



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS  
900 Wilshire Blvd., Ste. 1700  
Los Angeles, CA 90017  
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County of San Bernardino

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**Tim Sandoval, Pomona**

MEETING OF THE

**EXECUTIVE/ADMINISTRATION  
COMMITTEE**

*Thursday, December 5, 2024*  
**9:00 a.m. – 9:50 a.m.**

***Members of the Public are Welcome to Attend  
In-Person & Remotely***

***To Attend In-Person:***

**SCAG Main Office – Policy B Meeting Room  
900 Wilshire Blvd., Ste. 1700  
Los Angeles, CA 90017**

***To Attend and Participate on Your Computer:***

**<https://scag.zoom.us/j/86058062864>**

***To Attend and Participate by Phone:***

**Call-in Number: 1-669-900-6833  
Meeting ID: 860 5806 2864**

***PUBLIC ADVISORY***

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at [aguilarm@scag.ca.gov](mailto:aguilarm@scag.ca.gov). Agendas & Minutes are also available at: <https://scag.ca.gov/meetings-leadership>.

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation to participate in this meeting. SCAG is also committed to helping people with limited proficiency in the English language access the agency's essential public information and services. You can request such assistance by calling (213) 630-1410. We request at least 72 hours (three days) notice to provide reasonable accommodations and will make every effort to arrange for assistance as soon as possible.



## Instructions for Members of the Public Attending the Meeting

**Attend In-Person:** Go to the SCAG Main Office located at 900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017. The meeting will take place in the Policy B Meeting Room on the 17<sup>th</sup> floor starting at 9:00 a.m.

**Attend by Computer:** Click the following link: <https://scag.zoom.us/j/86058062864>. If Zoom is not already installed on your computer, click "Download & Run Zoom" on the launch page and press "Run" when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically. Select "Join Audio via Computer." The virtual conference room will open. If you receive a message reading, "Please wait for the host to start this meeting," simply remain in the room until the meeting begins.

**Attend by Phone:** Call **(669) 900-6833** to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully. Enter the **Meeting ID: 860 5806 2864**, followed by #. Indicate that you are a participant by pressing # to continue. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.

## Instructions for Participating and Public Comments

**In Writing:** Written comments can be emailed to: [ePublicComment@scag.ca.gov](mailto:ePublicComment@scag.ca.gov). Written comments received by 5pm on Wednesday, **December 4, 2024** will be transmitted to members of the legislative body and posted on SCAG's website prior to the meeting. You are **not** required to submit public comments in writing or in advance of the meeting; this option is offered as a convenience should you desire not to provide comments in real time as described below. Written comments received after 5pm on Wednesday, December 4, 2024, will be announced and included as part of the official record of the meeting. Any writings or documents provided to a majority of this committee regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the Clerk, at 900 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017 or by phone at (213) 630-1420, or email to [aguilarm@scag.ca.gov](mailto:aguilarm@scag.ca.gov).

**Remotely:** If participating in real time via Zoom or phone, please wait for the presiding officer to call the item for which you wish to speak and use the "raise hand" function on your computer or \*9 by phone and wait for SCAG staff to announce your name/phone number.

**In-Person:** If participating in-person, you are invited but not required, to fill out and present a Public Comment Card to the Clerk of the Board or other SCAG staff prior to speaking. It is helpful to indicate whether you wish to speak during the Public Comment Period (Matters Not on the Agenda) and/or on an item listed on the agenda.

## General Information for Public Comments

Verbal comments can be presented in real time during the meeting. Members of the public are allowed a total of 3 minutes for verbal comments. The presiding officer retains discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting, including equally reducing the time of all comments.

For purpose of providing public comment for items listed on the Consent Calendar, please indicate that you wish to speak when the Consent Calendar is called. Items listed on the Consent Calendar will be acted on with one motion and there will be no separate discussion of these items unless a member of the legislative body so requests, in which event, the item will be considered separately.

***In accordance with SCAG's Regional Council Policy, Article VI, Section H and California Government Code Section 54957.9, if a SCAG meeting is "willfully interrupted" and the "orderly conduct of the meeting" becomes unfeasible, the presiding officer or the Chair of the legislative body may order the removal of the individuals who are disrupting the meeting.***



**EAC - Executive/Administration Committee**  
***Members – December 2024***

- 1. Sup. Curt Hagman**  
President, San Bernardino County
- 2. Hon. Cindy Allen**  
1st Vice President, Long Beach, RC District 30
- 3. Hon. Ray Marquez**  
2nd Vice President, Chino Hills, RC District 10
- 4. Hon. Art Brown**  
Imm. Past President, Buena Park, RC District 21
- 5. Hon. David J. Shapiro**  
CEHD Chair, Calabasas, RC District 44
- 6. Hon. Rocky Rhodes**  
CEHD Vice Chair, Simi Valley, RC District 46
- 7. Sup. Luis Plancarte**  
EEC Chair, Imperial County
- 8. Hon. Jenny Crosswhite**  
EEC Vice Chair, Santa Paula, RC District 47
- 9. Hon. Tim Sandoval**  
TC Chair, Pomona, RC District 38
- 10. Hon. Mike Judge**  
TC Vice Chair, VCTC
- 11. Hon. Patricia Lock Dawson**  
LCMC Chair, Riverside, RC District 68
- 12. Hon. Jose Luis Solache**  
LCMC Vice Chair, Lynwood, RC District 26
- 13. Hon. Karen Bass**  
Member-At-Large, Pres. Appt.
- 14. Hon. Wendy Bucknum**  
Mission Viejo, RC District 13, Pres. Appt.
- 15. Hon. Jan C. Harnik**  
RCTC Representative, Pres. Appt.
- 16. Hon. Larry McCallon**  
Air District Representative, Pres. Appt.



## EXECUTIVE/ADMINISTRATION COMMITTEE AGENDA

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**17. Hon. Andrew Masiel**

Tribal Govt Regl Planning Board Representative

**18. Ms. Lucy Dunn**

Business Representative - Non-Voting Member



## EXECUTIVE/ADMINISTRATION COMMITTEE MEETING AGENDA

Southern California Association of Governments  
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room  
Los Angeles, CA 90017  
**Thursday, December 5, 2024**  
**9:00 AM**

The Executive/Administration Committee may consider and act upon any of the items on the agenda regardless of whether they are listed as Information or Action items.

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE** *(The Honorable Curt Hagman, Chair)*

### **PUBLIC COMMENT PERIOD (Matters Not on the Agenda)**

This is the time for public comments on any matter of interest within SCAG's jurisdiction that is *not* listed on the agenda. For items listed on the agenda, public comments will be received when that item is considered. Although the committee may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon at this time.

### **REVIEW AND PRIORITIZE AGENDA ITEMS**

#### **CONSENT ITEMS**

##### Approval Items

1. Minutes of the Meeting – November 7, 2024 PPG. 6
2. SCAG Memberships and Sponsorships PPG. 16

##### Receive and File

3. Purchase Orders, Contract and Amendments below Regional Council Approval Threshold PPG. 19
4. CFO Monthly Report PPG. 27

#### **INFORMATION ITEM**

5. REAP 1 Final Program Report PPG. 29  
*(Elizabeth Carvajal, Deputy Director of Planning - Land Use, SCAG)*

#### **CFO REPORT**

*(Cindy Giraldo, Chief Financial Officer)*

#### **PRESIDENT'S REPORT**

*(The Honorable Curt Hagman, Chair)*



## EXECUTIVE/ADMINISTRATION COMMITTEE MEETING AGENDA

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**EXECUTIVE DIRECTOR'S REPORT**  
*(Kome Ajise, Executive Director)*

**FUTURE AGENDA ITEMS**

**ANNOUNCEMENTS**

**ADJOURNMENT**



**MINUTES OF THE MEETING**  
**EXECUTIVE/ADMINISTRATION COMMITTEE (EAC)**  
**THURSDAY, NOVEMBER 7, 2024**

THE FOLLOWING MINUTES IS A SUMMARY OF ACTIONS TAKEN BY THE EXECUTIVE/ADMINISTRATION COMMITTEE (EAC). AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE AT: <http://scag.iqm2.com/Citizens/>.

The Executive/Administration Committee (EAC) of the Southern California Association of Governments (SCAG) held its regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

**Members Present**

<b>Sup. Curt Hagman, President</b>		<b>San Bernardino County</b>
<b>Hon. Cindy Allen, 1<sup>st</sup> Vice President</b>	<i>Long Beach</i>	<b>District 30</b>
<b>Hon. Ray Marquez, 2<sup>nd</sup> Vice President</b>	<i>Chino Hills</i>	<b>District 10</b>
<b>Hon. Art Brown, Imm. Past President</b>	<i>Buena Park</i>	<b>District 21</b>
Hon. David J. Shapiro, Chair, CEHD	<i>Calabasas</i>	District 44
Hon Rocky Rhodes, Vice Chair CEHD	<i>Simi Valley</i>	District 46
Hon. Luis Plancarte, Chair, EEC		Imperial County
Hon. Jenny Crosswhite, Vice Chair EEC	<i>Santa Paula</i>	District 47
Hon. Mike Judge, Vice Chair, TC	<i>VCTC</i>	Ventura County
Hon. Patricia Lock Dawson, Chair, LCMC	<i>Riverside</i>	District 68
Hon. Karen Bass, President’s Appt.	Los Angeles	Member-At-Large
Hon. Wendy Bucknum, President’s Appt.	Mission Viejo	District 13
Hon. Jan Harnik, President’s Appt.	<i>RCTC</i>	Riverside
Hon. Lucy Dunn		Business Representative

**Members Not Present**

Hon. Jose Luis Solache, Vice Chair, LCMC	Lynwood	District 26
Hon. Tim Sandoval, Chair, TC	<i>Pomona</i>	District 38
Hon. Andrew Masiel, Sr.	<i>Pechanga Dev. Corp.</i>	TGRP Representative

**Staff Present**

Kome Ajise, Executive Director  
Darin Chidsey, Chief Operating Officer



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Sarah Jepson, Chief Planning Officer  
Julie Shroyer, Chief Information Officer  
Ruben Duran, Board Counsel  
Jeffery Elder, Chief Counsel/Director of Legal Services  
Maggie Aguilar, Clerk of the Board  
Cecilia Pulido, Deputy Clerk of the Board

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

First Vice President Cindy Allen called the meeting to order at 9:02 a.m. and asked Art Brown, Immediate Past President to lead the Pledge of Allegiance.

**PUBLIC COMMENT PERIOD**

First Vice President Allen opened the Public Comment Period and outlined instructions for public comments. She noted this was the time for persons to comment on any matter pertinent to SCAG's jurisdiction that were not listed on the agenda.

The Clerk of the Board acknowledged there were no written public comments received before or after the deadline.

Seeing no public comment speakers, First Vice President Allen closed the Public Comment Period.

**REVIEW AND PRIORITIZE AGENDA ITEMS**

There was no prioritization of agenda items.

**INFORMATION ITEM**

1. 2028 Olympic and Paralympic Games Update

There were no public comments for Item 1.

Executive Director Ajise provided a report on Item 1 and discussed SCAG's preparations for the 2028 Olympics and Paralympic Games in Los Angeles, highlighting the economic impact and regional involvement. Additionally, Mr. Ajise shared that in anticipation of this event, SCAG staff had been working in partnership with LA28, Metro, Caltrans, the Los Angeles Department of Transportation, the Los Angeles Mayor's Office, and Metrolink, a group collectively known as the Games Mobility Executives (GME), to develop mobility plans and pursue state and federal funds for transportation infrastructure and mobility resources before, during, and after the Games. Mr. Ajise shared Mayor

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Bass had hosted an after-action summit with officials from the City of Paris to share lessons learned from the 2024 Games last summer – and thanked her for inviting the committee and SCAG staff to participate in that event. He then introduced Mayor Bass who was going to highlight more about the work she was leading in the city and in the region to host the successful 2028 games.

Los Angeles Mayor, Karen Bass, thanked the members for the invitation to speak. She stated she looked forward to being active with SCAG and all they could do with all of the regional events that were coming into play. She emphasized they had the Olympics in 2028 but shed light on the World Cup events that were going to take place in 2026. She stated the World Cup, would bring eight games that would be played physically in the City of Inglewood, however it would impact all of the region. She stated she went to Paris the first time in March to see what they were doing to prepare, and shared how wonderful the Mayor of Paris was in opening up the doors of City Hall, and being very supportive. Furthermore, she shared that one of the things that was the most exciting about Paris, was the way the Olympics impacted the whole area. She stated that probably about 5% of the people maybe attended a game but it felt like the entire city was involved. She talked about the various ways the region could have involvement in the 2028 Olympics based on her Paris observations. Additionally, she discussed the use of public transportation to get to the venues. She referenced the Olympics in 1984, and how everyone was concerned about traffic, thinking it would be a traffic nightmare, and it turned out to be some of the best times in the city because of the coordinated efforts with businesses. She closed by stating she looked forward to working with the members, and that she knew this was an opportunity to really bring the whole region together. She stated they all knew that the only way to do this was for all of them to be together on every level of government.

## 2. REAP 2 Program Update

There were no public comments for Item 2.

Chief Planning Officer, Sarah Jepson shared a brief update with members on SCAG's REAP 2.0 program. She shared the program was benefiting many of the cities across the region. She stated they were working very hard collectively to get the program restarted. She stated that as they were aware, and, thanks to the great advocacy of the Regional Council, their funding for REAP 2.0 was largely restored with the final budget. She reported the budget for the program was \$231.5 million to implement about six different programs to support the implementation of Connect SoCal. She stated this was a \$14.5 million reduction from their original budget. She stated that based off the direction from the members, they prioritized the resources they had and were able to fund all of their suballocation programs, those that were formula based and those that were projects that were selected through their competitive programs. Additionally, she shared they had a couple regional programs that were also funded through REAP 2.0 which they were able to fund in other parts of SCAG's budget, so that the full program that the Board had approved, could move forward.

She stated some of those changes in the budget were reflected in the amendment which they would also consider on that day. She also highlighted how they were able to have some really good conversations with the Housing and Community Development Department (HCD), and how they had made some administrative changes that allowed them to extend the expenditure deadline for the program. She explained this meant that the agencies they had awarded funding to, had about another eight months to spend their resources. Furthermore, she reported they were also working with their legislative team on getting more time to implement the program and expect to have more updates on that very soon. She stated they were working with the MPO's across the State and with CalCOG, to make sure they had the appropriate amount of time to implement the program.

### **ACTION ITEM**

There were no public comments for Item 3.

### **3. Resolution No. 24-668-1 Approving Amendment 1 to the FY 2024-25 Comprehensive Budget**

Chief Financial Officer, Cindy Giraldo, presented Item 3 on the agenda. She stated that before them for approval was budget Amendment one to SCAG's fiscal year 25 budget. She stated in total, this amendment increased their budget by just under \$31 million dollars. She explained that table 1 of the staff report broke down the change in their budget by funding source with details, explaining each change. She then highlighted some of the larger items that had been included in the amendment. She reported there was a \$6.3 million funding increase in their Consolidated Planning grant revenues. She explained this was based on their annual reconciliation letter they receive from Caltrans. She stated the Budget Amendment also included four new grants, totaling \$3.3 million. She reported they had a net increase in the REAP 1 and REAP 2 budgets of \$13.8 million. She stated this was the combination of the increase in budget to carry over unspent balances from the prior year, due to the pause in the REAP 2 program offset by the \$14.5 million reduction in REAP 2 allocations from HCD. She explained that to absorb the reduced funding, sub allocation programs were prioritized and the regional pilot initiatives program, which was originally going to be funded with refunding, had been moved to the Carbon Reduction Program (CRP) funding. She stated this brought her to the next increase which was a \$1.9 million increase in CRP funding to begin work on their Regional Pilot Initiatives program. Furthermore, Ms. Giraldo reported there was \$2.4 million of Congestion Mitigation and Air Quality funding and \$1.5 million of Surface Transportation Block grant funding that had been allocated to programming efforts and projects to support the 2028 Olympic and Paralympic games. She explained that with all those changes combined, she had covered just over \$29 million of the \$31 million dollar increase. She explained that all the balances were predominantly attributable to grant carryover adjustments when grant work carries over from one year to the next. Furthermore, she discussed SCAG's indirect cost budget. She stated SCAG had been doing some midterm and longer-term financial planning and preparation for a return to more normal funding levels in a post REAP world. She explained that as part of that effort SCAG

completed a zero-based funding exercise for their indirect cost budget and identified nearly a million dollars of annual budget savings within that budget. She stated the reduction of their indirect cost budget was included in this Budget amendment. She explained SCAG was always looking at its staffing levels and classifications in order to successfully position them for the execution of their ambitious programs. She reported this budget amendment included 3 staffing related items. The first was there were 28 staffing changes detailed for in attachment 3 or page 31 of the agenda packet within the staff report, but all said and done and these staffing changes net to no increase in their current staffing levels and had a net budget savings of just under \$550,000. Secondly, she reported a Junior Planner classification had been added to the salary schedule. She stated this new classification was intended to be a rotational cohort program for entry level planning professionals. Lastly, she stated they were requesting the delegation of authority to the Executive Director to hire limited term staff as operationally required in order to implement future grant awards. She stated this was essentially extending the authority that was already granted for the REAP program to future grant awards. She explained staff would report and include any such limited term staffing changes in their next budget amendment to the Board and to the Regional Council.

A MOTION was made (Brown) to recommend that the Regional Council adopt Resolution No. 24-668-1 approving a first amendment to the Fiscal Year 2024-25 Comprehensive Budget including: 1) A first amendment to the Fiscal Year 2024-25 Overall Work Program (FY 2024-25 OWP) Budget in the amount of \$30,657,159, increasing the FY 2024-25 OWP Budget from \$396,060,262 to \$426,717,421; 2) A first amendment to the Federal Transit Administration Discretionary and Formula Grant Budget (FTA Budget) in the amount of \$26,911, increasing the FTA Budget from \$277,729 to \$304,640; 3) A first amendment to the Indirect Cost Budget, in the amount of (\$960,777), reducing the Indirect Cost Budget from \$36,116,826 to \$35,156,049; 4) A first amendment to the General Fund Budget in the amount of \$135,000, increasing the General Fund Budget from \$3,089,698 to \$3,224,698; and 5) Authorization for SCAG Executive Director, or in his absence, the Chief Financial Officer, to use available fund balances from future grant awards received after the adoption of this Budget Amendment 1 to hire limited-term staff, as needed, to implement the grant award funded program in advance of formal budget adoption, with any changes included in the next Budget Amendment or Fiscal Year Budget, whichever is sooner. Motion was SECONDED (Bucknum) and passed by the following votes:

**AYES:** Allen, Bass, Brown, Bucknum, Crosswhite, Hagman, Harnik, Judge, Lock Dawson, Marquez, McCallon, Plancarte, Rhodes, and Shapiro (14)

**NOES:** None (0)

**ABSTAIN:** None (0)

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## CONSENT CALENDAR

There were no public comments on the Consent Calendar.

Lucy Dunn, Business Representative requested to get more information on Item No. 11.

President Hagman acknowledged her request and announced Ms. Jepson would address it after the committee voted on the Consent Calendar.

### Approval Items

4. Minutes of the Meeting – September 5, 2024
5. 2025 Meeting Schedule of the Executive Administration Committee, Policy Committees, and Regional Council
6. Master Fund Transfer Agreement with the State of California Department of Transportation (Caltrans) for the period of January 1, 2025, through December 31, 2034
7. Contract 24-020-C01 Amendment 2, Addressing Barriers to Economic Opportunities
8. Acceptance of Office of Traffic Safety Grant (OTS) Funds 2025: Go Human Campaign
9. Acceptance of Office of Traffic Safety (OTS) Funds: Safety Modeling
10. Resolution No. 24-668-5 to Address California's Marketplace for Residential and Commercial Property Insurance
11. Senate Bill 375: Joint MPO Letter to CARB
12. SCAG Memberships and Sponsorships

### Receive and File

13. Purchase Orders, Contract and Amendments below Regional Council Approval Threshold
14. CFO Monthly Report

A MOTION was made (Shapiro) to approve Consent Items 4 through 12 and Receive and File Items 13-14. Motion was SECONDED (Marquez) and passed by the following votes:

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**AYES:** Allen, Bass, Brown, Bucknum, Hagman, Harnik, Judge, Lock Dawson, Marquez, McCallon, Plancarte, and Rhodes (12)

**NOES:** None (0)

**ABSTAIN:** None (0)

Chief Planning Officer, Sarah Jepson provided a brief update on Item 11. She explained that what was on Senate Bill 375, and their joint MPO letter to CARB, was addressing some changes they were hoping to make within the program. She provided background stating that every four years they develop Connect SoCal, their Regional Transportation Plan and Sustainable Community Strategy. She explained that in that plan, as required by SB 375, they were required to show how they will achieve a greenhouse gas reduction target that was set by the Air Resources Board. She stated they had submitted their last plan to the Air Resources Board and were waiting for their approval. She explained this approval was important because it ensured they had access to certain State transportation funds. She stated that as part of the process, the target gets updated by the Air Resources Board and were working on a process to initiate the resetting of the target. She explained how SCAG, along with the other Big 4 MPO's asked that CARB pause their process and take a little bit more time to talk about what's changed within SB 375 since the bill was passed more than 10 years ago. They also asked CARB to think about any changes to the framework that might make it more effective. She shared they felt like they had developed great plans. She stated they spent a lot of time analyzing them and going back and forth on details and assumptions, etc. She elaborated stating the place where they had not been quite as successful was on the implementation and making sure both the State and the regions were moving forward collectively to implement the plans. Furthermore, she stated the Big 4 were very much supportive of the overall program. She stated they had seen great value in the region, and across the State in integrating land use and transportation planning. She explained they wanted to emphasize that their aim was to make this program stronger and more effective for the region. She stated the Air Resources Board was concerned about their legislative requirements, and had said that they could not accommodate the pause but were willing to have more conversations with the MPO's and the other State agencies to think more about the framework and some changes that can be made. She stated they had initiated those conversations at a staff level and were hoping to make some progress there.

Board Counsel Ruben Duran asked President, if he could do one housekeeping item. He explained two votes were not recorded in the system. One was for Member Shapiro and the other for Member Crosswhite. He stated he believe they intended to vote however the results only showed 12 votes. He asked for President Hagman's permission, to have the clerk record those two votes.



The Board Clerk confirmed with Members Crosswhite and Shapiro that they voted in favor of the Consent Calendar.

There were no public comments for the CFO report, President's report or the Executive Director's report.

**CFO REPORT**

Cindy Giraldo, Chief Financial Officer, shared how the report included some highlights prepared by the Chief Planning Officer of some projects that were completed the past quarter. She stated the report also included their quarterly finance reports for the 1st quarter of their current fiscal year. She reported that all REAP 1 projects were complete and staff was busy collecting final deliverables. She stated their final report was due to HCD, later in the month. She stated it was important to remember that REAP 1 was one of the larger programs in SCAG's history, if not the larger program, until they got REAP the sequel, which was five times as ambitious in every way. Lastly, she stated there would be a report on the REAP 1 programs at the CEHD policy committee meeting the following month.

**PRESIDENT'S REPORT**

President Hagman provided an update on the Economic Summit. He shared that due to scheduling conflicts and the holidays, they would not have the traditional Southern California Economic Summit. However, he explained they would still provide the annual regional economic report by making the 2024 Southern California Economic Update an item at the Regional Council's December 5<sup>th</sup> meeting. He stated this item would include SCAG's Annual Economic Reporting and analysis, as well as near term Outlook for SCAG Economic Roundtable. He shared the update would present a detailed economic outlook for the region highlighting that growth in sectors, such as goods, movement, healthcare, and tourism, would drive the economy in this coming year. He stated they would also have time for an in-depth discussion on the state of the economy among Regional Council members. Furthermore, he shared that plans for the General Assembly were already starting to take shape. He reported SCAG would be hosting the 2025 Regional Conference and General Assembly on May 1<sup>st</sup> and 2<sup>nd</sup> at the JW Marriott Desert Springs Resort and Spa in Palms Desert. He stated this would be the 60th Annual Regional Conference and General Assembly. Lastly, he reminded member that the next EAC meeting would take place on December 5, at 9:00 a.m.

**EXECUTIVE DIRECTOR'S REPORT**

Executive Director Ajise stated that now that they were back on track with REAP, they were looking forward to working with all of SCAG's jurisdictions on Project MOU's. He stated he knew one of the issues that had come up recurrently was the pace of getting the MOU's done. He stated they had a

hundred projects that they were trying to get out, but with the delay there was a sort of clog in the process. He stated they had to do their due diligence as the MOU's were legal documents. He stated that one thing they found, was that when they sent folks MOU's, somehow they did not really accept it on face value, and they wanted changes to it. He stated this then required them to process those legal documents, and there was some back and forth, creating a little bit of churn in the process. He stated this was all in good measure. He shared they were doing their best to get those projects started because they needed to begin to have those funds flow. Additionally, he stated they also created avenues for getting projects initiated and started as quickly as possible where there were letters of no prejudice that could be had if an agency was willing to take the risk upfront to then get started once they clear the gate of verification on the scope and assessment. Furthermore, he shared that later that afternoon, they would have a presentation by the Deputy Secretary for Housing for homelessness, Dhakshike Wickrema from the California Business, Consumer Services and Housing Agency. He stated this was in pursuit of their ongoing effort to strengthen partnerships to create opportunities for housing production and sustainable communities in the region. He stated Ms. Wickrema had 15 years of experience in addressing homelessness in the public, private, and nonprofit sectors. He stated she had experience from their region, having worked within the City of Los Angeles, and also at the county level. He stated he was going to be reporting on SB 375 but since Ms. Jepson had already touched on it, he would not cover it. He did, however, add that the letter sent by the largest 4 MPO's in the State, was sent to put a pause in the process, because they felt like with good intentions, they could really address the necessary changes to 375. Lastly, he discussed a Mobility Workshop that was scheduled to take place on November 22<sup>nd</sup>. He stated this would be a tour of a SoCal Gas Hydrogen home located in the City of Downey. He stated the hydrogen innovation experience was North America's 1<sup>st</sup> clean, renewable hydrogen powered microgrid home and it was something they wanted to showcase to have everybody that could be there understand how this was put together, and what the opportunities might be across the region. He asked members to rsvp to Erick Rodriguez, Government Affairs Officer.

### **ADJOURNMENT**

There being no further business, President Hagman adjourned the Meeting of the Executive Administration Committee at 9:44 a.m.

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE EAC]

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**Executive / Administration Committee Attendance Report**

2024-25																	Total Mtgs Attended To Date	
MEMBERS	CITY	Representing	6-Jun	27-Jun	28-Jun	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY		
Hon. Curt Hagman, President, Chair		San Bernardino County	1	1	1	1		1		1							6	
Hon. Cindy Allen, 1st Vice Chair	Long Beach	District 30	1	1	1	1		0		1							5	
Hon. Ray Marquez, 2nd Vice Chair	Chino Hills	District 10	1	1	1	1		1		1							6	
Hon. Art Brown, Imm. Past President	Buena Park	District 21	1	1	1	1	D	1	D	1							6	
Hon. David J. Shapiro, Chair, CEHD	Calabasas	District 44	1	1	1	1		1		1							6	
Hon. Rocky Rhodes, Vice Chair, CEHD	Simi Valley	District 46	1	1	1	1		1		1							6	
Sup. Luis Plancarte, Chair, EEC		Imperial County	1	1	1	1		1		1							6	
Hon. Jenny Crosswhite, Vice Chair, EEC	Santa Paula	District 47	1	1	1	1	A	1	A	1							6	
Hon. Tim Sandoval, Chair, TC	Pomona	District 38	0	0	1	1		0		0							2	
Hon. Mike Judge, Vice Chair, TC		VCTC	1	0	0	1		1		1							4	
Hon. Patricia Lock Dawson, Chair, LCMC	Riverside	District 68	0	1	1	1		1		1							5	
Hon. Jose Luis Solache, Vice Chair, LCMC	Lynwood	District 26	1	1	1	1	R	1	R	0							5	
Hon. Karen Bass, President's Appt.	Los Angeles	Member-At-Large		0	0	1		0		1							0	
Hon. Wendy Bucknum, President's Appt.	Mission Viejo	District 13	1	0	1	1		1		1							5	
Hon. Jan Harnik, President's Appt.		RCTC	1	1	1	1		1		1							6	
Hon. Larry McCallon, President's Appt.		Air District Representative		1	1	1	K	1	K	1							5	
Hon. Andrew Masiel, Sr.	Pechanga Dev. Corporation	Tribal Government Regional Planning Board	0	1	1	1		1		0							4	
Ms. Lucy Dunn, Ex-Officio Member	Lucy Dunn Strategic Issues Mar	Business Representative	0	1	1	1		1		1							5	
			12	14	16	18	0	15	0	15	0	0	0	0	0	0	0	81

Attachment: EAC Attendance Sheet 2024-25 (Minutes of the Meeting - November 7, 2024)





**AGENDA ITEM 2**  
**REPORT**

Southern California Association of Governments  
December 5, 2024

**To:** Executive/Administration Committee (EAC)  
Regional Council (RC)

**EXECUTIVE DIRECTOR'S  
APPROVAL**

**From:** David Angel, Legislative Affairs Analyst  
(213) 630-1422, angel@scag.ca.gov

**Subject:** SCAG Memberships and Sponsorships

**RECOMMENDED ACTION:**

Approve up to \$35,000 for memberships in 1) the Intelligent Transportation Society of America (\$10,000) and 2) METTRANS Transportation Consortium (\$25,000).

**STRATEGIC PRIORITIES:**

This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

**EXECUTIVE SUMMARY:**

*At its November 19, 2024, meeting, the Legislative/Communications and Membership Committee (LCMC) approved up to \$35,000 for memberships with 1) the Intelligent Transportation Society of America (\$10,000) and 2) METTRANS Transportation Consortium (\$25,000).*

**BACKGROUND:**

**Item 1:** The Intelligent Transportation Society of America  
**Type:** Membership      **Amount:** \$10,000

The Intelligent Transportation Society of America (ITS America), a nonprofit established in 1991, advocates for deploying Intelligent Transportation Systems (ITS) in the United States. Its mission is to advance the research and deployment of intelligent transportation technologies to save lives, improve mobility, increase accessibility and equity, promote sustainability, and improve efficiency and productivity. ITS America seeks to do this by convening leaders from the public and private sectors, academia, and research organizations to foster innovation. ITS America advocates for policies that support investment in ITS. The organization also conducts research, educates stakeholders, and spreads awareness of innovations in smart transportation technologies.

ITS America's membership brings together the most influential voices from its 240+ members throughout 45 sectors ranging from state departments of transportation (DOT), metropolitan planning organizations (MPOs), cities, transit, freight, start-ups, automakers, suppliers, academia, and more, including:

- 
- American Association of State Highway and Transportation Officials
  - American Automobile Association (AAA)
  - California Department of Transportation (CalTrans)
  - HDR, Inc.
  - HNTB
  - Los Angeles County Department of Public Works
  - Los Angeles County MTA
  - Metropolitan Transportation Commission
  - National League of Cities

The FY 25 dues for MPOs are \$10,000, which includes the following benefits:

- Join leaders that drive and shape the discussion on a wide range of emerging mobility issues through ITS America’s Standing Advisory Committees;
- Receive weekly updates on federal, legislative, state, and local regulations in the Policy Rundown newsletter and participate in federal advocacy;
- Discounted executive forum attendance fees, exhibit and conference discounts, and forum and policy roundtable speaking opportunities;
- Promote SCAG’s projects and accomplishments in the transportation ecosystem on ITS America’s digital media platforms, ITSABlog, and in the Momentum newsletter; and
- Access to ITS America’s global network of ITS Professionals.

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**Item 2:** The METRANS Transportation Consortium

**Type:** Membership      **Amount:** \$25,000

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The METRANS Transportation Center operates through a partnership with the University of Southern California and California State University, Long Beach. METRANS focuses on solving the most pressing transportation problems facing large metropolitan regions, like the Los Angeles Metropolitan area, through interdisciplinary research, education, and outreach. METRANS facilitates collaboration between the University community, the private sector, and the public sector to study trends in goods movement and international trade and to discuss the latest updates, developments, and policies in the transportation sector.

SCAG staff is recommending that the agency retain membership at the “Silver” level, which will provide SCAG with the following:

- Membership on the METRANS Advisory Board
  - Opportunities to propose special topical events related to current transportation issues
-

- 
- Customized opportunities for student engagement and recruitment and METRANS approved/recommended intern for one semester
  - Sponsorship acknowledgment and participation in the annual Careers in Transportation panel
  - Feature article in various METRANS/CITT publications and online media
  - Admission to all METRANS events and VIP receptions, including four (4) complimentary admissions to the biennial International Urban Freight Conference (I-NUF)
  - Recognition on the METRANS website and other communication materials and at all METRANS events, including I-NUF, Town Hall meetings, and the annual Seminar Series

**PRIOR COMMITTEE ACTION:**

Staff presented the agenda item for up to \$35,000 for memberships with 1) the Intelligent Transportation Society of America (\$10,000) and 2) METRANS Transportation Consortium (\$25,000) to the LCMC at its meeting on November 19, 2024. The LCMC approved this item unanimously as part of the consent calendar.

**FISCAL IMPACT:**

\$35,000 for the Intelligent Transportation Society of America and METRANS Transportation Consortium memberships is included in the approved FY 24-25 Indirect Cost Budget.



**AGENDA ITEM 3**  
**REPORT**

Southern California Association of Governments  
December 5, 2024

**To:** Executive/Administration Committee (EAC)  
Regional Council (RC)

**EXECUTIVE DIRECTOR'S  
APPROVAL**

**From:** Cindy Giraldo, Chief Financial Officer  
(213) 630-1413, giraldo@scag.ca.gov

**Subject:** Purchase Orders, Contract and Amendments below Regional Council's  
Approval Threshold

*Kome Ajise*

**RECOMMENDED ACTION:**

Receive and File

**STRATEGIC PRIORITIES:**

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 2: Be a cohesive and influential voice for the region. 3: Spur innovation and action through leadership in research, analysis and information sharing. 4: Build a unified culture anchored in the pursuit of organizational excellence. 5: Secure and optimize diverse funding sources to support regional priorities.

**BACKGROUND:**

SCAG executed the following Purchase Orders (POs) for more than \$5,000 but less than \$500,000 in October 2024:

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
City Fare, Inc.	Catering for the 2024 Demographic Workshop	\$11,169
Antelope Valley Partners for Health	Traffic Safety Event in Lancaster	\$5,700

SCAG executed the following contracts for more than \$25,000 but less than \$500,000:

<b>Consultant/Contract No.</b>	<b>Description</b>	<b>Amount</b>
GoTo Communications, Inc. 25-015-C01	The vendor will continue to provide Voice over Internet Protocol (VoIP) telephone services to SCAG.	\$128,026



## REPORT

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Kimley Horn and Associates, Inc. 24-043-C01	The vendor shall develop a Citywide Pedestrian Access Plan, focusing on the priority community of Edgemont, a Disadvantaged Community Area (DAC) in the western portion of the City of Moreno Valley.	\$226,854
Iteris, Inc. 24-042-C01	The vendor shall provide services for a Sustainable Transportation Planning Grant for the City of Los Angeles, Department of Public Works Bureau of Street Services for the Warner Center Active Transportation Hub project.	\$477,077

### **ATTACHMENT(S):**

1. Contract Summary 25-015-C01 (Info Item)
2. Contract Summary 24-043-C01 (Info Item)
3. Contract Summary 24-042-C01 (Info Item)

**CONSULTANT CONTRACT NO. 25-015-C01**

<b>Recommended Consultant:</b>	GoTo Communications, Inc.
<b>Background &amp; Scope of Work:</b>	Under this agreement, GoTo Communications, Inc. will continue to provide Voice over Internet Protocol (VoIP) telephone services to SCAG. SCAG staff will continue to use this system to communicate with other staff, various partners, stakeholders, and community members, and it is essential to daily work. SCAG has used this provider for the past three years without issue.
<b>Project's Benefits &amp; Key Deliverables:</b>	The project's benefits and key deliverables include, but are not limited to: <ul style="list-style-type: none"> <li>• Provides various telephone services and features essential to daily work;</li> <li>• Integrates with existing systems, including Microsoft Teams Dialpad;</li> <li>• Ensures continuity through vendor provided soft phones; and</li> <li>• Provides a simple setup, easy to manage, and reliable system with necessary technical support.</li> </ul>
<b>Strategic Plan:</b>	This item supports SCAG's Strategic Plan Goal 3: Spur innovation and action through leadership in research, analysis and information sharing.
<b>Contract Amount:</b>	<b>Total not to exceed</b> <span style="float: right;"><b>\$128,026</b></span>
<b>Contract Period:</b>	January 1, 2025 through December 31, 2027
<b>Project Number(s):</b>	811-1163.08 \$128,026  Funding source(s): Indirect Cost  Funding of \$64,013 is available in the Fiscal Year 2024-2025 Indirect Cost budget in Project Number 811-1163.08, and the remaining amount is subject to budget availability.
<b>Basis for Selection:</b>	In accordance with SCAG's Procurement Manual (January 2021) Section 9.3, to foster greater economy and efficiency, SCAG's federal procurement guidance (2 CFR 200.318 [e]) authorizes SCAG to procure goods and services by using an Intergovernmental Agreement or Master Service Agreement (MSA). The goods and services procured under an MSA were previously competitively procured by another governmental entity. SCAG utilized an MSA with GoTo Communications via TIPS (Agreement No. 221003) that was competitively procured. This MSA is specifically designed for use by local agencies to leverage combined purchasing power for discounted volume pricing and qualification for services as provided by GoTo Communications, Inc.

Attachment: Contract Summary 25-015-C01 (Info Item) (Purchase Orders, Contract and Amendments below Regional Council's Approval

**CONSULTANT CONTRACT NO. 24-043-C01**

<b>Recommended Consultant:</b>	Kimley Horn and Associates, Inc.							
<b>Background &amp; Scope of Work:</b>	The Consultant shall develop a Citywide Pedestrian Access Plan, focusing on the priority community of Edgemont, a Disadvantaged Community Area (DAC) that lies on the western portion of the City of Moreno Valley (City). They will identify the pedestrian routes to access major employment centers, shopping centers, regional transit centers, schools, and residential neighborhoods. They will also identify the non-Americans with Disabilities Act (ADA) compliant locations throughout the city and provide safe routes for pedestrians and other vulnerable road users such as people with disabilities, older adults, and children.							
<b>Project's Benefits &amp; Key Deliverables:</b>	<p>The project's benefits and key deliverables include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Developing a pedestrian access plan to improve connectivity and walkability in the City of Moreno Valley;</li> <li>• Enhancing accessibility to major destinations within the city; and</li> <li>• Promoting walking and biking via safe, efficient infrastructure that will provide environmental benefits and improve the overall health of the community members.</li> </ul>							
<b>Strategic Plan:</b>	This item supports SCAG's Strategic Plan Goal 1: Establish and implement a regional vision for a sustainable future.							
<b>Contract Amount:</b>	<b>Total not to exceed</b>	<b>\$226,854</b>						
	Kimley-Horn Associates, Inc. (prime consultant)	\$149,421						
	Lemmon Planning LLC (subconsultant)	\$77,433						
<b>Contract Period:</b>	October 31, 2024 through November 30, 2025							
<b>Project Number(s):</b>	275-4823UC.08 \$200,834 275-4823E.08 \$26,020 Funding source(s): Senate Bill 1 (SB1), Transportation Development Act (TDA)  Funding of \$226,854 is available in Fiscal Year (FY) 2024-25 Overall Work Program (OWP) in Project Numbers 275-4823UC.08 and 275-4823E.08, and any unused funds are expected to be carried forward into FY 2025-2026, subject to budget availability.							
<b>Request for Proposal (RFP):</b>	SCAG staff notified 2,857 firms of the release of RFP 24-043-C01 via SCAG's Solicitation Management System website. A total of 58 firms downloaded the RFP. SCAG received the following three (3) proposals in response to the solicitation:  <table border="0" style="width: 100%;"> <tr> <td><b>Kimley-Horn and Associates, Inc. (1 subconsultant)</b></td> <td align="right"><b>\$226,854</b></td> </tr> <tr> <td>Woodsong Associates (1 subconsultant)</td> <td align="right">\$243,506</td> </tr> <tr> <td>KTU&amp;A (1 subconsultant)</td> <td align="right">\$244,955</td> </tr> </table>		<b>Kimley-Horn and Associates, Inc. (1 subconsultant)</b>	<b>\$226,854</b>	Woodsong Associates (1 subconsultant)	\$243,506	KTU&A (1 subconsultant)	\$244,955
<b>Kimley-Horn and Associates, Inc. (1 subconsultant)</b>	<b>\$226,854</b>							
Woodsong Associates (1 subconsultant)	\$243,506							
KTU&A (1 subconsultant)	\$244,955							

**Attachment: Contract Summary 24-043-C01 (Info Item) (Purchase Orders, Contract and Amendments below Regional Council's Approval**

<p><b>Selection Process:</b></p>	<p>The Proposal Review Committee (PRC) evaluated each proposal in accordance with the criteria set forth in the RFP and conducted the selection process in a manner consistent with all applicable federal and state contracting regulations. After evaluating the proposals, the PRC interviewed the three (3) offerors.</p> <p>The PRC consisted of the following individuals:</p> <p>Anikka Van Eyl, Associate Regional Planner, SCAG  Guadalupe Cortes, Associate Engineer, City of Moreno Valley  Wei Sun, Principal Engineer/City Traffic Engineer, City of Moreno Valley</p>
<p><b>Basis for Selection:</b></p>	<p>The PRC recommended Kimley-Horn and Associates, Inc., for the contract award because the Consultant:</p> <ul style="list-style-type: none"> <li>• Demonstrated the best understanding of the project; specifically, the Consultant has prior experience working with the City of Moreno Valley and strong prior experience with active transportation plans with a focus on pedestrian access and transportation safety. Their proposal clearly demonstrated their understanding of the importance of focusing on the Edgemont Community, and the specific needs from the context of this disadvantaged community.</li> <li>• Provided the best technical approach, for example, the Consultant proposed using PublicCoordinate to capture resident input as well as hosting a larger outreach event such as their prior work with the Bakersfield Active Transportation Summit and Festival to get more engagement. Their proposal provided a strong example of what the project website would look like and how it makes it easy for residents to engage both in person and online. The Consultant proposed using Replica and other traffic engineering programs to support their technical analysis. Although other proposals proposed using other types of technical analysis, the Consultant had the proposal with the best balance of in-depth local knowledge, extensive safety and active transportation experience. Finally, the project schedule is well thought through, with tasks and milestones clearly detailed in their proposed schedule, with two months built in for contingency.</li> <li>• Proposed the lowest price and lowest number of hours to perform the work. The rates and hours proposed by the Consultant were reasonable and appropriate for the scope of work. Project costs are realistic given the workload and timeline and have been carefully considered through clear project management and workload scheduling. The Consultant team’s extensive experience ensures the project will deliver on time and under budget.</li> </ul>



**CONSULTANT CONTRACT NO. 24-042-C01**

<b>Recommended Consultant:</b>	Iteris, Inc.										
<b>Background &amp; Scope of Work:</b>	The Consultant shall provide services for a Sustainable Transportation Planning Grant funded by Caltrans through Senate Bill 1 funds for the City of Los Angeles Department of Public Works – Bureau of Street Services (StreetsLA) for the project, “Linking Warner Center as an Active Transportation Hub to Jobs and Housing” (Warner Center Active Transportation Hub). Specifically, the Consultant shall identify barriers to walking and biking, identify the top 20 priority corridors, and develop active transportation design prototypes for typical roadways in the Warner Center (WC) area. The Consultant shall identify ways to coordinate and leverage future funding strategies, including the WC Specific Plan’s Mobility Fee, and create a funding strategy to implement the top three priority corridors. The Consultant shall engage the community throughout the project and advance the top 3 priority projects to 30% Design Development (DD) with cost estimates. The outcome of this project will be a community-driven active transportation plan.										
<b>Project’s Benefits &amp; Key Deliverables:</b>	<p>The project’s benefits and key deliverables include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Expand transit accessibility by proposing innovative, context-informed roadway designs for Warner Center, which would enhance overall active transportation connectivity.</li> <li>• Implement climate-resilient and safe streets to walk, bike, and roll to essential neighborhood and regional destinations and services.</li> <li>• Promote a community-informed and inclusive decision-making process that engages a broad range of community stakeholders of all ages and abilities in developing the Warner Center active transportation plan.</li> <li>• Facilitate transit investment and implementing multi-modal transit options that decrease Vehicle Miles Travelled (VMT), reduce greenhouse gases (GHG), and improve air quality.</li> </ul>										
<b>Strategic Plan:</b>	This item supports SCAG’s Strategic Plan Priority #1: Establish and implement a regional vision for a sustainable future.										
<b>Contract Amount:</b>	<table border="0"> <tr> <td><b>Total not to exceed</b></td> <td align="right"><b>\$477,077</b></td> </tr> <tr> <td>Iteris, Inc. (prime consultant)</td> <td align="right">\$245,474</td> </tr> <tr> <td>Alta Planning + Design, Inc. (subconsultant)</td> <td align="right">\$103,821</td> </tr> <tr> <td>Katherine Padilla &amp; Associates, Inc.(subconsultant)</td> <td align="right">\$82,032</td> </tr> <tr> <td>Armen Hovanesian Transportation Consulting, Inc (subconsultant)</td> <td align="right">\$45,750</td> </tr> </table> <p>Note: Iteris, Inc. originally proposed \$486,339, but staff negotiated the price down to \$477,077 without reducing the scope of work.</p>	<b>Total not to exceed</b>	<b>\$477,077</b>	Iteris, Inc. (prime consultant)	\$245,474	Alta Planning + Design, Inc. (subconsultant)	\$103,821	Katherine Padilla & Associates, Inc.(subconsultant)	\$82,032	Armen Hovanesian Transportation Consulting, Inc (subconsultant)	\$45,750
<b>Total not to exceed</b>	<b>\$477,077</b>										
Iteris, Inc. (prime consultant)	\$245,474										
Alta Planning + Design, Inc. (subconsultant)	\$103,821										
Katherine Padilla & Associates, Inc.(subconsultant)	\$82,032										
Armen Hovanesian Transportation Consulting, Inc (subconsultant)	\$45,750										
<b>Contract Period:</b>	October 29, 2024 through February 28, 2026										
<b>Project Number(s):</b>	275.4823UC.08 \$422,357 275.4823E.03 \$54,720										

Attachment: Contract Summary 24-042-C01 (Info Item) (Purchase Orders, Contract and Amendments below Regional Council’s Approval

	<p>Funding source(s): SB 1 Sustainable Communities (SC) Formula and Transportation Development Act (TDA)</p> <p>Funding of \$477,077 is available in the FY 2024-25 OWP budget in Project Number 275.4823.08, and any unused funds are expected to be carried forward into future fiscal year budget(s), subject to budget availability.</p>				
<p><b>Request for Proposal (RFP):</b></p>	<p>SCAG staff notified 2,155 firms of the release of RFP 24-042 via SCAG's Solicitation Management System website. A total of 54 firms downloaded the RFP. SCAG received the following two (2) proposals in response to the solicitation:</p> <table data-bbox="451 510 1487 625"> <tr> <td><b>Iteris, Inc. (3 subconsultants)</b></td> <td style="text-align: right;"><b>\$486,339</b></td> </tr> <tr> <td>Here Design Studio LLC. – list lowest to highest (1 subconsultants)</td> <td style="text-align: right;">\$348,672</td> </tr> </table> <p>Although staff only received two (2) proposals, staff proceeded with the evaluation process given:</p> <ul style="list-style-type: none"> <li>• The solicitation process and requirements were not overly restrictive;</li> <li>• We adequately advertised the procurement from May 17<sup>th</sup> to June 18<sup>th</sup> (i.e., our normal 28 days); and</li> <li>• The two (2) firms that responded could perform the scope of work.</li> </ul> <p>Staff believed that re-soliciting was not likely to yield a different result and needed to maintain the project's schedule, therefore, proceeded to evaluate the two offers received.</p>	<b>Iteris, Inc. (3 subconsultants)</b>	<b>\$486,339</b>	Here Design Studio LLC. – list lowest to highest (1 subconsultants)	\$348,672
<b>Iteris, Inc. (3 subconsultants)</b>	<b>\$486,339</b>				
Here Design Studio LLC. – list lowest to highest (1 subconsultants)	\$348,672				
<p><b>Selection Process:</b></p>	<p>The Proposal Review Committee (PRC) evaluated each proposal in accordance with the criteria set forth in the RFP and conducted the selection process in a manner consistent with all applicable federal and state contracting regulations. After evaluating the proposals, the PRC did not conduct interviews because the proposals contained sufficient information on which to base a contract award.</p> <p>The PRC consisted of the following individuals:</p> <p>Lyndsey Nolan, Senior Regional Planner (Project Manager), SCAG          Nina Phinouwong, Landscape Architectural Associate, City of Los Angeles          Mark Wissa, Civil Engineer, City of Los Angeles</p>				
<p><b>Basis for Selection:</b></p>	<p>The PRC recommended Iteris for the contract award because the consultant:</p> <ul style="list-style-type: none"> <li>• Demonstrated the best understanding of the project; specifically, the consultant team has extensive background knowledge of the project due to their involvement with previous work on the Warner Center Specific Plan (WC2035) and their familiarity with the associated engagement work / stakeholder groups. Their proposal discussed the context for this project including how it will build on previous WC2035 work and how it relates to the City's Mobility Fee Nexus Study. This demonstrates a strong understanding of why StreetsLA initiated this project, which is to equitably complete the active transportation portion of the Specific Plan. In addition, their approach makes clear the Prime's understanding that the intent of the</li> </ul>				

	<p>project is to translate the active transportation plan into funded grant/implementable projects.</p> <ul style="list-style-type: none"><li>• Provided the best technical approach; for example, the Prime proposed a potential framework to evaluate the top 20 projects and demonstrated an intent to acknowledge and build upon the ongoing efforts existing under the WC 2035 Specific Plan. The proposal provides a good explanation as to who and how the Technical Advisory Committee (TAC)/Community Advisory Committee (CAC) committees will be selected, identified stakeholder groups in area, and provided project milestones. The roles of the Prime and Sub are well coordinated / integrated, particularly how the consultants will connect Task 3 (Engagement) to Tasks 4 (Project Prioritization, Concept Designs, and Implementation) and 5 (Final Plan) to ensure community and stakeholder preferences inform the outcomes of the project. Finally, the project schedule is well thought through, with tasks and milestones divided into five-month increments.</li><li>• Provided the best overall value for the level of effort proposed. Though Iteris did not propose the lowest price, the PRC selected the firm's proposal because of the value the firm will bring to this project. The rates and hours proposed by Iteris are appropriate for this project scope. The consultant team highlighted their technical and outreach expertise that can support the project's needs. Project costs are more realistic given workload and timeline and reflects more diverse array of staff levels and backgrounds such as planners, principal engineers, engineers, landscape architects, advisors, outreach specialists, and accountants.</li></ul> <p>Although another firm proposed a lower price, the PRC did not recommend this firm for contract award because this firm:</p> <ul style="list-style-type: none"><li>• Did not clearly demonstrate a sufficient level of effort, primarily in the form of staff hours, to satisfactorily complete the tasks in the Scope of Work; and</li><li>• Did not demonstrate a strong level of understanding around the project context and background, and did not elaborate on technical approach other than re-stating language from the RFP. For example, their proposal did not describe how this project will build on WC2035. In Task 2 (Existing Conditions Analysis), it did not elaborate on what existing conditions to account for or assess. It also underestimated the amount of time it would take to complete key tasks such as recruiting TAC/CAC members and completing 30% DD work. Further, the proposal did not provide an explanation, strategies, or approach on how they would accomplish those tasks on such an aggressive timeline.</li></ul>
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**AGENDA ITEM 4**  
**REPORT**

Southern California Association of Governments  
December 5, 2024

**To:** Executive/Administration Committee (EAC)  
Regional Council (RC)

**EXECUTIVE DIRECTOR'S  
APPROVAL**

**From:** Cindy Giraldo, Chief Financial Officer  
(213) 630-1413, giraldo@scag.ca.gov

**Subject:** CFO Monthly Report

**RECOMMENDED ACTION:**

Receive and File

**STRATEGIC PRIORITIES:**

This item supports the following Strategic Priority 5: Secure and optimize diverse funding sources to support regional priorities.

**ACCOUNTING:**

Membership Dues

As of October 31, 2024, 187 cities, 6 counties, 7 commissions, and 11 tribal governments have paid their FY25 membership dues. SCAG has collected \$2.72M out of \$2.76M billed. This represents 98.44% of the membership assessment.

Investments & Interest Earnings

As required by SCAG's investment policy adopted by the Regional Council in July 2018, staff will provide a monthly report of investments and interest earnings. As of October 31, 2024, SCAG has invested \$27.09 million in the LAIF account and has earned \$283,157.66 in interest income. The interest earnings are distributed on a quarterly basis with an average interest rate of 4.51%. Additionally, SCAG has opened a Money Market Account to maximize interest income while monitoring the REAP's funding balance, interest earnings from this account are distributed monthly. As of October 31, 2024, SCAG has invested \$45.50 million in the Money Market Account and has earned \$812,286.06, in interest income.

**BUDGET & GRANTS (B&G):**

The Executive/Administration Committee (EAC) and the Regional Council (RC) approved Amendment 1 to the FY 2024-25 (FY25) Comprehensive Budget including the FY 25 Overall Work Program (OWP), in the amount of \$30,867,046, increasing the FY 25 Comprehensive Budget from \$403.7 million to \$434.6 million. The Amendment 1 to the FY25 OWP was submitted to Caltrans for approval.

In November, B&G staff analyzed the budget requests for FY 2025-26 (FY26) Comprehensive Budget and OWP. The preliminary analysis and data were shared with the Executive Team and divisional budget meetings were held to discuss the FY26 Work Plans and priorities. A draft FY26 Comprehensive Budget and OWP will be presented to the EAC and RC in March 2025.

Lastly, staff worked on finalizing the 2019 Regional Early Action Planning Program (REAP 1.0) close-out report, reconciled the expenditures, and submitted the close-out report as well as the final billing to the California Department of Housing and Community Development (HCD) this month. SCAG recently published a [REAP 1.0 project list](#) that details investments by county in the SCAG region to highlight work completed.

#### **CONTRACTS ADMINISTRATION:**

In October, the Contracts Administration Department staff supported 14 formal procurements and 191 active contracts and issued 21 purchase orders for active agreements. In this month's consent calendar agenda item, "Purchase Orders, Contracts, and Amendments below Regional Council's Approval Threshold," staff reports executing three (3) contracts and issuing two (2) purchase orders to support ongoing business operations.

On October 10, 2024, SCAG submitted the semi-annual Disadvantaged Business Enterprise (DBE) Utilization Report for the period of April-September 2024 to the Caltrans Office of Regional and Community Planning, Contracts and Audit Compliance. SCAG reported the following:

- Awarded two (2) federal-aid contracts totaling \$3.9 million, of which 62% was awarded to DBEs.
- Made payments for 20 federal-aid contracts totaling \$1.5 million, of which 34% was paid to DBEs.
- Completed six (6) federal-aid contracts totaling \$2.7 million, of which 47% went to DBEs.



**AGENDA ITEM 5**  
**REPORT**

Southern California Association of Governments  
December 5, 2024

**To:** Executive/Administration Committee (EAC)

**EXECUTIVE DIRECTOR'S  
APPROVAL**

**From:** Elizabeth Carvajal, Deputy Director  
(213) 236-1801, carvajal@scag.ca.gov

**Subject:** REAP 1 Final Program Report

**RECOMMENDED ACTION:**

Information Only – No Action Required

**STRATEGIC PRIORITIES:**

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 5: Secure and optimize diverse funding sources to support regional priorities.

**EXECUTIVE SUMMARY:**

*Under the California 2019-20 Budget Act, SCAG was awarded \$47 million in Regional Early Action Planning (REAP 1.0) funding to support local governments and stakeholders with planning activities that accelerate housing production and meet the region’s goals for facilitating the implementation of 1.3 million new units of housing by 2029, as determined by the 6th Cycle Regional Housing Needs Assessment (RHNA). As of the date of this report, 162 out of 197 jurisdictions within the SCAG region have adopted housing elements that have been deemed compliant by HCD.*

*The REAP 1.0 funding was a one-time planning program that created a tremendous opportunity for SCAG to support the region in realizing our housing goals. It authorized subregional partnerships and encouraged inter-governmental collaboration on projects that have a broader regional impact on housing production. SCAG administered the REAP funds through a combination of direct technical assistance (including providing 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. In total, SCAG collaborated with 75 different partners across the administration of all REAP 1.0 programs. Staff is providing a final program update on the REAP 1.0 programs.*

**BACKGROUND:**

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

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

This report provides an update on the REAP program implementation activities, organized by each umbrella category, with an additional update on administrative actions related to program implementation.

**REAP OVERVIEW:**

SCAG's REAP program primarily focused on implementing Connect SoCal 2020 and supporting cities and counties in developing their 6th cycle housing elements, along with land use plans, policies, and other programs to ensure housing production goals are met. SCAG funded 100 housing development and supportive infrastructure planning projects, ensuring communities meet the growing demand for affordable and sustainable housing. A full project listing can be found in Attachment 1 (REAP 1 County Investments).

Recognizing the need in the SCAG region to build capacity at the local level and ensure that our massive region of 197 jurisdictions meet State housing goals, SCAG offered local resources to streamline the planning process, and help jurisdictions address barriers to housing production, such as zoning restrictions, environmental reviews, and infrastructure needs. The program had a significant impact on local level implementation that directly led to housing production, by funding programs that support the following core objectives: improving housing equity, increasing housing supply and affordability, increasing accessibility, advancing policy through engagement, increasing diversity/choice, and increasing financial tools. In addition to financial support, the program provides capacity-building efforts, technical guidance, and best practices to optimize land use and housing development strategies.

The REAP program resulted in a range of adopted land use plans, development streamlining tools, financing strategies, and planning strategies that have identified best practices and can be scaled across the region. While some projects have led to housing units in the pipeline or an increase in housing permits, SCAG anticipates that other projects will lay the groundwork for future developments that will help meet the goals of this housing cycle.

The REAP 1.0 program has highlighted SCAG's role as a critical bridge between state and local policy. Our work has brought forth a couple of takeaways including:

- The need to put money behind strategies in the RTP/SCS
- Importance of capacity-building
- Value of incorporating community voices & partners in planning process
- Accounting for regional diversity
- Best practices for administering housing funding
- The benefit of cross-jurisdictional partnerships to take advantage of economies of scale

### **REAP Program Administration**

AB 101 originally required that all REAP 1.0 funds must be expended by December 31, 2023. SB 197, which was enacted on June 30, 2022 and immediately took effect, extended the REAP 1.0 expenditure deadline to December 31, 2024. To receive full reimbursement of REAP activities, SCAG submitted all its processed invoices and program closeout materials to HCD on November 21, 2024.

### **REAP Program Updates**

#### ***1. Partnerships and Outreach***

This program area focused on innovative partnerships and coalition building to support housing production. Its outcomes reflect the importance of enhancing collaboration between communities, subregional partners and state agencies to address the growing demand for housing solutions. Three programs were included: Call for Collaboration, Housing Policy Leadership Academy, and the Subregional Partnership program.

#### **Subregional Partnership Program**

SCAG set aside approximately \$24 million of its REAP housing funding for the Subregional Partnership Program (SRP) to fund the planning activities of 15 subregional partners to accelerate housing production and facilitate compliance in implementing a jurisdiction's 6th cycle RHNA. The SRP program was a mammoth undertaking and over 70 SRP projects were completed under SRP. The program was designed to augment resources available through locally received SB 2 and Local Early Action Planning (LEAP) grants and foster subregional collaborations to take advantage of economies of scale in meeting housing goals. Subregional councils of governments were the primary subrecipients, though some subregions were jurisdictions covering multiple subregional council of governments or were designated beneficiaries of the subregional council of government. The funding amount available for each subregional partner was based on the final RHNA allocation.



One element that made the SRP program unique from other REAP programs administered by SCAG was that it allowed a greater level of autonomy to subregions in both project scope development and management. By allowing each grantee to take a larger and more active role in overseeing their projects, SCAG was able to facilitate a broader number of projects while simultaneously providing support to the distinct subregions within the SCAG region that was more tailored to their individual needs. Projects funded under SRP include the establishment of a regional housing trust fund, direct technical assistance for jurisdictions to complete their housing elements, strategies for regional utility and infrastructure investments, and vehicle miles traveled (VMT) analysis tools to support the planning of affordable housing. As of the date of this report, 162 out of 197 jurisdictions within the SCAG region have adopted housing elements that have been deemed compliant by HCD, a total of approximately 82%.

### Call for Collaboration

In partnership with the California Community Foundation (CCF) and other philanthropic organizations, the Call for Collaboration program was designed to 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 fostered diverse community-driven approaches and strategic coalitions to shape and execute a vision for more housing in every community while addressing historic racial inequities.

The Call for Collaboration was fully completed by 15 community-based organization grantees between December 2022 and June 2023. Grantees completed various projects related to housing elements, overlay zones, land trusts, local control, and community benefit agreements. This program was the first of its kind at SCAG, partnering with philanthropic organizations to fund nonprofits and community-based organizations to advance Regional Housing Needs Assessment goals. Overall, the program created community engagement, reaching 16,670 participants at convenings, workshops, advisory councils, focus groups, and other public events. The project also engaged with more than 100 city planners and city representatives.

Grantees also received training and technical assistance from a team of housing, planning, and legal experts to advise them on the development of their plans and other organization support to ensure project completion and success. This project was successfully completed in Summer 2023.

### Housing Policy Leadership Academy (HPLA)

SCAG procured 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 first session kicked off in February 2022 and concluded in November/December 2022 with 154 graduates who prepared a

culminating group research project and policy proposal. Some members indicated voluntarily continuing to work on the initiatives begun in class and will be seeking stakeholder support, local approvals, and funding to execute on the policy recommendations researched. Notable proposals with plans to move forward aim to re-zone a publicly owned courthouse parking lot in the San Fernando Valley for affordable housing, establish a Coachella Valley Community Land Trust, develop a limited equity housing cooperative in Santa Ana, and establish an overlay zone that would allow faith institutions to develop their land for affordable housing in Fullerton. Selected HPLA participants presented their policy proposals to the CEHD committee in February 2023. The leadership impacts of this program were recognized with the National Association of Regional Councils (NARC) Major Metro Achievement award in 2022.

In addition to the trainings, the leadership academy program included four (4) region-wide convenings on core housing topics that started in November 2021 and concluded in November 2022, with attendance ranging up to 300 attendees for each forum. The last two Forums were held in partnership with the San Diego Association of Governments (SANDAG). National- and local-level speakers were featured and provided an overview of recent Federal and State housing legislation, along with other important housing topics such as homeownership.

## **2. Regional Housing Policy Solutions**

The Regional Housing Policy Solutions program focused on housing-supportive policies and fiscal innovations, covering development of our 6th cycle RHNA methodology, facilitating innovative data tools and technical support, and funding best practices for streamlining and supporting housing production.

### RHNA Methodology/Allocation

SCAG completed the development of its 6<sup>th</sup> cycle RHNA methodology and allocation under this program. Due to restrictions from HCD on using REAP 1.0 funding for RHNA reform, SCAG used remaining funds from this work to administer other REAP 1.0 programs.

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

In June 2022, SCAG launched a new program offering consultant grant writing assistance for housing-supportive opportunities for jurisdictions and Tribal Governments. The technical assistance provided technical assistance to recipients to ensure that the jurisdiction or Tribal Government meets application evaluation criteria for various grants offered by public agencies such as HCD, including several rounds of the HCD-administered Permanent Local Housing Allocation Program (PLHA). SCAG assisted with the submittal of 35 PLHA applications totaling almost \$40 million. Additionally, seven (7) jurisdictions and two (2) Tribal Governments actively received direct technical assistance for applications to funding programs such as the Local Housing Trust Fund program and U.S. Housing and Urban Development Indian Community Development Block Grant

program. While some award notices are still pending, one recipient of this program, the City of Needles, was awarded \$445,000 from the Prohousing Incentive Pilot Program by HCD.

### Housing Policy Solutions Research

Building upon prior internal research efforts which focus on housing policies and fiscal innovations, this work item was established to develop partnerships and engagements that provide research and recommendations on best practices that accelerate housing production. The key deliverables consist of policy briefs and strategies on timely topics and best practices. Five efforts were completed for this program:

1. *Other to Residential*: The Other-to-Residential project considered the opportunities and barriers for conversion of underutilized non-residential sites to much-needed residential use in the SCAG region. The underutilized non-residential land uses included retail commercial uses, gas stations, brownfields, and golf courses. The final product, an Other-to-Residential Toolkit, showcases case studies and best practices in the conversion of non-residential land uses, and was completed in July 2022. In 2023, both the APA Los Angeles and APA California chapters awarded the Other-to-Residential Toolkit an Award of Excellence in the Best Practices category, which recognizes how innovative planning practices can create lasting communities of value.
2. *Housing Development Streamlining*: The Housing Development Streamlining Project will offer guidance documents, best practices, workshops, and other materials and resources to support local jurisdictions' efforts to streamline their CEQA and general administrative review processes. A total of 14 guidance documents were published covering a range of topics, including CEQA streamlining, exemptions, and other State laws. A total of four workshops were held to provide technical support on these topics. The dedicated webpage (<https://scag.ca.gov/development-streamlining-efforts>) includes presentations and recordings of the workshops and other materials. Additionally, the consultant completed one office hours session and presented additional materials in collaboration with SCAG's Toolbox Tuesdays. In 2023, the project was recognized with the Award of Merit, presented by the California State Chapter of the Association of Environmental Professionals.
3. *Smart Permitting*: SCAG developed a "smart cities" permitting pilot program for the City of Cerritos, known as the City of Cerritos Remote Services Enhancement (Smart Cities Cerritos) Project. The purpose of the project was to implement online software that automates housing and community development-related permits and business license applications, thereby removing the need for clients and residents to travel to City Hall and appear in-person, while simultaneously accelerating housing production. The project team installed and implemented several modules, alongside data and workflow migrations, to complete

the overall permitting platform and support the objectives of the project. The City then utilized innovative computer technology to allow for the online submission of various entitlement, permit, and license applications, thus ultimately streamlining the review and approval process. Completed in June 2024, the technology was designed to create a virtual “one-stop shop” to serve as a hub where residents and other customers could easily submit applications, track the statuses of those applications, monitor comments from all relevant departments, schedule inspections, and more.

4. *Tax Increment Financing (TIF)*: This project provided technical assistance to advance establishment of innovative self-help financing districts for local jurisdictions that can accelerate housing production, including Enhanced Infrastructure Financing Districts (EIFDs) for the County of Imperial and the City of Barstow. The project completed studies for the two jurisdictions incorporating best practices for district establishment and infrastructure financing and focused on implementing housing supportive infrastructure and expanding housing supply. Completed in early 2024, the project produced a tax increment funding model, general fund fiscal impact model, and refined lists of infrastructure projects that will be implementable for the two jurisdictions participating.
5. *Preservation Strategy*: This program developed a series of recommendations for a comprehensive preservation program focused on both current affordable housing with expiring covenants as well as naturally occurring affordable housing (NOAH) at risk of converting to market rate. Preservation of expiring covenants and NOAH is a critical component of a robust Affirmatively Furthering Fair Housing program as it is a powerful anti-displacement strategy. The Preservation Advisory Committee convened four times over the course of the project, which was completed in early 2024. As part of the project, the consultant produced a series of deliverables including a cost-benefit analysis tool and a white paper focusing on strategies to help identify and augment opportunities to preserve affordable housing.

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

There are three programs in the SCS Strategies Integration category.

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

This program (<https://scag.ca.gov/sustainable-communities-program>) was designed to provide resources and direct technical assistance to 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. There are three eligible categories for this program including: (1) implementing ADU programs; (2) Housing Sustainability Districts, Workforce Housing Opportunity Zones, and Housing Supportive Tax Increment Financing Districts; and (3)

streamlining housing permitting, parking reduction strategies, housing-related specific plans and other pro-housing policies. Staff assembled the 26 applications received into 12 project bundles based on similar project outcomes and deliverables.

A particularly exciting outcome of this work has been seven EIFD projects across the region, with potential to capture approximately \$3.1 billion to fund housing production, public facilities, infrastructure, parks, and economic development efforts. To date, the cities of Covina and Yucaipa have successfully developed EIFDs. Covina has an estimated lifetime value of \$27 million and has identified six potential projects for funding. Yucaipa has an estimated value of up to \$32.9 million over the district's lifetime and has identified six potential projects for funding.

The Objective Development Standards' project was also a huge success, supporting eight cities with objective development standards and streamlined entitlement and permitting processes to accelerate multi-family residential and mixed-use development. The project resulted in the development of 13 custom zone standards, 4 permit application improvements, and 40 process improvement tools. These projects resulted in adopted ordinances for participating cities, which are expected to reduce uncertainty and permitting time for housing permits.

#### Transit Oriented Development Work Program

**Partnership for Housing Acceleration:** SCAG and LA Metro created a Transit Oriented Development/Transit Oriented Communities (TOD/TOC) partnership to fund a three-part program that promotes housing production near transit stations to reach Metro's goals of planning for nearly 10,000 units of housing on transit-adjacent properties. Each part of the project was designed to accelerate the delivery of housing and included evaluating station access, parking strategies, joint development strategies, housing supportive community outreach and industry forums. This project was completed in June 2024.

**Regional Rail Station Housing Analysis:** SCAG and Southern California Regional Rail Authority, also known as Metrolink, partnered through an MOU to identify and encourage transit-oriented housing and redevelopment opportunities for jurisdictions and communities throughout Metrolink's network and around its stations. Emphasis was made to support and add value to the Metrolink Southern California Optimized Rail Expansion (SCORE) capital improvement and service enhancement program. Local cities and county transportation commissions were included 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. This effort included preparing a station area land-use analysis for the Metrolink station areas that will be included in the 2024 Connect SoCal Sustainable Communities Strategy (SCS). This project was completed in June 2024.

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### 3) Priority Growth Area (PGA) Analysis

SCAG pursued partnerships to further next steps on housing supportive land use analyses and strategy development in Priority Growth Areas (PGA). To further next steps on supportive land use analyses and strategy development in Priority Growth Areas (PGA), staff developed a partnership with the City of Pomona to leverage their existing Transformative Climate Community grant fund. The project with the City of Pomona developed a housing land use suitability and infrastructure study to analyze the potential for development of affordable housing on City-owned parcels in the downtown area. The recommendation report, which includes technical studies and analysis, was completed in early 2024.

#### **REAP 1 PROGRAM IMPACT:**

The REAP 1 program provided critical funding to SCAG to establish a comprehensive housing program that was designed to leverage partnerships and respond to the diverse needs across the region. The program established a foundation for SCAG and partners to build capacity and strategically execute critical activities that are essential to address housing production. These efforts have been further enhanced with additional funding that was received from the State of California through the REAP 2.0 Program.

#### **FISCAL IMPACT:**

Work associated with this item was included in the FY 23-24 Overall Work Program (300.4872.01: Regional Early Action Planning (REAP) Grants Program (AB 101).

#### **ATTACHMENT(S):**

1. REAP 1 County Investments

# REGIONAL EARLY ACTION PLANNING GRANTS (REAP 1.0) COUNTY INVESTMENTS

Last Revised: Nov. 2024

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)







## ABOUT SCAG

SCAG is the nation's largest metropolitan planning organization, representing six counties, 191 cities and nearly 19 million residents. SCAG undertakes a variety of planning and policy initiatives to encourage a more sustainable Southern California now and in the future.

## VISION

Southern California's Catalyst for a Brighter Future

## 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.



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# INTRODUCTION

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With the allocation of \$47 million in Regional Early Action Planning (REAP) state funding, SCAG implemented a robust technical assistance and funding program that focused on accelerating housing production by providing resources to local jurisdictions, subregional partners, and community-based organizations.

The program primarily focused on implementing Connect SoCal 2020 and supporting cities and counties in developing their 6th cycle housing elements, along with land use plans, policies, and other programs to ensure housing production goals are met.

SCAG's REAP 1.0 program focused on local level implementation that directly led to housing production, by funding programs that support the following core objectives: improving housing equity, increasing housing supply and affordability, increasing accessibility, advancing policy through engagement, increasing diversity/choice, and increasing financial tools.

The REAP 1.0 program resulted in a range of adopted land use plans, development streamlining tools, financing strategies, and planning strategies that have identified best practices and can be scaled across the region. Best practices and case studies can be found in the resource library. Ultimately, the program presented the importance of capacity-building and the value of incorporating partnerships in the planning process. The success of the REAP 1.0 program provided the opportunity for SCAG to implement the REAP 2.0 program, allowing for broader planning and implementation investment.

# METRICS

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The REAP 1.0 program focuses on planning activities that facilitate housing development and supportive infrastructure, ensuring communities meet the growing demand for affordable and sustainable housing.

By offering resources to streamline the planning process, the program helps jurisdictions address barriers to housing production, such as zoning restrictions, environmental reviews, and infrastructure needs. In addition to financial support, the program provides capacity-building efforts, technical guidance, and best practices to optimize land use and housing development strategies.

## IMPACT ON HOUSING PRODUCTION

- **449,339** total units submitted in pipeline
- **109,222** affordable units submitted in pipeline
- **222,814** total units permitted
- **43,418** affordable housing units permitted
- **51,424** accessory dwelling units permitted
- **65** pre-approved plans designed and/or approved

## ENGAGEMENT

- **1,479** number of internal and target stakeholder meetings and events
- **1,581** number of public meetings and outreach events
- **775** elected officials engaged

## INNOVATIVE ZONING STRATEGIES

- **7,100** sites inventoried and rezoned

## FAIR HOUSING

- **140** programs adopted that increase access to fair housing

## TECHNICAL ASSISTANCE

- **198,690** total tool downloads and website hits
- **129** agencies received technical assistance for housing elements and/or site inventories
- **55** jurisdictions using the infrastructure, CEQA, and other toolkits developed

*\* The data spans from 2020 to 2023. Data was sourced from a combination of self-reporting from jurisdictions and HCD's Housing Element Implementation and APR Dashboard.*



# IMPERIAL COUNTY PROJECT LIST

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## HOUSING POLICY SOLUTIONS

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### City of Barstow, Infrastructure Financing District Pilot Study and Imperial County Enhanced Infrastructure Financing District

**\$237,661**

Building on a 2019 preliminary feasibility analysis for the Imperial County Tax Increment Financing Pilot Project, this project updated the preliminary tax increment feasibility analysis for the county. The updated analysis incorporated best practices for district establishment and infrastructure financing and will focus on implementing housing-supportive infrastructure and expanding housing supply.

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0

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### Imperial County Colonias Housing Infrastructure Needs Assessment

**\$293,193**

This project identified the infrastructure needs and funding opportunities for housing supply in the unincorporated colonias in Imperial County.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)

# LOS ANGELES COUNTY PROJECT LIST



## CALL FOR COLLABORATION PROGRAM

**Long Beach Housing Justice Coalition and the Cambodia Town Thrives Collaborative** **\$100,000**

This project supported ongoing community organizing efforts by the Long Beach Housing Justice Coalition and the Cambodia Town Thrives collaborative to influence land use planning, policymaking, and decision-making, particularly concerning affordable housing production and preservation, tenant stabilization, zoning, and community ownership. Long Beach Forward was pivotal in building community knowledge, capacity, and leadership to develop the Long Beach Housing Element and the Cambodia Town Thrives Vision Plan. Additionally, the organization explored the community land trust model for Long Beach.

**City of Los Angeles, LA Voice Faith in Housing Initiative** **\$100,000**

LA Voice organized for changes to zoning regulations across the county and state that often hinder the construction of housing on church-owned land as part of their Faith in Housing initiative. They researched overlay zones and best practices, advancing advocacy and education. The group also engaged in lobbying to encourage cities to approve overlay zones.

**Los Angeles Forward, Housing Element Engagement** **\$100,000**

LA Forward led an initiative to engage communities and build knowledge while increasing the housing capacity of community-based organizations and municipal governments in areas near new Los Angeles County Metropolitan Transportation Authority (Metro) lines—specifically in the San Gabriel Valley and Southeast Los Angeles County. They provided training on the Housing Element and Metro’s Transit-Oriented Communities program through trainings, webinars, workshops, and presentations. Their work culminated in policy and program recommendations.

**City of Inglewood, Uplift Inglewood Coalition** **\$75,000**

The Social Justice Learning Institute (SJLI) worked to advance housing and economic justice in Inglewood through coalition building as part of the Uplift Inglewood Coalition. SJLI developed the RISE! Plan to identify best practices and set a standard for community-based and equity-centered planning. This initiative also identified potential policy measures. In conjunction with the plan development, SJLI convened an advisory council and actively engaged with the community on the plan’s progress.

**City of Los Angeles, LA Más Education, Outreach and Advocacy** **\$75,000**

LA Más engaged communities of color in Northeast Los Angeles through education, outreach, and advocacy related to the Housing Element update in the city of Los Angeles. The organization conducted numerous workshops and trainings while developing supporting materials and identifying relevant policies and programs for inclusion in the city’s Housing Element.

## HOUSING & SUSTAINABLE DEVELOPMENT

**City of Palmdale Housing Opportunity Project** **\$557,773**

This project supported the city of Palmdale and local agencies in exploring shovel-ready housing development on approximately 14 acres of land owned by the city and the Palmdale School District. The goal is to accelerate housing production and address local housing needs.

**City of Burbank, Media District Specific Plan Update** **\$504,608**

The city of Burbank updated its Media District Specific Plan to focus on policies and programs that remove barriers to housing production and streamline the permitting process for new development. This update identified new opportunity sites served by public transportation and infrastructure to facilitate the creation of new affordable workforce housing and mixed-use development projects.

**City of South El Monte Comprehensive Zoning Update** **\$239,394**

This project provided planning assistance to the city of South El Monte to revise and adopt multifamily and mixed-use objective development standards. The initiative streamlines additional density, ultimately accelerating housing production and reducing costs through faster permitting and clearer design standards.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)

# LOS ANGELES COUNTY PROJECT LIST (CONTINUED)

## HOUSING & SUSTAINABLE DEVELOPMENT (CONTINUED)

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### **Housing Authority of the City of Los Angeles, One San Pedro** **\$222,834**

This project provided planning assistance to Housing Authority of the City of Los Angeles (HACLA) to establish an Enhanced Infrastructure Financing District (EIFD) for the One San Pedro area. The EIFD will help fund infrastructure that supports housing production and supply. HACLA plans to expand EIFDs with support from SCAG's Regional Utilities Supporting Housing program by increasing electrical capacity to accommodate density increases in the first stage of redevelopment.

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### **City of Los Angeles, Heart of Hollywood Tax Increment Infrastructure Financing District** **\$219,584**

This project supported a study to develop an EIFD for Hollywood within the city of Los Angeles. The district creates new and accelerated funding for priority housing projects that address long-standing community needs and priorities.

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### **City of Covina, Covina Downtown Enhancement Infrastructure Financing District** **\$194,213**

The city of Covina established an EIFD as a funding mechanism for public infrastructure improvements and affordable housing. The EIFD has an estimated lifetime value of \$27 million and includes six identified potential projects, such as the Town Center Specific Plan Area and the Citrus Avenue Mixed-Use Corridor.

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### **City of Pasadena Advanced Accessory Dwelling Unit Implementation** **\$182,225**

This project provided planning assistance to the city of Pasadena to develop and implement accessory dwelling units (ADU) policies and programs. Similar to other initiatives, it produced technical reports summarizing the city's experience with ADUs and created tools to improve the community's capacity to construct ADUs.

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### **City of Santa Monica Advanced Accessory Dwelling Unit Implementation** **\$182,225**

This project provided planning assistance to help the city of Santa Monica develop and implement ADU policies and programs. Similar to previous projects, it will produce various technical reports summarizing the city's experience with ADUs and create tools to improve the community's ability to build these units.

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### **City of Montebello Objective Development Standards** **\$145,764**

This project provided planning assistance to the city of Montebello to revise and adopt multifamily and mixed-use objective development standards. It also implemented "Prohousing" guidelines from the California Department of Housing and Community Development (HCD) to streamline housing permitting and production. The initiative is expected to accelerate housing production and reduce costs by expediting permitting processes and providing clarity in local design and development standards.

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### **City of Santa Fe Springs Objective Development Standards** **\$145,764**

This project provided planning assistance to support the city of Santa Fe Springs in revising and adopting multifamily and mixed-use objective development standards. The initiative aimed to implement the HCD Prohousing Designation Program, streamlining housing permitting and production and ultimately reducing costs through faster permitting and greater certainty in local design standards.

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### **City of Santa Monica Objective Development Standards** **\$145,764**

This project provided planning assistance to support the city of Santa Monica in revising and adopting multifamily and mixed-use objective development standards. The initiative aimed to implement the HCD Prohousing Designation Program, streamlining housing permitting and production and ultimately reducing costs through faster permitting and greater certainty in local design standards.

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### **City of South Pasadena Objective Development Standards** **\$145,764**

This project provided planning assistance to support the city of South Pasadena in revising and adopting multifamily and mixed-use objective development standards. It also implements the HCD Prohousing Designation Program, streamlining housing permitting to accelerate housing development and reduce costs.

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### **City of Paramount Preliminary Accessory Dwelling Unit Implementation** **\$133,491**

This project involved planning assistance for the city of Paramount to develop and implement ADU policies and programs. The initiative resulted in various technical reports analyzing the city's experience with ADUs and produced several tools to enhance the community's ability to build ADUs.

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### **City of Santa Fe Springs Preliminary Accessory Dwelling Unit Implementation** **\$133,491**

This project provided planning assistance to the city of Santa Fe Springs for developing and implementing ADU policies and programs. It resulted in various technical reports that analyze the city's experience with ADUs and offer tools to enhance the community's ability to build these units.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)

# LOS ANGELES COUNTY PROJECT LIST (CONTINUED)

## HOUSING & SUSTAINABLE DEVELOPMENT (CONTINUED)

### City of Compton Accessory Dwelling Unit Study

\$128,615

This project provided technical planning assistance to the city of Compton to develop standard accessory dwelling unit prototype plans. These plans are intended to reduce construction costs, streamline the city's permitting process, and accelerate housing production.

## SMART CITIES & MOBILITY

### City of Cerritos Remote Permitting Portal

\$227,338

This project supported the development of an online permitting platform designed to accelerate housing production, reduce vehicle miles traveled and greenhouse gas emissions, and expedite the overall permitting process.

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0

### City of Los Angeles Planning Department, Regional Housing Needs Assessment (RHNA) Analysis

\$1,125,553

The city of Los Angeles secured data analytics software to assist in mapping and analyzing the RHNA capacity and the rezoning program. The city analyzed the existing land use capacity, developed a methodology to predict the likelihood of a given site's redevelopment to housing during the 6th cycle of RHNA, and regularly updated the inputs for future analysis and annual progress reports to the California Department of Housing and Community Development.

### County of Los Angeles, Los Angeles County Metro Area Plan

\$900,000

Los Angeles County prepared an area plan for the Metro Planning Area, encompassing East Los Angeles, Florence-Firestone, and several other communities. This plan integrates four transit-oriented development-specific plans, three community plans, and seven community standards districts.

### City of Los Angeles Planning Department, Rezoning Implementation

\$884,500

The city needed to complete rezonings to meet RHNA targets. The city identified a series of initiatives in Los Angeles that address the city's housing needs and conducted outreach to get feedback from the public.

### San Gabriel Valley Council of Governments, Affordable Housing Incubator

\$865,309

The housing incubator served member cities by providing technical support for housing development, sharing best practices, and creating resources to streamline the housing development process.

### City of Los Angeles Planning Department, Westside Community Plan

\$805,000

This was a multi-year, long-range planning effort for four separate community plan areas on the westside: West Los Angeles, Palms-Mar Vista-Del Ray, Venice, and Westchester-Playa del Ray. Public input, as well as citywide priorities around climate change, housing, equity, jobs, multimodal connectivity, and a strong and inclusive economy all informed the updated process.

### City of Los Angeles Planning Department, Growth Tool

\$804,698

The city of Los Angeles developed a comprehensive framework to better analyze growth considerations, which provides a strong foundation for a comprehensive update to the General Plan Growth Strategy. The public engagement process helped to advance the conversation on equity and fair share housing allocation.

### City of Los Angeles Housing Department, Affirmatively Furthering Fair Housing Assessment

\$755,000

This assessment summarizes fair housing issues in the city, building on the foundation set in the city's previous affirmatively fair housing assessment and widening the identification of fair housing issues to serve as the starting point for a new assessment of fair housing and analysis of impediments. This project also assesses the city's fair housing enforcement and outreach capacity by examining current affirmatively fair housing plan goals, objectives, and program progress. The assessment also analyzes the impact of opportunity zones in the city.

### City of Los Angeles Planning Department, Economic and Fiscal Analysis

\$627,868

The city of Los Angeles identified zoned capacity and translated capacity into actual unit production to create incentives for unit construction by manipulating market levers without creating negative effects such as displacement. The project expanded housing capacity to allow residents to access employment opportunities and further the equity objectives within Affirmatively Furthering Fair Housing.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)

# LOS ANGELES COUNTY PROJECT LIST (CONTINUED)

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0 (CONTINUED)

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### City of Los Angeles Planning Department, Southwest Valley Community Plan \$503,350

This multi-year, comprehensive long-range planning effort for three separate community plan areas: Reseda-West Van Nuys, Encino-Tarzana, and Canoga Park-Winnetka-Woodland Hills-West Hills modernized a plan last updated in the 1990s. The update included consideration of housing affordability, climate change, transportation networks, and employment.

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### Gateway Cities Council of Governments, 6th Cycle Housing Elements Development and Implementation \$503,755

Through this project, Gateway Cities Council of Governments tested land use change scenarios and engaged stakeholders in support of Housing Elements developed during the 6th cycle of the RHNA process.

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### City of Los Angeles Planning Department, Density Bonus Outreach \$466,914

The city of Los Angeles updated and modernized the 2008 local density bonus ordinance and removed unnecessary barriers. It also identified additional incentives and streamlining opportunities.

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### Gateway Cities Council of Governments, Formation of Gateway Housing Trust Fund \$424,566

This multidimensional project evaluated local, state, federal, and philanthropic funding sources; developed parameters for the use of funding; and established the goals of a housing trust fund including levels of housing affordability and types of housing to target. The program approved a long-term operational model and financing plan for a sustainable trust fund.

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### City of Los Angeles Planning Department, Southeast Valley Community Plan \$409,340

This multiyear, comprehensive long-range planning effort included three separate community plan areas: North Hollywood-Valley Village, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass, and Van Nuys-North Sherman Oaks. This plan, last updated in the 1990s, addresses significant changes in affordability, climate change, transportation networks, and employment.

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### City of Los Angeles Housing Department, Inclusive Engagement: Outreach Strategies, Education and Awareness \$348,500

The city of Los Angeles developed a comprehensive public outreach program for the assessment of fair housing, including extensive meetings with agency representatives and stakeholders, consultants, and community-based organizations.

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### South Bay Cities Council of Governments, Accelerating Redevelopment of Commercial Parcels to Sustainable Housing \$325,250

The South Bay Cities Council of Governments identified commercial properties suitable for housing redevelopment, focusing on converting declining commercial spaces to increase housing supply. This project prioritized infill and redevelopment of underutilized land to accommodate new growth and increased connectivity in existing neighborhoods.

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### City of Los Angeles Planning Department, City of Los Angeles Process and Procedures Ordinance \$297,500

This project included an amendment to the Los Angeles Municipal Code that studies and reorganizes the administrative provisions of the city's zoning code. The amendment provides project streamlining to help accelerate housing production.

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### County of Los Angeles, Los Angeles County Parking Strategies to Increase Housing Production \$279,070

The project analyzed opportunities for increasing housing production by better managing public parking strategies at the neighborhood level in Florence-Firestone.

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### City of Los Angeles Planning Department, Cornfield Arroyo Seco Specific Plan Update \$278,000

SCAG provided financial resources to support the city of Los Angeles in updating the Cornfield Arroyo Seco Specific Plan to increase the production of affordable housing in the specific plan area. This plan encompasses an area of 660 acres and approximately 6,200 residents.

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### City of Palmdale, Digitized Utilities Inventory for Housing Tool \$276,000

This project developed a comprehensive utility data inventory and interactive online tool displaying current and future utility infrastructure that supports housing development.

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Attachment: REAP 1 County Investments (REAP 1 Final Program Report)



# LOS ANGELES COUNTY PROJECT LIST (CONTINUED)

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0 (CONTINUED)

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**San Gabriel Valley Council of Governments, San Gabriel Valley Regional Housing Trust Revolving Loan Fund** **\$260,000**

The San Gabriel Valley Regional Housing Trust Revolving Loan Fund was developed by the trust as an ongoing funding source for affordable and homeless housing development, with an initial allocation of \$8 million by the trust's Board of Directors in September 2021.

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**San Fernando Valley Council of Governments, Regional Housing Analysis Tool** **\$225,999**

The San Fernando Valley Council of Governments developed a mapping application to identify areas in the San Fernando Valley with low vehicle miles traveled conditions most suitable for affordable housing development.

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**San Gabriel Valley Council of Governments, Regional Land Trust** **\$200,000**

This project explored the feasibility of creating a San Gabriel Valley Regional Land Trust to acquire vacant or underutilized properties for affordable housing development, addressing land cost barriers.

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**San Gabriel Valley Council of Governments, Surplus Land Inventory** **\$198,009**

The project established an inventory of publicly owned and privately owned land that could potentially be used for affordable and homeless housing development.

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**City of Los Angeles Planning Department, Safety Element Technical Amendment Update** **\$196,434**

The city of Los Angeles updated the safety element technical amendment alongside the housing element. Changes include a local hazard mitigation plan, floodplain management plan, and very high fire severity zones.

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**County of Los Angeles, Los Angeles County Housing Element Update, Outreach, and Implementation** **\$188,770**

This comprehensive project involved assessing existing and projected housing needs, identifying sites to meet regional housing needs, and implementing programs and policies to reduce barriers to housing.

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**San Fernando Valley Council of Governments, Community Education Support** **\$180,000**

The San Fernando Valley Council of Governments established a roster of elected officials and community stakeholders to enhance engagement in housing policy and land use issues and built a list of prospective participants for a housing leadership academy.

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**City of Los Angeles Planning Department, Historic Land Use Study** **\$171,002**

The city of Los Angeles prepared a narrative documenting the legacy of exclusionary and discriminatory land use and housing decisions in Los Angeles to inform the housing element rezoning programs necessary for RHNA compliance.

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**Gateway Cities Council of Governments, Subregional Inclusionary Housing Strategy/ Ordinance Template** **\$168,591**

Gateway Cities Council of Governments developed an inclusionary housing strategy and ordinance template informed by existing ordinances from the region.

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**City of Los Angeles Housing Department, Anti-Displacement Study and Land Use Recommendations** **\$160,841**

This study identifies areas at high risk of displacement, indicated by changes in ownership patterns, frequency of tenant complaints, higher percentages of naturally occurring affordable housing, lower home-ownership rates, and increased investments from large-scale developers.

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**South Bay Cities Council of Governments, Accessory Dwelling Unit Acceleration** **\$160,457**

This initiative informed South Bay cities about the potential of accessory dwelling units in meeting RHNA requirements and encouraged policy changes to identify sites for housing development.

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**Gateway Cities Council of Governments, Innovative Housing Finance Strategies** **\$148,525**

This project supported the development of innovative housing public finance strategies that can be employed in the Gateway Cities Council of Governments region to incentivize and increase housing production by funding the services necessary to support new housing units in a fiscally challenged area.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)



# LOS ANGELES COUNTY PROJECT LIST (CONTINUED)

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0 (CONTINUED)

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**Westside Cities Council of Governments, Westside Development Constraints Cost and Land Use Regulation Policy Actions** **\$148,513**

This project assisted cities in understanding and addressing barriers to housing production in the Westside subregion by developing data and policy recommendations for their housing elements.

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**City of Los Angeles Planning Department, Infrastructure Analysis** **\$143,500**

This project analyzed the city's existing infrastructure and public facilities to understand how regions with constrained or sufficient capacity across multiple infrastructure areas are identified and planned for by various agencies. It identified water, sewer, and dry utilities needed to support planned housing development.

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**City of Los Angeles Planning Department, Community-Based Organization Small Grants** **\$125,000**

Community-based organizations assisted in community outreach required for rezoning efforts needed for RHNA compliance, including community planning, targeted rezoning efforts, and citywide rezoning efforts. This partnership assisted the city in connecting with residents who traditionally do not engage in government processes, particularly residents of color, unhoused individuals, monolingual non-English speakers, and communities facing displacement and economic hardships.

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**City of Los Angeles Planning Department, Rezoning Outreach** **\$120,000**

The city of Los Angeles embarked on several rezoning programs to update 16 community plans, numerous specific plans, and implement targeted rezonings. The rezoning programs touched on all geographies within the city and required extensive outreach and broad community input.

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**South Bay Cities Council of Governments, Housing Education Forum** **\$116,421**

The project provided an educational resource for cities to facilitate informed discussions on residential density and design, helping decision-makers understand optimal strategies for addressing regional housing needs.

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**Westside Cities Council of Governments, Westside Subregional Housing Funding Program** **\$113,320**

The Westside Cities Council of Governments explored innovative funding strategies to establish a Westside Subregional Affordable Housing Funding Program, addressing regional housing challenges.

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**County of Los Angeles, Expanding the Feasibility of Affordable Housing** **\$100,000**

This project updated the 2020 inclusionary feasibility study and expanded the applicability of the existing inclusionary housing ordinance to enhance affordable housing opportunities.

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**County of Los Angeles, Los Angeles Higher Density Housing Guidelines** **\$100,000**

The county of Los Angeles developed guidelines to support higher residential densities as part of the East San Gabriel Valley Area Plan, which includes 24 communities. The project updated documents and regulations to clarify the regulatory environment.

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**San Gabriel Valley Council of Governments, Housing Leadership Academy** **\$100,000**

This project facilitated a Housing Leadership Academy in the San Gabriel Valley to educate local leaders and engage the public in local and regional planning activities addressing housing needs.

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**Westside Cities Council of Governments, Affirmatively Furthering Fair Housing Framework and Strategy** **\$95,167**

The Westside Cities Council of Governments conducted a study to develop a subregional framework for affirmatively furthering fair housing, assisting Westside cities in implementing fair housing goals in their housing elements.

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**County of Los Angeles, Increasing Housing Opportunities through the Climate Action Plan GHG Emissions Inventory Update** **\$75,000**

This project supported the development of a climate action plan to streamline housing production in the unincorporated areas of Los Angeles County.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)

# LOS ANGELES COUNTY PROJECT LIST (CONTINUED)

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0 (CONTINUED)

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**City of Los Angeles Planning Department, California Environmental Quality Act (CEQA) Exemption Program** **\$56,500**

The city of Los Angeles prepared California Environmental Quality Act templates building on the analysis of the city's Housing Element Environmental Impact Report, resulting in a streamlined review process for housing development projects.

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**City of Los Angeles Housing Department, Engagement Program Delivery** **\$30,000**

This project funded program delivery activities related to the assessment of fair housing, a competitive housing site analysis, and the displacement study that would inform the establishment of an equitable development and displacement prevention program.

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**South Bay Cities Council of Governments, Senate Bill 330 Supplemental Pre-Application Form to Facilitate Replacement Housing** **\$16,252**

This project included the creation of Senate Bill 330 supplemental pre-application forms to determine if rental units qualify as "protected status," streamlining the review process for affordable housing development across South Bay jurisdictions.

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**Joint ADU Clearinghouse Website** **\$12,548**

This project created a website to support increased production and preservation of accessory dwelling units in Gateway Cities Council of Governments' jurisdiction, as well as the jurisdictions of two other subregions: Orange County Council of Governments and Ventura County Council of Governments.

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## TRANSFORMATIVE CLIMATE COMMUNITIES

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**City of Pomona, Transformative Climate Communities Pomona Technical Assistance Project** **\$269,054**

This project evaluated 26 city-owned parking lots in downtown Pomona to assess their potential for supporting housing development while complimenting the outcomes of the city's Transformative Climate Communities project. It included a comprehensive analysis of parking, mobility, open space infrastructure, and housing feasibility. The final deliverable, a recommendation report for the city, highlighted the lots most suitable for redevelopment, specifically focusing on housing development.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)



# ORANGE COUNTY PROJECT LIST

## CALL FOR COLLABORATION PROGRAM

**City of Anaheim, Kennedy Commission, Expanding Affordable Housing Opportunities for City of Anaheim & Santa Ana** **\$100,000**

The Kennedy Commission, along with the cities of Anaheim and Santa Ana, collaborated on a regional initiative to enhance affordable housing opportunities for low-income families. This program included workshops, training sessions, policy solution development, land trust formation efforts, and meetings with local jurisdictions to secure commitments for implementing supportive policies and ordinances.

**City of Santa Ana, Thrive Santa Ana Strategic Plan** **\$100,000**

THRIVE's project fostered community-driven support for affordable housing initiatives that advance racial equity and protect against displacement. The initiative developed a strategic plan for the growth of the community land trust model and guidelines for the development of surplus lands. Engagement efforts included workshops, focus groups, and town halls to involve stakeholders in the process.

**People for Housing Orange County Housing Element Advocacy & Training** **\$50,000**

Grassroots activists advocated for equitable housing elements in five Orange County cities with high potential for economic integration and racial equity (Brea, Buena Park, Fullerton, La Habra, and Placentia). The project resulted in forming of an activist coalition, mobilizing advocates to participate in hearings on housing elements, and training sessions to review zoning drafts for compliance with housing objectives.

## HOUSING & SUSTAINABLE DEVELOPMENT

**City of Laguna Beach, Advanced Accessory Dwelling Unit Implementation** **\$182,225**

This initiative included planning assistance for Laguna Beach to develop and implement ADU policies and programs. The project resulted in technical reports analyzing the city's ADU experiences and several tools designed to improve the community's ability to build ADUs.

**City of Newport Beach, Objective Development Standards** **\$159,600**

This project provided planning assistance to the city of Newport Beach to revise and adopt objective development standards for multifamily and mixed-use developments. It implemented the California Department of Housing and Community Development (HCD) Prohousing Designation Program to streamline housing permitting and production, thereby accelerating housing production and reducing costs through faster permitting and greater certainty in local design standards.

**City of Westminster, Objective Development Standards** **\$159,600**

Similar to Newport Beach, this project offered planning assistance to the city of Westminster to revise and adopt multifamily and mixed-use objective development standards. It also sought to implement the HCD Prohousing Designation Program to enhance housing permitting and production, thus accelerating housing production and reducing costs.

**City of Buena Park, Preliminary Accessory Dwelling Unit Implementation** **\$133,491**

This project provided planning assistance to the city of Buena Park to develop and implement ADU policies and programs. The project resulted in several technical reports analyzing the city's experience with ADUs and created tools to enhance the community's capacity for ADU construction.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)

# ORANGE COUNTY PROJECT LIST (CONTINUED)

## HOUSING & SUSTAINABLE DEVELOPMENT (CONTINUED)

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### City of Garden Grove, Preliminary Accessory Dwelling Unit Implementation \$ 133,491

This project provided planning assistance to the city of Garden Grove to develop and implement accessory dwelling unit (ADU) policies and programs. The project resulted in several technical reports analyzing the city's experience with ADUs and created tools to enhance the community's capacity for ADU construction.

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0

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### Orange County Geospatial 3D Site Visualization Tools \$1,436,347

The Orange County Council of Governments (OCCOG) utilized geographic information systems (GIS)-based tools to assist with site selection for housing elements. This project developed a GIS-based site selection tool and site visualization techniques.

### Orange County Housing Production Planning Activities \$1,436,347

OCCOG led the development of a dedicated housing and accessory dwelling unit website, model ordinances, and educational resources such as "Housing 101" policy explainer videos. This initiative also included support activities for housing elements and technical assistance.

### Orange County Housing Finance Trust \$600,000

OCCOG prepared templates for a notice of funding availability (NOFA) for future funding opportunities. This project created and implemented a developer outreach strategy, establishing property selection criteria and preparing the internal underwriting policy, procedures, and loan template for the NOFA. It also included updates to the trust's five-year strategic plan.

### Orange County Housing Trust Business Plan and Organizational Development \$2,500

This project created a comprehensive business plan for the Orange County Housing Trust, including a review of fundraising challenges and a roadmap to determine whether the trust should operate as a standalone organization or continue under NeighborWorks Orange County.



# RIVERSIDE COUNTY PROJECT LIST

## CALL FOR COLLABORATION PROGRAM

### Lift to Rise Affordable Housing Pipeline \$75,000

Riverside County partnered with Lift to Rise to address housing cost burden faced by low-income households in Coachella Valley. This project developed an online, interactive, publicly available mapped database showcasing the affordable housing development pipeline, along with other potential development opportunities. The affordable housing pipeline enables users to track ongoing developments, identify investable opportunities, analyze policy and investment interventions, and understand regulatory trends and barriers to housing production.

### Inland Equity Community Land Trust Research and Coalition Building \$75,000

This project represents the first collaboration between the Inland Equity Community Land Trust and the city of Jurupa Valley. The primary goals include mobilizing partners to provide public comment in support of affordable housing initiatives and establishing the Inland Equity Community Land Trust as an expert in housing policy. Additionally, the project involved researching other community land trusts and developing benchmarks to define success in community land trust efforts.

## HOUSING & SUSTAINABLE DEVELOPMENT

### City of Coachella, Objective Development Standards \$159,600

This project provided planning assistance to the city of Coachella to revise and adopt objective development standards for multifamily and mixed-use developments, aligning with the HCD Prohousing Designation Program. The initiative will accelerate housing production and reduce costs by streamlining the permitting process and establishing clear local design and development standards.

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0

### Western Riverside Council of Governments, Review and Approval of Housing Elements/Local Staff Augmentation \$963,865

The Western Riverside Council of Governments provided contract planning support to assist local jurisdictions in preparing and reviewing their housing elements.

### County of Riverside, Winchester Community Plan General Plan Amendment \$447,132

Riverside County supported adopting a resolution for the Winchester General Plan Amendment, introducing new land uses and policies along with environmental clearance to facilitate housing development in the area.

### County of Riverside, Highway 74 Community Planning General Plan Amendment (Good Hope, Meadowbrook, and Warm Springs) \$306,859

This project included the adoption of a resolution for a General Plan Amendment, establishing new land uses and policies with environmental clearance for the Good Hope, Meadowbrook, and Warm Springs areas.

### Coachella Valley Association of Governments, Affordable Housing Catalyst Fund Investment Plan \$283,550

The Affordable Housing Catalyst Fund is part of the housing action plan created by Lift to Rise, designed to support the planning and development of tailored loan and grant products that address the unique risks faced in the Coachella Valley.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)

# RIVERSIDE COUNTY PROJECT LIST (CONTINUED)

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0 (CONTINUED)

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**Coachella Valley Association of Governments, Regional Strategic Plan to Spur Development of Affordable Housing in the Coachella Valley** **\$288,314**

The Coachella Valley Association of Governments conducted an analysis of various funding options to tackle housing needs and the increasing rent burden in the region.

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**Western Riverside Council of Governments, Grant Application Assistance** **\$49,207**

The Western Riverside Council of Governments provided professional grant writing and technical assistance to support jurisdictions pursuing funding and grant programs to increase housing production.

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**Western Riverside Council of Governments, Legislation Development and Feasibility Analysis for Western Riverside County Housing Trust Fund** **\$8,034**

This project involved conducting a legislative development and feasibility analysis to create a Housing Trust Fund in Western Riverside County.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)



# SAN BERNARDINO COUNTY PROJECT LIST

## CALL FOR COLLABORATION PROGRAM

**Just San Bernardino Collaborative People’s Plan for Economic Inclusion** **\$100,000**

The Just San Bernardino Collaborative, comprising nine community-based organizations, developed the People’s Plan for Economic Inclusion. This initiative promoted community benefit agreements to advocate for resident-focused housing and community development priorities. The project included educational and technical assistance programs featuring learning sessions and workshops.

**Neighborhood Housing Services of the Inland Empire – Accessory Dwelling Unit Initiative** **\$100,000**

Neighborhood Housing Services of the Inland Empire (NHSIE) collaborated with Pueblo Unido Community Development Corporation to create the Accessory Dwelling Unit (ADU) Initiative, focusing on equitable growth strategies to enhance housing opportunities for people of color and low-to-moderate income households. The project engaged stakeholders in developing customized designs, budgets, timelines, and a how-to guide for manufactured housing ADUs and single-family homes. NHSIE also advocated for the ADU Initiative with city staff, planning commissions, city councils, and elected officials.

**Inland SoCal Housing Collective Infrastructure and Plans for Sustainable Growth** **\$75,000**

The Inland SoCal Housing Collective (ISCHC) aims to improve housing outcomes through education, advocacy, and resource access. This program established long-term infrastructure and sustainable growth plans for the ISCHC, including a three- to five-year strategic plan, a fundraising approach, and a new 501(c)(3) organization. The ISCHC developed a pro-housing policy agenda with priorities for advocacy and education, held quarterly regional convenings and forums, and created a communication process for affordable housing-related public hearings.

## HOUSING & SUSTAINABLE DEVELOPMENT

**City of Rialto, Foothill-Riverside Specific Plan Updates** **\$467,603**

This project updated and consolidated two specific plans along intersecting bus rapid transit routes, including the city of Rialto’s Metrolink station area. The plans included the Central Area Specific Plan and the Foothill Boulevard Specific Plan.

**City of Barstow and County of Imperial, Tax Increment Financing** **\$237,662**

This project provided technical assistance to advance the creation of innovative self-help financing districts for local jurisdictions to accelerate housing production. It involved completing studies for Imperial County and the city of Barstow, detailing best practices for district establishment and infrastructure financing. The studies also focused on implementing housing-supportive infrastructure and expanding housing supply.

**City of Yucaipa, Enhanced Infrastructure Financing District** **\$194,213**

This project supported a study to potentially develop an Enhanced Infrastructure Financing District for the city of Yucaipa, creating a funding mechanism for public infrastructure improvements and affordable housing. The study also identified housing-supportive infrastructure projects.

**City of Grand Terrace, Objective Development Standards** **\$159,600**

This project provided planning assistance to help the city of Grand Terrace revise and adopt multifamily and mixed-use objective development standards, implementing the California Department of Housing and Community Development Prohousing Designation Program to streamline housing permitting and production. The development standards aim to accelerate housing production and reduce costs through faster permitting and increased certainty in local design and development standards.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)

# SAN BERNARDINO COUNTY PROJECT LIST (CONTINUED)

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0

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### **San Bernardino County, Review & Approval of Housing Element/Local Staff Augmentation** **\$937,625**

San Bernardino County Transportation Authority (SBCTA) provided a contract planning consultant bench available for housing element review and adoption.

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### **San Bernardino County, Sites Inventory & Site Analysis** **\$562,900**

SBCTA conducted a full site inventory and analysis, identifying sites suitable for housing to accommodate the Regional Housing Needs Assessment (RHNA) allocation.

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### **San Bernardino County, Accessory Dwelling Unit Capacity Analysis, Pre-Approved Design & Development Guidelines** **\$267,070**

SBCTA developed a county wide accessory dwelling unit feasibility analysis to evaluate potential capacity and created pre-approved designs and development guidelines to streamline the construction of accessory dwelling units.

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### **San Bernardino County, Senate Bill 1000 Environmental Justice Toolkit** **\$250,000**

This project developed a county-wide Senate Bill 1000 Toolkit providing guidance regarding environmental justice in local land use planning.

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### **San Bernardino County, Affirmatively Furthering Fair Housing Discrimination Toolkit** **\$214,215**

SBCTA aided jurisdictions in complying with Assembly Bill 686, which requires RHNA distribution and mandates that each local housing element take "meaningful action" on affirmatively furthering fair housing.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)





# VENTURA COUNTY PROJECT LIST

## CALL FOR COLLABORATION

### CAUSE Housing Coalition

**\$100,000**

CAUSE collaborated with the Housing Trust Fund of Ventura County and Cabrillo Economic Development Corporation to launch a countywide housing coalition. This coalition, comprised of community-based organizations, local housing authorities, and local government representatives, focused on identifying a new regional source of funding for affordable housing. Efforts included convening a community outreach committee to enhance knowledge and input in housing elements, developing an education curriculum in English and Spanish, and hosting five educational workshops. CAUSE also created a Coalition Policy Platform, prioritizing the three most feasible policies for advocacy.

### House Farm Workers, Farmworker Housing Study

**\$50,000**

House Farm Workers partnered with the Ventura County Resource Management Agency to study affordable housing for farmworkers. The project proactively and comprehensively addresses farmworker housing in at least seven Ventura County housing elements, accelerating housing production to meet RHNA goals. Notable accomplishments included developing a technical memorandum for advocacy in housing elements, convening an advisory council, and producing the Farmworker Housing Study.

## SUBREGIONAL PARTNERSHIP PROGRAM 1.0

### Ventura Council of Governments, Regional CEQA Streamlining Vehicle Miles Traveled Adaptive Management and Mitigation Program

**\$273,690**

The vehicle miles traveled mitigation program focused on enabling housing production in harmony with Ventura County's unique geographic, economic, and planning contexts, where several cities are distanced from major job centers due to state-protected agricultural "greenbelts" and mountain ranges.

### Ventura Council of Governments, Multi-Region Accessory Dwelling Unit Program

**\$87,836**

This project supports the joint accessory dwelling unit (ADU) efforts of the Gateway Cities Council of Governments, Ventura Council of Governments (VCOG), and the Orange County Council of Governments by continuing the Housing SoCal website, which provides detailed, jurisdiction-specific ADU opportunities and development information for all jurisdictions in the three subregions.

### Ventura Council of Governments, REAP Application, Management, and Executive Outreach

**\$57,394**

This project included VCOG's support for the REAP application, project management, and other administrative efforts to advance housing development.

### Ventura Council of Governments, Regional Model Inclusionary Ordinance

**\$27,998**

Several VCOG cities have existing inclusionary zoning ordinances. This project aimed to create a uniform inclusionary program for the housing elements of local jurisdictions within the subregion. According to this approach, relatively uniform inclusionary ordinances across jurisdictions can create affordable units in various locations and, at the option of each jurisdiction, generate in-lieu fee revenues for housing production programs.

### Ventura Council of Governments, Localized Content for Documents, Presentations, and Public Information Programs

**\$6,682**

This project compared and contrasted prior housing elements, listed RHNA allocations, and demonstrated that these allocations can be met consistently with the unique character and planning policies of Ventura County.

Attachment: REAP 1 County Investments (REAP 1 Final Program Report)



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