

## Attachment No. 2 – Draft WSCCOG REAP Development Constraints Scope

1	<b>Westside Development Constraints Cost and Land Use Regulation Policy Actions</b>
<b>Estimated cost</b>	\$90,000
<b>Expected start date</b>	1/1/2021
<b>Expected end date</b>	9/30/2021
<b>Does this project require the procurement of at least one consultant?</b>	<input type="checkbox"/> no <input checked="" type="checkbox"/> yes _1_ total number of consultant firms expected for projects
<b>Agency expected to procure consultant</b>	<input checked="" type="checkbox"/> subregional partner <input type="checkbox"/> SCAG <input type="checkbox"/> Other, please specify: <a href="#">Click or tap here to enter text.</a>
<b>Agency expected to administer or implement project or activity*</b>	<input checked="" type="checkbox"/> subregional partner <input type="checkbox"/> SCAG <input type="checkbox"/> Other, please specify: <a href="#">Click or tap here to enter text.</a>
<b>Which agency will be directly paying consultant invoices?</b>	<input type="checkbox"/> subregional partner (SCAG will reimburse the subregional partner) <input checked="" type="checkbox"/> SCAG
<b>Does this project require adoption or approval by a local decisionmaking body for implementation?</b>	<input type="checkbox"/> no <input checked="" type="checkbox"/> yes If yes, please specify the expected adoption/approval date: <a href="#">_Click or tap to enter a date.</a> _____

\*The implementing agency cannot have any unresolved audit findings from prior government contracts and cannot be party to pending land use, housing, or environmental litigation which could impact the proposed activities.

The Westside subregion is known for its high rents and unaffordability, construction costs, and land value. To improve affordability and housing access in the subregion, the WSCCOG seeks to address barriers to housing development, increase housing in jobs and transit-rich areas, and support the acceleration of affordable housing units. This project will provide WSCCOG cities with data and policy recommendations to prepare and support the implementation of their housing elements. The final deliverable will also include a memo identifying specific policy recommendations and key actions for individual member cities and/or our subregion to adopt to directly reduce development costs based on the study's findings. The consultant will assist the cities to draft new or amend existing ordinances in result of the proposed recommendation.

- **Task A:** Produce estimates for total development costs in the Westside subregion, including cost for land acquisition, entitlement/permitting, soft costs/holding costs, and cost of construction under existing land use and development regulations.
- **Task B:** Use pro-formas of likely development scenarios to assess how jurisdictions can change their land use regulations, create additional affordable housing development capacity, or otherwise reduce costs to improve development potential.
- **Task C:** Identify development and governmental constraints on housing production and provide specific policy actions for eliminating or reducing the identified constraint

## Attachment No. 2 – Draft WSCCOG REAP Development Constraints Scope

- **Key Deliverables:**

- Database of development costs in the Westside subregion for proforma feasibility analyses
- Policy Actions Memo addressing development constraints for the WSCCOG member cities to adopt
- Draft ordinances for individual cities
- Adoption of proposed subregional policies and/or programs by the WSCCOG Board

### WSCCOG Barriers to Housing Production/Acceleration Study Consultant Costs (Phase 1)

Tasks	Estimated cost	Begin date	End date	Deliverable
Task 1: Develop Development Costs Database	\$15,000	1/1/2021	9/30/2021	Development cost data inputs for housing element updates
Task 2: Analyze Proforma and Development Scenarios	\$55,000	1/1/2021	9/30/2021	List of development feasible development scenarios and recommended density and zoning changes
Task 3: Identify Development Constraints	\$20,000	1/1/2021	9/30/2021	Memo identifying constraints and recommendations for regional consistency in policies; Adoption of Proposed Policy Actions Memo by the WSCCOG Board
Total projected cost	\$90,000			