



**VENTURA COUNCIL
OF GOVERNMENTS**

AGENDA

Thursday, July 14, 2011
5:00 p.m.
City of Camarillo
Council Chambers
601 Carmen Drive
Camarillo, CA 93010

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL

4. PUBLIC COMMENT

At this time, members of the public may comment on any item not appearing on the agenda upon completion of a speaker card. Individual Board Members may briefly respond to Public Comments or ask questions for clarification.

5. BOARD MEMBER COMMENTS

6. CONSENT CALENDAR

Minutes – Adopt the Minutes of the May 12, 2011 meeting. – pg.3

MEMBERS

<u>City of Camarillo</u> Michael Morgan, Member Don Waunch, <i>Alternate</i>	<u>City of Fillmore</u> Patti Walker, Member Gayle Washburn, <i>Alternate</i>	<u>City of Moorpark</u> Janice Parvin, Member Keith Millhouse, <i>Alternate</i>	<u>City of Ojai</u> Carlton Strobel, Member Paul Blatz, <i>Alternate</i>
<u>City of Oxnard</u> Tim Flynn, Member Irene Pinkard, <i>Alternate</i>	<u>City of Port Hueneme</u> Sylvia Muñoz Schnopp, Member Douglas Breeze, <i>Alternate</i>	<u>City of San Buenaventura</u> Carl Morehouse, Member Brian Brennan, <i>Alternate</i>	<u>City of Santa Paula</u> Jim Tovias, Member Rick Cook, <i>Alternate</i>
<u>City of Simi Valley</u> Bob Huber, Member Barbra Williamson, <i>Alternate</i>	<u>City of Thousand Oaks</u> Tom Glancy, Member Jacqui Irwin, <i>Alternate</i>	<u>County of Ventura</u> Linda Parks, Member John Zaragoza, <i>Alternate</i>	

7. ORDER OF BUSINESS

A. LEGISLATIVE UPDATE – pg.5

Support in Concept AB 231 (V.C. Perez) – Enterprise zone reform
Support in Concept AB 631 (Ma) – Electric vehicle charging stations
Support SB 214 (Wolk) – Infrastructure Finance District
Watch SB 653 (Steinberg) – Local Taxation Authority

B. 2012 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITY STRATEGY (RTP/SCS) COMMUNITY OUTREACH – pg.17

Receive and File

C. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) - pg.19

Receive and File

8. AGENCY REPORTS

- A. Southern California Association of Governments
- B. Ventura County Transportation Commission
- C. League of California Cities
- D. Other Agencies

9. EXECUTIVE DIRECTOR REPORT

VCTC/VCOG Restructuring Status Report (To be distributed at meeting)

10. REQUEST FOR FUTURE AGENDA ITEMS

Any Board Member may propose items for placement on a future agenda. Members may discuss whether or not the item should be agendaized and the description of the agenda item.

11. ADJOURNMENT TO SEPT 8 , 2011 MEETING

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file at the Ventura County Transportation Commission and are available for public inspection. If you have any questions regarding any agenda item, contact the Executive Director at (805) 642-1591.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Executive Director. Notification 48 hours before the meeting will allow VCOG to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35, 102-35. 104 ADA Title II).



**VENTURA COUNCIL
OF GOVERNMENTS**

Item 6

MEETING SUMMARY

Thursday, May 12, 2011

5:00 p.m.

City of Camarillo
Council Chambers
601 Carmen Drive
Camarillo, CA 93010

1. **CALL TO ORDER**

2. **FLAG SALUTE**

3. **ROLL CALL**

Janice Parvin	City of Moorpark
Tim Flynn	City of Oxnard
Michael Morgan	City of Camarillo
Jim Tovias	City of Santa Paula
Sylvia Munoz Schnopp	City of Port Hueneme
Tom Glancy	City of Thousand Oaks
Carl Morehouse	City of Ventura
Patti Walker	City of Fillmore
Carl Morehouse	City of San Buenaventura
Barbra Williamson	City of Simi Valley
Linda Parks	County of Ventura

Absent: City of Ojai

4. **PUBLIC COMMENT**

At this time, members of the public may comment on any item not appearing on the agenda upon completion of a speaker card. Individual Board Members may briefly respond to Public Comments or ask questions for clarification.

5. **BOARD MEMBER COMMENTS**

6. **CONSENT CALENDAR**

A. **Minutes** – Adopt the Minutes of the March 10, 2011 meeting
Adopted – (Member Williamson abstained)

B. **Quarterly Budget Report** – ***Received and Filed.***

7. **ORDER OF BUSINESS** (*Item 7C will be heard before Item 7A*)

VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT 2011 TRIENNIAL ASSESSMENT

Received APCD 2011 Triennial Assessment Report presented by Mike Villegas, Air Pollution Control Officer

LEGISLATIVE UPDATE

1. **Oppose AB 441 (Monning)** –Planning requirements regarding Health Impacts
2. **Support AB 1308 (Miller)** – Fuel tax protection
3. **Support SB 515 (Corbett)** – Battery disposal programs

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Do not accept delegation for the fifth RHNA cycle

VCOG FY 2011/12 BUDGET

Adopted Resolution No. 2011-05 adopting the proposed Fiscal Year 2011/2012 budget.

VCOG/VCTC VISION

Received Report and Directed Staff to provide comments to the Ventura County Transportation Commission (VCTC) regarding potential organizational/governance structures for future consideration.

8. **AGENCY REPORTS**

- E. Southern California Association of Governments-
John Procter reported on the recent SCAG General Assembly in LaQuinta.
- F. Ventura County Transportation Commission
- G. League of California Cities
- H. Other Agencies

9. **EXECUTIVE DIRECTOR REPORT**

10. **REQUEST FOR FUTURE AGENDA ITEMS**

Any Board Member may propose items for placement on a future agenda. Members may discuss whether or not the item should be agendized and the description of the agenda item.

11. **ADJOURNMENT TO JUNE 9 , 2011 ANNUAL DINNER MEETING**



MEMORANDUM

TO: Board of Directors
FROM: Peter De Haan, VCTC Programming Director
SUBJECT: Legislative Update
DATE: July 14, 2011

Recommendation: 1. Support in Concept AB 231 (V.M. Perez) – Enterprise zone reform
2. Support in Concept AB 631 (Ma) – Electric vehicle charging stations
3. Support SB 214 (Wolk) – Infrastructure Finance Districts
4. Watch SB 653 (Steinberg) – Local Taxation Authority

The VCOG Legislative Committee met on May 26th. Based on the input from the Committee and further VCOG staff consideration, staff is recommending VCOG take the following legislative positions. At its June 14th meeting, the Administrative Committee supported the staff recommendations regarding AB 631, SB 214, and SB 653, and gave staff direction regarding AB 231 which has led to the staff recommendation on that bill.

AB 231 (V.M. Perez) – Enterprise Zone Reform: This bill is part of the bigger discussion on redevelopment agencies, and can be construed as enterprise zone reform to keep enterprise zones as a legitimate vehicle for economic development. Although there are no enterprise zones in Ventura County, the concept could be useful in the future. Attached is a staff analysis of this bill, which could potentially be used in the ongoing budget negotiations. Staff recommends that VCOG adopt a SUPPORT IN CONCEPT position, to support the effort to reform but not eliminate enterprise zones.

AB 631 (Ma) – Electric Vehicle Charging Stations: This bill is supported in concept by SCAG, and the SCAG staff analysis is provided as an attachment to this report. The bill provides that electric vehicle charging stations not be regulated as utilities, but allows the services to be developed in a free market. VCOG staff recommends adopting the identical position as SCAG, to SUPPORT IN CONCEPT the electric vehicle charging stations not falling under California Public Utilities Commission jurisdiction as a utility.

VCOG
July 14, 2011
Item # 7A
Page #2

SB 214 (Wolk) – Infrastructure Finance Districts: SCAG also supports this bill, and the SCAG analysis is attached. The bill would make it easier to establish Infrastructure Finance Districts, and SCAG staff argued in its analysis that these districts will provide a useful infrastructure financing tool especially if redevelopment districts are eliminated or curtailed. The bill is supported by the California State Association of Counties and the Special Districts Association, but there is some opposition as the bill could encourage the redirection of property taxes. Staff recommends VCOG take a SUPPORT position consistent with SCAG, as this bill could provide an important local financing tool.

The Administrative Committee inquired as to whether this bill addresses local authority for public/private partnerships. There are no provisions regarding public/private partnerships in the bill, and another bill to address public/private partnerships, SB 693, has died in committee.

SB 653 (Steinberg) – Local Taxation Authority: This bill authorizes various locally-levied taxes. There is significant controversy over this bill as it could lead to new types of taxes in various areas. Staff recommends VCOG take a WATCH position on this bill.

Attached is the Meeting Summary of the May 26th Legislative Committee.

Attachments

Attached for information is the following item for the Board's consideration:

- Attachments: A: Matrix showing status of bills
- B: AB 231 staff analysis
- C: AB 631 SCAG analysis
- D: SB 214 SCAG analysis
- E: SB 653 staff analysis
- F: Meeting Summary of May 26, 2011 Legislative Committee

VENTURA COUNCIL OF GOVERNMENTS STATE LEGISLATIVE MATRIX BILL SUMMARY July 7, 2011			
BILL/AUTHOR	SUBJECT	POSITION	STATUS
AB 231 V.M. Perez	Reforms enterprise zones.	Support in Concept	Died in Assembly Jobs, Economic Development, & the Economy Committee.
AB 441 Monning	Requires inclusion of health issues in the guidelines for Regional Transportation Plans, and directs that optional advice be prepared for inclusion of health issues in local General Plans.	Oppose	Died in Assembly Appropriations Committee.
AB 631 Ma	Stipulates that electric vehicle charging stations do not fall under Public Utilities Commission jurisdiction as a public utility.	Support in Concept	Passed Assembly 74-1. Passed Senate Energy, Utilities & Communications Committee 9-0. In full Senate.
AB 1308 Miller	Appropriates Highway Users Tax Account (HUTA) funds to continue flowing absent an adopted State Budget.	Support	Died in Assembly Appropriations Committee.
SB 49 Strickland	Restricts local agency ability to levy fees for emergency response to car crashes.	Watch	Failed in Senate Public Safety Committee, 1-4.
SB 214 Wolk	Broadens local authority to establish infrastructure finance districts.	Support	Passed Senate 24-13. Passed Assembly Local Government Committee 5-3. In full Assembly.
SB 653 Steinberg	Provides authority for various local taxes.	Watch	Passed Senate Government & Finance Committee 6-2. Passed Senate Appropriations Committee 6-2. In full Senate.
SB 515 Corbett	Requires battery manufacturers to create programs to manage battery disposal.	Support	Died in Senate Appropriations Committee.

VCOG recommended position shown in **bold**.

AB 231 (V.M. PEREZ) – ENTERPRISE ZONE REFORM

The enterprise zone concept was first implemented in the 1960's to provide incentives, particularly tax credits, for businesses to locate in impoverished areas. There are currently 42 enterprise zones in California. As with redevelopment areas, the Brown Administration has recommended elimination of enterprise zones to address the state budget shortfall. However, Assembly Member V. Manuel Perez (D – Cathedral City) has initiated a broad-based effort to develop a consensus to reform Enterprise Zones rather than eliminate them. His bill AB 231 is the result thus far of this effort. This bill did not leave its house of origin prior to the deadline for 2011.

AB 231 makes a significant number of changes to enterprise zones, especially with regard to allowable tax credits. Currently, the most significant enterprise zone tax credit is the hiring tax credit for employers in enterprise zones. The bill would limit to 15 years the allowable carry-forward of this tax credit, and also caps the salary of employees to be included under the hiring tax credit provision. The bill also limits the ability of an employer to obtain the tax credits if it is simply relocating to an enterprise zone from another part of the state. Since this bill is a potential budget negotiating tool, it includes a provision whereby enterprise zones would give up a portion of tax credits for the next year only, to help balance the budget.

The California Association of Enterprise Zones has not taken a position on AB 231 but is supportive of the work of Assembly Member Perez to reform enterprise zones and prevent their elimination.

Although there are currently no enterprise zones in Ventura County, the enterprise zone concept could provide a valuable future tool for one or more Ventura County jurisdictions to incentivize economic development in impoverished areas. In keeping with the VCOG Board's previous position to support reform of redevelopment areas rather than their elimination, staff recommends VCOG take a Support in Concept position on AB 231, to support the concept of reforming and not eliminating enterprise zones.

Recommended Position: Support in Concept

REPORT

DATE: April 19, 2011

TO: Legislative, Communications and Membership Committee

FROM: Sharon A. Neely, Deputy Executive Director, Strategy, Policy and Public Affairs,
neely@scag.ca.gov, (213)-236-1992.

SUBJECT: SB 214 (Wolk)-Local Economic Development Financing Tool

RECOMMENDED ACTION:

Support SB 214 (Wolk) legislation making it easier for cities and counties to use Infrastructure Financing Districts to pay for public works projects without impacting school districts or the state general fund.

EXECUTIVE SUMMARY:

Proposed legislation to provide cities and counties with financing tool for financing public works projects (highways, transit, water, sewer, flood control, solid waste, libraries, parks and child care facilities) without impacting school districts or the state general fund; provides a partial substitute for property tax increment revenues in specified districts; and extends bonds from 30 years to 40 years giving local governments longer to repay their debt and lower their monthly debt payments.

STRATEGIC PLAN:

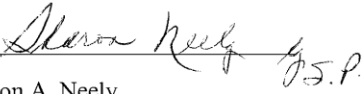
This item supports Goal 2 of the SCAG Strategic Plan: Obtain Regional Transportation Infrastructure Funding and Promote Legislative Solutions for Regional Planning Priorities.

BACKGROUND:

Under current law, cities and counties can create Infrastructure Financing Districts (IFDs) to pay for regional scale public work works. Cities and counties can divert non-school shares of property tax revenues to finance highways, transit, water systems, sewer systems, flood control facilities, child care facilities, libraries, parks and solid waste facilities. Revenues cannot be used for maintenance or operating costs. Voter approval to establish an IFD would still be required. Proposed legislation would eliminate the statutory requirement for 2/3 voter approval to form an IFD, and 2/3 voter approval to issue IFD bonds. The current requirement for 2/3 voter approval is not based upon a constitutional requirement and leaves that policy decision to cities and counties placing IFD on local ballot.

REPORT

Staff has checked with California League of Cities and they have not yet taken a position on the bill. SCAG has been requested by the Senate & Government Committee for input given Regional Council expressed interest in developing options for the cities and counties if RDA is to be eliminated and the urgency of economic recovery and job creation. SB 214 legislation provides the cities and counties with another financing tool during these critical economic times and staff recommends support.

Reviewed by:  *S.A. Neely*
Sharon A. Neely
Deputy Executive Director,
Strategy, Policy and Public Affairs

REPORTAGENDA ITEM # 4

DATE: April 19, 2011

TO: Legislative, Communications and Membership Committee

FROM: Sharon A. Neely, Deputy Executive Director, Strategy, Policy and Public Affairs,
neely@scag.ca.gov, (213)-236-1992.

SUBJECT: AB 631 (Ma) - Electric Vehicle Charging Stations

RECOMMENDED ACTION:

Support AB 214 (Ma) legislation in concept making it easier to provide charging stations by codifying the PUC decision that third party electric vehicle (EV) charging stations do not fall under PUC jurisdiction as a public utility.

EXECUTIVE SUMMARY:

Legislation codifies the PUC decision that they do not have jurisdiction to regulate charging station service providers as public utilities and allows services to be developed in a free market where consumers and providers do not face uncertainty on how they will be regulated.

STRATEGIC PLAN:

This item supports Goal 1 of the SCAG Strategic Plan: (1) Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies.

BACKGROUND:

The legislation is in response to joint hearing conducted last year with the Transportation Committee and the Utilities and Communications Committee regarding consumer concern about the risk of purchasing EV's due to uncertainty of the 'range' of the EV vehicles due to limited availability of charging stations. SCAG Regional Council has supported in the approved Regional Transportation Plan the need for increased alternative fuel vehicles to meet air quality and greenhouse reduction goals for the region.

On July 29, 2010, the PUC issued a decision related to Electric Vehicle charging stations. The PUC ruled that the ownership or operation of a facility that sells electricity at retail to the public for use only as a motor vehicle fuel does not make the corporation or person a "public utility" within the meaning of the Public Utilities Code.

PUC is expected to issue a Phase II of the rulemaking that will consider the appropriate utility role: 1) in the provision of electric vehicle charging services to the public; 2) with respect to charging equipment on the customer's side of the meter, and 3) in cost allocation, including a consideration of the circumstances in which the costs of any distribution system upgrades should be borne by an individual customer or be recoverable from all customers, in addition to other related issues. The utilities would prefer to wait for that second PUC decision before the proposed legislation proceeds.

REPORT

related issues. The utilities would prefer to wait for that second PUC decision before the proposed legislation proceeds.

It is projected that electric vehicles will grow from 32,756 in 2011 to 1.5 million by 2020 and 2.8 million by 2030. Most of the jobs created directly by the California's electric vehicle rollout will be in technology, manufacturing, installation, and support services and provided locally. There are 413 charging stations with 1,300 public access electric charge points currently within California. The committee staff analysis notes that many of these stations need upgrading due to change in hybrid plug in vehicles and the California Energy Commission has provided \$15 million in grants to date to support those efforts.

In fact, the SCAG Regional Council has partnered with Southern California Edison on a pilot program to expedite local jurisdiction permitting process for electric charging stations. There is an estimated potential investment of \$15 billion for the creation of the electric vehicle sector in California.

Conclusion: The legislation is intended to encourage economic growth, technology innovation and job creation all consistent with SCAG Regional Council adopted legislative principles for the Southern California Economic Recovery and Job Growth Strategy. Staff is mindful of the pending PUC decision regarding clarifying their role and suggests a 'support in concept of AB 631 legislation'. Staff will return should the second PUC decision require further legislative clarification.

Support

Alliance of Automobile Manufacturers
Better Place
California Apartment Association (CAA)
California Business Properties Association
California Manufacturers and Technology Association (CMTA)
California Retailers Association (CRA)
Coulomb Technologies, Inc.
ECotality, Inc.
Environmental Defense Fund
Plug In America
Western States Petroleum Association (WSPA)

Opposition

California Electric Transportation Coalition (CalETC)
Pacific Gas and Electric (PG&E)
Southern California Edison (SCE)

Reviewed by:



Sharon A. Neely
Deputy Executive Director,
Strategy, Policy and Public Affairs

SB 653 (STEINBERG) – LOCAL TAXATION AUTHORITY

SB 653, authored by Senate President Pro Tempore Darrell Steinberg (D-Sacramento), would provide counties, school districts, county offices of education, and community college districts, with broad authority to levy a variety of taxes subject to the constitutional voter approval requirements which are 50% voter approval for general taxes and 2/3rds voter approval for special taxes. The taxes authorized by this bill are as follows:

- Personal income tax not to exceed 1%.
- Vehicle license fee not to exceed 1.35%.
- Sales tax which would be excluded from the current 2% limit.
- Alcoholic beverage tax of 5 cents per five ounces and at a proportional rate for other quantities.
- Cigarette and tobacco products up to 5 cents per cigarette or \$1 per pack.
- Oil severance tax not to exceed 10% of gross value.
- Sweetened beverage tax not to exceed one cent per fluid ounce.
- Local medical marijuana tax.

Proponents of this proposed law, including a number of public employee unions plus a few local agencies, argue that this bill would provide local voters with flexibility to levy taxes if desired to fund various services, which could be critical especially in the current environment of reduced state funds for local programs. Opponents of the bill including various business interests argue that it will lead to businesses having to contend with a complex patchwork of local taxes and thus be detrimental to positive business economic activity.

Recommended Position: Watch

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**MEETING SUMMARY
LEGISLATIVE COMMITTEE**

Camarillo City Hall
601 Carmen Drive
Camarillo

Thursday, May 26, 2011, at 3:30 p.m.

Attendees: John Brand and Jennifer Mellon, Moorpark; Laura Behjan, Simi Valley; Steve McClary, Ojai; Roger Pichardo, Camarillo; Mina Layba, Thousand Oaks; Peter De Haan, staff

1. MARCH 31, 2011 MEETING SUMMARY

The summary of the March 31, 2011 meeting was approved as submitted.

2. REVIEW MAY 12, 2011 BOARD MEETING

The Committee reviewed the legislative actions taken at the previous Board meeting. The Board approved the recommendations to Support AB 1308 (Miller) and SB 515 (Corbett), and changed the action on AB 441 (Monning) from Watch to Oppose. The Board also voted to move forward with the merger process with VCTC. The Committee discussed alternatives for how the merger process would move forward from this point.

3. BILL STATUS / BILLS FOR POSSIBLE ACTION

AB 231 - Changes to Enterprise Zones: There has been further checking and it has been verified that there are no enterprise zones in the county, although it would be good to have the future option. This bill appears to reform enterprise zones and limit the tax credit only to the actual creation of jobs. The League has taken a Watch position. The Committee recommended VCOG take a Watch position.

AB 1631 – Electric Vehicle Charging Stations: SCAG supports this bill, but SCE opposes on grounds that the Legislature should await further PUC ruling regarding its jurisdiction. The SCAG analysis acknowledged that the situation is in flux pending the PUC decision. The Committee recommended a Watch position until more information is available.

AB 1339 – Emergency Generator Tax Credit: This bill would provide a 50% tax credit on emergency generators for service stations. It is likely to be supported by emergency responders, but does not appear to be an area of VCOG's interest.

SB 214 – Infrastructure Finance Districts: SCAG supports this bill, but none of the cities at represented at the Committee meeting had taken a position. There is opposition as this bill appears to make it easier to increase fees. The Committee recommended a Watch position.

SB 653 – Local Taxation Authority: To the Committee's knowledge no jurisdiction in the County supports this bill, and neither does the League, due to the bill's controversy. The Committee recommended Watch.

SB 184 – Inclusionary Zoning: This bill allows local zoning to require inclusion of low-income housing, notwithstanding a recent court decision which called this power into question. This zoning ability could be critical for compliance with RHNA. However, there is controversy that inclusionary zoning is a back-door way of establishing rent control for new housing, which is otherwise prohibited. This bill is a high priority for the League. The Committee recommended a Watch position.

AB 529 – Speed Limit Methodology: This bill would provide increased flexibility for local jurisdictions in establishing speed limits. Thousand Oaks has been working with Glendale to support this bill. However, it is not within VCOG's purview.

3. NEXT MEETING

The next meeting was tentatively set for Thursday, July 21, 2011, at 3:30 p.m. at the Camarillo City Hall.



MEMORANDUM

TO: Board of Directors
FROM: Steve DeGeorge, Planning Director
SUBJECT: 2012 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS) community Outreach
DATE: July 14, 2011

Recommendation:

- Receive and File
-

Discussion:

The Southern California Association of Governments (SCAG) will be holding a series of public outreach workshops in Ventura County during July. The outreach workshops are intended to answer SB 375's requirement for public involvement in the 2012 Regional Transportation Plan (RTP) and associated Sustainable Community Strategy (SCS) process. SCAG will be providing an overview of the RTP/SCS and is inviting public comment.

For more information please contact our local SCAG County Representative John Procter at (805) 642-2800. Below is a listing of the workshops:

The 2012 RTP/SCS Public Outreach Workshops

July 18, 2011
6:00 p.m. - 9:00 p.m.
Thousand Oaks Library
1401 East Janss Road, Thousand Oaks, CA 91362

July 19, 2011
2:00 p.m. – 5:00 p.m.
Cal Lutheran University – Oxnard, Suite 600
2201 Outlet Center Drive, Oxnard CA 93036

July 19, 2011
6:00 p.m. – 9:00 p.m.
Cal Lutheran University – Oxnard, Suite 600
2201 Outlet Center Drive, Oxnard CA 93036

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MEMORANDUM

TO: Board of Directors
FROM: Steve DeGeorge, Planning Director
SUBJECT: Regional Housing Needs Assessment (RHNA)
DATE: July 14, 2011

Recommendation:

- Receive and File
-

Discussion: As the fifth Regional Housing Needs Assessment (RHNA) cycle begins to move forward, the Southern California Association of Governments (SCAG) continues to provide clarification on the methodologies which will be applied to this process in working with individual cities. At the June 24, 2011 SCAG RHNA subcommittee a few issues of local significance were discussed.

The first issue that was addressed was that of the RHNA social equity adjustment. Recognizing that the purpose of RHNA is to encourage and promote the development of housing to accommodate regional housing needs at all income levels a, “social equity adjustment” was developed in previous cycles to help correct the overconcentration of any particular income group in a jurisdiction. The social equity adjustment will move a jurisdiction’s income category breakdown toward the respective county income distribution using the county median income.

The 110% social equity adjustment used in the fourth RHNA cycle was developed in large part through the efforts of Ventura County’s delegates and especially former Santa Paula Councilmember Mary Ann Krause. The adjustment used in the fourth RHNA has been widely recognized as being fair and meeting the statutory requirement of RHNA. SCAG’s RHNA subcommittee at its June 24, 2011 endorsed continuing this adjustment for the fifth RHNA cycle and is recommending it to the CHED to be included as part of the adopted RHNA methodology.

The second issue of local significance concerned local control over RHNA allocations without taking delegation. The City/County Planning Association requested staff to question whether SCAG would accept RHNA allocations adjusted and mutually agreed upon by local jurisdictions. The question was brought to the RHNA subcommittee through subcommittee members, Oxnard Councilmember Bryan MacDonald and Ventura Councilmember Carl Morehouse.

SCAG was willing to accept locally adjusted RHNA allocations providing the allocation met three conditions; first, that any adjustments did not lower Ventura County's total share of regional RHNA allocations; second, that all cities and the County agreed to the adjusted distribution; and that any adjustment to the RHNA allocations were done in accordance with the adopted methodologies. While SCAG's response does not allow the free trading of RHNA allocations it does allow for some flexibility should all of the cities and the County believe that it is in their best interest to shift RHNA allocations within the County.

Lastly, in an effort to reach out to all of its sub-regions, SCAG held a series of open houses which were intended to provide local jurisdictions the opportunity to ask SCAG staff questions concerning the fifth RHNA cycle. SCAG's Ventura office open house occurred on July 11th.