

South Bay Cities Council of Governments

January 28, 2021

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Special Assessment for SBCCOG Regional Planner

Adherence to the Strategic Plan

Goal A: Environment, Transportation and Economic Development. Facilitate, implement and/or educate members and others about environmental, transportation and economic development programs that benefit the South Bay.

Goal B: Regional Advocacy. Advocate for the interests of the South Bay.

Goal C: Member Networking and Communications. Sustain and strengthen Board and member commitment to SBCCOG and its initiatives.

Background

Over the last few months, SBCCOG staff has been discussing with the Community Development Directors and City Managers the idea of the SBCCOG hiring a planner who would work with cities on land use issues and monitor and interpret housing legislation as well as enhancing the SBCCOG's climate action work. See attached draft scope of work.

This discussion has been precipitated by the many issues that are coming to COG's dealing with land use. Not only the proliferation of state housing legislative proposals, but also SCAG relying on the COGs to administer and develop the Regional Early Action Program (REAP) for which we will be working on 4 projects with Community Development Directors for several years. In the last two years, Gateway COG has hired a planner for their region and they have found it very helpful.

This person would be a resource to address issues shared by all of the cities. In most cases, the existing city staff are working to their limit, busy with their existing workload.

The Community Development Directors, City Managers and Steering Committee have been supportive of the proposal knowing that it would need to be financed through a special assessment. A matrix of two possible special assessment scenarios is attached. The first column is a breakdown of cities by size which is the same as the way we financed the development of the cities' climate actions plans. The second column has one cost for all cities.

It is the staff's intention to use funding from the REAP program as permissible to pay for part of this position and if the entire assessment is not needed, the excess would roll over into the following year reducing the assessment for that year. Gateway COG finances their

planner through SB2 funds which cities receive every year which also could be a potential source of funds for cities to pay the assessment.

RECOMMENDATION

Approve the hiring of a planner for the subregion who would work under the direction of the SBCCOG on priorities established by the City Community Development Directors and the SBCCOG. The position will be funded by an assessment based on the population categories (1s column) in the attached matrix.

Draft Scope of Work – South Bay COG Director of Regional Development*

***Regional Planning might be more descriptive but some funds won't pay for planning**

The Director of Regional Development is responsible for conducting the agency's housing and development program as follows:

Always in consultation with the city Community Development Directors:

- Assist the COG and member jurisdictions in developing a coherent housing policy to ensure that state policy goals to accelerate housing production are met, while also meeting the local needs of communities in the SBCCOG region;
- Track state housing policy and legislation, recommend advocacy positions to be taken by the SBCCOG Board and support or participate in legislative advocacy on behalf of the SBCCOG as directed;
- Track and participate in the development of regional plans, particularly the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) periodically developed by SCAG; track and participate in related regional committee meetings (Technical Working Group, Regional Council, Policy Committees, etc.); and keep COG members informed of their implications;
- Track and participate in SCAG's RHNA process, including RHNA Subcommittee meetings for the distribution methodology, and keep COG members informed of the process and its implications;
- Oversee the implementation of the SCAG REAP programs that the SBCCOG has submitted on behalf of SBCCOG cities;
- Work with other COG and city program staff, including transportation planning, economic development, and homelessness to ensure that policy, planning, and project development efforts are coordinated;
- Develop a comprehensive understanding of what cities are doing throughout the state on complying with requirements, i.e. best practices, re: ADU's, public participation, etc.;
- Track member jurisdictions' compliance with state housing law and assure they receive technical assistance as needed;
- Be a resource to cities on request – conducting research, assisting with RFP's
- Further develop the agency's climate planning initiatives by ensuring member jurisdictions continue to use the Climate Action Planning Framework; update the CAP Framework and develop additional tools as needed;
- Recommend and develop additional innovative planning programs as needed, and monitor and share funding opportunities to help the South Bay Cities prosper economically, environmentally, and socially.

Special Assessment Proposed for Regional Planner

OVER 75,000 population

Carson	9,000	7060
Hawthorne	9,000	7060
Inglewood	9,000	7060
Los Angeles County	9,000	7060
Los Angeles City	9,000	7060
Torrance	9,000	7060

30,000 TO 75,000 population

Gardena	6,500	7060
Lawndale	6,500	7060
Manhattan Beach	6,500	7060
Rancho Palos Verdes	6,500	7060
Redondo Beach	6,500	7060

UNDER 30,000 population

El Segundo	4,000	7060
Hermosa Beach	4,000	7060
Lomita	4,000	7060
Palos Verdes Estates	4,000	7060
Rolling Hills	4,000	7060
Rolling Hills Estates	4,000	7060

TOTAL	110,500	120020
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Gateway COG has a budget of \$130,000 for this position. With their REAP funding, it is now closer to \$150,000.