

**San Joaquin Valley REAP Committee for Housing  
 Meeting Agenda**

**Friday, February 24, 2023**

**Time: 9:05 a.m.**

**ZOOM CONFERENCE MEETING**

Meeting ID: 821 6184 1691

Passcode: 636720

<https://us02web.zoom.us/j/82161841691?pwd=QVRFcW9kWmpHVEZldGZnUmNvWEFqQT09>

Phone only: (669) 900-9128

**Enclosure**

- |  |                       |                                     |
|--|-----------------------|-------------------------------------|
| <b>1) CALL TO ORDER AND INTRODUCTIONS</b>        | <i>Chair Yep</i>      |                                     |
| <b>2) ELECTION OF CHAIR AND VICE-CHAIR</b>       |                       |                                     |
| <b>3) APPROVE JUNE 24, 2022, MEETING MINUTES</b> | <i>Chair</i>          | <input checked="" type="checkbox"/> |
| <b>4) DISCUSSION/ACTION ITEMS</b>                |                       |                                     |
| A. REAP PROGRAM UPDATE                           | <i>Michael Sigala</i> | <input checked="" type="checkbox"/> |
| B. STATUS OF REAP FUNDING                        | <i>Robert Phipps</i>  | <input checked="" type="checkbox"/> |
| C. CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT  | <i>Paul McDougall</i> |                                     |
| <b>5) COMMITTEE MEMBER COMMENTS</b>              |                       |                                     |
| <b>6) PUBLIC COMMENT</b>                         |                       |                                     |

*This portion of the meeting is reserved for persons wishing to address the Committee on items within its jurisdiction but NOT on this agenda. Public Comment will be allowed during the Discussion/Action Items above.*

**Americans with Disabilities Act (ADA) Accommodations**

The public meeting location and restrooms are ADA accessible. Representatives or individuals with disabilities should contact the SJV REAP Committee for Housing at 559.266.6222, at least 3 days in advance, to request auxiliary aids and/or translation services necessary to participate in the public meeting. At this time, all meetings are conducted via Zoom.



## San Joaquin Valley REAP Committee for Housing

### Meeting Minutes

Friday, June 24, 2022

Time: 10:30 am

### ZOOM Conference Call Meeting

#### Committee Members

MEMBER	TITLE	JURISDICTION	
Chair - Gary Yep	Mayor	City of Kerman	X
Vice Chair – Lloyd Pareira	Supervisor	Merced County	X
Cathy Prout	Mayor	City of Shafter	
Zack Scrivner	Supervisor	Kern County	
Bob Smith	Councilmember	City of Bakersfield	X
Doug Verboon	Supervisor	Kings County	X
Diane Sharp	Mayor	City of Hanford	X
Alvaro Preciado	Mayor	City of Avenal	
Steve Brandau	Supervisor	Fresno County	
Jerry Dyer	Mayor	City of Fresno	
Santos Garcia	Mayor	City of Madera	X
Robert Poythress	Supervisor	Madera County	X
Diana Palmer	Councilmember	City of Chowchilla	X
Matt Serratto	Mayor	City of Merced	
April Hogue	Mayor	City of Dos Palos	X
Dan Wright	Councilmember	City of Stockton	X
Chuck Winn	Supervisor	San Joaquin County	
Gary Singh	Councilmember	City of Manteca	
Vito Chiesa	Supervisor	Stanislaus County	X
Bill O'Brien	Private Citizen	Large City Stanislaus County	X
Anthony Canella	Private Citizen	Small City Stanislaus County	X
Eddie Valero	Supervisor	Tulare County	X
Frankie Alves	Mayor Pro Tem	City of Exeter	X
Martha Flores	Mayor	City of Porterville	X

*Please see Appendix A for a list of other attendees*



1. CALL TO ORDER AND INTRODUCTIONS

*Chair Yep*

SPECIAL MEETING AB 361 RESOLUTION. THERE WAS A SEPARATE SPECIAL MEETING BEFORE THE BEGINNING OF THIS MEETING TO APPROVE AN AB 361 RESOLUTION (#06-24-22) FOR CONTINUING TO MEET VIA TELECONFERENCE FROM JUNE 24, 2022, THROUGH JULY 23, 2022.

First Motion: Supervisor Valero  
Second Motion: Councilmember Wright  
No Nays  
Motion Carried

2. APPROVE JANUARY 21, 2022, MEETING MINUTES

*Chair Yep*

First Motion: Mayor Flores  
Second Motion: Supervisor Pareira  
No Nays  
Motion Carried

3. DISCUSSION/ACTION ITEMS

A. APPROVE AMENDED BYLAWS

*Michael Sigala*

Michael Sigala noted that at the January 21, 2022, San Joaquin Valley REAP Committee for Housing regular meeting, Chair Yep requested that the governing bylaws be amended to replace the requirement for a quorum from two-thirds of the members to a simple majority plus one. Also, the in-person requirement for a meeting attendance stipend was eliminated from the bylaws. These changes, and a few other minor text changes presented to the Committee for approval. There were a few member comments about the lack of participation from Committee members who have never attended the REAP meetings. The item was motioned for approval:

First Motion: Supervisor Chiesa  
Second Motion: Supervisor Valero  
No Nays  
Motion Carried

B. UPDATE ON RECENT REAP ACTIVITIES AND FUNDING

*Michael Sigala & Robert Phipps*

Michael Sigala and Robert Phipps provided an update of valleywide REAP activities. They noted technical assistance, comprehensive housing report, ADU program development, housing laws guide, and other pending research topics related to water supply, housing element RHNA numbers, affirmatively furthering fair housing, condominium construction, workshop series, and inclusionary housing. Mr. Phipps noted the third REAP funding application that is under review at this time.

C. UPDATE FROM THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

*Divya Sen*

Divya Sen noted the review of the REAP third funding application from the San Joaquin Valley.

D. COMPREHENSIVE HOUSING REPORT FOR THE SAN JOAQUIN VALLEY

*Jim Harnish*

Jim Harnish (Mintier Harnish) provided a brief slide deck presentation of the now completed housing report. He reviewed the various sections of the report including existing conditions, best practices, barriers to housing production, outreach, housing production trends, and housing elements. Mr. Harnish noted over 100 policy recommendations from the report and provided information on the online availability of the report.

E. VALLEYWIDE ACCESSORY DWELLING UNIT (ADU) PROGRAM

*Precision Engineering*

Bonique Emerson of Precision Engineering provided a slide deck presentation of the valleywide ADU program. She noted informational materials, ordinance templates, guides, housing plans and other materials valley jurisdictions can use to implement ADU programs. Technical assistance is also available for jurisdictions.

F. HOUSING CAPACITY ANALYSIS

*HDR/Calthorpe*

Joey Scanga and Clark Williams from HDR/Calthorpe presented a slide deck presentation on the Urban Footprint GIS tool that is being utilized for this assignment. HDR provided an overview of the housing capacity analysis, compilation of the zoning and planned uses across the valley, identification of infill and vacant site opportunities, and housing prototype recommendations. They provided a visual presentation of the utilization of the GIS system for housing analysis.

4. COMMITTEE MEMBER COMMENTS

No comments were provided.

5. PUBLIC COMMENT

No comments were provided.

*Appendix: A*

<b>Other Attendees:</b>	
<b>Individuals</b>	<b>Organization</b>
Michael Sigala	Sigala Inc.
Robert Phipps	Fresno COG
Ahron Hakimi	Kern COG
Becky Napier	Kern COG
Ben Kimball	Tulare County Association of Governments
Bonique Emerson	Precision Engineering
Jenna Chilingirian	Precision Engineering
Christine Corrales	San Joaquin COG
Clark Williams	HDR
Cynthia Marsh	City of Stockton
Diane Nguyen	San Joaquin COG
Elisabeth Hahn	StanCOG
Emma Goldsmith	San Joaquin COG
Hazel Choi	StanCOG
Jim Harnish	Mintier & Harnish
Joey Scanga	HDR
Kristine Williams	Enterprise Community Partners
Luis Ledesma	Kings County Association of Governments
Meg Prince	Fresno COG
Patricia Taylor	Madera County Transportation Commission
Monica Streeter	StanCOG
Natalia Austin	Merced County Association of Governments
Randy Hatch	Hatch Planning Consultations
Terri King	KCAG
Rosa Park	StanCOG
Stacie Guzman	MCAG
Steven Ingoldsby	TCAG
Tony Boren	Fresno COG
Rochelle Invina	Kern COG



**San Joaquin Valley  
Regional Early Action Planning (REAP)  
Committee for Housing**

*February 24, 2023*

# Background

- The Local Government Planning Support Grants Program (AB 101) was established to provide regions and jurisdictions with one-time grant funding for planning activities to meet the sixth cycle of the regional housing needs assessment, and to spur affordable housing production.
- A total of \$18,975,323 in Regional Early Action Planning (REAP) grant funds was awarded to the eight San Joaquin Valley Regional Planning Agencies.
- A 24 member San Joaquin Valley REAP Committee for Housing was established and four official meetings have been held to help steer this planning effort.





#### **Kern County**

Supervisor Zack Scrivner, County of Kern (County Rep. and Kern COG Board Member)  
Councilmember Bob Smith, City of Bakersfield (Large City Rep. and Chairman of Kern COG)  
Mayor Cathy Prout, City of Shafter (Small City Rep. and Kern COG Board Member)

#### **Kings County**

Supervisor Doug Verboon, County of Kings (County Rep. and KCAG Board Member)  
Mayor Diane Sharp, City of Hanford (Large City Rep.)  
Mayor Alvaro Preciado, City of Avenal (Small City Rep.)

#### **Fresno County**

Supervisor Steve Brandau, County of Fresno (County Rep)  
Mayor Jerry Dyer, City of Fresno (Large City Representative and Fresno COG Board Member)  
**CHAIR** - Mayor Gary Yep, City of Kerman (Small City Representative and Fresno COG Board Member)

#### **Madera County**

Supervisor Robert Poythress, County of Madera (County Rep. and MCTC Board Member)  
Mayor Santos Garcia, City of Madera (Large City Rep.)  
Vacant

#### **Merced County**

**VICE CHAIR** - Supervisor Lloyd Pareira, County of Merced (County Rep. and MCAG Board Member)  
Mayor Matt Serratto, City of Merced (Large City Representative)  
Mayor April Hogue, City of Dos Palos (Small City Representative)

#### **San Joaquin County**

Supervisor Robert Rickman, County of San Joaquin (County Rep.)  
Councilmember Dan Wright, City of Stockton (Large City Rep. and SJ COG Board Member)  
Councilmember Gary Singh, City of Manteca (Small City Rep.)

#### **Stanislaus County**

Supervisor Vito Chiesa, County of Stanislaus (County Rep. and StanCOG Board Member)  
Bill O'Brien, private citizen representing Larger Cities (former county supervisor)  
Anthony Canella, private citizen representing Small Cities (former state senator)

#### **Tulare County**

Supervisor Eddie Valero, County of Tulare (County Rep. and TCAG Board Member)  
Mayor Pro-Tem Frankie Alves, City of Exeter (Small City Rep.)  
Mayor Martha Flores, City of Porterville (Large City Rep.)

# *Housing Committee Members*

San Joaquin Valley  
**REAP**  
REGIONAL EARLY ACTION PLANNING

# Major Work Areas

- **RHNA (regional housing needs assessments)**

Developing an improved methodology for the distribution of the sixth cycle regional housing need assessment, and housing element implementation.

- **Suballocations to Jurisdictions**

Providing grants to accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals.

- **Valleywide Programming**

Conducting a comprehensive housing report, regional planning and coordination, program implementation, technical assistance, and other activities. Administration of the REAP application, agreements, consultants, outreach and communication, and other administrative and program management duties.





# Valleywide Programming

Complete  
and Ongoing

- Comprehensive Housing Report
- Housing Element Data Sets
- Technical Assistance
- ADU Template Program
- Guide to Recent Housing Laws
- REAP Workshop Series
- Urban Footprint GIS “RHNA Insights” Tool
- Funding Applications, Reporting, Monitoring
- Jurisdictional Outreach
- SJV Household Travel Survey
- Annual Policy Conference

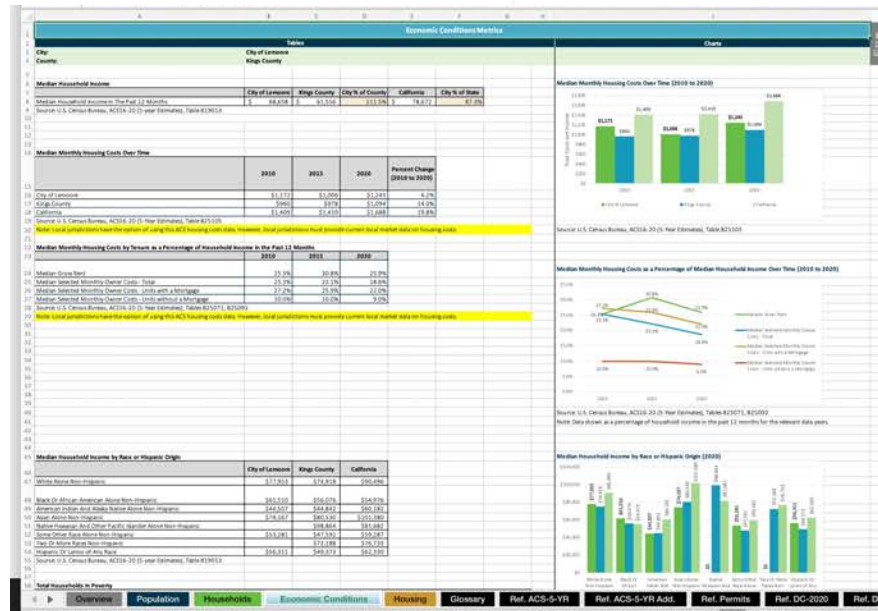
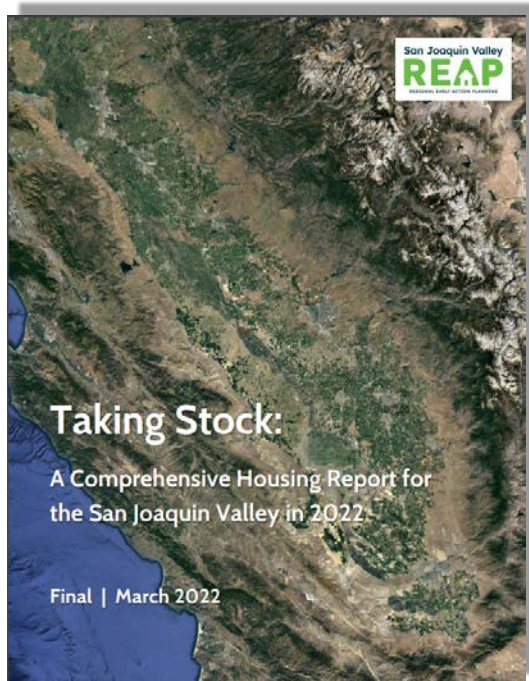
In Progress

- AFFH Technical Assistance and Workshops
- Condo Construction Analysis
- Inclusionary Housing Analysis
- Water Supply/SGMA Impacts to Housing Production

San Joaquin Valley  
**REAP**  
REGIONAL EARLY ACTION PLANNING

[WWW.SJVCOGS.ORG/REAP](http://WWW.SJVCOGS.ORG/REAP)

# Comprehensive Housing Report and Housing Element Data Sets



# Technical Assistance to Jurisdictions

## Technical Assistance Available to Valley Jurisdictions

We have a team of consultants ready and available to assist your jurisdiction's housing planning efforts:

- Affordable Housing Production
- Housing Element "101" Assistance
- Zoning Code and Audits
- Streamline Permitting
- Available Sites Identification
- Grant Funding Assistance
- Support for Existing SB2 and LEAP Activities
- Infrastructure Planning
- Affirmatively Furthering Fair Housing (AFFH) assistance
- Feasibility Studies
- ADUs



[Sign Up for Technical Assistance](#)

## Consultant Bench

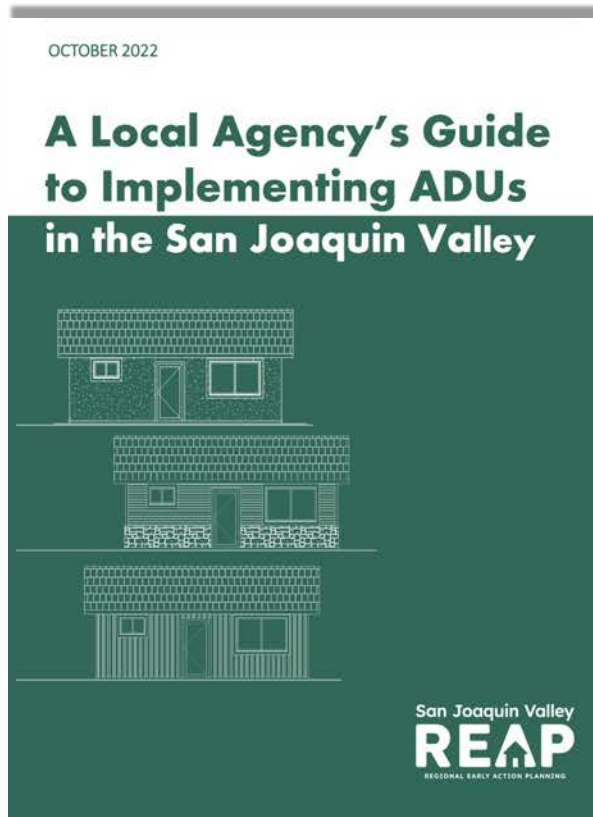
AECOM  
Mintier Harnish  
Precision Engineering  
QK  
Raimi + Associates  
VTA  
Rincon Consulting  
Estolano Advisors

## Jurisdictions who have signed up

*Arvin, McFarland, Atwater, Kingsburg, Bakersfield, Clovis, Stanislaus County, Hughson, Stockton, Selma, Madera County, Madera and Lodi.*

Valleywide  
Programming

# ADU Template Program



Accessory Dwelling Unit (ADU) resources for cities and counties are available, for free. The program includes:

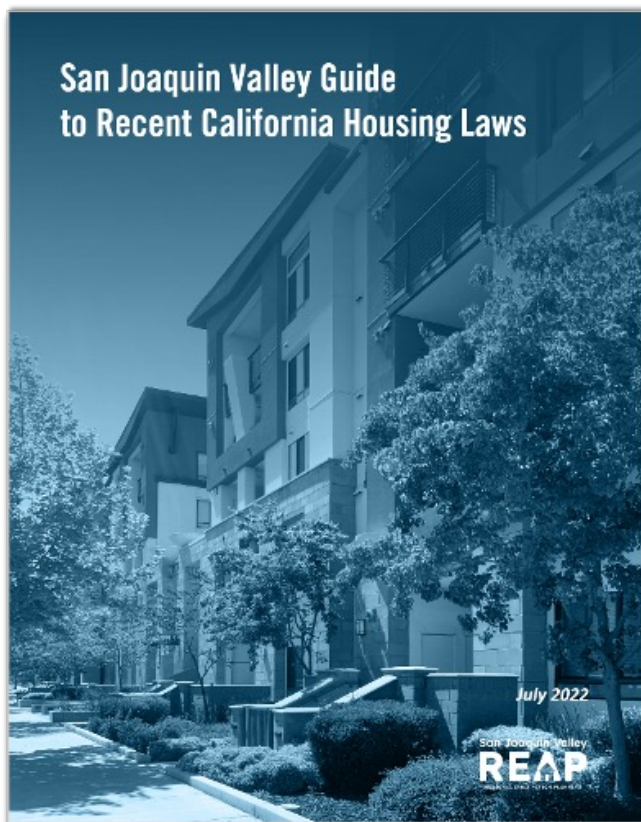
- Informational ADU handouts,
- House plans
- Sample ordinances
- ADU implementation guide for planners
- Slide deck local planners can use for public meetings
- Overview of existing ADU programs
- Technical Assistance

A complete suite for implementing an ADU program.



Valleywide  
Programming

# Guide to Recent Housing Laws



	<b>Accessory Dwelling Units (ADU)</b> (pages 5–15)
	<b>California Environmental Quality Act (CEQA)</b> (pages 17–33)
	<b>Density Bonus</b> (pages 35–46)
	<b>Fees/Funding</b> (pages 47–59)
	<b>Housing Element/Affirmatively Further Fair Housing</b> (pages 61–73)
	<b>Parking</b> (pages 73–76)
	<b>Streamlining and Other Incentives</b> (pages 77–114)
	<b>Surplus Land Availability</b> (pages 115–120)
	<b>Miscellaneous</b> (pages 121–131)

## The Guide includes:

- Housing-related laws enacted within the last five (5) years from 2017 to 2022
- Brief and detailed descriptions of each law
- Prioritization level—act, prepare, and plan—assigned to each law
- Grouping of laws by topic area
- Index by bill number and subject

Valleywide  
Programming

# SJV REAP Workshop Series

San Joaquin Valley  
**REAP**  
REGIONAL EARLY ACTION PLANNING



- Over 12 workshops held since September 2021.
- Well attended by jurisdictions, average attendance is 75 persons.
- All workshops are eligible for AICP credit.

Free Zoom Webinar

San Joaquin Valley  
**REAP**  
REGIONAL EARLY ACTION PLANNING

## GIS Housing Capacity and Analysis Tools for the San Joaquin Valley

TUESDAY	Panelists:	TOPICS:
FEBRUARY 28	Joey Scanga, HDR	<ul style="list-style-type: none"><li>• Housing capacity presentation with current land-use and RHNA constraints.</li><li>• Jurisdictions can access a customized GIS platform for the Valley.</li><li>• Learn how to utilize the Valley GIS platform for Housing Element Updates.</li></ul>
2023	Jason Moody, EPS	
1 P.M.		

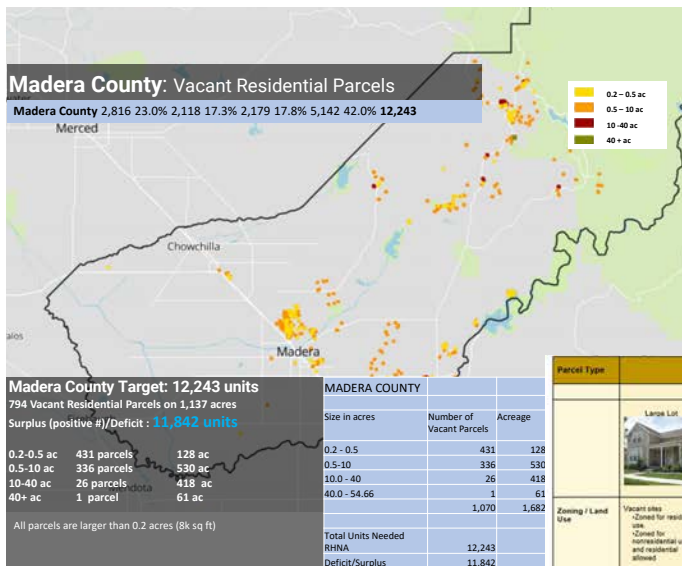
CenCal  
APA  
CA  
CENTRAL CALIFORNIA ASSOCIATION OF PLANNERS

**REGISTER NOW**

For More Info:  
559.266.6222  
michael@sigalinc.com  
www.sjvcogs.org/reap

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Programming

# GIS RHNA INSIGHTS TOOL



- Dynamic GIS software system developed specifically for the San Joaquin Valley.
- Allows users to analyze sites, housing capacity, infrastructure, infill options, etc.
- A tool to support Housing Element Updates.

Parcel Type	Building Typology: Single-Family							
	Detached		Attached					
	Large Lot	Medium Lot	Small Lot	High Density	Duplex	4-Plex	6-Plex	Townhomes
Zoning / Land Use	Vacant sites -Zoned for residential use -Zoned for nonresidential use and residential allowed	Vacant sites -Zoned for residential use -Zoned for nonresidential use and residential allowed	Vacant sites -Zoned for residential use and residential allowed	Vacant sites -Zoned for residential use -Zoned for nonresidential use and residential allowed	Vacant sites -Zoned for residential use -Zoned for nonresidential use and residential allowed	Vacant sites -Zoned for residential use -Zoned for nonresidential use and residential allowed	Vacant sites -Zoned for residential use -Zoned for nonresidential use and residential allowed	Vacant sites -Zoned for residential use -Zoned for nonresidential use and residential allowed
	Residentially zoned sites capable of being developed at a higher density (nonvacant sites, including underutilized sites). -Nonresidential zoned sites that can be redeveloped for residential use (include program to rezone the site to permit residential use). -Sites owned or leased by a city and/or county.	Residentially zoned sites capable of being developed at a higher density (nonvacant sites, including underutilized sites). -Nonresidential zoned sites that can be redeveloped for residential use (include program to rezone the site to permit residential use). -Sites owned or leased by a city and/or county.	Residentially zoned sites capable of being developed at a higher density (nonvacant sites, including underutilized sites). -Nonresidential zoned sites that can be redeveloped for residential use (include program to rezone the site to permit residential use). -Sites owned or leased by a city and/or county.	Residentially zoned sites capable of being developed at a higher density (nonvacant sites, including underutilized sites). -Nonresidential zoned sites that can be redeveloped for residential use (include program to rezone the site to permit residential use). -Sites owned or leased by a city and/or county.	Residentially zoned sites capable of being developed at a higher density (nonvacant sites, including underutilized sites). -Nonresidential zoned sites that can be redeveloped for residential use (include program to rezone the site to permit residential use). -Sites owned or leased by a city and/or county.	Residentially zoned sites capable of being developed at a higher density (nonvacant sites, including underutilized sites). -Nonresidential zoned sites that can be redeveloped for residential use (include program to rezone the site to permit residential use). -Sites owned or leased by a city and/or county.	Residentially zoned sites capable of being developed at a higher density (nonvacant sites, including underutilized sites). -Nonresidential zoned sites that can be redeveloped for residential use (include program to rezone the site to permit residential use). -Sites owned or leased by a city and/or county.	Residentially zoned sites capable of being developed at a higher density (nonvacant sites, including underutilized sites). -Nonresidential zoned sites that can be redeveloped for residential use (include program to rezone the site to permit residential use). -Sites owned or leased by a city and/or county.
Minimum Size / Lot Area	55 x 90 5,000 sq ft	45 x 90 4,000 sq ft	40 x 75 3,000 sq ft	Varies 5,000 sq ft	32 x 80 2,600 sq ft	40 x 70 2,800 sq ft	80 x 80 4,800 sq ft	0.5 ac Parcel (10' x 60' individual lot)
Density	7 du/acre	9 du/acre	12 du/acre	10-14 du/acre	25 du/acre	30-60 du/acre	35 du/acre	25 du/acre
Income Tier	Moderate, Above Moderate	Moderate, Above Moderate	Moderate, Above Moderate	Moderate, Above Moderate	All	All	All	All



# In Progress

## Affirmatively Furthering Fair Housing (AFFH) Technical Assistance and Workshops



### *AFFH Technical Assistance Consulting Bench*

- *Mintier Harnish*
- *Raimi + Associates*
- *VTA*
- *Rincon Consulting*
- *Estolono Advisors*

### *AFFH 2023 Spring Workshop Series*

- *Monday, March 13<sup>th</sup> at 1 p.m.*
- *Tuesday, April 18<sup>th</sup> at 1 p.m.*
- *Tuesday, May 16<sup>th</sup> at 1 p.m.*



# In Progress



## Condominium Construction Analysis



## Inclusionary Housing Analysis

### GROWTH COMPARED TO SHARE OF STOCK

Share of Growth / Share of Stock (2012 – 22)



County/Place	Share of Growth / Share of Stock (Ratio)
California	0.7
SJV	0.6
Madera	2.8
Merced	1.5
San Joaquin	0.8
Kern	0.5
Fresno	0.3
Tulare	0.2
Stanislaus	0.0
Kings	-0.3

Source: CA Dept. of Finance; Analysis by EPS

EPS PPT Presentation | 9

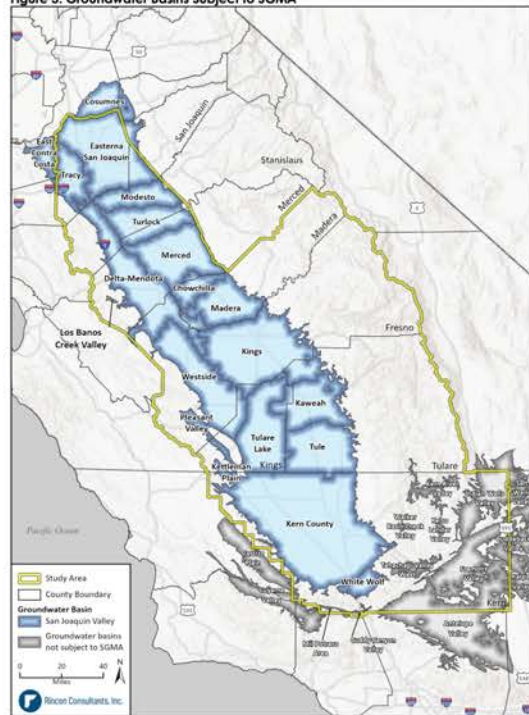
Jurisdiction	Adopted	Threshold Applicability	Inclusionary Requirement	In-lieu Fee	Alternative Means of Compliance
Escalon	2005	5+ units (4+ in a special case)	10-15% Very Low, Lower, and Moderate (to be constructed in equal numbers)	Parameters reviewed by City Council on annual basis	<ul style="list-style-type: none"> <li>Land dedication</li> </ul> Potential for incentives
McFarland	2005	15+ units	At least 20% Very Low, Low, or Moderate (20% overall)	Program information for the City's Lower Income Housing Fee not included in ordinance	<ul style="list-style-type: none"> <li>Off-site affordable housing construction</li> <li>Land dedication</li> <li>Unit credit transfer</li> <li>Alternative proposal</li> </ul> Potential for incentives
Patterson	2013	> 10 Units	At least 15% overall: 9% Moderate and 6% Low	Based on projected construction costs of Market-rate DUs	<ul style="list-style-type: none"> <li>Off-site affordable housing construction</li> <li>Land dedication</li> </ul> Potential for incentives
Ripon	2017	All for-sale residential development	15% overall: 10% BMR Plus, and 3.75% Moderate, and 1.25% Low	Calculated by formula	<ul style="list-style-type: none"> <li>Off-site affordable housing construction</li> <li>Land dedication</li> <li>Conversion of existing market rate units</li> </ul>

Valleywide Programming

# In Progress

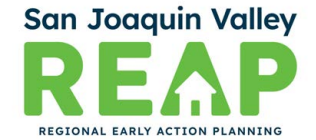
## Water Supply/SGMA Impacts to Housing Production

Figure 3. Groundwater Basins Subject to SGMA



- Analysis of water supply and SGMA requirements versus housing demand and production needs (RHNA).
- The study will provide a GIS analysis of areas with greatest deficits in water supply.
- The study will provide well researched water policy recommendations.

# REAP FUNDING UPDATE



San Joaquin Valley REAP Summary Funding Table

< ----- Initial Funding ----- >

		Phase I (1st app)			Phase II (2nd app)			Phase III (3rd app)	Summary			
		RHNA Planning	Sub Allocations Cities/Counties	Total Phase I	Valleywide Planning	Supplemental RHNA	Total Phase II	Sub Allocations Cities/Counties	Sub Allocations Cities/Counties	RHNA Planning	Valleywide Planning	Total REAP Funding
Fresno Council of Governments	1,114,737.63	352,480	762,257	1,279,228	4,475,000	125,000	4,600,000	2,057,660	2,819,918	477,480	4,475,000	7,772,398
Kern Council of Governments	1,001,370.41	316,633	684,737	1,149,133		125,000	125,000	1,848,399	2,533,136	441,633		2,974,769
Kings County Association of Governments	168,949.28	53,422	115,527	193,879		125,000	125,000	311,858	427,386	178,422		605,808
Madera County Transportation Commission	172,885.65	54,666	118,219	198,397		125,000	125,000	319,124	437,344	179,666		617,010
Merced County Association of Governments	310,394.79	98,147	212,248	356,197		125,000	125,000	572,948	785,196	223,147		1,008,343
San Joaquin Council of Governments	845,097.40	267,220	577,877	969,800		125,000	125,000	1,559,939	2,137,817	392,220		2,530,037
Stanislaus Council of Governments	607,250.45	192,013	415,238	696,856		125,000	125,000	1,120,905	1,536,143	317,013		1,853,156
Tulare County Association of Governments	523,145.14	<u>165,419</u>	<u>357,727</u>	<u>600,340</u>		<u>125,000</u>	<u>125,000</u>	<u>965,658</u>	<u>1,323,384</u>	<u>290,419</u>		<u>1,613,803</u>
<b>Total</b>	<b>4,743,830.75</b>	<b>1,500,000</b>	<b>3,243,831</b>	<b>5,443,831</b>	<b>4,475,000</b>	<b>1,000,000</b>	<b>5,475,000</b>	<b>8,756,492</b>	<b>12,000,323</b>	<b>2,500,000</b>	<b>4,475,000</b>	<b>18,975,323</b>
								<i>Pending</i>	63%	13%	24%	100%

Valleywide Budget Phase II (2nd app)	
Supplemental RHNA	1,000,000
Comprehensive Housing Report	500,000
Additional valleywide studies	1,000,000
Household Travel Survey	500,000
Technical Assistance Consultant Bench	1,500,000
Outreach, Marketing, workshops, policy conference	250,000
Fresno COG Admin	300,000
Housing Program Manager	314,200
Reserve/Contingencies	<u>110,800</u>
	<b>5,475,000</b>



# For questions or more information:

**ROBERT PHIPPS**  
rhipps@fresnocog.org  
559-233-4148 Ext. 210

**MICHAEL SIGALA**  
michael@sigalainc.com  
559.266.6222

[WWW.SJVCOGS.ORG/REAP](http://WWW.SJVCOGS.ORG/REAP)

San Joaquin Valley  
**REAP**  
REGIONAL EARLY ACTION PLANNING