by the Legislature, distribute all moneys in the fund to the department to carry out the purposes of the program.

**[AB 50](#) (Boerner Horvath D) Climate change: Climate Adaptation Center and Regional Support Network: sea level rise.**

**Status:** 1/11/2021-Referred to Com. on NAT. RES.

**Is Fiscal:** Y

**Location:** 1/11/2021-A. NAT. RES.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires the Natural Resources Agency, in collaboration with the Ocean Protection Council, to create, and update biannually, a Planning for Sea Level Rise Database describing steps being taken throughout the state to prepare for, and adapt to, sea level rise. This bill would establish the Climate Adaptation Center and Regional Support Network in the Ocean Protection Council to provide local governments facing sea level rise challenges with information and scientific expertise necessary to proceed with sea level rise mitigation.

**[AB 67](#) (Petrie-Norris D) Sea level rise: working group: economic analysis.**

**Status:** 1/11/2021-Referred to Com. on NAT. RES.

**Is Fiscal:** Y

**Location:** 1/11/2021-A. NAT. RES.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require a state agency to take into account the current and future impacts of sea

level rise when planning, designing, building, operating, maintaining, and investing in infrastructure located in the coastal zone or otherwise vulnerable to flooding from sea level rise or storm surges, or when otherwise approving the allocation of state funds for those purposes. The bill would require, by March 1, 2022, the Ocean Protection Council, in consultation with the Office of Planning and Research, to establish a multiagency working group, consisting of specified individuals, on sea level rise to provide recommended policies, resolutions, projects, and other actions to address sea level rise, the breadth of its impact, and the severity of its anticipated harm. The bill would require the council, in consultation with the working group to, among other things, develop a standardized methodology and template for conducting economic analyses of risks and adaptation strategies associated with sea level rise, as provided.

**[AB 68](#) (Salas D) Affordable housing: California State Auditor’s Report.**

**Status:** 12/8/2020-From printer. May be heard in committee January 7.

**Is Fiscal:** N

**Location:** 12/7/2020-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation that would implement recommendations made in the California State Auditor’s Report 2020-108, issued on November 17, 2020, relating to affordable housing.

**[AB 71](#) (Rivas, Luz D) Homelessness funding: Bring California Home Act.**

**Last Amend:** 1/12/2021

**Status:** 1/15/2021-Re-referred to Coms. on REV. & TAX. and H. & C.D. pursuant to Assembly Rule 96.

**Is Fiscal:** Y

**Location:** 1/15/2021-A. REV. & TAX

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would, for taxable years beginning on or after January 1, 2022, include a taxpayer’s global low-taxed income in their gross income for purposes of the Personal Income Tax Law, in modified conformity with the above-described federal provisions. The bill would exempt any standard, criterion, procedure, determination, rule, notice, or guideline established or issued by the Franchise Tax Board to implement its provisions from the rulemaking provisions of the Administrative Procedure Act.

**[AB 72](#) (Petrie-Norris D) Environmental protection: Natural Resources Agency: coastal adaptation projects: sea level rise: regulatory review and permitting: report.**

**Status:** 1/11/2021-Referred to Com. on NAT. RES.

**Is Fiscal:** Y

**Location:** 1/11/2021-A. NAT. RES.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would enact the Coastal Adaptation Permitting Act of 2021. The bill would require the agency to explore, and authorize it to implement, options within the agency’s jurisdiction to establish a more coordinated and efficient regulatory review and permitting process for coastal adaptation projects, as defined. The bill would require the agency to submit, by July 1, 2023, a report to the Legislature with suggestions and recommendations for improving and expediting the regulatory review and permitting process for coastal adaptation projects.

**[AB 106](#) (Salas D) Regions Rise Grant Program.**

**Status:** 1/11/2021-Read first time.

**Is Fiscal:** N

**Location:** 12/16/2020-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation that would establish the Regions Rise Grant Program in order to close the equity gap and spur economic growth.

**[AB 115](#) (Bloom D) Planning and zoning: commercial zoning: housing development.**

**Status:** 1/11/2021-Read first time. Referred to Coms. on H. & C.D. and L. GOV.

**Is Fiscal:** Y

**Location:** 1/11/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would, notwithstanding any inconsistent provision of a city’s or county’s general plan, specific plan, zoning ordinance, or regulation, would require that a housing development be an

authorized use on a site designated in any local agency's zoning code or maps for commercial uses if certain conditions apply. Among these conditions, the bill would require that the housing development be subject to a recorded deed restriction requiring that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, as those terms are defined, and located on a site that satisfies specified criteria.

**[AB 215](#) (Chiu D) Housing element.**

**Status:** 1/28/2021- Referred to Coms. on H. & C.D. and L. GOV.

**Is Fiscal:** Y

**Location:** 1/28/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the Department of Housing and Community Development (HCD) to determine whether the housing element is in substantial compliance with specified provisions of that law. That law also requires HCD to notify a city, county, or city and county, and authorizes HCD to notify the office of the Attorney General, that the city, county, or city and county is in violation of state law if HCD finds that the housing element or an amendment to the housing element does not substantially comply with specified provisions of the Planning and Zoning Law, or that the local government has taken action or failed to act in violation of specified provisions of law. This bill would add the Housing Crisis Act of 2019 to those specified provisions of law.

**[AB 244](#) (Rubio, Blanca D) Affordable housing cost study: housing plan addendum.**

**Status:** 1/28/2021- Referred to Com. on H. & C.D.

**Is Fiscal:** Y

**Location:** 1/28/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require the California Tax Credit Allocation Committee, the Department of Housing and Community Development, the California Housing Finance Agency, and the California Debt Limit Allocation Committee to conduct an affordable housing cost study that measures the factors that influence the cost of building affordable housing, breaks down total development costs for affordable housing, and enables the state to maximize resources allocated for affordable housing.

**[AB 336](#) (Villapudua D) Enhanced infrastructure financing districts: public financing authority: members: joint powers authorities.**

**Status:** 2/12/2021- Referred to Com. on L. GOV.

**Is Fiscal:** N

**Location:** 2/12/2021-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Joint Exercise of Powers Act generally authorizes 2 or more public agencies, by agreement, to jointly exercise any power common to the contracting parties, as specified. Current law authorizes the agreement to set forth the manner by which the joint powers authority will be governed. This bill would specify that any member of the legislative body of a participating affected taxing entity who serves as a member of the public financing authority of an enhanced infrastructure financing district, as described above, may also serve as a member of the governing body of an agency or entity formed pursuant to an agreement for the joint exercise of power that the participating affected taxing entity has entered into in accordance with the Joint Exercise of Powers Act.

**[AB 339](#) (Lee D) State and local government: open meetings.**

**Status:** 1/29/2021- From printer. May be heard in committee February 28.

**Is Fiscal:** Y

**Location:** 1/28/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires all meetings, as defined, of a house of the Legislature or a committee thereof to be open and public, and requires all persons to be permitted to attend the meetings, except as specified. This bill would require all meetings, including gatherings using teleconference technology, to include an opportunity for all persons to attend via a call-in option or an internet-based service option that provides closed captioning services and requires both a call-in and an internet-based service option to be provided to the public.

**[AB 345](#) (Quirk-Silva D) Accessory dwelling units: separate conveyance.**

**Status:** 2/12/2021- Referred to Coms. on H. & C.D. and L. GOV.

**Is Fiscal:** Y

**Location:** 2/12/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and requires a local agency that has not adopted an ordinance to ministerially approve an application for an accessory dwelling unit, and sets forth required ordinance standards, including that the ordinance prohibit the sale or conveyance of the accessory dwelling unit separately from the primary residence. Current law, notwithstanding the prohibition described above, authorizes a local agency to, by ordinance, allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met. This bill would require each local agency to, by ordinance, allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met. The bill would remove the requirements that the property be held pursuant to a recorded tenancy in common agreement and that the agreement allocate to each qualified buyer an undivided, unequal interest in the property. The bill would instead require the property be held pursuant to a recorded contract that includes specified provisions.

**[AB 348](#) (Villapudua D) Affordable housing: annual expenditure report.**

**Status:** 2/12/2021-Referred to Com. on H. & C.D.

**Is Fiscal:** Y

**Location:** 2/12/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require the Department of Housing and Community Development, by March 1 of each year, to develop an annual summary report that discloses the amount of state, federal, and private funding spent on the development of affordable housing within the state, each city, and each county in the preceding calendar year. The bill would require the department to post the annual summary report on its internet website and make the report available to the public by March 15 of each year.

**[AB 357](#) (Kamlager D) Affordable housing.**

**Status:** 2/2/2021-From printer. May be heard in committee March 4.

**Is Fiscal:** N

**Location:** 2/1/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. This bill would declare the intent of the Legislature to enact legislation that would address the need to build more affordable housing units.

**[AB 361](#) (Rivas, Robert D) Open meetings: local agencies: teleconferences.**

**Status:** 2/12/2021-Referred to Com. on L. GOV.

**Is Fiscal:** N

**Location:** 2/12/2021-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would authorize a local agency to use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting for the purpose of declaring or ratifying a local emergency, during a declared state or local emergency, as those terms are defined, when state or local health officials have imposed or recommended measures to promote social distancing, and during a declared local emergency provided the legislative body makes certain determinations by majority vote.

**[AB 363](#) (Medina D) Carl Moyer Memorial Air Quality Standards Attainment Program.**

**Status:** 2/12/2021-Referred to Com. on TRANS.

**Is Fiscal:** Y

**Location:** 2/12/2021-A. TRANS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require the State Air Resources Board, by January 1, 2023, to adopt an online application process for the submission of grant applications under the Carl Moyer Memorial Air Quality Standards Attainment Program. The bill would require the state board and local air districts administering the program to use the online application process. The bill would require the state

board, by January 1, 2023, to review the program and to submit to the Legislature a report on the review containing certain information. The bill would prohibit the state board from amending or adopting regulations making changes to the program until it has submitted the report.

**[AB 374](#) (Sevarto R) Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.**

**Status:** 2/12/2021-Referred to Com. on H. & C.D.

**Is Fiscal:** Y

**Location:** 2/12/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires the Department of Housing and Community Development to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. Current law requires that the report include, among other things, the number of units assisted by those programs and the number of individuals and households served and their income level. This bill would additionally require that this report include an evaluation of the Homeless Housing, Assistance, and Prevention (HHAP) program.

**[AB 387](#) (Lee D) Social Housing Act of 2021.**

**Status:** 2/3/2021-From printer. May be heard in committee March 5.

**Is Fiscal:** N

**Location:** 2/2/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would declare the intent of the Legislature to subsequently amend this bill to include provisions that would enact the Social Housing Act of 2021 to establish the California Housing Authority for the purpose of developing mixed-income rental and limited equity homeownership housing and mixed-use developments to address the shortage of affordable homes for low and moderate-income households.

**[AB 411](#) (Irwin D) Veterans Housing and Homeless Prevention Bond Act of 2022.**

**Status:** 2/12/2021-Referred to Coms. on H. & C.D. and M. & V.A.

**Is Fiscal:** Y

**Location:** 2/12/2021-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would enact the Veterans Housing and Homeless Prevention Bond Act of 2022 to authorize the issuance of bonds in an amount not to exceed \$600,000,000 to provide additional funding for the VHHPA. The bill would provide for the handling and disposition of the funds in the same manner as the 2014 bond act.

**[AB 426](#) (Bauer-Kahan D) Toxic air contaminants.**

**Status:** 2/12/2021-Referred to Coms. on NAT. RES. and TRANS.

**Is Fiscal:** N

**Location:** 2/12/2021-A. NAT. RES.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law authorizes local air pollution control districts and air quality management districts, in carrying out their responsibilities with respect to the attainment of state ambient air quality standards, to adopt and implement regulations that accomplish certain objectives. This bill would additionally authorize the districts to adopt and implement regulations to require data regarding air pollution within the district's jurisdiction from areawide stationary sources of air pollution, including mobile sources drawn by those stationary sources, to enable the calculation of health risks from toxic air contaminants.

**[AB 428](#) (Mayes I) Local government planning.**

**Status:** 2/5/2021-From printer. May be heard in committee March 7.

**Is Fiscal:** N

**Location:** 2/4/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, makes certain findings and declarations relating to local government organizations, including, among other things, the encouragement of orderly growth and development, and the logical formation and



modification of the boundaries of local agencies. This bill would make nonsubstantive changes to these findings and declarations.

**[AB 464](#) (Mullin D) Enhanced Infrastructure Financing Districts: allowable facilities, projects, and costs.**

**Status:** 2/9/2021-From printer. May be heard in committee March 11.

**Is Fiscal:** N

**Location:** 2/8/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law authorizes the legislative body of a city or a county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community, including, but not limited to, the acquisition, construction, or repair of industrial structures for private use. Current law authorizes a district to finance the ongoing or capitalized costs to maintain facilities financed in whole or in part by the district, but prohibits the use of proceeds of bonds issued to finance maintenance of any kind. This bill would remove the prohibition on the use of proceeds of bonds issued to finance maintenance of any kind. The bill would remove, from the list of facilities and projects the district may fund, the acquisition, construction, or repair of industrial structures for private use.

**[AB 482](#) (Ward D) Housing authorities: City of San Diego, County of San Bernardino, and County of Santa Clara: middle-income housing projects pilot program.**

**Status:** 2/9/2021-From printer. May be heard in committee March 11.

**Is Fiscal:** N

**Location:** 2/8/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Housing Authorities Law, authorizes a housing authority of a city or county to, among other things, prepare, carry out, acquire, lease, and operate housing projects and housing developments for persons of low income, as provided. Current law, until January 1, 2022, authorizes a housing authority located in the City of San Diego, the County of San Bernardino, or the County of Santa Clara to implement a pilot program to develop and finance a middle-income housing project, as defined, if the project receives gap financing, as defined. Current law requires any gap financing to be approved by the housing authority's legislative body, as provided, and requires the housing authority to provide a report to the Legislature, as specified. This bill would extend the authority of a housing authority located in the City of San Diego, the County of San Bernardino, or the County of Santa Clara to implement the above-described pilot program from January 1, 2022, to January 1, 2026.

**[AB 491](#) (Gonzalez, Lorena D) Housing: affordable and market rate units.**

**Status:** 2/9/2021-From printer. May be heard in committee March 11.

**Is Fiscal:** Y

**Location:** 2/8/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require that a mixed-income multifamily structure that is constructed on or after January 1, 2022, provide the same access to the common entrances, common areas, and amenities of the structure to occupants of the affordable housing units in the structure as is provided to occupants of the market-rate housing units. The bill would also prohibit a mixed-income multifamily structure that is constructed on or after January 1, 2022, from isolating the affordable housing units within the structure to a specific floor or an area on a specific floor. The bill would define various terms for these purposes.

**[AB 500](#) (Ward D) Local planning.**

**Status:** 2/10/2021-From printer. May be heard in committee March 12.

**Is Fiscal:** N

**Location:** 2/9/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Current law makes findings and declarations regarding the availability of housing in the state. This bill would make a nonsubstantive change to those findings and declarations.

**[AB 561](#) (Ting D) Help Homeowners Add New Housing Program: accessory dwelling unit financing.**

**Status:** 2/12/2021-From printer. May be heard in committee March 14.

**Is Fiscal:** Y

**Location:** 2/11/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law provides for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use in accordance with specified standards and conditions. This bill would require the Treasurer, within 6 months of the effective date of these provisions, to develop the Help Homeowners Add New Housing Program with the purpose of assisting homeowners, as defined, in qualifying for loans to construct additional housing units on their property, including accessory dwelling units and junior accessory dwelling units. The bill would, with regard to the development of the program, require the Treasurer to consult with the California Housing Financing Agency and the Department of Housing and Community Development and would authorize the Treasurer to consult with private lenders.

**[AB 571](#) (Mayes I) Planning and zoning: density bonuses: affordable housing.**

**Status:** 2/12/2021-From printer. May be heard in committee March 14.

**Is Fiscal:** Y

**Location:** 2/11/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Density Bonus Law requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents, including lower income students. Current law requires the amount of a density bonus and the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. This bill would prohibit affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development's affordable units or bonus units.

**[AB 578](#) (Fong R) Housing and Community Development: grant contracts and agreements.**

**Status:** 2/12/2021-From printer. May be heard in committee March 14.

**Is Fiscal:** Y

**Location:** 2/11/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. Current law requires the department to administer various grants, including the California Emergency Solutions Grants Program. This bill would require the department to issue and complete, for any grant program administered by the department, all necessary contracts and standard agreements, if applicable, between the department and the grant recipient within 90 days of issuing a grant award letter to the grant recipient. The bill would require the department to issue and complete these contracts and agreements by March 31, 2022, for a grant award letter issued to a grant recipient prior to January 1, 2022.

**[AB 585](#) (Rivas, Luz D) Climate change: Extreme Heat and Community Resilience Program.**

**Status:** 2/12/2021-From printer. May be heard in committee March 14.

**Is Fiscal:** Y

**Location:** 2/11/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would establish the Extreme Heat and Community Resilience Program to coordinate the state's efforts to address extreme heat and to facilitate the implementation of regional and state climate change planning into effective projects through the awarding of competitive grants to eligible entities for implementation of those projects. The bill would require the Office of Planning and Research to administer the program. The bill would establish the Extreme Heat and Community Resilience Fund in the State Treasury and would require the office, upon appropriation by the Legislature, to expend moneys in the fund for the implementation of the program.

**[AB 604](#) (Daly D) Road Maintenance and Rehabilitation Account: apportionment of funds: accrued interest.**

**Status:** 2/12/2021-From printer. May be heard in committee March 14.

**Is Fiscal:** Y

**Location:** 2/11/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would continuously appropriate interest earnings derived from revenues deposited in the Road Maintenance and Rehabilitation Account to the Department of Transportation for maintenance of the state highway system or for purposes of the State Highway Operation and Protection Program.

**AB 605 (Villapudua D) Affordable housing funding: affordable housing targets.**

**Status:** 2/16/2021-From printer. May be heard in committee March 15.

**Is Fiscal:** N

**Location:** 2/12/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would declare the intent of the Legislature to subsequently amend this bill to include provisions that would improve the competitive application process for housing-related funding by awarding additional points to areas that meet the state’s affordable housing targets.

**AB 617 (Davies R) Planning and zoning: regional housing needs: exchange of allocation.**

**Status:** 2/16/2021-From printer. May be heard in committee March 15.

**Is Fiscal:** N

**Location:** 2/12/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would authorize a city or county, by agreement, to transfer all or a portion of its allocation of regional housing need to another city or county. The bill would allow the transferring city to pay the transferee city or county an amount determined by that agreement, as well as a surcharge to offset the impacts and associated costs of the additional housing on the transferee city. The bill would also require the transferring city or county and the transferee city or county to report to the council of governments and the department specified information about the transfer, as provided.

**AB 634 (Carrillo D) Housing zones: restrictions: timelines.**

**Status:** 2/16/2021-From printer. May be heard in committee March 15.

**Is Fiscal:** N

**Location:** 2/12/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law generally requires a local government to approve a development that satisfies certain criteria. Under current law, after adoption of the zone, a lead agency is not required to prepare an environmental impact report or negative environmental declaration for a housing development located on land within that zone that satisfies all of specified criteria, including, among others, that (A) at least 5% of the total units constructed or substantially rehabilitated in the zone will be restricted for a term of 55 years for very low income households, as defined, and (B) the developer provides sufficient legal commitments to ensure continued availability of units for very low, low-, moderate-, or middle-income households for 55 years for rental units. This bill would revise the above-described requirements of “55 years” in these provisions to instead specify that they apply for “at least 55 years.”

**AB 682 (Bloom D) Planning and zoning: cohousing buildings.**

**Status:** 2/16/2021-From printer. May be heard in committee March 15.

**Is Fiscal:** Y

**Location:** 2/12/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require a city or county with a population of more than 400,000 people to permit the building of cohousing buildings, as defined, in any zone where multifamily residential buildings are permitted. The bill would require that cohousing buildings be permitted on the same basis as multifamily dwelling units. The bill would set minimum standards for the construction of cohousing buildings, including floor-space ratios and setback requirements. The bill would require that specified percentages of cohousing buildings be set aside for affordable housing, as specified.

**AB 721 (Bloom D) Covenants and restrictions: affordable housing.**

**Status:** 2/16/2021-Read first time. To print.

**Is Fiscal:** Y

**Location:** 2/16/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would make any private recorded covenants, conditions, restrictions, or private limits on the use of private or publicly owned land contained in any deed, contract, security instrument, or other



instrument affecting the transfer or sale that restricts the number or size of the residences that may be built on the property, or that restricts the number of persons who may reside on the property unenforceable against the owner of an affordable housing development, as defined.

**AB 816**

**(Chiu D) State and local agencies: homelessness plan.**

**Status:** 2/16/2021-Read first time. To print.

**Is Fiscal:** Y

**Location:** 2/16/2021-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires the Governor to create the Homeless Coordinating and Financing Council and to appoint up to 19 members of that council, as provided. Current law specifies the duties of the coordinating council, including creating partnerships among state agencies and departments, local government agencies, and specified federal agencies and private entities, for the purpose of arriving at specific strategies to end homelessness. This bill, upon appropriation by the Legislature or upon receiving technical assistance offered by the federal Department of Housing and Urban Development (HUD), if available, would require the coordinating council to conduct, or contract with an entity to conduct, a statewide needs and gaps analysis to, among other things, identify state programs that provide housing or services to persons experiencing homelessness and create a financial model that will assess certain investment needs for the purpose of moving persons experiencing homelessness into permanent housing.

**ACA 1**

**(Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.**

**Status:** 12/8/2020-From printer. May be heard in committee January 7.

**Is Fiscal:** N

**Location:** 12/7/2020-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

**SB 1**

**(Atkins D) Coastal resources: sea level rise.**

**Status:** 1/28/2021-Referred to Coms. on N.R. & W., EQ., and G.O. Referral to Com. on G.O. rescinded because of the limitations placed on committee hearings due to ongoing health and safety risks of the COVID-19 virus.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. N.R. & W.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The California Coastal Act of 1976 establishes the California Coastal Commission and provides for planning and regulation of development in the coastal zone, as defined. The act requires the commission, within 90 days after January 1, 1977, to adopt, after public hearing, procedures for the preparation, submission, approval, appeal, certification, and amendment of a local coastal program, including a common methodology for the preparation of, and the determination of the scope of, the local coastal programs, as provided. This bill would also include, as part of the procedures the commission is required to adopt, recommendations and guidelines for the identification, assessment, minimization, and mitigation of sea level rise within each local coastal program, as provided. The bill would delete the timeframe specified above by which the commission is required to adopt these procedures.

**SB 5**

**(Atkins D) Housing: bond act.**

**Status:** 1/28/2021-Referred to Com. on RLS.

**Is Fiscal:** N

**Location:** 12/7/2020-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation that would authorize the issuance of bonds and would require the proceeds from the sale of those bonds to be used to finance housing-related programs that serve the homeless and extremely low income and very low income

Californians.

**SB 6 (Caballero D) Local planning: housing: commercial zones.**

**Status:** 1/28/2021-Referred to Coms. on GOV. & F., HOUSING, and JUD. Referral to Com. on JUD. rescinded because of the limitations placed on committee hearings due to ongoing health and safety risks of the COVID-19 virus.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. GOV. & F.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. This bill, the Neighborhood Homes Act, would deem a housing development project, as defined, an allowable use on a neighborhood lot, which is defined as a parcel within an office or retail commercial zone that is not adjacent to an industrial use. The bill would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction.

**SB 7 (Atkins D) Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021.**

**Status:** 1/28/2021-Referred to Com. on EQ.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. E.Q.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that the lead agency proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA authorizes the preparation of a master EIR and authorizes the use of the master EIR to limit the environmental review of subsequent projects that are described in the master EIR, as specified. This bill would require a lead agency to prepare a master EIR for a general plan, plan amendment, plan element, or specific plan for housing projects where the state has provided funding for the preparation of the master EIR.

**SB 8 (Skinner D) Density Bonus Law.**

**Status:** 1/28/2021-Referred to Com. on RLS.

**Is Fiscal:** N

**Location:** 12/7/2020-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would make a nonsubstantive change to the definition of "development standard" for purposes of the Density Bonus Law.

**SB 9 (Atkins D) Housing development: approvals.**

**Status:** 1/28/2021-Referred to Coms. on HOUSING, GOV. & F., and EQ. Referral to Com. on E.Q. rescinded because of the limitations placed on committee hearings due to ongoing health and safety risks of the COVID-19 virus.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or

historic property or district.

**SB 10 (Wiener D) Planning and zoning: housing development: density.**

**Status:** 1/28/2021-Referred to Coms. on HOUSING, GOV. & F., and EQ. Referral to Com. on E.Q. rescinded because of the limitations placed on committee hearings due to ongoing health and safety risks of the COVID-19 virus.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right.

**SB 15 (Portantino D) Housing development: incentives: rezoning of idle retail sites.**

**Status:** 1/28/2021-Referred to Com. on HOUSING.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law establishes, among other housing programs, the Workforce Housing Reward Program, which requires the Department of Housing and Community Development to make local assistance grants to cities, counties, and cities and counties that provide land use approval to housing developments that are affordable to very low and low-income households. This bill, upon appropriation by the Legislature in the annual Budget Act or other statute, would require the department to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing

**SB 31 (Cortese D) Building decarbonization.**

**Status:** 1/28/2021-Referred to Com. on E., U. & C.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. E. U., & C.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require the State Energy Resources Conservation and Development Commission to identify and implement programs to promote existing and new building decarbonization. The bill would, to the extent clean energy or energy efficiency funds are made available from the federal government to address economic recovery and development due to the COVID-19 pandemic, authorize the commission to expend federal moneys, to the extent authorized by federal law, for projects for existing and new building decarbonization. The bill would additionally require the commission, under the EPIC program, to award funds for projects that will benefit electricity ratepayers and lead to the development and deployment of commercial and residential building decarbonization technologies and investments that reduce or eliminate greenhouse gas generation in those buildings.

**SB 32 (Cortese D) Energy: general plan: building decarbonization requirements.**

**Status:** 1/28/2021-Referred to Com. on GOV. & F.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. GOV. & F.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require a city or county to amend, by January 1, 2023, the appropriate elements of its general plan to include goals, policies, objectives, targets, and feasible implementation strategies, as specified, to decarbonize newly constructed commercial and residential buildings. The bill would require a city or county to submit these draft general plan amendments to the commission at least 45 days prior to the adoption of the amendments. The bill would require the legislative body of the city or county to consider the commission’s advisory comments, if any, prior to adopting the amendments.

**SB 44 (Allen D) California Environmental Quality Act: streamlined judicial review: environmental**

**leadership transit projects.****Status:** 1/28/2021-Referred to Coms. on EQ. and JUD.**Is Fiscal:** Y**Location:** 1/28/2021-S. E.Q.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require the Judicial Council, on or before April 1, 2022, to adopt rules of court establishing procedures requiring actions or proceedings seeking judicial review pursuant to CEQA or the granting of project approvals, including any appeals to the court of appeal or the Supreme Court, to be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceedings with the court to an action or proceeding seeking judicial review of the lead agency's action related to an environmental leadership transit project. The bill would require the environmental leadership transit project to meet certain labor requirements.

**[SB 45](#)****(Portantino D) Wildfire Prevention, Safe Drinking Water, Drought Preparation, and Flood Protection Bond Act of 2022.****Status:** 1/28/2021-Referred to Coms. on N.R. & W., GOV. & F., and EQ. Referral to Com. on E.Q. rescinded because of the limitations placed on committee hearings due to ongoing health and safety risks of the COVID-19 virus.**Is Fiscal:** Y**Location:** 1/28/2021-S. N.R. & W.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would enact the Wildfire Prevention, Safe Drinking Water, Drought Preparation, and Flood Protection Bond Act of 2022, which, if approved by the voters, would authorize the issuance of bonds in the amount of \$5,510,000,000 pursuant to the State General Obligation Bond Law to finance projects for a wildfire prevention, safe drinking water, drought preparation, and flood protection program.

**[SB 67](#)****(Becker D) Clean Energy.****Status:** 1/28/2021-Referred to Com. on RLS.**Is Fiscal:** N**Location:** 12/7/2020-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact subsequent legislation to accelerate the state's progress toward having 100% of electricity provided by renewable or other zero-carbon sources on a 24-hour, 7-day basis.

**[SB 83](#)****(Allen D) California Infrastructure and Economic Development Bank: Sea Level Rise Revolving Loan Program.****Status:** 1/28/2021-Referred to Coms. on N.R. & W. and GOV. & F.**Is Fiscal:** Y**Location:** 1/28/2021-S. N.R. & W.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would create the Sea Level Rise Revolving Loan Program within the I-Bank to provide low-interest loans to local jurisdictions for the purchase of coastal properties in their jurisdictions identified as vulnerable coastal property. The bill would require the California Coastal Commission, before January 1, 2023, in consultation with the California Coastal Commission, the State Lands Commission, and any other applicable state, federal, and local entities with relevant jurisdiction and expertise, to determine criteria and guidelines for the identification of vulnerable coastal properties eligible for participation in the program. The bill would authorize specified local jurisdictions to apply for, and be awarded, a low-interest loan under the program if the local jurisdiction develops and submits to the bank a vulnerable coastal property plan.

**[SB 106](#)****(Umberg D) Mental Health Services Act: homelessness.****Status:** 1/28/2021-Referred to Com. on RLS.**Is Fiscal:** N**Location:** 1/5/2021-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, the Mental Health Services Act (MHSA), an initiative measure enacted by the voters as Proposition 63 at the November 2, 2004, statewide general election, establishes the continuously appropriated Mental Health Services Fund to fund various county mental health programs

and requires counties to spend those funds as specified. This bill would state the intent of the Legislature that the MHSA be updated to better focus on people with mental illness who are also experiencing homelessness, who are involved in the criminal justice system, and for early intervention for youth.

**[SB 214](#) (Bates R) Neighborhood electric vehicles: County of Orange: Ranch Plan Planned Community.**

**Status:** 1/28/2021-Referred to Com. on TRANS.

**Is Fiscal:** Y

**Location:** 1/28/2021-S. TRANS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, until January 1, 2022, authorizes the County of Orange to establish a neighborhood electric vehicle (NEV) transportation plan for the Ranch Plan Planned Community in that county. Current law requires the plan to include specified elements, including provisions relating to parking, charging, NEV only lanes, and shared use with conventional vehicle lanes. Current law makes operating a NEV in violation of certain provisions an infraction. This bill would repeal the January 1, 2022, sunset date, thereby indefinitely extending the County of Orange’s authority to establish a NEV transportation plan for the Ranch Plan Planned Community.

**[SB 261](#) (Allen D) Regional transportation plans: sustainable communities strategies.**

**Status:** 2/4/2021-Referral to Com. on HOUSING rescinded because of the limitations placed on committee hearings due to ongoing health and safety risks of the COVID-19 virus.

**Is Fiscal:** Y

**Location:** 2/4/2021-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** current law requires certain transportation planning agencies to prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system. Certain of these agencies are designated under federal law as metropolitan planning organizations. Existing law requires that each regional transportation plan include a sustainable communities strategy developed to achieve greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 established by the State Air Resources Board. This bill would require that the sustainable communities strategy be developed to additionally achieve greenhouse gas emission reduction targets for the automobile and light truck sector for 2045 and 2050 and vehicle miles traveled reduction targets for 2035, 2045, and 2050 established by the board. The bill would make various conforming changes to integrate those additional targets into regional transportation plans.

**[SB 274](#) (Wieckowski D) Local government meetings: agenda and documents.**

**Status:** 2/10/2021-Referred to Com. on GOV. & F.

**Is Fiscal:** Y

**Location:** 2/10/2021-S. GOV. & F.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Ralph M. Brown Act, requires meetings of the legislative body of a local agency to be open and public and also requires regular and special meetings of the legislative body to be held within the boundaries of the territory over which the local agency exercises jurisdiction, with specified exceptions. Current law authorizes a person to request that a copy of an agenda, or a copy of all the documents constituting the agenda packet, of any meeting of a legislative body be mailed to that person. This bill would require a local agency with an internet website, or its designee, to email a copy of, or website link to, the agenda or a copy of all the documents constituting the agenda packet if the person requests that the items be delivered by email. If a local agency determines it to be technologically infeasible to send a copy of the documents or a link to a website that contains the documents by mail or by other electronic means, the bill would require the legislative body or its designee to send by mail a copy of the agenda or a website link to the agenda and to mail a copy of all other documents constituting the agenda packet, as specified.

**[SB 290](#) (Skinner D) Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.**

**Status:** 2/10/2021-Referred to Coms. on HOUSING and GOV. & F.

**Is Fiscal:** Y

**Location:** 2/10/2021-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires the amount of a density bonus and the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total

number of units in the housing development, as specified. This bill would require a unit designated to satisfy the inclusionary zoning requirements of a city or county to be included in the total number of units on which a density bonus and the number of incentives or concessions are based. The bill would require a city or county to grant one incentive or concession for a student housing development project that will include at least 20% of the total units for lower income students.

**[SB 339](#)**

**(Wiener D) Vehicles: road usage charge pilot program.**

**Status:** 2/9/2021-From printer. May be acted upon on or after March 11.

**Is Fiscal:** Y

**Location:** 2/8/2021-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires the Chair of the California Transportation Commission to create a Road Usage Charge (RUC) Technical Advisory Committee in consultation with the Secretary of Transportation. Under existing law, the purpose of the technical advisory committee is to guide the development and evaluation of a pilot program to assess the potential for mileage-based revenue collection as an alternative to the gas tax system. Current law requires the technical advisory committee to study RUC alternatives to the gas tax, gather public comment on issues and concerns related to the pilot program, and make recommendations to the Secretary of Transportation on the design of a pilot program, as specified. Existing law repeals these provisions on January 1, 2023. This bill would extend the operation of these provisions until January 1, 2027.

**[SCA 2](#)**

**(Allen D) Public housing projects.**

**Status:** 12/8/2020-From printer. May be acted upon on or after January 7.

**Is Fiscal:** N

**Location:** 12/7/2020-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.

**Total Measures: 61**

**Total Tracking Forms: 61**





February 12, 2021

Secretary David Kim  
California State Transportation Agency  
915 Capitol Mall, Suite 350B  
Sacramento, CA 95814

**RE: Transportation Aid Funding Available to California from the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 (PL 116-260)**

Dear Secretary Kim:

On behalf of the California State Association of Counties (CSAC), Safe Routes Partnership California, the League of California Cities (Cal Cities), and California Walks, we are writing to express our support for allocating a portion of the \$912 million available to the State of California pursuant to the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 (PL 116-260) to high-priority local projects via California's Local Highway Bridge Program, the Local Highway Safety Improvement Program, and the Active Transportation Program.<sup>1</sup>

**Specifically, based on the percentages of funding these programs receive from the current federal aid transportation program in California, we urge the Administration to allocate \$74.2 million to California's Local Highway Bridge Program, \$19.3 million to the Local Highway Safety Improvement Program, and \$17.4 million to the Active Transportation Program.** Each of these programs aligns with the State's broader goals of encouraging climate-friendly transportation investments, as well as a "fix-it-first" approach to maintaining our existing transportation infrastructure.

- **Local Highway Bridge Program (HBP) - \$74.2 million.** The local HBP funds preventative maintenance, rehabilitation, or replacement of eligible local agency bridges.<sup>2</sup> The program is significantly over-subscribed with a multi-year program of projects. According to the most recent estimates available to the program advisory committee, there are currently \$217 million in unfunded bridge projects that are ready for construction. Bicycle and pedestrian facilities on bridges can be funded up to AASHTO or Caltrans design standards, provided that the facilities match the existing corridor or an adopted bicycle/pedestrian corridor plan.

<sup>1</sup> <https://www.fhwa.dot.gov/legsregs/directives/notices/n4510851/>

<sup>2</sup> <https://dot.ca.gov/programs/local-assistance/fed-and-state-programs/highway-bridge-program>

- **Local Highway Safety Improvement Program (HSIP) - \$19.3 million.** California's Local HSIP focuses on infrastructure projects that are supported by data and designed to reduce collisions.<sup>3</sup> The program is increasingly focused on systematic safety improvements that maximize cost-benefit ratio and are based on comprehensive Local Road Safety Plans. Local representatives on the program advisory committee estimate that local agencies could quickly deliver an additional \$200 million in local Highway Safety Improvement Program projects if additional funding were available.
- **Active Transportation Program (ATP) - \$17.4 million.** The ATP funds both infrastructure and non-infrastructure projects to increase access and safety for bicyclists, pedestrians and other active transportation users.<sup>4</sup> While many of the projects are built within local street and road right-of-ways, others occur on the state highway system. Demand for the program has far exceeded available funding capacity, with over \$2 billion in applications for approximately \$220 million in available funding in the most recent round of grants. Cities and counties could quickly deliver additional much-needed active transportation projects with supplemental funding from PL 116-260.

As outlined in Governor Newsom's January Budget Proposal, the COVID-19 pandemic has led to significant reductions in fuel tax revenue to *both* the State and local governments.<sup>5</sup> As you are aware, the State and its local agencies receive approximately equal amounts of funding from SB 1 (Chapter 5, Statutes of 2017), while local governments receive approximately 40% of the revenues from the base fuel taxes and the gas tax replacement for the Proposition 42 sales tax. Accordingly, we urge the State to allocate this much-needed federal aid funding to support both state and local transportation projects.

While the funding allocated to California pursuant to PL 116-260 is highly flexible, funded projects still must comply with most federal requirements, including the National Environmental Policy Act. Many local transportation projects typically funded with state fuel tax revenues would have significantly higher soft costs if they were "federalized." Therefore, the most efficient way to allocate a portion of the federal aid directly to local projects is through existing "federalized" grant programs.

We appreciate recent comments indicating the Administration is open to following the traditional 60% state, 40% local distribution of federal transportation funds in California in its allocation of funding available from PL 116-260. The numbers cited above apply the percentages of funding each listed program receives from the FAST Act in California to the \$912 million in available federal aid funding from PL 116-260. We urge the State to ensure that each of these important programs receives a much-needed share of the federal relief funding.

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<sup>3</sup> <https://dot.ca.gov/programs/local-assistance/fed-and-state-programs/highway-safety-improvement-program>

<sup>4</sup> <https://catc.ca.gov/programs/active-transportation-program>

<sup>5</sup> <http://www.ebudget.ca.gov/2021-22/pdf/BudgetSummary/RevenueEstimates.pdf> (see page 261)



Please do not hesitate to contact us with any questions about this request (for CSAC, Chris Lee at [clee@counties.org](mailto:clee@counties.org); for Safe Routes Partnership California, Jonathan Matz at [jonathan@saferoutespartnership.org](mailto:jonathan@saferoutespartnership.org); for Cal Cities, Melanie Perron at [mperron@cacities.org](mailto:mperron@cacities.org); and for California Walks, Caro Jauregui at [caro@calwalks.org](mailto:caro@calwalks.org)).

Sincerely,



Christopher Lee  
Legislative Representative  
California State Association of Counties

/S/

Jonathan Matz  
California Senior Policy Manager  
Safe Routes Partnership California



Melanie M. Perron  
Deputy Executive Director, Advocacy and Public Affairs  
League of California Cities



Carolina Jauregui  
Co-Executive Director  
California Walks

cc: Elissa Konove, Undersecretary, California State Transportation Agency  
Giles Giovinazzi, Federal Liaison, California State Transportation Agency  
Mark Tollefson, Deputy Cabinet Secretary, Office of Governor Newsom  
Ronda Paschal, Deputy Legislative Secretary, Office of Governor Newsom  
Mark Monroe, Assistant Program Budget Manager, California Department of Finance  
Mitch Weiss, Executive Director, California Transportation Commission  
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Danny Yost, Assistant Deputy Director, California Department of Transportation  
James Barba, Consultant, Office of Senate President pro Tempore Atkins  
James Hacker, Consultant, Senate Committee on Budget and Fiscal Review  
Julius McIntyre, Consultant, Office of Assembly Speaker Rendon  
Geneveive Morelos, Consultant, Assembly Committee on Budget  
Heather Wood, Consultant, Senate Republican Caucus  
Kirstin Kolpitcke, Consultant, Assembly Republican Caucus  
Brian Brown, Legislative Analyst's Office



Orange County Council of Governments

# HOUSING ORANGE COUNTY



## OC Housing for a Resilient Future Webinar Series Session 1: Economic Resiliency in a Post-Pandemic World

### Wednesday, March 24, 2021 at 11am - 12pm



Speaker

**Kome Ajise**  
SCAG



Moderator

**Richard Gollis**  
Concord Group



Speaker

**Brian McGowan**  
Greater Seattle Partners



Speaker

**Wallace Walrod**  
OCBC

**SIGN UP**



Co-hosted by:



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## Richard Gollis

Co-Founder and Principal

### **Role**

Richard M. Gollis is a Co-Founder and Principal of The Concord Group based in the Newport Beach office. As a founding partner, Richard has crafted and cultivated the firm's unique approach to advisory services, integrating deep market knowledge with creative analytics to provide best-in-class solutions to a diverse range of clients.

### **Experience**

Richard's expertise in strategic market analysis, development programming, transaction due diligence and valuation extends across all real estate asset classes. With a career beginning in Atlanta and spanning the country Richard offers an exceptional breadth of experience that makes him a trusted advisor. He works frequently with investors, developers and public agencies solve complex development challenges. Across the country, Richard has led TCG teams on projects that have positively influenced infrastructure and development patterns including transit-oriented nodes and corridor plans; new redevelopment in the urban core; redevelopment of suburban retail to mixed use; and master planned communities.

### **Professional Organizations**

Respected as a thought leader in real estate, Richard is often quoted in major publications and he is frequently sought after as a speaker at key industry events. Richard was elected a Trustee to the Urban Land Institute in 2012 and has been a Governor of the ULI Foundation since 2006. Richard is the founding Chair of ULI's

Suburban Development and Redevelopment Council which focuses on best practices in the transformation of communities and transportation corridors.

He recently served as the Jury Chair for the Hines Student Competition, the leading urban design and development “ideas competition” for graduate schools. Prior roles at ULI include Chair of the Community Development Council, Juror for the Awards for Excellence and Chair of the Orange County, CA District Council.

Richard has also participated on and chaired several national Advisory Services Panels. Richard serves on the Advisory Board of Jamboree Housing Corporation, a leading community development organization specializing in affordable housing. In addition, he serves on the Leadership Board of The Department of Urban Planning and Public Policy at the University of California, Irvine.

### **Education**

A native of Boston, Richard is a graduate of Brown University with a degree in international relations.