



**VENTURA COUNCIL
OF GOVERNMENTS**

**AGENDA
VENTURA COUNCIL OF GOVERNMENTS
ADMINISTRATIVE COMMITTEE
(ZOOM Conference Call)
Thursday, May 26, 2022, 2:00 p.m.
VIA ZOOM**

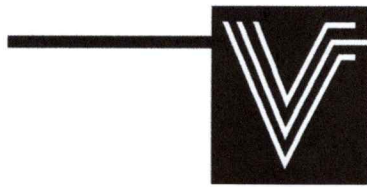
Agenda reports and other disclosable public records related to open session agenda items are available on the VCOG website under agenda and minutes at www.venturacog.org and at the principal VCOG business office located at 33 East High Street, Suite 200, Moorpark, California by appointment [(805) 217-9448] during regular business hours, Monday through Friday, 9:00 a.m. to 4:00 p.m.

- 1. Call to Order**
- 2. Public Statements**
- 3. Adoption of March 24, 2022 Committee Meeting Summary** (*Attached*)
- 4. Executive Director's Report**
 - a. Financial Report (*Attached*)
 - b. Legislative Report (*Attached*)
 - c. REAP 2.0 Update (*Attached*)
- 5. REAP Update-** *Chris and Hugh*
- 6. Plans for July 14, 2022 Council Meeting (Topics)**
 - SCAG Executive Director Presentation on the Regional Data Platform
 - Homeless Issues Update- Continuum of Care Report and/or or Mike Petitt, Acting County CEO
 - Report on Local Affordable Housing Development Projects- (Invite member cities/county to Provide brief report)
 - Request from Council Member Gama
 - Other
- 7. Performance Evaluation- Executive Director- Committee Members Only-**
Another copy of the Form is attached. (E.D. will temporarily leave the meeting and rejoin when notified to do so following the conclusion of committee discussion)

Adjournment- Next Committee Meeting- June 23, 2022

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file with the VCOG Executive Director and are available for public inspection. If you have any questions regarding any agenda item, contact the Executive Director at (805) 217-9448.


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 4a.

MEMORANDUM

TO: Administrative Committee
FROM: Hugh R. Riley, Executive Director
SUBJECT: Financial Report 
DATE: May 26, 2022

Recommendation:

Receive and file Financial Report for Period ending May 22, 2022.

Discussion:

This report transmits the Ventura Council of Governments (VCOG) Financial reports for the Budget Period to May 22, 2022.

Investments:

The objectives of VCOG's adopted Investment Policy are safety, liquidity, and yield, with the foremost objective being safety. Prudence, ethics, and delegation of authority are the Policy's applied standards of care. Below is a summary of VCOG's investments that comply with the VCOG Investment Policy:

Institution	Investment Type	Maturity Date	Interest-FY to Date- 7/01/21	Rate	Balance
Bank of A	Maximizer 2635	N/A	\$ 9.38	0.03%*	\$62,668.04

* Variable

Payment for REAP Reimbursement Invoice No. 13 for March 2022 totaling \$ 1,966.75 was received from SCAG on May 5, 2022. Invoice No. 14 for April 2022 expenses totaling \$27,872.51 is being processed. SCAG has approved the Second Revision to VCOG's REAP Scope of Work (MOU- M-018-21). Minor adjustments to the REAP Program Budget will be presented to the Council on July 14, 2022.

The 2020-2021 Audit has been completed and the Financial Statements Report will be available in June 2022.

ATTACHMENTS: Balance Sheet – As of May 22, 2022
Budget vs. Actual Report - July 1, 2021 to May 22, 2022

Ventura Council of Governments

Balance Sheet As of May 22, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BofA - 5797	0.00
BofA - 9045	44,149.20
BofA MM - 2635	62,668.04
Total Bank Accounts	\$106,817.24
Accounts Receivable	
Accounts Receivable (A/R)	27,872.51
Total Accounts Receivable	\$27,872.51
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$134,689.75
Other Assets	
Fraud	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$134,689.75
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
Payroll Liabilities	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$0.00
Long-Term Liabilities	
Unearned Income	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Opening Balance Equity	111,291.04
Unrestricted Net Assets	-2,290.55
Net Income	25,689.26
Total Equity	\$134,689.75
TOTAL LIABILITIES AND EQUITY	\$134,689.75

Ventura Council of Governments

Budget vs. Actuals: FY 2022 Budget(7/1/21 to 6/30/22) - FY22 P&L

July 2021 - June 2022

	TOTAL		
	ACTUAL	BUDGET	REMAINING
Income			
Annual Dinner Sponsorship	9,000.00	6,000.00	-3,000.00
Annual Dinner Tickets	350.00	300.00	-50.00
Dues Assessments	64,992.00	64,992.00	0.00
Investments			
Interest-Savings, Short-term CD	9.38		-9.38
Total Investments	9.38		-9.38
Other Types of Income			
Bank Interest		10.00	10.00
Total Other Types of Income		10.00	10.00
REAP Income	103,534.02	416,900.00	313,365.98
Research Grant Appropriation		800.00	800.00
Total Income	\$177,885.40	\$489,002.00	\$311,116.60
GROSS PROFIT	\$177,885.40	\$489,002.00	\$311,116.60
Expenses			
Contract Services			
Accounting Fees	1,189.82	2,000.00	810.18
Audit		5,250.00	5,250.00
Executive Administration	35,093.75	45,000.00	9,906.25
Legal Fees		300.00	300.00
Research Grant - CLU	800.00	800.00	0.00
Total Contract Services	37,083.57	53,350.00	16,266.43
Operations			
Printing and Copying	395.50	1,150.00	754.50
Supplies		500.00	500.00
Website	860.00	1,000.00	140.00
Total Operations	1,255.50	2,650.00	1,394.50
Other Types of Expenses			
Insurance - Liability, D and O	2,470.88	2,200.00	-270.88
Total Other Types of Expenses	2,470.88	2,200.00	-270.88
REAP Project Costs			
Project - 1 - TASK A	200.00	2,731.00	2,531.00
Project 1 - TASK B	12,375.00	23,500.00	11,125.00
Project 1 - TASK C	500.00	21,279.00	20,779.00
Project 2 - TASK A		3,100.00	3,100.00
Project 2 - TASK B	1,756.50	3,100.00	1,343.50
Project 3 - TASK A	9,467.50	2,500.00	-6,967.50
Project 3 - TASK B	10,080.00	25,900.00	15,820.00
Project 3 - TASK C	6,510.00		-6,510.00
Project 4 - NEW TASK A	939.00	70,000.00	69,061.00
Project 4 - TASK A	1,170.50		-1,170.50

Ventura Council of Governments

Budget vs. Actuals: FY 2022 Budget(7/1/21 to 6/30/22) - FY22 P&L

July 2021 - June 2022

	TOTAL		
	ACTUAL	BUDGET	REMAINING
Project 4 - TASK B	900.00		-900.00
Project 5 - Administration	1,336.51		-1,336.51
Project 5 - TASK A	26,081.77	6,000.00	-20,081.77
Project 5 - TASK B	30,220.70	174,600.00	144,379.30
Project 5 - TASK C		82,590.00	82,590.00
Project 5 - TASK D - Admin		1,000.00	1,000.00
Total REAP Project Costs	101,537.48	416,300.00	314,762.52
Travel and Meetings	70.00		-70.00
Annual Dinner	7,765.16	8,000.00	234.84
Conference and Meetings	775.00	4,842.00	4,067.00
Meals	8.00		-8.00
Travel	1,230.55	1,660.00	429.45
Total Travel and Meetings	9,848.71	14,502.00	4,653.29
Total Expenses	\$152,196.14	\$489,002.00	\$336,805.86
NET OPERATING INCOME	\$25,689.26	\$0.00	\$ -25,689.26
NET INCOME	\$25,689.26	\$0.00	\$ -25,689.26




VENTURA COUNCIL
OF GOVERNMENTS

ITEM 4b.

MEMORANDUM

TO: Administrative Committee

FROM: Hugh R. Riley, Executive Director 

SUBJECT: Legislative Report

DATE: May 26, 2022

The legislature is considering a number bills impacting cities over the next few weeks, including measures related to behavioral health services, cannabis delivery, appliance electrification, solid waste recycling, housing and land use regulation, and Brown Act modernization. Legislators are also gearing up for a new round of budget negotiations. At the end of April, Senate leadership announced that the state's **budget surplus** had reached an eye-popping \$68 billion

The League of California Cities (CalCities) has submitted requests for budget consideration by the governor and legislature on behalf of its member cities. These requests are listed below and summarized on the **attached** information sheet:

- **\$500 million for the creation of the Housing and Economic Development Program.**
- **\$933.5 million for unfunded state mandates**
- **\$180 million for organic waste recycling.**

At the recent Leader's Summit in Sacramento, local leaders called on legislators to oppose three bills that would undermine local zoning and development standards, **SB 897 (Wieckowski)**, **AB 2011 (Wicks)**, and **AB 2097 (Friedman)**. All three measures would restrict local decision-making and eliminate community input. Additionally, both AB 2011 and AB 2097 would hinder cities' ability to negotiate with developers for community benefits. **An Action Alert for AB 2011 is attached.** The bill may be heard on the Assembly Floor as early as May 27. Therefore staff has submitted a letter stating VCOG's opposition to the bill which is also **attached**.

During the Summit, local officials also advocated for **SB 929 (Eggman)**, **SB 1154 (Eggman)**, and **AB 2547 (Nazarian)**. This suite of bills would expand the type of data collected and shared among agencies, create a new registry for available services, and provide subsidies to support vulnerable populations. The package of bills aims to improve access to behavioral health services and provide additional support for those who are either experiencing homelessness or at imminent risk of experiencing homelessness.

Additionally, city officials voiced their support for **AB 1985 (R. Rivas)**. Cosponsored by Cal Cities, this bill would create an online database of organic waste products on the market so local governments can connect with local farmers and community members seeking organic waste products. The bill would also continue to explore needed changes to SB 1383's procurement requirements.

OTHER BILLS OF CONCERN INCLUDE:

AB 1944 (Lee and Garcia, Cristina) and AB 2449 (Rubio, Blanca). Both bills would encourage greater public participation during remote meetings and better protect the privacy of city officials during remote meetings. Cal Cities has a support position for AB 1944 and a support in concept position for AB 2449 due to the bill's additional restrictions.

RECOMMENDED VCOG POSITION: Support

SB 1393 (Archuleta) would require all cities — including charter cities — to make specific findings to the California Energy Commission before requiring that fossil fuel appliances be replaced with electric appliances after the alteration or retrofit of a building.

RECOMMENDED VCOG POSITION: Oppose unless amended to include additional technical assistance from the commission to cities when developing such ordinances.

SB 1186 (Wiener), This bill would prohibit regulations that “unreasonably restrict” access to medicinal cannabis businesses. The bill would also require that local jurisdictions allow for delivery of medicinal cannabis to satisfy “reasonable access.” The bill would severely undermine cities’ ability to regulate cannabis and imposes a significant cost on local governments in the process.

RECOMMENDED VCOG POSITION: Oppose

AB 1789 (Bennett), Outdoor recreation: California Recreational Trails System Plan: California Trails Commission: Trails Corps Program: grant program. Current law requires the state to cause to be prepared, and continuously maintained, a comprehensive plan for the development and operation of a statewide system of recreation trails. This bill would require the director, on or before January 1, 2024, to prepare and provide to the Legislature a full update of the plan rather than every two years as currently required.

RECOMMENDED VCOG POSITION: Support

AB 2547 (Nazarian), Housing Stabilization to Prevent and End Homelessness Among Older Adults and People with Disabilities Act. The bill would require the California Department of Aging, by December 31, 2023, to create and administer the Housing Stabilization to Prevent and End Homelessness Among Older Adults and People with Disabilities Program.

RECOMMENDED VCOG POSITION: Support

NOTE: With the COVID Pandemic circumstances changing day by day, staff felt it important to review and discuss several bills addressing virtual meeting requirements including AB 1944, AB 2449, and AB 2647:

AB 1944 (Lee), Local government: open and public meetings- The Ralph M. Brown Act allows for meetings to occur via teleconferencing subject to certain requirements, particularly that the legislative body notice each teleconference location of each member that will be participating in the public meeting, that each teleconference location be accessible to the public, that members of the public be allowed to address the legislative body at each teleconference location, that the legislative body post an agenda at each teleconference location, and that at least a quorum of the legislative body participate from locations within the boundaries of the local agency’s jurisdiction. Current law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with those specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health.

RECOMMENDED VCOG POSITION: Support

AB 2449 (Rubio, Blanca), Open meetings: local agencies: teleconferences. Current law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health. This bill would authorize a local agency to use teleconferencing without complying with those specified teleconferencing requirements if at least a quorum of the members of the legislative body participates in person from a singular location clearly identified on the agenda that is open to the public and situated within the local agency's jurisdiction. The bill would impose prescribed requirements for this exception relating to notice, agendas, the means and manner of access, and procedures for disruptions. The bill would require the legislative body to implement a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, consistent with federal law.
RECOMMENDED VCOG POSITION: Watch-Support in Concept

AB 2647 (Levine) Local government: open meetings- Current law makes agendas of public meetings and other writings distributed to the members of the governing board disclosable public records, with certain exceptions. Current law requires a local agency to make those writings distributed to the members of the governing board less than 72 hours before a meeting available for public inspection, as specified, at a public office or location that the agency designates. This bill would instead require a local agency to make those writings distributed to the members of the governing board available for public inspection at a public office or location that the agency designates and list the address of the office or location on the agenda for all meetings of the legislative body of the agency unless the local agency meets certain requirements.

RECOMMENDED VCOG POSITION: Support (This is a Cal Cities-sponsored bill)

2022 May Legislative Meeting Priority Highlights

1. **2022-23 State Budget Request:** Cal Cities is calling on lawmakers to draw on the state's estimated \$68 billion surplus and allocate \$1.6 billion for programs that achieve shared city and state goals, as well as reimburse cities for state unfunded mandates.
 - **\$500 million for the creation of the Housing and Economic Development Program.**
 - What California needs now is a funding commitment to housing that matches the scale of this crisis. Cities urge the Governor and lawmakers to allocate \$500 million to create a state-local partnership to help finance housing projects, incentivize development, and kick start real progress toward housing production goals.
 - This program would encourage partnerships between state and local agencies by providing matching funds to cities that adopt local tax increment financing tools to support affordable housing, upgrade essential infrastructure, and spur economic development.
 - Existing tax increment financing tools help stimulate housing production and address important infrastructure needs, however they lack sufficient financial capacity — due in part to the absence of state participation — and are underutilized.
 - **\$933.5 million for unfunded state mandates.**
 - The state owes more than \$933.5 million to cities, counties, and special districts for costs related to state mandates incurred after 2004. Of that amount, \$466.6 million — not counting interest — is owed to cities.
 - The pandemic demonstrated the vital role that cities play in California's economy and the important services they provide to the public.
 - A strong city budget creates strong, resilient communities and this allocation would help ensure that cities can continue to meet shared local and state priorities.
 - **\$180 million for organic waste recycling.**
 - As a key player in the state's ability to achieve its solid waste management and recycling roles, cities are urging the state include \$180 million in the 2022-23 State Budget to help cities develop and implement SB 1383 (Lara, 2016) organic waste recycling programs.
 - This funding will help local governments implement collection, education, outreach, edible food recovery, procurement activities, and capacity planning, and minimize the financial burden the cost of implementing these regulations could have on taxpayers.
2. **Housing:** Cal Cities is calling on lawmakers to oppose SB 897 (Wieckowski), AB 2011 (Wicks), and AB 2097 (Friedman). These bills disregard local zoning and development standards, restrict local decision-making, and eliminate community input.
3. **Infrastructure:** Cal Cities is urging lawmakers to support AB 2120 (Ward), which would ensure 55% of the bridge funds headed to California through the federal infrastructure package are allocated to local projects through a needs-based allocation. This change would nearly double federal funding available to local bridges to an estimated \$800 million annually.



4. **Homelessness:** Cal Cities is calling on lawmakers to support AB 2547 (Nazarian), SB 929 (Eggman), and SB 1154 (Eggman), which would increase data to improve access to behavioral health services — especially for unhoused residents — and provide housing subsidies for vulnerable populations who are either experiencing homelessness or at imminent risk of experiencing homelessness.
5. **Climate Resiliency:** Cal Cities is a proud co-sponsor of AB 1985 (R. Rivas), which would create an online database of organic waste products on the market so local governments can connect with local farmers and community members seeking their organic waste products and continue to explore needed changes to the procurement requirement in the SB 1383 (Lara, 2016) regulations.

ACTION ALERT

AB 2011 (Wicks) **Affordable Housing and High Road Jobs Act of 2022** **OPPOSE**

ACTION:

AB 2011 may be heard on the Assembly Floor no later than May 27.

All Assembly Members need to hear from their cities. Voice your opposition to **AB 2011** by calling your Assembly Member and submitting a letter TODAY. A sample letter is attached.

Background: California is a geographically and demographically diverse state, which is reflected in its 482 cities and 58 counties. Local elected officials are charged by the California Constitution with protecting the many needs of their citizens. One way local governments do this is by determining what gets built in their community.

Local officials balance the need for additional housing with the need to create jobs and spur economic growth to fund essential local services like police and fire departments. Where appropriate, those officials enact ordinances to shape their communities based on local conditions and desires. These planning actions and decisions take place within the confines of state laws that require local governments to plan and zone for new housing, subject to certification by the California Housing and Community Development Department, and under threat of fines for improper denial.

What Does AB 2011 Specifically Do?

- Disregards state-mandated local planning efforts and forces cities to allow certain affordable housing and mixed-use housing developments in zones where office, retail, or parking are a principally permitted use regardless of any inconsistency with a local government's general plan, specific plan, zoning ordinance, or regulation.
- Restricts a city's ability to designate certain areas for commercial and retail activity only, regardless of whether housing is a compatible use.
- Requires a local government to ministerially approve these projects, without condition, discretion, or a public hearing to allow members of the community to participate in the process.

Talking Points:

- AB 2011 is a top-down, one-size-fits-all approach to land use policy that fails to recognize or incorporate local flexibility, decision-making, or the need to create jobs and spur economic growth to fund essential local services like police and fire departments.
- We ask you to oppose AB 2011 to uphold local government decision-making and community involvement in the housing planning and approval process.

- Cities are committed to planning and zoning for more housing in a manner that acknowledges state housing goals, but also respects community needs, input, and involvement.
- Nearly all cities are currently updating their housing plans to identify sites for more than two million additional homes. AB 2011 would disregard this process and mandate more housing in areas already zoned for office, retail, or parking.
- Lawmakers must avoid pushing new, unproven policies that would undermine local planning, change the rules mid-stream, or conflict with the myriad of new housing laws recently passed that cities are now implementing.



**VENTURA COUNCIL
OF GOVERNMENTS**

May 19, 2022

The Honorable Buffy Wicks
Chair, Assembly Committee on Housing and Community Development
1020 N Street, Suite 156
Sacramento, CA 95814

**Re: AB 2011 (Wicks) Affordable Housing and High Road Jobs Act of 2022
Notice of Opposition (As amended 4/18/2022)**

Dear Assembly Member Wicks:

The Ventura Council of Governments writes to express our opposition to oppose your measure AB 2011, which would require cities to ministerially approve, without condition or discretion, certain affordable housing and mixed-use housing developments in zones where office, retail, or parking are a principally permitted use regardless of any inconsistency with a local government's general plan, specific plan, zoning ordinance, or regulation.

Housing affordability and homelessness are among the most critical issues facing California cities. Affordably priced homes are out of reach for many people and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the essential groundwork for housing production by planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry. Importantly, cities are currently updating housing plans to identify sites for more than two million additional housing units.

AB 2011 disregards this state-mandated local planning effort and forces cities to allow housing developments in nearly all areas of a city. This seriously questions the rational for the regional housing needs allocation (RHNA) process. If developers can build housing in office, retail, and parking areas, why should cities go through the multiyear planning process to identify sites suitable for new housing units, only to have those plans ignored and housing built on sites never considered for new housing?

Eliminating opportunities for public review of housing developments goes against the principles of transparency and public engagement. Public hearings allow members of the community to inform their representatives of their support or concerns. "Streamlining" in the context of AB 2011 is a shortcut around public input. While it may be frustrating for some developers to address neighborhood concerns about traffic, parking, and other development impacts, those directly affected by such projects should be heard. Public engagement often leads to better projects. Disregarding community input will increase public distrust in government and may result in additional efforts by voters to restrict growth.

The Ventura Council of Governments is utilizing the Regional Early Action Program to assist its member cities with expediting the development of affordable housing in their jurisdictions and we are committed to being part of the solution to the housing shortfall across all income levels. We have, and will continue to work collaboratively with you and other stakeholders on legislative proposals that will spur much needed housing construction without disregarding the state-mandated local planning process and important public engagement.

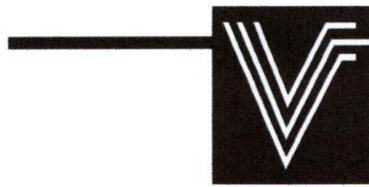
For these reasons, the Ventura Council of Governments opposes AB 2011.

Sincerely,



Hugh Riley
Executive Director


cc. Senator Henry Stern, 27th District
Assembly member Jacqui Irwin, 44th District
David Mullinax, Regional Public Affairs Manager
Meg Desmond, League of California Cities mdesmond@cacities.org
VCOG Council Members



ITEM 4c.

MEMORANDUM

TO: Administrative Committee

FROM: Hugh R. Riley, Executive Director 

SUBJECT: REAP 2.0 Update

DATE: May 26, 2022

Recommendation:

Receive and file REAP 2.0 Update

Background:

VCOG is currently participating in Regional Early Action Program (REAP) "1.0" that began in 2019. REAP2.0 is a \$600 million "implementation" follow-up program that seeks to accelerate infill housing development, reduce Vehicle Miles Traveled (VMT), increase housing supply at all affordability levels, affirmatively further fair housing, and facilitate the implementation of adopted regional and local plans to achieve these goals. REAP 2.0 is a strengthened partnership between the state government, councils of governments (COGs) such as VCOG, county transportation commissions (CTC), and city and county governments.

REAP 2.0 will be administered by the California Department of Housing and Community Development (HCD) in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), the California Air Resources Board (CARB), and the Southern California Association of Governments (SCAG).

REAP 2.0 would likely begin in early 2023 and has a statutory completion by June, 2026. The program is funded through \$500 million from the Coronavirus Fiscal Recovery Fund of 2021 and \$100 million from the State General Fund.

In advance of HCD's full REAP 2.0 program guidelines and to provide early thinking and direction on SCAG's REAP program, SCAG staff developed the REAP 2.0 draft Program Framework ("Framework"). The Framework is based on several guiding and adopted policies, including:

- State plans and directives
- SCAG adopted plans
 - o Connect SoCal Implementation Strategy (2020)
 - o Executive Administration Committee Strategic Action Plan (2021)
 - o Racial Equity Early Action Plan (2021)
 - o Inclusive Economic Recovery Strategy (2021)
- SCAG 2021 Housing Production Study

Early versions of SCAG's REAP 2.0 Framework were presented to the SCAG Policy Committees, Executive Administration Committee (EAC) and the Regional Council. SCAG also got feedback on the Framework from the subregional COG directors and presented the draft to the Regional Housing Working Group and County Transportation Commission (CTC) Planning Director. This Framework reflects early feedback from these stakeholders and is a draft to guide a more extensive stakeholder engagement process that will lead to development of the full REAP 2.0 Program application to HCD in late 2022..

Discussion:

HCD) has been requesting public input on the initial draft REAP 2.0 Framework Paper. This input will provide:

- Early feedback on broad concepts and approaches
- Identify key areas of the program to inform several subsequent processes
- Develop draft guidelines for the program
- Lead to specific programs and eligible activities

Attachment 2 is our comments on the Framework sent to SCAG staff on May 18th. There will be additional opportunities to comment on upcoming iterations of the Framework.

What is REAP?

REAP 2.0 is a key part of strategic investments toward a more sustainable, resilient, and inclusive future for people in all areas of the state. REAP 2.0 builds on the success of 2019's REAP program but expands the focus by integrating housing and climate change mitigation goals and allowing for broader planning and implementation investments including infrastructure. REAP 2.0 is explicitly intended to meet multiple objectives –1) infill development, 2) housing for all incomes, 3) Vehicle Miles Traveled (VMT) reduction, and 4) affirmatively furthering fair housing in ways that accelerate the implementation of adopted regional and local plans to achieve these goals.

SCAG anticipates an programmatic allocation of **\$246 million** and has developed a draft framework paper. SCAG has to prepare a detailed REAP 2.0 application to HCD by the end of 2022 and has informed COGs that some funding will be available in mid- and late-2022 to assist in developing detailed REAP 2.0 programs overall and within subregions such as Ventura County. At this time, SCAG is not proposing a direct sub-allocation to COGs as was the case in REAP 1. REAP 2021 is a different program with different goals and guidance from the State. Instead SCAG is looking at a CTC partnership program for the transportation focused areas of the funding. For the housing goals, they are considering some larger programs focused on infrastructure investments which could very well include/involve the COGs, but they have not yet developed that program. Considerable interest has been expressed in housing trust funds, which so far seems like an eligible activity. SCAG will conduct extensive outreach and discussion in mid-to-late 2022. A survey was distributed to the COGs to gauge interest and thoughts about how to develop a new programs and what role COGs might play.

Listening sessions with City/County planning staffs were conducted to obtain input on the proposed Housing Supportive Infrastructure Program Area of REAP 2.0. Based on SCAG one-on-one meetings with the COGs the sessions were organized by COG sub-region. During these meetings SCAG obtained feedback on the outreach plan and to discuss supplemental outreach activities that the COGs would be interested in pursuing.

Several COGs suggested the sub-regional opportunity be structured as an expansion of the REAP 1 Sub-regional Partnership Program focused on housing element compliance/implementation and to fund local current (or new) staffing, consultant staff support or other mechanisms for program implementation.

REAP 2.0 Sub-regional Partnership Program Guidelines

The amount of funding allocated to the Sub-regional Partnership Program will be addressed in the final HCD program guidelines. We understand not all COGs are interested in pursuing additional planning at the sub-regional level, and in those cases, anticipate that the HCD guidelines will also outline opportunities for cities to access technical assistance more directly from SCAG or its consultants. The goal is to ensure geographic equity but also the flexibility to address different needs and capacities.

There will be further discussion on how REAP 2.0 funding might be best used to supplement local staff time. Depending on how the program is structured, SCAG may explore having the program fund current (or new) staffing, consultant staff support, or other mechanisms for program implementation. Similar to other grant programs, the staff funding may expire by mid-June 2026 unless supported by other funds.

Public/Stakeholder Outreach

The public comment period closed on May 19, 2022. SCAG anticipates revising the Program Framework based on public comments and returning to the SCAG Executive/Administration Committee and Regional Council for review and approval in June and July. Then, SCAG will use the Framework in conjunction with the HCD REAP 2.0 Guidelines to prepare and submit a full REAP application to HCD. Formal comments were requested in addition to the feedback gained during Sub-regional conversations. Development of more specific programs and program guidelines will continue through further stakeholder engagement, including with the COGs. VCOG's comments are attached to this report.

Housing Supportive Infrastructure: City/County Outreach

SCAG met with Ventura County Planning Staffs on May 19, 2022 to present the proposed Housing Supportive Infrastructure program. In addition, SCAG will host two general sessions open to all city, county and COG staff to collect feedback on the program and discuss housing and land use development existing projects and technical assistance needs. Following these meetings, SCAG will host focus groups, community-based organization listening sessions and a focused Tribal consultation.

Summary:

SCAG will develop and implement the REAP 2.0 program through a comprehensive outreach program that will support both program development and continue through implementation. By late 2022, feedback from stakeholders will be incorporated in the final SCAG REAP program application; will help identify partnership opportunities; and will establish priorities for transformative planning and implementation activities that reflect a balance of regional needs and geographical equity.

ATTACHMENTS:

1. Draft REAP 2.0 Program Development Framework Paper
2. VCOG Comments (May 18, 2022)

Draft - REAP 2021 Program Development Framework

Overview & Purpose

The REAP 2021 Program Development Framework, or “Framework,” outlines the core objectives, guiding principles, programmatic areas, major milestones and schedule for allocating funds available to SCAG through the Regional Early Action planning Grant Program for 2021 (REAP 2021) or REAP 2.0. Approximately \$600 million is available statewide to support transformative and innovative projects that implement a region’s Sustainable Communities Strategy (SCS) and help achieve goals of more housing and transportation options that reduce reliance on cars. The SCAG region’s formula share is estimated to be \$246 million, of which an initial allocation of 10 percent (10%) of funds are available for outreach to support program development and the full program funding application. REAP 2.0 draft program guidelines are anticipated from HCD in March 2022, with full program guidelines and the application released in Spring 2022. With the full program guidelines and after an extensive engagement effort, SCAG will develop a comprehensive REAP 2.0 Program Application in the latter part of 2022.

The Framework provides the policy direction to support the stakeholder engagement process and resultant development of the full REAP 2.0 Program application, to ensure SCAG’s REAP 2 program aligns with agency goals and policies. It is based on several guiding and adopted policies, including:

- State plans and directives
 - AB140 Trailer Bill Language (July 2021)
 - REAP 2.0 Draft Framework Paper (Nov 2021)
- SCAG adopted plans
 - Connect SoCal Implementation Strategy (2020)
 - Executive Administration Committee Strategic Action Plan (2021)
 - Racial Equity Early Action Plan (2021)
 - Inclusive Economic Recovery Strategy (2021)
- SCAG 2021 Housing Production Study

Early versions of SCAG’s Framework were presented to the SCAG Policy Committees, Executive Administration Committee (EAC) and the Regional Council. SCAG also got feedback on the Framework from the subregional COG directors and presented the draft to the Regional Housing Working Group and County Transportation Commission (CTC) Planning Directors. This Framework reflects early feedback from these stakeholders and is a draft to guide a more extensive stakeholder engagement process. The Framework may be amended based on feedback and will be presented to the SCAG Regional Council for approval in Summer 2022.

SCAG will apply its advanced funding to implement a comprehensive outreach and engagement strategy in support of development its REAP 2.0 program and the full program application. If allowed by the State ahead of the full program application, SCAG will apply for some its advanced funding to support the Early Action Initiatives further described below and that are part of SCAG’s adopted SCS Implementation Strategy.

Draft - REAP 2021 Program Development Framework

Core Program Objectives

- Support transformative planning and implementation activities that realize Connect SoCal objectives
- Leverage and augment the Connect SoCal Implementation Strategy to support activities that can be implemented quickly and in line with community-driven, pandemic recovery priorities
- Build regional capacity to deliver housing that realizes 6th cycle RHNA goals
- Represent best practices in vehicle miles traveled reduction
- Demonstrate consistency with Equity Early Action Plan
- Promote infill development in Connect SoCal identified Priority Growth Areas

Guiding Principles

In developing a program to address these core objectives, SCAG work shall be directed by the following guiding principles:

- Funding shall be allocated to three programmatic areas focused on Early Action to implement Connect SoCal 2020, Housing Supportive Infrastructure and a County Transportation Commission Partnership Program.
- Funding opportunities within each program area will balance formula allocations with competitive programs to ensure funding supports critical planning and implementation activities across the region while also prioritizing the most regional impactful projects.
- Early Action Initiatives shall seek to provide immediate benefit to the region through support for transformative *planning* activities that can be implemented quickly to advance strategies in Connect SoCal 2020 and inform the 2024 plan update. Early Action Initiatives shall comprise no more than 10% of the full program budget.
- The Housing Supportive Infrastructure Program and the County Transportation Commission Partnership Program shall serve as the primary vehicle for awarding REAP 2.0 funds and be focused on Connect SoCal 2020 implementation either through the deployment of pilot projects or support for the creation and/or expansion of new funding programs that directly support housing and mobility solutions. The Programs shall include regional initiatives and technical assistance led by SCAG to advance regionally coordinated and significant solutions as well as county-specific or geographically targeted programs that advance best practices reflecting the unique opportunities in the region.
- The Housing Supportive Infrastructure Program and the County Transportation Commission Partnership Program shall include SCAG-led projects as well as the sub-allocation of resources to implementing agencies.
- Funding guidelines will be developed specific to the Housing Supportive Infrastructure Program and County Transportation Commission Partnership Program or for any sub-programs for which SCAG would competitively award resources to a partner agency and will seek approval by the SCAG Regional Council. Funds available to each program shall be specified in the program guidelines for approval by the Regional Council.
- At least 80% of the REAP 2.0 funding in the full application will be directed to suballocated or partner-led projects, both formula-based and competitive, across all three programmatic areas to ensure efficient and effective delivery of REAP 2.0 and limit administrative costs to SCAG.

Draft - REAP 2021 Program Development Framework

- SCAG will work to balance funding allocation according to a number of equity considerations; ensuring that under-resourced jurisdictions are not left out due to lack of capacity and that geographic balance is a consideration in the suballocation of funding.
- No resources beyond those approved to support outreach and program development shall be expended until the Program Development Framework has been approved (after stakeholder engagement) and funding eligibility has been confirmed through the release of REAP 2 Program Guidelines by HCD.

Program Areas:

The Framework proposes that SCAG's REAP 2.0 funds will be administered across three (3) programmatic areas. Further development of programs and guidelines within each program area would occur once the State has provided complete program guidelines (anticipated Spring 2022) and through the stakeholder engagement process:

1. **Early Action Initiatives:** SCAG will expand some existing programs in the Connect SoCal Implementation Strategy to support cities in implementing Connect SoCal.
 - **Sustainable Communities Program (SCP):** The Call for Projects provides resources to local jurisdictions to conduct GHG/VMT reducing planning activities and demonstration projects throughout the SCAG region. SCAG is seeking to implement Call #4, the Call for Equity, Civic Engagement and Environmental Justice focused on under-resourced communities.
 - **Go Human:** SCAG is seeking to expand local resources and toolkits to help cities, counties and communities-based organizations promote safe walking and biking
 - **Regional Data Platform:** Local general plans provide the legal underpinning for land use decisions and set the vision about how a community will grow, reflecting community priorities and values while shaping the future. SCAG's RDP provides data and planning templates and tools to help local jurisdictions update and align various elements of their general plans to advance sustainable planning at the local and regional level. SCAG seeks to partner with subregional agencies and other partners to expand support and training for local jurisdictions to use the RDP as well as provide additional features and functions to help further align local efforts with regional goals through performance dashboarding features.
 - **Sub-regional plans or studies:** Support a number of partnerships and studies centered on core SCS implementation strategies.
2. **Housing Supportive Infrastructure Program** - The Housing Supportive Infrastructure program builds on the concepts put forward in the *Key Connections* in Connect SoCal 2020, as well as current work funded through the REAP 1 program, as well as LEAP and SB2. This program would have 4 main priority areas:
 - **Utilities to support housing development:** Identify transformative programs to invest in the utilities (sewer, gas, electric, broadband) needed to environmentally clear, entitle and ultimately build the housing needed to meet the region's 6th cycle RHNA goals, and in the Priority Growth areas identified in Connect SoCal.

Draft - REAP 2021 Program Development Framework

- **Housing Trust Funds:** Invest in subregional housing trust funds to leverage efforts to deliver affordable housing
- **Preservation of expiring covenants and naturally occurring affordable housing:** Target existing affordable housing with expiring covenants and/or housing that is naturally affordable without covenants and develop programs to extend covenants and preserve these units as affordable.
- **Technical Assistance:** Through the outreach process, SCAG will identify additional technical assistance needs for cities, counties and other partners. These may include programs to:
 - i. Help public agencies use their surplus land for affordable housing development
 - ii. Continue land use planning efforts that will support implementation of 6th cycle Housing Elements
 - iii. Ensure that the region can secure grant funding in support of affordable housing development.

3. County Transportation Commission (CTC) Partnership Program: SCAG will develop a new partnership program with the region's six County Transportation Commissions, to fund the development of plans, programs, pilot projects, and even some signature GHG/VMT reducing capital projects. Regional guidelines will be developed upon the release of the State's guidelines in February of 2022 with the intent to align with Key Connection strategies included in Connect SoCal and advance new concepts for reducing VMT. Key Connections focus on advancing expanded mobility ecosystems and management strategies using innovative policy and/or technology to realize regional planning goals, and account for 30% of the GHG reduction needed to meet SCAG's SB 375 requirements. Examples include shared mobility, congestion pricing studies and pilots, universal basic mobility pilots, transit recovery and integration pilot projects, dedicated lanes and other tactical transit solutions to improve transit travel time and reliability, micro-transit and other mobility-on-demand services providing first/last mile connections, or VMT Mitigation Bank. Staff has initiated some early outreach with CTC staff to gauge opportunities for partnerships and anticipates continued dialogue in developing a regional program. Some early concepts identified to date by CTC staff include extending or expanding student transit pass programs, deployment of mobility hubs, electric carshare programs, seed funding to support VMT mitigation banking and credit programs, etc.

Major Milestones and Schedule:

Based on the latest information from the State, the table below shows the REAP 2021 program development process and associated schedule:

Draft - REAP 2021 Program Development Framework


	2021				2022													
	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec			
Grant Program Deadlines and Milestones		Framework Document from State Released		Advance Application Released		Draft Guidelines to be Released by State	State Review of SCAG's Advance Application	State Approval of Advance Guidelines to be Released by State							Full Application Deadline: 12/31/22			
Outreach & Engagement	COG Listening Sessions, Subregional Surveys, Development of Advance Application				Outreach & Engagement work: Consultant and staff												Full Application Developed Using Outreach Results	
Program Development	Staff Present Draft Framework to Policy Committees					Advance Application to be Submitted to State	Revised Draft Framework Provided to EAC/RC	Framework Developed Further and Refined Based on Stakeholder Feedback Engagement Process	Final Framework to be Presented to EAC/RC for Approval and Adoption Updates to be Provided to Policy Committees				Staff reports on Outcome of Outreach and Engagement and presents recommendations to Policy Committees and RC			Full Application to be Submitted to State		
CTC Partnership Program						CTC Partnership Working Group Formed: Draft Guidelines, Establish Formal Process for Execution of CTC Program		Final Guideline Approval, Issue Call for Projects and Select CTC Partnership Projects.		TC/RC Approvals								
Housing Supportive Infrastructure Program							Housing Policy Forum	One-on-One Sessions with Housing Trust Funds	Report on preliminary findings, potential calls for projects (CEHD/RC)	Utilities Industry Forum + issue RFI Call for Projects Based on Listening Sessions	Staff to Report Findings from Industry Forum (CEHD/RC)			Initial Program Guidelines (CEHD/RC)				
								Open City/County Listening Sessions	Focus Groups									



MEMORANDUM

May 17, 2022

TO: Alisha James, Community Engagement Specialist, SCAG

FROM: Hugh Riley, Executive Director 

RE: Comments On REAP 2.0 Draft Framework Document

VCOG has reviewed the REAP 2.0 draft framework document per SCAG's invitation. We have the following comments:

IN GENERAL:

1. With most all jurisdictions having at least drafted their 2021-2029 Housing Elements and with HCD giving many specific 'corrections' and direction, we question the need for 'more planning.' The REAP 2 emphasis should now move towards implementation of Housing Element programs and State mandates, such as:
 - a. Funding for rezoning and code-amendments CEQA review usually triggered by these actions.
 - b. Funding to develop a "CBDG-like" menu of AFFH actions that satisfy HCD and State legislation.
 - c. Guidance as to how to integrate Housing Element and SCS/RTP programs with other State mandates, local markets, and environmental constraining priorities:
 - i. More housing in wildfire-designated areas?
 - ii. More housing given persistent drought and reduced water supplies?
 - iii. More housing in areas with substandard aquifers?
 - iv. More housing where population is not increasing, nor likely to?
2. Funding to develop HCD-approved "objective standards" related to "transformative planning" such as SB9, SB10, and allowing residential uses in commercial zoning. Again, a menu of HCD-approved objective standards is desirable.
3. REAP infrastructure programs cannot be only focused on housing. A community needs local retail and services, and schools. This program should not exclude local housing-supporting land uses.

VENTURA COUNTY SPECIFIC:

As SCAG is aware, Ventura County has a significant agricultural economy and a continuing need for affordable housing for Ag-related employees. Group Quarters housing (i.e. modern version of farm labor camps) is often the best approach for seasonal farmworkers. REAP 2 should explicitly include this type of housing as eligible and affordable, in a manner like housing at colleges and universities for students.

SPECIFIC SECTIONS OF THE GUIDELINES

"SCAG will work to balance funding allocation according to a number of equity considerations; ensuring that under-resourced jurisdictions are not left out due to lack of capacity and that geographic balance is a consideration in the sub-allocation of funding."

Be aware that the RHNA allocations that directed additional housing to High Quality Transit Areas/Corridors did not directly consider local resources and disadvantaged communities as defined by CalEnviroScreen. "Local Need" was based on generalized socio-economic data from the American Community Survey (which often had large sample error). We suggest that a process be provided wherein jurisdictions can provide additional "need" data. Or, alternatively, SCAG could incorporate CDBG entitlements and funding as a better 'targeting' of REAP funds to "balance ...equity considerations."

"Go Human: SCAG is seeking to expand local resources and toolkits to help cities, counties and communities-based organizations promote safe walking and biking"

Biking and walking are not as feasible in rainy, windy, or excessively hot weather, and not all residents can bike or walk. You cannot bring home groceries on a bicycle. This emphasis on biking and walking is fine, but needs to be realistic, and not remove or greatly diminish other mobility options.

"Utilities to support housing development: Identify transformative programs to invest in the utilities (sewer, gas, electric, broadband) needed to environmentally clear, entitle and ultimately build the housing needed to meet the region's 6th cycle RHNA goals, and in the Priority Growth areas identified in Connect SoCal. "

As stated above, do not exclude commercial, civic, and school uses from utility programs.

- Housing Trust Funds: Invest in sub regional housing trust funds to leverage efforts to deliver affordable housing
- Preservation of expiring covenants and naturally occurring affordable housing: Target existing affordable housing with expiring covenants and/or housing that is naturally affordable without covenants and develop programs to extend covenants and preserve these units as affordable.
- Technical Assistance

We fully support these three programs. Again, a housing project with neighborhood level commercial uses that help reduce VMT should not be excluded from a trust fund project.

Thank you for accepting these comments from VCOG. We are available for follow-up discussions if desired by SCAG staff.



VENTURA COUNCIL OF GOVERNMENTS

ITEM 7

PERFORMANCE EVALUATION VCOG EXECUTIVE DIRECTOR

Evaluation Period: May 28, 2020 – June 30 2022

SECTION 1: KEY PERFORMANCE OBJECTIVES

Key Objectives of the Executive Director are specified in the VCOG Independent Contractor Agreement for Executive Director Services as presented below:

ADMINISTRATIVE SERVICES

- Agenda/minutes preparation (Board and Administrative Committee)
- Clerk of the Board functions (Meeting facilitation, Brown Act posting) commencing September 2013
- Work to Update VCOG Program of Priorities and Legislative Program
- Maintenance of Board roster, stakeholder lists
- Oversee VCOG elections as required by SCAG
- SCAG Committee appointments/appointments to external boards (by VCOG)
- Oversee VCOG legal counsel activities
- Maintain VCOG identity materials (letterhead, envelopes, etc)
- VCOG Bylaws review
- VCOG General Meeting
- Maintain and update all VCOG guidance documents, JPAs, bylaws, etc.

FINANCIAL SERVICES

- Accounting of all VCOG Financials
- Accounts payable processing
- Check register beginning April 2016
- Audit support (VCOG responsible for audits starting with FY 2013-2014 audit)
- Grant reporting/tracking support
- Development and oversight of VCOG Budget
- Procurement oversight
- Contract oversight

TECHNICAL SUPPORT

- Facilitate County Integrated Waste Management Plan Five Year Review
- Facilitate Housing and Homelessness 10 Year Plan discussion
- Participation in monthly SCAG Regional Council, Subregional Coordinators meetings, SCS Committee meetings as necessary
- Participation in monthly SCAG Plan and Programs TAC meetings, as necessary
- Identify potential funding opportunities for VCOG
- Technical support for RHNA or air quality issues (may be sub consultant effort)
- Participation in technical analysis of various documents/processes

OUTREACH SERVICES

- Website development and maintenance
- High level of coordination with Ventura County City Manager's Association
- Development of flyers, agendas, meeting notes, sign-in sheets, presentations
- VCOG or policy area fact sheets
- Stakeholder Working Group (meets as needed, database maintained)
- Work with various groups and coalitions as needed
- Oversee communication efforts for VCOG
- Media outreach as needed
- Public participation plans/programs as needed

NOTES:

SECTION 2: PERFORMANCE EVALUATION

Evaluate and comment on the performance of the Executive Director with respect to the following skill sets considering the position's Performance Objectives, the degree to which they have been achieved, and the Director's demonstrated strengths and weaknesses in each category. Include a numerical rating for each category:

- 1 – Unsatisfactory, Improvement Required**
- 2 – Some Improvement Needed**
- 3 – Satisfactory, Meets Basic Requirements**
- 4 - Above average**
- 5 - Outstanding**

LEADERSHIP SKILLS

Evaluate the degree to which the Executive Director:

Participates in the creation and promotion of VCOG's mission, vision, and values;
Initiates and follows through with change;
Is visible, approachable, and earns respect;
Demonstrates integrity, honesty, and fairness;
Carries out decisions of the VCOG Board;
Other factors as may be determined by the Board.

Comments:

RATING: Circle One: 1 2 3 4 5

STRATEGIC THINKING AND PLANNING

Evaluate the degree to which the Executive Director:

Identifies strategic aims and anticipates future demands, opportunities, and constraints;
Demonstrates knowledge and sensitivity of stakeholder needs;
Translates strategic aims into practical and achievable plans;
Makes decisions in a timely manner;
Other factors as may be determined by the Board.

Comments:

RATING: Circle One: 1 2 3 4 5

DELIVERY OF RESULTS

Evaluate the degree to which the Executive Director:

- Defines results, taking into account the needs of the Board and stakeholders;
- Delivers results on time, on budget and in accordance with Board direction;
- Demonstrates strong project management skills;
- Makes clear and considered recommendations to the Board;
- Other factors as may be determined by the Board.

Comments:

RATING: Circle One: 1 2 3 4 5

COMMUNICATION

Evaluate the degree to which the Executive Director:

- Establishes effective working relationships with internal and external stakeholders, including but not limited to VCCM, SCAG, legislators, and the public;
- Communicates effectively with the Board, individually and as a body;
- Builds trust, morale and cooperation;
- Is timely, concise and persuasive in oral and written communications;
- Is a good listener and sensitive to the reaction of others;
- Demonstrates ability to deliver presentations and to deal effectively with the media;
- Other factors as may be determined by the Board.

Comments:

RATING: Circle One: 1 2 3 4 5

MANAGEMENT OF FINANCIAL AND OTHER RESOURCES

Evaluate the degree to which the Executive Director:

- Sets budget and manages resources effectively;
- Ensures administrative systems and processes are in place to monitor and control resources;
- Negotiates, commits and aligns resources to meet key priorities;
- Other factors as may be determined by the Board.

Comments:

RATING: Circle One: 1 2 3 4 5

EXPERTISE AND JUDGMENT

Evaluate the degree to which the Executive Director:

- Has in-depth knowledge and experience related to VCOG issues and priorities;
- Knows when and how to access sources of expertise outside the organization;
- Understands the environment within which VCOG functions, including parliamentary and political processes;
- Generates original ideas with practical applications;
- Defends logic of own position yet responds positively to reasoned alternatives;
- Other factors as may be determined by the Board including legislative advocacy.

Comments:

RATING: Circle One: 1 2 3 4 5

PERSONAL EFFECTIVENESS

Evaluate the degree to which the Executive Director:

- Pursues adopted strategies with energy and commitment;
- Adapts quickly and is flexible to new demands and changes;
- Offers objective advice to the Board/Administrative Committee;
- Manages own time to meet competing priorities;
- Is aware of personal strengths and weaknesses and their impact on others;
- Other factors as may be determined by the Board.

Comments:

RATING: Circle One: 1 2 3 4 5