



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
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www.scag.ca.gov

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Transportation
Cheryl Viegas-Walker, El Centro

REGULAR MEETING

COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE

Thursday, February 6, 2020
10:00 a.m. – 12:00 p.m.

SCAG MAIN OFFICE
900 Wilshire Blvd., Ste. 1700
Policy B Meeting Room
Los Angeles, CA 90017

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Tess Rey-Chaput at (213) 236-1908 or via email at REY@scag.ca.gov. Agendas & Minutes are also available at: www.scag.ca.gov/committees

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order 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) 236-1908. 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.

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CEHD - Community, Economic and Human Development Committee
Members – February 2020

- 1. Hon. Peggy Huang**
CEHD Chair, TCA Representative
- 2. Hon. Stacy Berry**
CEHD Vice Chair Cypress, RC District 18
- 3. Hon. Al Austin**
Long Beach, GCCOG
- 4. Hon. David Avila**
Yucaipa, SBCTA
- 5. Hon. Megan Beaman-Jacinto**
Coachella, RC District 66
- 6. Hon. MariaBelen Bernal**
South Gate, GCCOG
- 7. Hon. Russell Betts**
Desert Hot Springs, Pres. Appt. (Member at Large)
- 8. Hon. Wendy Bucknum**
Mission Viejo, RC District 13
- 9. Hon. Juan Carrillo**
Palmdale, North LA County
- 10. Hon. Michael Carroll**
Irvine, RC District 14
- 11. Hon. Steve DeRuse**
La Mirada, RC District 31
- 12. Hon. Rose Espinoza**
La Habra, OCCOG
- 13. Hon. Margaret Finlay**
Duarte, RC District 35
- 14. Hon. Vartan Gharpetian**
Glendale, Pres. Appt. (Member at Large)
- 15. Hon. Bill Hodge**
Calexico, ICTC

OUR 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.

OUR VISION

Southern California's Catalyst for a Brighter Future

OUR CORE VALUES

Be Open | Lead by Example | Make an Impact | Be Courageous



COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 16. Hon. Tim Holmgren**
Fillmore, RC District 47
- 17. Hon. Cecilia Hupp**
Brea, OCCOG
- 18. Hon, Cecilia Iglesias**
Santa Ana, RC District 16
- 19. Hon. Bill Jahn**
Big Bear Lake, RC District 11
- 20. Hon. Bob Joe**
So.Pasadena, AVCJPA
- 21. Hon. Kathleen Kelly**
Palm Desert, RC District 2
- 22. Hon. Jed Leano**
Claremont, SGVCOG
- 23. Hon. Marisela Magana**
Perris, RC District 69
- 24. Hon. Jorge Marquez**
Covina, RC District 33
- 25. Hon. Anni Marshall**
Avalon, GCCOG
- 26. Hon. Lauren Meister**
West Hollywood, WSCCOG
- 27. Hon. Bill Miranda**
Santa Clarita, SFVCOG
- 28. Hon. John Mirisch**
Beverly Hills, Pres. Appt. (Member at Large)
- 29. Hon. James Mulvihill**
San Bernardino, Pres. Appt. (Member at Large)
- 30. Hon. Steve Nagel**
Fountain Valley, RC District 15
- 31. Hon. Trevor O'Neil**
Anaheim, RC District 19

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 32. Hon. Ed Paget**
Needles, SBCTA
- 33. Hon. Michael Posey**
Huntington Beach, OCCOG
- 34. Hon. Jim Predmore**
ICTC
- 35. Hon. Jan Pye**
Desert Hot Springs, CVAG
- 36. Hon. Rita Ramirez**
Victorville, RC District 65
- 37. Hon. Rex Richardson**
Long Beach, RC District 29
- 38. Hon. Paul Rodriguez**
Chino, Pres. Appt. (Member at Large)
- 39. Hon. Sonny Santalnes**
Bellflower, RC District 24
- 40. Hon. Lyn Semeta**
Huntington Beach, RC District 64
- 41. Hon. David Shapiro**
Calabasas, RC District 44
- 42. Hon. Becky Shevlin**
Monrovia, SGVCOG
- 43. Hon. Tri Ta**
Westminster, RC District 20
- 44. Hon. Joseph Tessari**
Eastvale, WRCOG
- 45. Hon. Mark Waronek**
Lomita, SBCCOG
- 46. Hon. Acquanetta Warren**
Fontana, SBCTA
- 47. Hon. Tony Wu**
West Covina, SGVCOG

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

48. Hon. Frank Yokoyama

Cerritos, RC District 23

49. Hon. Frank Zerunyan

Rolling Hills Estates, SBCCOG

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700 – Policy B Meeting Room
Los Angeles, California 90017
Thursday, February 6, 2020
10:00 AM

The Community, Economic and Human Development 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 Peggy Huang, Chair)*

PUBLIC COMMENT PERIOD

Members of the public desiring to speak on items on the agenda, or items not on the agenda, but within the purview of the Committee, must fill out and present a Public Comment Card to the Assistant prior to speaking. Comments will be limited to three (3) minutes per speaker. The Chair has the discretion to reduce the time limit based upon the number of speakers and may limit the total time for all public comments to twenty (20) minutes.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR

Approval Items

- 1. Minutes of the October 3, 2019 Regular Meeting Page 8
- 2. Minutes of the October 21, 2019 Special Meeting Page 15

Receive and File

- 3. State HCD Review Findings of SCAG's Draft RHNA Methodology Page 21
- 4. Go Human Outlook - Safety Strategies and Resources Page 27

INFORMATION ITEMS

- 5. Financial Tools to Preserve Affordable Housing 30 mins. Page 34
(Jennifer McElyea, Senior Managing Partner, Watt Investment Partners)
- 6. Resolution No. 20-618-1 Regarding Regional Funding for Housing 20 mins. Page 44
(Ma'Ayn Johnson, Housing & Land Use Planner, SCAG)
- 7. Advancement of the Growth Vision for Connect SoCal 15 mins. Page 59
(Kimberly Clark, Program Manager, SCAG)

CHAIR'S REPORT

(The Honorable Peggy Huang, Chair)

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

STAFF REPORT

(Ma'Ayn Johnson, SCAG Staff)

FUTURE AGENDA ITEMS

ANNOUNCEMENTS

ADJOURNMENT

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Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700, Los Angeles, California 90017
February 6, 2020

COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE
MINUTES OF THE MEETING
THURSDAY, October 3, 2019

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE CEHD COMMITTEE. A
VIDEORECORDING OF THE ACTUAL MEETING IS AVAILABLE AT: http://scag.iqm2.com/Citizens/
The Community, Economic and Human Development (CEHD) met at SCAG, 900 Wilshire Blvd.,
Suite 1700, Los Angeles, CA 90017. A quorum was present.

Members Present:

Hon. Peggy Huang, Chair

- Hon. Megan Beaman Jacinto
Hon. M. Belén Bernal
Hon. Russell Betts
Hon. Steve De Ruse
Hon. Rose Espinoza
Hon. Margaret E. Finlay
Hon. Vartan Gharpetian
Hon. Bill Hodge
Hon. Tim Holmgren
Hon. Cecilia Hupp
Hon. Cecilia Iglesias
Hon. Bill Jahn
Hon. Robert "Bob" Joe
Hon. Kathleen Kelly
Hon. Marisela Magana
Hon. Jorge Marquez
Hon. Lauren Meister
Hon. Bill Miranda
Hon. John Mirisch
Hon. James Mulvihill
Hon. Steve Nagel
Hon. Trevor O'Neil
Hon. Michael Posey
Hon. Jim Predmore
Hon. Jan Pye

Yorba Linda

- Coachella
South Gate
Desert Hot Springs
La Mirada
La Habra
Duarte
Glendale
Calexico
Fillmore
Brea
Santa Ana
Big Bear Lake
South Pasadena
Palm Desert
Perris
Covina
West Hollywood
Santa Clarita
Beverly Hills
San Bernardino
Fountain Valley
Anaheim
Huntington Beach
Holtville
Desert Hot Springs

TCA

- District 66
GCCOG
Pres. Appointment
GCCOG
OCCOG
District 35
Member at Large
ICTC
District 47
OCCOG
District 16
District 11
AVCJPA
District 2
District 69
District 33
WSSCOG
SFVCOG
Member at Large
Pres. Appt., Member at Large
District 15
District 19
OCCOG
ICTC
CVAG

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Hon. Rex Richardson	<i>Long Beach</i>	District 29
Hon. Paul Rodriguez	<i>Chino</i>	<i>Member-at-Large</i>
Hon. David Shapiro	<i>Calabasas</i>	LVMCOG
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Tri Ta	<i>Westminster</i>	District 20
Hon. Joseph Tessari	<i>Westminster</i>	WRCOG
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
Hon. Tony Wu	<i>West Covina</i>	SGVCOG
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

Members Not Present

Hon. Stacy Berry, Vice Chair

- Hon. Al Austin, II
- Hon. David Avila
- Hon. Wendy Bucknum
- Hon. Juan Carrillo
- Hon. Michael C. Carroll
- Hon. Julie Hackbarth-McIntyre
- Hon. Jed Leano
- Hon. Anni Marshall
- Hon. Edward Paget
- Hon. Rita Ramirez
- Hon. Sonny R. Santa Ines
- Hon. Lyn Semeta

Cypress

- Long Beach*
- Yucaipa*
- Mission Viejo*
- Palmdale*
- Irvine*
- Barstow*
- Claremont*
- Avalon*
- Needles*
- Victorville*
- Bellflower*
- Huntington Beach*

District 18

- GCCOG
- SBCTA
- District 13
- North L.A. County
- District 14
- SANBAG
- SGVCOG
- GCCOG
- SANBAG
- District 65
- District 24
- District 64

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Peggy Huang, called the meeting to order at 10:00 a.m. and asked Councilmember Rose Espinoza, City of La Habra, OCCOG, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Joann Africa, Chief Counsel, stated that she would read for the record, at the upcoming RHNA Subcommittee meeting, a letter received by Supervisor Donald Wagner that relates to the RHNA Methodology.

REVIEW AND PRIORITIZE AGENDA ITEM/S

There were no reprioritizations made.

CONSENT CALENDAR**Approval Item**1. Minutes of the September 5, 2019 Meeting

A MOTION was made (Betts) to approve the Consent Calendar, Approval Item-Minutes of the September 5, 2019 Meeting. Motion was SECONDED (Hupp) and passed by the following votes:

FOR: Bernal, Betts, De Ruse, Espinoza, Finlay, Gharpetian, Holmgren, Hupp, Jahn, Joe, Kelly, Magana, Meister, Miranda, Mirisch, Mulvihill, Nagel, O'Neil, Posey, Predmore, Pye, Richardson, Shevlin, Tessari, Waronek, and Wu (26).

AGAINST: None (0).

ABSTAIN: Huang (1).

Receive & File2. Legislative Update (Focus on Housing)3. Walktober and International Walk to School Month4. Connect SoCal Environment Justice Report

A MOTION was made (Posey) to approve the Consent Calendar. Motion was SECONDED (Espinoza) and passed by the following votes:

FOR: Bernal, Betts, De Ruse, Espinoza, Finlay, Gharpetian, Holmgren, Huang, Hupp, Jahn, Joe, Kelly, Magana, Meister, Miranda, Mirisch, Mulvihill, Nagel, O'Neil, Posey, Predmore, Pye, Richardson, Shevlin, Tessari, Waronek, and Wu (27).

AGAINST: None (0).

ABSTAIN: None (0).

INFORMATION ITEMS5. Local Government Planning Support Grants Program (Program)

Sarah Jepson, Director of Transportation, Planning Division, provided a broad overview of the Local Government Planning Support Grants Program. She noted that AB 101, the legislation that deals with housing production and homeless initiatives, established the program which is administered by the California Department of Housing and Community Development (HCD) for the purpose of providing regions with one-time funding.

Ms. Jepson reported that AB 101 would allocate \$250 million to HCD for council of governments and jurisdictions to use for technical assistance, and to facilitate the compliance with 6th cycle of RHNA, among other eligible ways to accelerate housing production. She noted that SCAG is expected to receive \$50 million and will develop a program framework and funding proposal to be submitted to HCD for approval.

Ms. Jepson discussed the three phases, program concepts, objectives and funding categories based on AB 101 requirements, that will support housing planning and resources in order for SCAG to advance its housing goals. She noted that through outreach with policy committees and stakeholders, the program concepts will be refined over the coming months based on HCD program guidelines to align with the final RHNA and draft Connect SoCal.

SCAG staff responded to the comments and questions expressed by the Committee members, including suggestions to include for eligible use of program funds for modern prefab housing and supportive permanent housing and emergency shelter solutions. Staff concurred and noted that the suggestions would be considered.

Chair Huang requested that staff send out deadline reminders to ensure that jurisdictions do not miss out on the grant opportunities.

Ms. Jepson commented that updates will be provided at a future Committee meeting.

The full presentation along with the board report focusing on AB 101, was included in today's agenda packet.

6. Connect SoCal's Envisioned Growth / Sustainable Communities Strategies (SCS)

Kimberly Clark, SCAG Staff, provided a presentation on Connect SoCal's Envisioned Growth/SCS, as well as providing an update on the SB 375 statutory requirements and engagements/listening sessions to date. Ms. Clark focused her presentation on the Perspectives on Top Challenges for Southern California and the Sustainable Communities Strategies.

Additional topics focused on engagement, growth vision input and strategies, which included discussions on the following SB 375 Statutory Requirements and Next Steps.

SCAG staff responded to the comments and questions expressed by the Councilmembers, including concerns on access to water in constrained areas, density and studies on personal preference for housing types, the vision for electric vehicles and future charging stations, and the automotive industry's impact on the eco system.

The full presentation was included in the agenda packet.

7. Economic Impacts of the Housing Crisis

Kome Ajise, Executive Director, introduced Antonio M. Bento, Professor at the Sol Price School of Public Policy, USC. Mr. Ajise noted that Mr. Bento's presentation would focus on the economic impacts of the housing crisis, and its challenges and opportunities for sustainable development in Southern California.

Mr. Bento provided a brief presentation including a few constructive criticisms to HCD's Regional Housing Needs determination and provided ideas on what can be done "beyond" the current RHNA.

Mr. Bento discussed SCAG's Regional Housing Needs Determination number of 1,344,740 for the period of October 2121 to October 2029. He noted that it is very important when forecasting growth, to factor in the correct detailed assumptions of socio-economic characteristics of the population, including income. He commented that it important to understand that when the RHNA allocations for new developments are given, the social cost of one additional unit is not the same in all communities, and the cost of meeting the overall regional quota can be too high in some jurisdictions.

Mr. Bento concluded his presentation by providing ideas for going beyond RHNA in the regional market, including ideas for jurisdictions to trade quotas. He suggested that lawmakers in Sacramento consider this idea in the next session.

Discussion ensued concerning CAP/Trade programs, economic opportunities for disadvantage communities, the large inventory of investment properties that inhibit first time home buyers, economic development in an overheated housing market, other financial instruments for local governments to support, including differential tax treatments, and state California Environmental Quality Act (CEQA) law and its limitations on the housing market.

Chair Huang thanked Mr. Bento for his presentation.

CHAIR'S REPORT



Chair Huang announced that the next RHNA Subcommittee meeting is scheduled for Monday, October 7, 2019. She noted that a Special CEHD meeting has been scheduled for Monday, October 21, 2019 at the SCAG Los Angeles Office, with availability for teleconference and videoconference at SCAG's Regional County Offices.

Chair Huang announced the schedules for the November Regional Council and Joint Policy Committee Meetings, as well as information for the upcoming Economic Summit, taking place on December 5, 2019, in lieu of the Regional Council and Policy Committee meetings.

STAFF REPORT

No Staff Report provided.

ANNOUNCEMENTS

No other announcements were provided.

ADJOURNMENT

There being no further business, Chair Huang adjourned the CEHD Committee meeting at 11:50 a.m.

Respectfully submitted by:

Carmen Summers
Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

//

CEHD Members

2019																	Tot Att Tr
MEMBERS	CITY	Representing	JAN (dark)	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	21-Oct	NOV JPC	DEC		
Austin, Al	Long Beach	GCCOG											1				
Avila, David	Yucaipa	SBCTA		1	1	1				1	1		1	1			
Beaman Jacinto, Megan	Coachella	District 66			1	1		1			1	1	1				
Bernal, M. Belén	South Gate	GCCOG								1	1	1	1				
Berry, Stacy, V-Chair	Cypress	District 18		1	1	1		1		1	1		1	1			
Betts, Russell	Desert Hot Springs	President's Appointment								1	1	1	1	1			
Bucknum, Wendy	Mission Viejo	District 13		1	1	1		1		1			1	1			
Carrillo, Juan	Palmdale	North LA County											1	1			
Carroll, Michael, C.	Irvine	District 14						1			1		1	1			
DeRuse, Steve	La Mirada	District 31		1	1	1		1		1	1	1	1	1			
Espinoza, Rose	La Habra	OCCOG		1	1			1		1	1	1	1	1			
Finlay, Margaret	Duarte	District 35		1	1	1		1		1	1	1	1	1			
Gharpetian, Vartan	Glendale	President's Appointment		1	1	1					1	1					
Hackbarth-McIntyre, Julie	Barstow	SBCTA															
Hodge, Bill	Calexico	ICTC		1	1	1		1		1	1	1	1	1			
Holmgren, Tim	Fillmore	District 47		1	1	1		1		1	1	1	1	1			
Huang, Peggy, Chair	Yorba Linda	TCA		1	1	1		1		1		1	1	1			
Hupp, Cecilia	Brea	OCCOG		1	1	1		1		1	1	1	1	1			
Iglesias, Cecilia	Santa Ana	District 16		1	1			1		1	1	1	1	1			
Jahn, Bill	Big Bear Lake	District 11		1	1	1		1		1	1	1	1	1			
Joe, Robert	So. Pasadena	AVCIPA		1	1	1		1		1	1	1	1	1			
Kelly, Kathleen	Palm Desert	District 2			1	1		1		1	1	1	1	1			
Leano, Jed	Claremont	SGVCOG			1	1		1		1	1		1				
Magana, Marisela	Perris	District 69		1	1			1			1	1					
Marquez, Jorge	Covina	District 33			1	1		1		1	1	1	1	1			
Marshall, Ann	Avalon	GCCOG		1	1	1				1	1		1	1			
Meister, Lauren	West Hollywood	WSCCOG		1	1	1		1		1	1	1	1	1			
Miranda, Bill	Santa Clarita	SFVCOG		1	1	1		1		1	1	1	1	1			
Mirisch, John	Beverly Hills	President's Appointment		1	1	1				1	1	1	1				
Mulvihill, James	San Bernardino	President's Appointment		1	1	1		1		1	1	1	1	1			
Nagel, Steve	Fountain Valley	District 15		1	1					1	1	1	1	1			
O'Neil, Trevor	Anaheim	District 19		1	1			1				1	1	1			
Paget, Ed	Needles	SBCTA		1		1											
Posey, Michael	Huntington Beach	OCCOG			1	1		1			1	1	1	1			
Predmore, Jim		ICTC		1	1	1		1				1	1	1			
Pye, Jan	Desert Hot Springs	CVAG				1		1			1	1	1	1			
Ramirez, Rita	Victorville	District 65			1	1		1		1	1		1	1			
Richardson, Rex	Long Beach	District 29			1	1		1		1	1	1	1	1			
Rodriguez, Paul	Chino	President's Appointment		1	1	1		1		1		1	1	1			
Santa Ines, Sonny	Bellflower	District 24			1	1				1	1		1	1			
Semeta, Lyn	Huntington Beach	District 64			1	1		1		1	1		1				
Shapiro, David	Calabasas	LVMCOG		1	1	1		1		1	1	1	1				
Shevlin, Becky	Monrovia	SGVCOG		1		1		1		1	1	1		1			
Ta, Tri	Westminster	District 20		1		1		1				1	1				
Tessari, Joseph	Eastvale	WRCOG						1		1	1	1	1	1			
Waronek, Mark	Lomita	SBCCOG		1	1	1		1			1	1	1	1			
Wu, Tony	West Covina	SGVCOG									1	1					
Zerunyan, Frank	Rolling Hills Estates	SBCCOG		1		1		1		1	1	1	1				

Attachment: Attendance Sheet (Minutes of the October 3, 2019 Meeting)

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Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700, Los Angeles, California 90017
February 6, 2020

COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE
MINUTES OF THE SPECIAL MEETING
MONDAY, October 21, 2019

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE CEHD COMMITTEE. A
VIDEORECORDING OF THE ACTUAL MEETING IS AVAILABLE AT: http://scag.iqm2.com/Citizens/
The Community, Economic and Human Development (CEHD) met at SCAG, 900 Wilshire Blvd.,
Suite 1700, Los Angeles, CA 90017. A quorum was present.

Members Present Via in Person, Via Teleconference and Via Videoconference:

Table with 3 columns: Member Name, City, and District/Role. Lists members like Hon. Peggy Huang, Chair; Hon. Stacy Berry, Vice Chair; and various representatives from cities like Yorba Linda, Cypress, and TCA.

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Hon. James Mulvihill	<i>San Bernardino</i>	<i>Pres. Appt. Member at Large</i>
Hon. Steve Nagel	<i>Fountain Valley</i>	<i>District 15</i>
Hon. Trevor O’Neil	<i>Anaheim</i>	District 19
Hon. Michael Posey	<i>Huntington Beach</i>	OCCOG
Hon. Jim Predmore	<i>Holtville</i>	ICTC
Hon. Jan Pye	<i>Desert Hot Springs</i>	CVAG
Hon. Rita Ramirez	<i>Victorville</i>	District 65
Hon. Rex Richardson	<i>Long Beach</i>	District 29
Hon. Paul Rodriguez	<i>Chino</i>	<i>Pres. Appt. Member at Large</i>
Hon. Sonny R. Santa Ines	<i>Bellflower</i>	District 24
Hon. Lyn Semeta	<i>Huntington Beach</i>	District 64
Hon. David Shapiro	<i>Calabasas</i>	LVMCOG
Hon. Tri Ta	<i>Westminster</i>	District 20
Hon. Joseph Tessari	<i>Westminster</i>	WRCOG
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

Members Not Present

Hon. Vartan Gharpetian	Glendale	<i>Pres. Appt. Member at Large</i>
Hon. Julie Hackbarth-McIntyre	<i>Barstow</i>	SANBAG
Hon. Marisela Magana	<i>Perris</i>	District 69
Hon. Edward Paget	<i>Needles</i>	SANBAG
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Tony Wu	<i>West Covina</i>	SGVCOG

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Peggy Huang, called the meeting to order at 10:05 a.m. and asked Councilmember Jed Leano, City of La Claremont, SGVCOG, to lead the Pledge of Allegiance.

ROLL CALL

A roll call for attendance was made and it was determined that a quorum was present.

PUBLIC COMMENT PERIOD

No public comments were received for items that were not listed in the meeting agenda.

REVIEW AND PRIORITIZE AGENDA ITEM/S

There were no reprioritizations made.

ACTION/DISCUSSION ITEM

1. Recommended Draft RHNA Methodology

Kome Ajise, Executive Director expressed appreciation to the Committee and to SCAG staff for their time, dedication, and input toward the RHNA planning efforts. He provided background information regarding the RHNA process that SCAG must develop, including the development of the proposed RHNA methodology. He introduced Ma'Ayn Johnson, SCAG staff, who addressed the Committee to discuss the draft RHNA Methodology in order for the Committee to provide a recommendation to the Regional Council.

Public Comments were received from Richard Rosenbluth, Claremont Planning Commission; Holly Osborne, member of the general public; and Leonora Camner, Abundant Housing LA. Each expressed their concerns and support for agenda item No. 1: Recommended Draft RHNA Methodology. Kathleen Mallory, City of Oxnard, shared concerns on the presence of housing in the factor of transit accessibility and possibly allocating by county for the factor of jobs accessibility.

Joann Africa, Chief Counsel, noted for the record that several comment letters were submitted to the CEHD Committee. She stated that letters were received from Seimone Jurjis, Community Dev. Director, City of Newport Beach; Ray Wolfe Exec. Director, SBCTA/SBCOG; Supervisor Donald Wagner, County of Orange; and Charissa Leach, County of Riverside.

After public comments and a presentation from Ma'Ayn Johnson on the current draft allocation methodology, the Committee members discussed some of the elements utilized in the methodology to determine how housing units would be allocated throughout the region such as the growth forecast, jobs accessibility, and transit accessibility. A number of members noted specifically that they had a concern with how numerous outlying rural jurisdictions of the SCAG region had high tentative allocations compared to other cities that have considerably higher access to jobs. After discussion concluded, the Committee voted unanimously to recommend that the Regional Council at its next meeting on Nov. 7, 2019, submit the draft RHNA allocation methodology to the California Department of Housing and Community Development (HCD) for their 60-day review.

It is expected that the final RHNA allocation methodology will be brought back to the RHNA Subcommittee, CEHD Committee, and Regional Council in early 2020.

The full presentation was included in the agenda packet.

A MOTION was made (Bucknum) to recommend to the Regional Council to submit the draft RHNA methodology to HCD for their 60-day review. Motion was SECONDED (Richardson) and passed by the following roll call votes:

FOR: Austin, Avila, Beaman Jacinto, Bernal, Berry, Betts, Bucknum, Carrillo, Carroll, De Ruse, Espinoza, Finlay, Hodge, Holmgren, Huang, Hupp, Jahn, Joe, Kelly, Leano, Marquez, Marshall, Meister, Miranda, Mirisch, Mulvihill, Nagel, O'Neil, Posey, Predmore, Pye, Ramirez, Richardson, Rodriguez, Santa Ines, Semeta, Shapiro, Ta, Waronek, and Zerunyan (40).

AGAINST: None (0).

ABSTAIN: None (0).

CONSENT CALENDAR

Receive & File

2. SCAG Objection Letter to HCD, dated 09-18-19
3. HCD Response Letter to SCAG, dated 10-15-19

Item No. 3 was pulled for discussion. After discussion, a recommendation to explore future legal action was suggested. In addition, a request was made for President Bill Jahn to appoint a subcommittee to examine the response of the State in order to analyze the legal ramifications of their final regional determination letter.

A MOTION was made (Mirisch) to approve the Consent Calendar, Receive and File, Agenda Item No. 3. Motion was SECONDED (Mulvihill) and passed by the following roll call votes:

FOR: Avila, Beaman Jacinto, Bernal, Berry, Betts, Bucknum, Carrillo, Carroll, De Ruse, Espinoza, Finlay, Hodge, Holmgren, Huang, Hupp, Iglesias, Jahn, Joe, Kelly, Leano, Marquez, Marshall, Miranda, Mirisch, Mulvihill, Nagel, O'Neil, Posey, Predmore, Pye, Ramirez, Richardson, Rodriguez, Santa Ines, Semeta, Shapiro, Waronek, and Zerunyan (38).

AGAINST: None (0).

ABSTAIN: None (0).

4. Summary of Written Comments Received

A MOTION was made (Jahn) to approve the Consent Calendar, Receive and File, Agenda Item Nos. 2 and 4. Motion was SECONDED (Finlay) and passed by the following roll call votes:

FOR: Avila, Beaman Jacinto, Bernal, Berry, Betts, Bucknum, Carrillo, Carroll, De Ruse, Espinoza, Finlay, Hodge, Holmgren Huang, Hupp, Iglesias, Jahn, Joe, Kelly, Leano, Marquez, Marshall, Meister, Miranda, Mirisch, Mulvihill, Nagel, O'Neil, Posey, Predmore, Pye, Ramirez, Richardson, Rodriguez, Santa Ines, Semeta, Shapiro, Waronek, and Zerunyan (39).

AGAINST: None (0).

ABSTAIN: None (0).

CHAIR'S REPORT

The Chair's Report was not provided.

STAFF REPORT

A Staff Report was not provided.

FUTURE AGENDA ITEMS

A Staff Report that outlines a request for the State to allocate discretionary funds for each county for implementation of post RHNA planning efforts was requested.

ANNOUNCEMENTS

No other announcements were provided.

ADJOURNMENT

There being no further business, Chair Huang adjourned the CEHD Committee meeting at 11:50 a.m.

Respectfully submitted by:

Carmen Summers
Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

//

CEHD Members

2019																	Tot Att Tr
MEMBERS	CITY	Representing	JAN (dark)	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	21-Oct	NOV JPC	DEC		
Austin, Al	Long Beach	GCCOG											1				
Avila, David	Yucaipa	SBCTA		1	1	1				1	1		1	1			
Beaman Jacinto, Megan	Coachella	District 66			1	1		1			1	1	1				
Bernal, M. Belén	South Gate	GCCOG								1	1	1	1				
Berry, Stacy, V-Chair	Cypress	District 18		1	1	1		1		1	1		1	1			
Betts, Russell	Desert Hot Springs	President's Appointment								1	1	1	1	1			
Bucknum, Wendy	Mission Viejo	District 13		1	1	1		1		1			1	1			
Carrillo, Juan	Palmdale	North LA County											1	1			
Carroll, Michael, C.	Irvine	District 14						1			1		1	1			
DeRuse, Steve	La Mirada	District 31		1	1	1		1		1	1	1	1	1			
Espinoza, Rose	La Habra	OCCOG		1	1			1		1	1	1	1	1			
Finlay, Margaret	Duarte	District 35		1	1	1		1		1	1	1	1	1			
Gharpetian, Vartan	Glendale	President's Appointment		1	1	1					1	1					
Hackbarth-McIntyre, Julie	Barstow	SBCTA															
Hodge, Bill	Calexico	ICTC		1	1	1		1		1	1	1	1	1			
Holmgren, Tim	Fillmore	District 47		1	1	1		1		1	1	1	1	1			
Huang, Peggy, Chair	Yorba Linda	TCA		1	1	1		1		1		1	1	1			
Hupp, Cecilia	Brea	OCCOG		1	1	1		1		1	1	1	1	1			
Iglesias, Cecilia	Santa Ana	District 16		1	1			1		1	1	1	1	1			
Jahn, Bill	Big Bear Lake	District 11		1	1	1		1		1	1	1	1	1			
Joe, Robert	So. Pasadena	AVCIPA		1	1	1		1		1	1	1	1	1			
Kelly, Kathleen	Palm Desert	District 2			1	1		1		1	1	1	1	1			
Leano, Jed	Claremont	SGVCOG			1	1		1		1	1		1				
Magana, Marisela	Perris	District 69		1	1			1			1	1					
Marquez, Jorge	Covina	District 33			1	1		1		1	1	1	1	1			
Marshall, Ann	Avalon	GCCOG		1	1	1				1	1		1	1			
Meister, Lauren	West Hollywood	WSCCOG		1	1	1		1		1	1	1	1	1			
Miranda, Bill	Santa Clarita	SFVCOG		1	1	1		1		1	1	1	1	1			
Mirisch, John	Beverly Hills	President's Appointment		1	1	1				1	1	1	1				
Mulvihill, James	San Bernardino	President's Appointment		1	1	1		1		1	1	1	1	1			
Nagel, Steve	Fountain Valley	District 15		1	1					1	1	1	1	1			
O'Neil, Trevor	Anaheim	District 19		1	1			1				1	1	1			
Paget, Ed	Needles	SBCTA		1		1											
Posey, Michael	Huntington Beach	OCCOG			1	1		1			1	1	1	1			
Predmore, Jim		ICTC		1	1	1		1				1	1	1			
Pye, Jan	Desert Hot Springs	CVAG				1		1			1	1	1	1			
Ramirez, Rita	Victorville	District 65			1	1		1		1	1		1	1			
Richardson, Rex	Long Beach	District 29			1	1		1		1	1	1	1	1			
Rodriguez, Paul	Chino	President's Appointment		1	1	1		1		1		1	1	1			
Santa Ines, Sonny	Bellflower	District 24			1	1				1	1		1	1			
Semeta, Lyn	Huntington Beach	District 64			1	1		1		1	1		1				
Shapiro, David	Calabasas	LVMCOG		1	1	1		1		1	1	1	1				
Shevlin, Becky	Monrovia	SGVCOG		1		1		1		1	1	1		1			
Ta, Tri	Westminster	District 20		1		1		1				1	1				
Tessari, Joseph	Eastvale	WRCOG						1		1	1	1	1	1			
Waronek, Mark	Lomita	SBCCOG		1	1	1		1			1	1	1	1			
Wu, Tony	West Covina	SGVCOG									1	1					
Zerunyan, Frank	Rolling Hills Estates	SBCCOG		1		1		1		1	1	1	1				

Attachment: Attendance Sheet (Minutes of the October 21, 2019 Special Meeting)



Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700, Los Angeles, California 90017
February 6, 2020

To: Executive/Administration Committee (EAC)
Community
Economic & Human Development Committee (CEHD)
Regional Council (RC)
From: Kome Ajise, Executive Director, Executive Management, 213-
236-1835, Ajise@scag.ca.gov
Subject: State HCD Review Findings of SCAG's Draft RHNA Methodology

EXECUTIVE DIRECTOR'S
APPROVAL

RECOMMENDED ACTION:

Receive and File

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 1: Produce innovative solutions that improve the quality of life for Southern Californians.

EXECUTIVE SUMMARY:

On January 13, 2020, the state Housing and Community Development (HCD) Department issued its review findings on SCAG's Draft Regional Housing Needs Assessment (RHNA) Allocation Methodology. HCD's review finds that SCAG's Draft RHNA Methodology furthers the five statutory objectives described in state housing law, California Government Code Section 65584(d) (please see HCD letter attached).

BACKGROUND:

On November 7, 2019, the Regional Council approved the Draft RHNA Allocation Methodology for HCD's review. On January 13, 2020, HCD issued its review findings on SCAG's Draft RHNA Allocation Methodology. HCD's review finds that SCAG's Draft RHNA Methodology furthers the five statutory objectives set forth in state housing law, California Government Code Section 65584(d). With HCD's review completed, staff will proceed to recommend the RC-approved Draft RHNA Methodology as the Final RHNA Methodology (through the RHNA Subcommittee and CEHD) with RC adoption scheduled on March 5, 2020.

In addition, in preparing for the upcoming RHNA Appeals process scheduled to begin in April this year, SCAG held a Workshop on RHNA Appeals on February 3, 2020. The Workshop provided a preview of the RHNA Appeals Procedures which is also scheduled for RC adoption on March 5, 2020 after it is reviewed by the RHNA Subcommittee and CEHD respectively. Finally, for additional information about upcoming RHNA-related meetings, please visit SCAG's RHNA webpage at

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OUR CORE VALUES

Be Open | Lead by Example | Make an Impact | Be Courageous



www.scag.ca.gov/rhna.

FISCAL IMPACT:

None

ATTACHMENT(S):

1. HCD Letter dated, 01-13-2020

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Ave
Sacramento, CA 95833-1829
916) 263-2911 FAX: (916) 263-7453
www.hcd.ca.gov



January 13, 2020

Kome Ajise
Executive Director
Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700
Los Angeles, CA 90017

Dear Executive Director Ajise:

RE: Review of Draft Regional Housing Need Allocation (RHNA) Methodology

Thank you for submitting the draft Southern California Association of Governments (SCAG) Sixth Cycle Regional Housing Need Allocation (RHNA) Methodology. Pursuant to Government Code Section 65584.04(i), the California Department of Housing and Community Development (HCD) is required to review draft RHNA methodology to determine whether the methodology furthers the statutory objectives described in Government Code Section 65584(d).

In brief, the draft SCAG RHNA methodology begins with the total regional determination provided by the California Department of Housing and Community Development (HCD) and separates it into two methodologies to allocate the full determination: projected need (504,970) and existing need (836,857).

For projected need, the household growth projected in SCAG's Connect SoCal growth forecast for the years 2020-2030 is used as the basis for calculating projected housing need for the region. A future vacancy and replacement need are also calculated and added to the projected need.

The existing need is calculated by assigning 50 percent of regional existing need based on a jurisdiction's share of the region's population within the high-quality transit areas (HQTAs) based on future 2045 HQTAs. The other 50 percent of the regional existing need is based on a jurisdiction's share of the region's estimated jobs in 2045 that can be accessed within a 30-minute driving commute. For high segregation and poverty areas as defined by [HCD/TCAC Opportunity Maps](#),¹ referred to by SCAG as extremely disadvantaged communities (DACs), existing need in excess of the 2020-2045 household growth forecast is reallocated to non-DAC jurisdictions within the same county.

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¹ Created by the California Fair Housing Task Force and commissioned by HCD and the California Tax Credit Allocation Committee (TCAC) to assist public entities in affirmatively furthering fair housing. The version used in this analysis is the 2019 HCD/TCAC Opportunity Maps available at treasurer.ca.gov/ctcac/opportunity.asp.

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Within both the projected and existing need methodologies the four RHNA income categories (very low, low, moderate, and above moderate) are assigned to each jurisdiction by the use of a 150 percent social equity adjustment, which inversely adjusts based on the current incomes within the jurisdiction. An additional percentage of social equity adjustment is made for jurisdictions that have a high concentration of DACs or Highest Resource areas as defined by the HCD/TCAC Opportunity maps. Overall, the social equity adjustments result in greater shares of lower income RHNA to higher income and higher-resource areas.

HCD has completed its review of the methodology and finds that the draft SCAG RHNA Methodology furthers the five statutory objectives of RHNA.² HCD acknowledges the complex task of developing a methodology to allocate RHNA to 197 diverse jurisdictions while furthering the five statutory objectives of RHNA. This methodology generally distributes more RHNA, particularly lower income RHNA, near jobs, transit, and resources linked to long term improvements of life outcomes. In particular, HCD applauds the use of objective factors specifically linked the statutory objectives in the existing need methodology.

Below is a brief summary of findings related to each statutory objective described within Government Code Section 65584(d):

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.

The methodology generally allocates increased shares of lower income RHNA to jurisdictions that have higher housing costs. In support of a mix of affordability, the highest housing cost cities generally receive higher shares of lower income RHNA. Under this methodology the 15 cities with the highest median housing costs all receive greater than 50 percent of the RHNA as lower income RHNA. Beverly Hills with the 18th highest median housing costs receives the 25th highest share of lower income RHNA; Westlake Village with the 14th highest median housing costs receives the 12th highest share of lower income RHNA; Aliso Viejo with the 23rd highest median housing costs receives the 38th highest share of lower income RHNA; and Villa Park with the 10th highest median housing costs receives the 31st highest share of lower income RHNA.

2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

The draft SCAG RHNA methodology furthers the environmental principles of this objective as demonstrated by the transportation and job alignment with the RHNA allocations.

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² While HCD finds that this particular methodology furthers the objectives of RHNA, HCD's determination is subject to change depending on the region or cycle, as housing conditions in those circumstances may differ.

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3. Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

Half of the existing need portion of the draft SCAG RHNA methodology is set based on the jurisdiction's share of the region's estimated jobs in 2045. While future looking job projections are important for housing planning, and housing built in the next decade will likely exist for 50-100 years or more, it is also critical to plan for the needs that exist today. This objective specifically considers the balance of low-wage jobs to housing available to low-wage workers. As part of HCD's analysis as to whether this jobs-housing fit objective was furthered by SCAG's draft methodology, HCD analyzed how the percentage share of the region's lower income RHNA compared to the percentage share of low-wage jobs.

For example, under the draft SCAG RHNA methodology Irvine would receive 1.84 percent of the region's lower income RHNA, and currently has 2.07 percent of the region's low-wage jobs, .23 percent less lower income RHNA than low-wage jobs for the region. Pomona would receive .71 percent of the region's lower income RHNA, and currently has .57 percent of the region's low-wage jobs, .13 percent more lower income RHNA than low-wage jobs for the region. Across all jurisdictions there is generally good alignment between low-wage jobs and lower income RHNA, with all but 15 jurisdictions within a half percent plus or minus difference between their share of lower income RHNA for the region and their percentage low-wage jobs for the region.

HCD is aware there has been some opposition to this current methodology from jurisdictions that received lower allocations under prior iterations; however it is worth noting that even if it is by a small amount, many of the jurisdictions that received increases are still receiving lower shares of the region's lower income RHNA compared to their share of the region's low-wage jobs. HCD recommends any changes made in response to appeals should be in the interest of seeking ways to more deeply further objectives without compromising other objectives.

4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

This objective is furthered directly by the social equity adjustment factor included in the draft SCAG RHNA methodology. Jurisdictions in the SCAG region range from as little as 10.9 percent lower income households to 82.7 percent lower income households. The 20 jurisdictions with the greatest share of lower income households, 67.2-82.7 percent lower income households, would receive an average of 31.6 percent lower income share of their RHNA; compared to the 20 jurisdictions with the lowest share of lower income households, 10.9-25.1 percent lower income households, would receive an average of 59.1 percent lower income share of their RHNA. While the social equity adjustment explicitly responds to objective four, it also assists in the methodology furthering each of the other objectives.

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5. Affirmatively furthering fair housing, which means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

HCD applauds the inclusion of the affirmatively furthering fair housing adjustment factor in the methodology. This factor directs more lower income RHNA to higher opportunity areas and reduces allocations in segregated concentrated areas of poverty, as defined in the [HCD/TCAC Opportunity Maps](#), which evaluate access to opportunity, racial segregation, and concentrated poverty on 11 dimensions, which are all evidence-based indicators related to long term life outcomes. 14 of the top 15 highest shares of lower income RHNA are in regions over 99.95 percent High and Highest Resource areas. These include: Imperial, La Habra Heights, Rolling Hills Estates, Hermosa Beach, La Cañada Flintridge, Palos Verdes Estates, Manhattan Beach, Rolling Hills, Agoura Hills, Rancho Palos Verdes, Westlake Village, San Marino, Eastvale, and Hidden Hills. With the exceptions of the cities of Vernon and Industry, the 31 jurisdictions with the highest share of lower income RHNA are all over 95 percent High and Highest Resource areas.

HCD appreciates the active role of SCAG staff in providing data and input throughout the draft SCAG RHNA methodology development and review period. HCD especially thanks Ping Chang, Kevin Kane, Sarah Jepson, and Ma'Ayn Johnson for their significant efforts and assistance.

HCD looks forward to continuing our partnership with SCAG to assist its member jurisdictions to meet and exceed the planning and production of the region's housing need.

Support opportunities available for the SCAG region this cycle include, but are not limited to:

- SB 2 Planning Technical Assistance (Technical assistance available now through June 2021)
- Regional and Local Early Action Planning grants (25 percent of Regional funds available now, all other funds available early 2020)
- SB 2 Permanent Local Housing Allocation (Available April – July 2020)

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Megan Kirkeby, Assistant Deputy Director for Fair Housing, megan.kirkeby@hcd.ca.gov.



Megan Kirkeby
Assistant Deputy Director for Fair Housing



Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700, Los Angeles, California 90017
February 6, 2020

To: Community, Economic and Human Development Committee
Energy and Environment Committee (EEC)
Transportation Committee (TC)
From: Dorothy Suchkova, Senior Regional Planner, Active
Transportation & Special Programs, (213) 236 - 1932,
suchkova@scag.ca.gov
Subject: Go Human Outlook - Safety Strategies and Resources

EXECUTIVE DIRECTOR'S
APPROVAL

RECOMMENDED ACTION FOR TC:

For Information Only - No Action Required

RECOMMENDED ACTION FOR CEHD AND EEC:

Receive and File

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 1: Produce innovative solutions that improve the quality of life for Southern Californians. 4: Provide innovative information and value-added services to enhance member agencies' planning and operations and promote regional collaboration.

EXECUTIVE SUMMARY:

SCAG, in coordination with its local and regional partners, will renew the Go Human active transportation and encouragement program. Staff will present an update on the status of the active transportation safety and encouragement campaign and highlight opportunities for participation.

BACKGROUND:

The SCAG region, like California and the nation as a whole, experienced a period of annual declines in traffic-related fatalities and serious injuries until 2012 when they began to steadily rise. Although the region has made some progress on safety, 1,500 people are killed, 5,200 are seriously injured and 136,000 are injured in traffic collisions on average each year. About 73 percent of those killed since 2001 were in vehicles or on motorcycles, while the remaining 27 percent were walking or bicycling (disproportionate to their mode share, 12 percent of all daily trips are walking or biking trips). The numbers of both pedestrians and bicyclists killed are the highest they have been for more than a decade. These collisions are happening in every city across the region.

To address the number of collisions occurring, the SCAG 2014 General Assembly passed a resolution

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to support a regional safety initiative aimed at improving roadway safety for bicyclists and pedestrians. To implement the resolution, SCAG secured \$2.3 million in Caltrans grant funding from the statewide 2014 Active Transportation Program call for projects to coordinate a Southern California Active Transportation Safety and Encouragement Campaign.

To continue the Go Human Campaign's momentum, SCAG applied for and was awarded an additional \$1,000,000 in funding from the Office of Traffic Safety to extend the campaign into 2020. This funding will be used to conduct a fourth round of safety advertising, with advertisements running in 2020, aiming to reach 285 million impressions. In addition, the funds will be used to support Open Streets technical assistance through webinars, localized safety community engagement through a mini-grant program, the expansion of SCAG's demonstration resources through its Kit of Parts deployment program in partnership with cities across the region, as well as the continuation of SCAG's Go Human Safety Pledge, which, by committing to a safety strategy, makes partners eligible for safety resources such as borrowing the Kit of Parts, co-branded materials, and more.

More information on the advertising campaign, as well as, other components of Go Human can be found at www.gohumansocal.org.

FISCAL IMPACT:

None

ATTACHMENT(S):

1. PowerPoint Presentation - Go Human Outlook 2020

Go Human 2020 Outlook

February 6, 2020

Dorothy Le Suchkova

Active Transportation and Special Programs

February 6, 2020

www.scag.ca.gov



Go Human 2020 Outlook Summary

- **Kit of Parts:** Resources available now, additional Kits complete by August 2020
- **Go Human Challenge Items:** Available now
- **Open Streets Technical Assistance:** March – August 2020
- **Local Community Engagement Mini Call for Projects and Implementation:** April – August 2020
- **Co-Branding:** Available April – August 2020
- **Advertising:** Summer 2020 flight



Go Human Safety Pledge

SCAG

Commit to Safety



- By signing the *Go Human Safety Pledge* and committing to a safety strategy, partners become eligible for safety resources such as borrowing the Kit of Parts, co-branded materials, and more
- Cities that are currently working on safety efforts and who sign the pledge to be publicly recognized for their efforts
- Safety Pledge can be found here: <https://scag.wufoo.com/forms/scag-safety-pledge/>

Safety Pledge Commitment Activities

SCAG

Examples of activities that cities can pledge to commit to:

- Host a temporary safety demonstration project
- Vision Zero Resolution
- Safe Routes to School Plan
- Conduct bike and walk audits
- More info on sample menu of activities:

<http://gohumansocal.org/Documents/Workshop-Materials/Safety-Pledge-Menu.pdf>



Kit of Parts - Available Now

- Creation of 2 more kits
- More robust lending library across the SCAG region – ultimate goal is 1 kit per county.
- Current Kits (2) – Available now
 - 1) Parklet
 - 2) Curb Extension
 - 3) Separated Bike Lane
 - 4) Artistic Crosswalk
 - 5) Median Refuge Island



Example of artistic crosswalk



Example of curb extension



Example of separated bike lane



Example of parklet

Go Human Challenge – Available Now

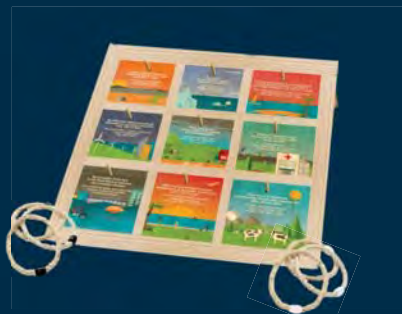
Educational pop-up games designed to be used in conjunction with an existing event to enhance community engagement



TRANSPORTATION SAFETY

Rolling Dice

CLIMATE RESILIENCY
Tic-Tac-Toe



ENVIRONMENTAL RESPONSIBILITY
Oversized Puzzle



Open Streets Technical Assistance



- March – August 2020
- Technical assistance to incorporate safety component into open streets events
- Technical assistance to include webinars and on-site tours at CicLAvia with partners



Local Community Engagement Partnerships



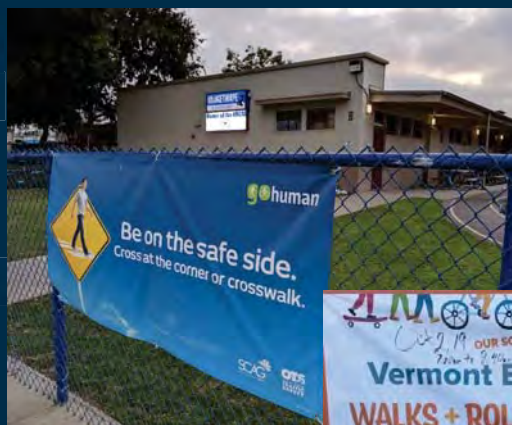
- April – August 2020
- Mini call for projects targeted for community engagement
- Fund community engagement projects to advance safety in local communities
- Examples include public art, wayfinding, or demonstration projects



Attachment: PowerPoint Presentation - Go Human Outlook 2020 [Revision 1] (Go Human Outlook - Safety Strategies and Resources)

Advertising Campaign, Co-branding and Printing

- Refreshed social media/digital advertising targeting the High Injury Network (HIN) (Summer 2020)
- Opportunities for co-branding and materials printing for partners who take the Safety Pledge (April 2020 start)
- **Police Departments and Schools:** Connect us to your police department and SCAG will develop materials for distribution.



Thank you for being champions for safety in your city and region!

More information on the advertising campaign, as well as, other components of Go Human can be found at www.gohumansocal.org

Dorothy Le Suchkova, Senior Regional Planner, suchkova@scag.ca.gov



Materials developed with funding provided by the California Office of Traffic Safety.

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Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700, Los Angeles, California 90017
February 6, 2020

To: Community, Economic and Human Development Committee (CEHD)

EXECUTIVE DIRECTOR'S APPROVAL

From: MaAyn Johnson, Senior Regional Planner, Compliance & Performance Monitoring, (213) 236-1975, johnson@scag.ca.gov

Subject: Financial Tools to Preserve Affordable Housing

RECOMMENDED ACTION:

For information only – No action required

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 2: Advance Southern California’s policy interests and planning priorities through regional, statewide, and national engagement and advocacy.

EXECUTIVE SUMMARY:

Jennifer McElyea, Senior Managing Partner at Watt Investment Partners, will present to the CEHD Committee on providing financial incentives to invest in and preserve naturally occurring affordable housing (NOAH) through mechanisms such as welfare exemption and property tax abatement, along with engaging pension funds.

BACKGROUND:

The housing crisis in Southern California requires a variety of tools to increase production of housing and preserve existing housing stock. Over the last forty years, partnerships between public agencies and private non-profit firms to finance projects have been increasingly relied upon. As construction and land costs have continued to increase, there has been an increase in financial gaps, which traditional non-profit affordable housing developers are often unable to fund. However jurisdictions can count up to twenty-five (25) percent of their Regional Housing Needs Assessment (RHNA) need for the preservation of affordable housing provided that the jurisdiction and unit meet certain criteria.

Jennifer McElyea, Senior Managing Partner at Watt Investment Partners, will present to the CEHD Committee information on providing financial incentives to invest in and preserve naturally occurring affordable housing (NOAH) through mechanisms such as welfare exemption and property tax abatement, along with engaging pension funds. Such mechanisms can be a tool to leverage preserving housing through private markets and capital, with a benefit of potentially reducing

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greenhouse gas emissions.

There are a variety of tools available for jurisdictions to address the housing crisis and SCAG encourages jurisdictions to review and evaluate these tools with local community needs. Funding recently made available through the California Housing and Community Development (HCD)'s Regional Early Action Program (REAP) from Assembly Bill 101 (2019) provides direct and indirect funding to local jurisdictions to help implement a variety of tools. SCAG will be reviewing the potential for pilot projects in the coming months so that they can be replicated in various communities under REAP eligible activities. Additional information about the REAP has been included in the February 6, 2020 CEHD agenda.

FISCAL IMPACT:

None

ATTACHMENT(S):

1. PowerPoint Presentation - Financial Tools

Welfare Exemption + Private Capital: A New Tool for Affordable Housing Preservation

Jennifer McElyea
Senior Managing Partner
Watt Investment Partners

February 6, 2020



Situation Overview

- **Rising costs**, coupled with a **shortage of traditional public financing options** (e.g. tax credits), have resulted in a significantly challenged affordable housing landscape
- **Existing financing solutions serve income extremes**: market rate developments target the top of the market (150%+ AMI) while affordable housing financing (LIHTC, Section 8, government grants) targets low and very low income residents (30-60% AMI).

SCAG: Low & Moderate Income

- Public School Teacher in Los Angeles: \$64,870 (60-80% AMI)
- Maintenance Manager in Orange County: \$71,000 (80% AMI)
- Police Officer in Simi Valley: \$61,262 (50-80% AMI)
- IT Specialist in Long Beach: \$63,729 (60-80% AMI)
- Nurse in San Bernardino: \$67,193 (80% AMI)
- Retail Manager in Riverside: \$47,541 (60% AMI)

AMI scale placement based on family size of 1-5

HCIDLA Income Limits for Affordable Housing

Income Level	Family Size							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI)	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$39,010	\$43,430
Very Low (50% AMI)	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400	\$60,600	\$64,750	\$68,950
Low (60% AMI)	\$43,850	\$50,150	\$56,400	\$62,650	\$67,700	\$72,700	\$77,700	\$82,750
Low (80% AMI)	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200	\$96,900	\$103,550	\$110,250
Median (100% AMI)	\$73,100	\$83,600	\$94,000	\$104,400	\$112,800	\$121,200	\$129,500	\$137,900
Moderate (120% AMI)	\$87,700	\$100,300	\$112,800	\$125,300	\$135,350	\$145,450	\$155,400	\$165,500
Workforce (150% AMI)	\$109,650	\$116,400	\$130,950	\$145,350	\$157,050	\$168,750	\$180,300	\$192,000

Shrinking Supply of Existing Affordable Housing Stock

- **Existing affordable housing inventory is being lost**
 - **11,771 affordable housing units at risk** over the next 5 years in Los Angeles alone
 - 71% of expiring units are currently owned by for-profit owners
- Inflated construction and land prices and stagnant sources of affordable housing funding result in **large financial gaps**
- An under-utilized **mechanism exists** to encourage the preservation of affordable housing **between 60-80% of AMI** with **private capital**

How Does it Work?

Welfare Exemption:

A tax code incentive that provides for a property tax abatement in exchange for a long-term covenant to preserve the unit as affordable

Ownership is in a partnership with an affordable housing no-profit organization

Where Does SCAG Fit In?

- *Tax code requires public agency counterparty to the regulatory agreement*
- *Tax code requires financial commitment*

Incentive to Private Capital

Value Add Strategy

Welfare Exemption

Purchase Unit
\$200K

Purchase Unit
\$200K

Incentive to Private Capital

Value Add Strategy

Welfare Exemption

Invest \$25K

Invest \$25K

Purchase Unit
\$200K

Purchase Unit
\$200K

Incentive to Private Capital

Value Add Strategy

Increase rents from
\$1,500 to \$2,000+

Invest \$25K

Purchase Unit
\$200K

Welfare Exemption

Invest \$25K

Purchase Unit
\$200K

Incentive to Private Capital

Value Add Strategy

Increase rents from
\$1,500 to \$2,000+

Invest \$25K

Purchase Unit
\$200K

Welfare Exemption

Cap rents at \$1,500

Invest \$25K

Purchase Unit
\$200K

Incentive to Private Capital

Value Add Strategy



Welfare Exemption



Applicability

- 1. New Tool for Affordable Housing Preservation**
Helps preserve existing affordable housing stock or units lost from LIHTC and Section 8 programs
Converts market rate to affordable

Applicability

1. New Tool for Affordable Housing Preservation

Helps preserve existing affordable housing stock or units lost from LIHTC and Section 8 programs

Converts market rate to affordable

2. Reduces Greenhouse Gas Emissions

Through renovation of obsolete building systems

Applicability

1. New Tool for Affordable Housing Preservation

Helps preserve existing affordable housing stock or units lost from LIHTC and Section 8 programs

Converts market rate to affordable

2. Reduces Greenhouse Gas Emissions

Through renovation of obsolete building systems

3. Allows Communities to Remain Intact

Reduces displacement

Applicability

1. New Tool for Affordable Housing Preservation
Helps preserve existing affordable housing stock or units lost from LIHTC and Section 8 programs
Converts market rate to affordable
2. Reduces Greenhouse Gas Emissions
Through renovation of obsolete building systems
3. Allows Communities to Remain Intact
Reduces displacement
4. Immediately Actionable Under Existing Policy
Present value of lost tax dollars equivalent to 20% of the cost of creating new housing
Leverages private capital and allows public funds to go to other programs

Q&A

Thank you for your time

Questions?

Jen McElyea
Senior Managing Partner
Watt Investment Partners
jmcelyea@watt-ip.com



Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700, Los Angeles, California 90017
February 6, 2020

To: Community
Economic & Human Development Committee (CEHD)
Energy & Environment Committee (EEC)
Transportation Committee (TC)
Regional Council (RC)
From: Kome Ajise, Executive Director, Executive Management, 213-236-1835, Ajise@scag.ca.gov
Subject: Resolution No. 20-618-1 Regarding Regional Funding for Housing

EXECUTIVE DIRECTOR'S
APPROVAL

RECOMMENDED ACTION FOR EAC:

Recommend that the Regional Council adopt Resolution No. 20-618-1 and authorize SCAG to apply for advance funding of twenty-five (25) percent, or \$11,867,755, of its maximum eligible funding allowed under the Regional Early Action Program (REAP).

RECOMMENDED ACTION FOR CEHD:

For Information Only – No Action Required

RECOMMENDED ACTION FOR EEC AND TC:

Receive and File

RECOMMENDED ACTION FOR REGIONAL COUNCIL:

Adopt Resolution No. 20-618-1 and authorize SCAG to apply for advance funding of twenty-five (25) percent, or \$11,867,755, of its maximum eligible funding allowed under the Regional Early Action Program (REAP).

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 2: Advance Southern California’s policy interests and planning priorities through regional, statewide, and national engagement and advocacy. 4: Provide innovative information and value-added services to enhance member agencies’ planning and operations and promote regional collaboration. 7: Secure funding to support agency priorities to effectively and efficiently deliver work products.

EXECUTIVE SUMMARY:

The California 2019-20 Budget Act, also known as Assembly Bill (AB) 101, appropriated two new one-time programs to provide regions and jurisdictions with grants for planning activities to enable jurisdictions to increase housing planning and accelerate housing production in order to

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meet housing needs as determined by the sixth Regional Housing Needs Assessment (RHNA). Up to \$47.5 million is available for SCAG under the Regional Early Action Planning Program (REAP) for eligible activities. SCAG recommends to adopt a resolution and authorize SCAG to apply for advance funding for up to twenty-five (25) percent, or \$11.9 million, the maximum allowed for initial early application.

BACKGROUND:

The California 2019-20 Budget Act, also known as Assembly Bill (AB) 101, appropriated two new one-time programs to provide regions and jurisdictions with grants for planning activities to enable jurisdictions to increase housing planning and accelerate housing production in order to meet housing needs as determined by the sixth cycle Regional Housing Needs Assessment (RHNA). There are two programs created under AB 101, which are administered by the California Department of Housing and Community Development (HCD): the Local Government Planning Support Grants Program (LEAP) and the Regional Early Action Planning Program (REAP) (Health and Safety Code Sections 5015 – 5015.5). A total of \$250 million is available Statewide to fund both programs.

The LEAP program intended to provide funding directly to jurisdictions to support local planning efforts and process improvements to facilitate compliance and increase housing production. Cities and counties are authorized to form partnerships with other units of government, including SCAG, where the effort will directly affect land use or development within the participating jurisdiction(s). There are a variety of eligible uses of LEAP funding by jurisdictions, including education and outreach, rezoning strategies and environmental clearance, improving local ordinances that promote housing, surplus sites development, performing infrastructure planning, and covering technical assistance costs associated with eligible activities. Statewide, \$125 million is available for jurisdictions on an over-the-counter basis for applications due by July 1, 2020 under the LEAP program. The LEAP Notice of Funding Availability was issued by HCD on January 28, 2020 for over-the-counter applications that are due July 1, 2020. Cities and counties are eligible for the following maximum LEAP grants from HCD, based on 2018 population, totaling \$50.9 million region-wide:

<u>Population Range</u>	<u>Maximum Grant \$</u>
>= 750,000	1,500,000
300,000 - 749,999	750,000
100,000 - 299,000	500,000
60,000 - 99,000	300,000
20,000 – 59,999	150,000
<20,000	65,000

The REAP program is intended to provide funding to designated councils of governments including SCAG to accelerate housing production through regional programs and providing funding to local jurisdictions based on criteria developed by SCAG. Of the \$125 million available statewide for the

REAP program, SCAG is eligible to apply for up to \$47,471,023 in one-time funding. Eligible activities overlap with activities outlined in the LEAP program and can be used to supplement or support LEAP-funded activities along with those awarded using Senate Bill (SB) 2 Planning Grants.

Eligible Activities

State Health and Safety Code 50515.02 provides specific eligible uses under the REAP program:

- Education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the sixth cycle regional housing needs allocation and housing element updates;
- Rezoning and encouraging development by updating planning documents and zoning ordinances, such as general plans, community plans, specific plans, sustainable communities' strategies, and local coastal programs, expressly including:
 - Developing or improving an accessory dwelling unit ordinance
 - Establishing a workforce housing opportunity zone
 - Establishing a housing sustainability district
- Revamping local planning processes and tools to track and speed up housing production/process improvements that expedite local planning and permitting
- Performing infrastructure planning, including sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents
- Strategy for increasing adoption of best practices that promote sufficient supply of housing affordable to all income levels
- Establishing regional or countywide housing trust fund for affordable housing
- Performing feasibility studies to determine the most efficient locations to site housing
- Covering the costs of technical assistance, temporary staffing or consultant needs associated with eligible activities

Several of these eligible activities are also specifically expressed as eligible activities for LEAP funding programs and SB 2 Planning grants. SB 2 Planning Grants, separate from AB 101, provide non-competitive funding and technical assistance to local jurisdictions to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. A chart of these eligible activities as specified in statute is attached to this report. REAP funds can be used to supplement ongoing or planned activities under these other programs since one of the primary objectives of the REAP program is to accelerate housing production. Additionally, other related activities may be eligible under REAP but have not yet been specifically addressed by HCD. SCAG staff will continue to update stakeholders of eligible activities to stakeholders as it becomes available.

SCAG Regional Early Action Planning Program (REAP)

SCAG staff presented a brief overview of AB 101 funding at the October 3, 2019 Community, Economic and Human Development (CEHD) Committee as an information item. As part of the overview, staff identified three main phases of REAP through the end of the program: (1) Outreach and Program Development; (2) Draft Program Framework and Guideline Development and; (3) Program Implementation.

Survey of Current and Future Funding Priorities

The first phase of REAP is outreach and program development and to ensure that the goals of SCAG's REAP program align with the needs of jurisdictions, SCAG staff conducted a brief survey in January 2020, which was distributed to city and county managers and planning directors. The intent of the survey was to gather information on the structure of housing program implementation at the local level and the various priorities for housing funding for jurisdictions. Fifty-three (53) jurisdictions, or 27 percent, provided responses to the survey.

In regard to current funding priorities, the survey revealed a number of top priorities for jurisdictions. These include:

- Education, engagement and outreach (32%)
- Planning for housing-supportive infrastructure (15%)
- Performing feasibility studies (11%)

Other ranked priorities include technical assistance, streamlining local environmental clearance for housing, and streamlining planning and permitting. To implement these activities, jurisdictions indicated that they desired support or technical assistance from HCD, SCAG, and the Governor's Office of Planning and Research (OPR).

Additionally, SCAG staff interviewed a number of subregional agencies to discuss housing funding priorities at the subregional level and housing goal implementation through various funding mechanisms. Currently, one of the subregions has already developed environmental streamlining tools at the subregional level and would like to extend the tools to cover additional measures, which can be used to streamline housing projects at the local level.

Another subregion interviewed provided an overview of their plans to establish a subregional housing trust fund; the Legislature has authorized several in recent years. As part of the passage of AB 101 funding, establishing regional housing trust funds has been specifically identified as a possible activity eligible for funding.

SCAG will incorporate the survey results in developing the Housing Program Framework for REAP and its related funding priorities. The main priorities indicated by survey respondents will be folded

into some of the program areas proposed in the early application for REAP funding, as discussed in the following section.

Draft Program and Funding Framework

At the October 3, 2019 CEHD Committee meeting, SCAG staff identified several draft program areas and funding categories for REAP grant funding. Based on this discussion, SCAG staff has developed a draft Program Framework with Program Objectives and Major Funding Elements, which is attached to this report. In order to advance the identified priorities, SCAG staff will be submitting an early application for REAP funding, pending CEHD Committee and Regional Council action.

Early Application for REAP Funding

The REAP program includes an option for the designated councils of governments, including SCAG, to submit an early application for up to twenty-five (25) percent of the maximum amount it is eligible for – (\$47.5 million for SCAG), or \$11,867,755. The early advancement of funding is intended to jumpstart housing planning activities at the regional and local levels, and for costs of the 6th cycle RHNA underway. A portion of the funds may also be sub-contracted for eligible activities.

SCAG staff is proposing an Early Action Plan to apply for the 25 percent share to cover the cost of the 6th cycle RHNA Methodology and Allocation process, as well as, to fund the program development costs and some initial work associated with refining and delivering the Draft Program as described above. This would include developing a comprehensive outreach and community engagement program, procuring consultant support to develop guidelines for a direct allocation program, creating new funding categories within SCAG's 2020 Sustainable Communities Program to be issued this summer to support housing preservation and production, and conducting preliminary research and GIS analysis to identify opportunities and barriers to housing production in priority growth areas. The Early Action Plan also includes establishing an Early Action Fund to be leveraged with public and private funds to pilot and spread innovative practices, including by hosting a Housing Innovation Challenge.

A resolution authorizing the application for initial funding by the Regional Council is required prior to submitting an application. Pending recommendation from the CEHD Committee and approval from the Regional Council, SCAG staff will submit an application for the full 25 percent in advance of REAP funding in order to accelerate these key elements. A draft resolution for initial funding is attached to this staff report.

In regard to the full REAP program, SCAG will continue to refine the core elements of the larger framework and will update the Regional Council, CEHD, and stakeholders, in advance of seeking the full funding allocation. The application for the balance of eligible REAP funds must be submitted by COGs by January 31, 2021.

Next Steps

The 6th Cycle RHNA process will be completed by October 2020. SCAG staff will continue to participate in regular calls both with HCD staff, and with CalCOG and HCD, to obtain further details and information regarding the eligible activity and other program requirements and process to apply for the full REAP funding, as well as technical assistance for pending housing element updates implementing the RHNA.. While HCD has indicated that the full guidelines for REAP funding will not be released until at least February, the consistent communication between SCAG and HCD will help SCAG prepare and further develop the Housing Program Framework for REAP.

All funds administered under AB 101, including both LEAP and REAP, must be expended by December 31, 2023. Annual reports for use of the REAP funds, along with a final report on the expenditure of funds, including an evaluation of jurisdiction actions taken to support the use of funds and impacts on housing production, will be due to HCD, for reporting to the Legislature, from SCAG by the end of 2024. SCAG staff will provide more updates and information to the Regional Council, CEHD Committee, and stakeholders as they become available.

FISCAL IMPACT:

Current work on the Regional Housing Needs Assessment is included in the current FY 19-20 General Fund Budget (800.0160.03: RHNA). There is no immediate fiscal impact for the tasks proposed under these funds. When awarded, the AB 101 REAP funds will be programmed in the Overall Work Program (OWP).

ATTACHMENT(S):

1. Resolution 20-618-1
2. Housing Program Framework
3. SB 2_LEAP_REAP
4. REAP survey.docx



RESOLUTION NO. 20-618-1

A RESOLUTION OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) APPROVING REGIONAL EARLY ACTION PROGRAM (REAP) RESOLUTION FOR ADVANCE ALLOCATION REQUEST

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS 900 Wilshire Blvd., Ste. 1700 Los Angeles, CA 90017 T: (213) 236-1800 www.scag.ca.gov

A NECESSARY QUORUM AND MAJORITY OF THE REGIONAL COUNCIL OF SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS ("APPLICANT") HEREBY CONSENTS TO, ADOPTS AND RATIFIES THE FOLLOWING RESOLUTION:

REGIONAL COUNCIL OFFICERS

- President Bill Jahn, Big Bear Lake
First Vice President Rex Richardson, Long Beach
Second Vice President Clint Lorimore, Eastvale
Immediate Past President Alan D. Wapner, San Bernardino County Transportation Authority

WHEREAS, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization, for the six county region consisting of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties;

WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("Department") is authorized to provide up to \$125,000,000 to Councils of Governments and Fiscal Agents of Multiagency Working Groups under the Regional Early Action Planning grant program (REAP), the regional component of the Local Government Planning Support Grants Program (as described in Health and Safety Code section 50515.02);

COMMITTEE CHAIRS

- Executive/Administration Bill Jahn, Big Bear Lake
Community, Economic & Human Development Peggy Huang, Transportation Corridor Agencies
Energy & Environment Linda Parks, Ventura County
Transportation Cheryl Viegas-Walker, El Centro

WHEREAS, the Department issued a Notice and Request for Advance Allocation on October 10, 2019 for Regional Early Action Planning grants available to Councils of Government and Fiscal Agents of Multiagency Working Groups;

WHEREAS, Applicant is a Council of Governments or Fiscal Agent of a Multiagency Working Group eligible to submit a Request for Advance Allocation pursuant to Health and Safety Code section 50515.02(d)(3) to develop and accelerate the implementation of the requirements contained in the Council of Governments or Multiagency Working Group's application pursuant to Health and Safety Code section 50515.02(d)(1) including the development of an education and outreach strategy related to the sixth cycle regional housing need allocation;

WHEREAS, the Department shall approve the advance allocation request, subject to the terms and conditions of Eligibility, Guidelines, NOFAs, Program requirements, and the Standard Agreement by and between the Department and Local Government Planning Support Grant Recipients; and

NOW, THEREFORE, BE IT RESOLVED, THAT the Applicant is hereby authorized and directed to request an advance allocation not to exceed \$11,867,755 (up to 25% of the amount allocated pursuant to Health and Safety Code section 50515.02(b) consistent with the methodology described in 50515.03(a)).

Attachment: Resolution 20-618-1 [Revision 1] (Resolution No. 20-618-1 Regarding Regional Funding for Housing)

BE IT FURTHER RESOLVED THAT:

1. The Executive Director of the Southern California Association of Governments is hereby authorized to execute the Advance Allocation Request, on behalf of the Applicant as required by the Department for receipt of REAP funds;

2. When the Applicant receives an advance allocation of REAP funds in the authorized amount of \$ 11,867,755 from the Department pursuant to the above referenced Advanced Allocation Request, it represents and certifies that it will use all such funds only for eligible activities as set forth in Health and Safety Code section 50515.02(d)(1), as approved by the Department and in accordance with all REAP requirements, guidelines, all applicable state and federal statutes, rules, regulations, and the Standard Agreement executed by and between the Applicant and the Department; and

3. The Executive Director of the Southern California Association of Governments is hereby authorized to enter into, execute, and deliver a State of California Standard Agreement for the amount of \$11,867,755, and any and all other documents required or deemed necessary or appropriate to evidence and secure the REAP advance allocation, the Applicant obligations related thereto, and all amendments the Department deems necessary and in accordance with REAP.

PASSED, APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at its regular meeting this 6th day of February, 2020.

William "Bill" Jahn
President, SCAG

Attested by:

Kome Ajise
Executive Director

Approved as to Form:

Justine Block
Deputy Legal Counsel

SCAG: DRAFT Regional Housing Program Framework

Program Objectives

- Advance Connect SoCal growth vision
- Link to 6th Cycle RHNA allocation; compliance
- Maximize funding allocations; Expend funding
- Complement and increase competitiveness for state funding programs, including by increasing number of “prohousing local policies” cities who receive preference in state programs.
- Build longer term capacity to address housing issues, including by:
 - Facilitating compliance with state housing law
 - Strengthening regional/sub-regional partnerships, collaborations and funding models
 - Establishing regional/subregional vision that marries housing/transportation objectives

Preliminary Program Areas

Early Action Items (SCAG/AB 101 Funded)

- **Stakeholder Engagement (Fall/Winter):** Survey, focus groups, President’s Housing Taskforce to gain input on program elements
- **Opportunity Analysis (May 2020)**—Consultant study analyzing barriers/opportunities to development in Connect SoCal Priority Growth Areas. Deliverables: Lit Review; Case Studies, Development Check-list.
- **Housing Innovation Challenge & Showcase (May 2020)**—Pending partnership with foundation to identify, showcase innovative planning, funding, or production models through competitive Call for Solutions (open to public, private, non-profit)
- **Collaborate, Align Regional Housing Initiatives**—Partner to form Regional Housing Steering Committee. Coalition of coalitions focused on leaders in public, private, non-profit sector.
- **RHNA Methodology/Allocation**—Reimburse staff expenses associated with 6th Cycle.

Core REAP Program Elements (AB 101 Funded)

- 1. Housing Planning & Policy Education & Local Leadership Development**
 - Policy Committees, Workshops, Trainings on RHNA, Housing Elements, Best Practices
 - Public Education Materials
- 2. Direct Allocations tied to RHNA Methodology**
 - **Sub-regional/City Partnerships Focused on Housing Element Updates**
 - Examples: Local/Regional Housing Elements, Model Ordinances, Uniform Standards
 - **Job-Transit-Housing Acceleration Fund**
 - Direct Allocation to jurisdiction with highest allocations of Existing Need
 - TOD Partnerships—Metrolink, County Transportation Commissions
- 3. Competitive Program: Expand/Augment Local Planning Technical Assistance Program**
 - **Example Categories:** Housing Supportive Infrastructure, EIFD, Parking Reform, 743, Smart Permitting System, Civic Engagement Plans
- 4. Regional Action Plan (Connect SoCal/RHNA alignment)**
 - Priority Growth Area Capacity Analysis & Data Tools to Support Housing Element Updates
 - Beyond Siting/Zoning: Regional Funding Models, Public Education Campaign, Etc...

**Eligible Statutory Uses of Housing Planning Funds
Pursuant to SB 2 (2017) and AB 101 (2019)***

	Eligible Use or Topic	SB 2 H&S 50470	LEAP H&S 50515.03.	REAP H&S 50515.02**
A	Education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the sixth cycle regional needs allocation and housing element updates		X	X
B	Rezoning and encouraging development by updating planning documents and zoning ordinances, such as general plans, community plans, specific plans, sustainable communities' strategies, and local coastal programs; Expressly including: <ul style="list-style-type: none"> • Developing or improving an accessory dwelling unit ordinance • Establishing a workforce housing opportunity zone pursuant to Article 10.10, commencing with Gov. Code Section 65620 • Establishing a housing sustainability district pursuant to Ch. 11, commencing with Gov. Code Section 66200. 	X	X X X X	X
C	*Completing environmental clearance to eliminate the need for project-specific review.	X	X	
D	Revamping local planning processes and tools to track and speed up housing production/ process improvements that expedite local planning and permitting.	X	X	X
E	Performing infrastructure planning, including for sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents.		X	X
F	*Partnering with other local entities to identify and prepare excess property for residential development		X	
G	Strategy for increasing adoption of best practices that promote sufficient supply of housing affordable to all income levels	X		X
H	Establishing regional or countywide housing trust fund for affordable housing			X
I	Performing feasibility studies to determine the most efficient locations to site housing			X
J	Covering the costs of technical assistance, temporary staffing or consultant needs associated with eligible activities	X	X	X
K	Other	X	X	X
	Expenditure Deadline	2022	2023	2023

Priority Policy Areas for Accelerating Housing Production

- Rezone to Permit By-right
- Expedited Processing
- Objective Design and Development Standards
- Specific Plans or Form-based Codes Coupled with CEQA Streamlining
- Accessory Dwelling Units or Other Innovative Building Strategies
- Housing Related Infrastructure Financing & Fee Reduction Strategies

*Note that determination of whether some uses specified as eligible uses pursuant to SB or LEAP may also be eligible uses for the REAP program is yet pending determination by HCD.

** Sub-allocation of funds must be used for housing-related planning activities, including, but not limited to permitting processes, tracking systems, planning tools; housing trust funds for affordable housing; infrastructure planning; and feasibility studies .(H&S 50515.02(f)).

REAP Survey

Survey Introduction

SCAG wants to know how we can best support your jurisdiction in planning for housing. The 2019-20 Budget Act appropriated funds for two new one-time programs to provide regions and jurisdictions with grants for local planning activities to enable jurisdictions to meet the sixth cycle of the regional housing need assessment (RHNA), to increase housing planning and accelerate housing production.

Under the **Local Government Planning Support Grants Program**, there are two separate appropriations – one for local governments directly (LEAP), and the **Regional Early Action Planning Program (REAP)** to be administered by councils of governments or specified regional entities. More information on LEAP and REAP can be accessed [here](#). A portion of the REAP funds will support RHNA processes of COGs, including completion of SCAG’s pending RHNA.

Your feedback is solicited in a brief survey to support establishing priorities for use of the REAP funds within the SCAG region, within the statutorily eligible uses. **This survey should take no longer than 10 minutes to complete.** Please consider the highest needs within your local government for the REAP funds. Consider them relative to the SB 2 or LEAP funds your jurisdiction may also receive for related planning activities, and accommodating the RHNA for your jurisdiction’s housing element update and any related implications for updating other general plan elements. Please submit your survey answers no later than Wednesday, January 22, 2020.

SCAG is considering multiple options and can administer the funds through a combination of technical assistance, competitive funding opportunities to counties, consultants or entities serving multiple jurisdictions, and through limited direct allocations to local governments. The planning activities are to accommodate the development of housing and infrastructure that will accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals.

HCD will issue Notices of Funding Availability (NOFAs) for each of these programs in the spring of 2020; these short-term funds must be expended by the end of 2023 and require subsequent reporting to the Legislature. These programs compliment the SB 2 Planning Grants most jurisdictions were eligible to apply for in 2019, and which have been or are currently being awarded by HCD (see [Accelerating Housing Production](#)).

We look forward to receiving your survey responses by January 22, 2020. If you have any questions about this survey or would like more information on SCAG’s Housing Program, please email housing@scag.ca.gov.

REAP Survey

1. Please type the name of your jurisdiction (optional): _____

2. This survey is being completed by, or on behalf of, which of the following?
 - Community Development or Planning Director
 - City Manager or other city or county administrator
 - Planner
 - Community Development or planning support staff
 - Other (please specify): _____

3. Estimate the approximate size of the Community Development, Planning, or Housing Department or other staff of your jurisdiction with housing-related responsibilities:
 - 0 – 2
 - 3 – 5
 - 6 – 10
 - 11- 24
 - 25 – 50
 - > 50

4. When was your jurisdiction’s most recent comprehensive or substantial General Plan update, including concurrent update of at least the land use, transportation, safety and housing elements?
 - Within the last 4 years (after January 2016)
 - 5-9 years ago (2011 – 2015)
 - 10-14 years ago (2006 - 2010)
 - 15-19 years ago (2000 – 2005)
 - Over 20 years ago (prior to 2000)
 - Don’t know

5. Of the recent legislative changes in State housing laws, as well as related general plan update provisions, rank your jurisdiction’s areas of greatest need for information or best practices (e.g. webinars, brochures, public information campaign, etc.)?
 - Housing element requirements
 - General plan update requirements, e.g., safety, environmental justice, conservation
 - Annual Progress Reporting requirements
 - Permit processing, Housing Accountability Act
 - Accessory Dwelling Units
 - Development standards restrictions
 - Residential development impact fees
 - Density bonus law
 - Inclusionary zoning
 - SB 2 Permanent Local Housing Assistance Program

REAP Survey

6. Are there any other areas for which you would like more information not listed in question 5? If yes, please specify. _____
7. Indicate any of the following Priority Policy Areas for Accelerating Housing Production your jurisdiction has either adopted, have underway, or want to pursue:
- Rezoning to Permit By-right Development
 - Expedited Processing
 - Objective Design and Development Standards
 - Specific Plans or Form-based Codes Coupled with CEQA Streamlining
 - Accessory Dwelling Units or Other Innovative Building Strategies
 - Housing Related Infrastructure Financing & Fee Reduction Strategies
8. If your jurisdiction applied for or has been awarded SB 2 Planning funds by the State Department of Housing and Community Development (HCD), please check all of the following categories for the awarded or pending use of SB 2 Planning funding in your jurisdiction:
- Rezoning, updating planning documents and zoning ordinances. Examples include updating general plan, adopting community plans, specific plans, local coastal programs, etc.
 - Streamlining permitting process for environmental clearance.
 - Streamlining process to expedite local planning and permitting to speed up housing production
 - Adopting strategies and best practices to promote sufficient supply of housing affordable to all income levels.
 - Hiring consultants or temporary staffing, or the use of technical assistance associated with eligible activities
 - Jurisdiction did not apply for SB2 funds
 - Other (please specify): _____
9. How familiar are you with the Regional Early Action Planning Program (REAP) (also known as 2019-20 Budget Act or AB 101)? More information on REAP can be accessed [here](#).
- Hadn't heard of it before this survey
 - I've heard of upcoming State housing funding, but not specifics
 - I've read the provisions of AB 101 regarding LEAP and REAP funds prior to receiving this survey
10. Please rank the following eligible uses of REAP funding based on what your jurisdiction has the greatest or most immediate need for:
- Education, engagement and outreach to successfully adopt housing elements and promote housing production (e.g., community workshops, local leadership development, civic engagement plans, etc.)
 - Rezoning and encouraging development by updating planning documents and zoning ordinances (e.g., general plans, community or specific plans, sustainable

REAP Survey

communities' strategies, accessory dwelling unit ordinances, local coastal programs)

- Streamlining local environmental clearance for housing development
- Streamlining planning and permitting to accelerate housing production (e.g. smart permitting or tracking system)
- Planning housing supportive infrastructure and its financing, e.g. sewer and water systems, roads, transit, and other public facilities, structuring EIFDs, parking or development impact fee reform
- Developing best practice strategies for promoting housing and housing affordability along with other related objectives (e.g., alignment with SCAG's Connect SoCal Plan, promoting priority growth area development and resource conservation; increasing mode shift, reducing VMT)
- Establish a county or regional housing trust fund for affordable housing
- Performing feasibility studies to determine efficient locations to site housing (adequate housing element land inventory sites, transit oriented development)
- Technical assistance, temporary staffing, or consultant needs associated with eligible activities

11. Are there any other uses of REAP funding not listed in question 10 that your jurisdiction has the greatest of most immediate need for? If yes, please specify. _____

12. How are each of the following policy or program types implemented in your jurisdiction: Changes to Land use plans or development regulations, application permitting (general plan, zoning ordinances, design review); Development or operation of housing programs, including administering local, state or federal loan or grant programs. Please check all that apply:

- By dedicated staff with housing expertise within the community development or planning department
- By available non-specialized staff of our jurisdiction
- Under contract with a County-level housing authority/commission
- By an independent third-party public agency other than the County
- By private for-profit Consultant(s)
- By non-profit community or housing development organization(s) (CBOs or CHDOs)
- Other (please specify): _____

13. When implementing or seeking to implement these activities, indicate your jurisdiction's desire for support, technical assistance or operation from or by external sources such as any of the following. Please check all that apply:

- California Department of Housing and Community Development (HCD)
- Governor's Office of Planning and Research (OPR)
- Caltrans
- SCAG
- Subregional agency

REAP Survey

- County department, agency or housing authority
- Joint partnership authority (JPA) or administrative partnership of two or more public agencies, including HOME Consortium or CDBG Urban County Agreement, or Continuum of Care
- Private for-profit consultant(s)
- Nonprofit community or housing development organization(s)
- Unsure
- Need only funding of activities to be implemented by staff of our jurisdiction
- Any other agency or organization not listed. Please specify. _____

14. What extent of involvement with the REAP program is your jurisdiction interested in?

Check all that apply.

- Participation in initial focus group
- Participation in a working group on implementation
- SCAG-sponsored webinars, e.g. Toolbox Tuesdays
- Peer-learning opportunities with other local governments or stakeholders
- General reporting in SCAG newsletters or committee agendas
- Not sure
- Other (please specify): _____



Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700, Los Angeles, California 90017
February 6, 2020

To: Community
Economic & Human Development Committee (CEHD)
Energy & Environment Committee (EEC)
Transportation Committee (TC)
Regional Council (RC)
From: Kimberly Clark, Regional Planner Specialist, Research &
Analysis, (213) 236-1844, Clark@scag.ca.gov
Subject: Advancement of the Growth Vision for Connect SoCal

EXECUTIVE DIRECTOR'S
APPROVAL

RECOMMENDED ACTION FOR CEHD:

For Information Only - No Action Required

RECOMMENDED ACTION FOR RC, EEC AND TC:

Receive and File

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 1: Produce innovative solutions that improve the quality of life for Southern Californians.

EXECUTIVE SUMMARY:

As required by state planning law, the Draft Connect SoCal plan's Growth Vision identifies areas sufficient to house the region's population, including all economic segments of the population, through 2045 – taking into account net migration to the region, population growth, household formation, and employment growth. It also identifies areas sufficient to house an eight-year projection of housing need for the region as required.

In crafting the Growth Vision, SCAG engaged with stakeholders over the last three years of the four year planning cycle. One important element for this effort was the development of the Draft Connect SoCal plan's Growth Forecast Principles, which were advanced in partnership with stakeholders from SCAG's Technical Working Group (TWG) and serve to guide the development and future growth of the plan's forecast of population, households, and employment. Just prior to the release of the Draft Connect SoCal plan, SCAG engaged with local jurisdictions to seek feedback on the Growth Vision to promote consistency with the Growth Forecast Principles. The feedback received will be used to make technical adjustments to the Draft growth plan and develop the final Connect SoCal Growth Vision. To foster transparency in the process, this report summarizes the feedback received and technical adjustments being pursued to ensure consistency

OUR 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.

OUR VISION

Southern California's Catalyst for a Brighter Future

OUR CORE VALUES

Be Open | Lead by Example | Make an Impact | Be Courageous

with the Growth Forecast Principles.

BACKGROUND:

The formulation of the Draft Connect SoCal plan's Growth Vision has been informed by several engagements with regional stakeholders, including the involvement of thousands of Southern Californians through one-on-one briefings/data review sessions with local jurisdictions, regional planning working groups, outreach to traditionally underrepresented groups through community-based organizations, and numerous public workshops.

In responding to stakeholders' diverse priorities, the Draft Connect SoCal plan's Growth Vision reflects the jurisdictional-level input on future development received from Southern California's towns, cities, and counties. To help achieve essential regional outcomes, including federal air quality conformity and per-capita greenhouse gas reductions, the Growth Vision focuses new development within a given jurisdiction in areas showing the highest impact for decreasing per-capita vehicle miles traveled (VMT) and for improving the safety and viability of multiple modes of transportation.

Further, the Draft Connect SoCal plan's Growth Vision aims to reduce future development in areas that are particularly sensitive for new expansion – such as areas vulnerable to adverse natural events like wildfires and sea level rise, as well as areas rich with resources like open space and farmlands. Although jurisdictions will not be obligated to modify land use policies, general plans, or regulations to be consistent with Connect SoCal strategies, SCAG anticipates providing resources in the coming years to encourage improved local alignment with a collective regional vision. More information on the Draft Connect SoCal plan's Growth Vision is available as Attachment 1 (“Draft Connect SoCal Growth Vision Methodology”).

To align the regional housing policy with Connect SoCal's environmental and sustainable development goals, elements of the Connect SoCal's Growth Vision - including overall jurisdictional growth as well as data and modeling outcomes related to transit and job accessibility factors - are used in the Draft Regional Housing Needs Assessment (RHNA) Methodology. More information on RHNA and the proposed allocation factors can be found at <http://www.scag.ca.gov/programs/Pages/Housing.aspx>.

Since the Growth Vision will be used to conduct required regional modeling analyses and inform local planning – including housing goals, the local review of the Draft Connect SoCal plan's Growth Vision is critical. Prior to the November 2019 release of the Draft Connect SoCal plan, SCAG sought feedback from local jurisdictions on our collective regional vision of distributing population, household and employment growth through 2045. Jurisdictions were provided six weeks to review the Draft Connect SoCal plan's Growth Vision and were required to substantiate any requests for revisions.

This review, which culminates three years of iterative research and communication on local policies and plans, was requested to ensure that (1) entitled projects are properly incorporated in the final Connect SoCal's Growth Vision, and that (2) projected development in the Growth Vision does not exceed the maximum densities of current local general or specific plans. In providing instructions to local jurisdictions for this effort, SCAG made it clear that revisions would be given consideration if they were related to these criteria (entitlements or maximum planned densities), and that requests for revisions to overall jurisdictional growth would not be accepted. After this opportunity for review, 55 jurisdictions provided feedback to SCAG (28 percent of the region's towns, cities, and counties).

Overall, this effort has been guided by the Draft Connect SoCal plan's Growth Forecast Principles, which were developed in collaboration with SCAG's Technical Working Group (TWG) whose membership includes staff from local jurisdictions, county transportation commissions, subregional organizations, community-based organizations, and universities:

- **Principle #1** - Connect SoCal will be adopted at the jurisdictional level, and directly reflects the population, household and employment growth projections that have been reviewed and refined with feedback from local jurisdictions through SCAG's Bottom-Up Local Input and Envisioning Process. The growth forecast maintains these locally-informed projected jurisdictional growth totals, meaning future growth is not reallocated from one local jurisdiction to another;
- **Principle #2** - Connect SoCal's growth forecast at the Transportation Analysis Zone (TAZ) level is controlled to not exceed the maximum density of local general plans, except in the case of existing entitlements and development agreements;
- **Principle #3** - For the purpose of determining consistency with Connect SoCal for California Environmental Quality Act (CEQA), grants or other opportunities, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency; SCAG may also evaluate consistency for grants and other resource opportunities; consistency should be evaluated utilizing the goals and policies of Connect SoCal and its associated Program Environmental Impact Report (PEIR);
- **Principle #4** - TAZ level data or any data at a geography smaller than the jurisdictional level has been utilized to conduct required modeling analyses and is therefore advisory only and non-binding, given that sub-jurisdictional forecasts are not adopted as part of Connect SoCal. TAZ level data may be used by jurisdictions in local planning as they deem appropriate. There is no obligation by a jurisdiction to change its land use policies, General Plan, or regulations to be consistent with Connect SoCal; and

-
- **Principle #5** - SCAG will maintain communication with agencies that use SCAG's sub-jurisdictional level data to ensure that the "advisory and non-binding" nature of the data is appropriately maintained.

Moving forward, SCAG will continue to utilize local feedback to finalize the regional Growth Vision for the final release of Connect SoCal, which is anticipated for adoption by SCAG's Regional Council in April 2020. In taking into account this feedback, SCAG will be evaluating if comments provided are (1) related to entitlements and/or local plans, and (2) are substantiated by each respective local jurisdiction. To finalize the Connect SoCal Growth Vision, technical adjustments such as these are anticipated to increase future growth in Connect SoCal's Priority Growth Areas (PGAs) – including High Quality Transit Areas (HQTAs) - and reduce development in constrained areas (e.g. protected open space). With this round of local review, SCAG is furthering Connect SoCal's greenhouse gas reduction goals and anticipated policy outcomes.

FISCAL IMPACT:

Work associated with this item is included in the FY 2019-20 Overall Work Program (OWP) budget under project number 290.4841.02, RTP/SCS Land Use Policy & Program Development and 290.4826.01, SCS Scenario Development & Outreach.

ATTACHMENT(S):

1. Draft Connect SoCal Growth Vision Methodology
2. PowerPoint Presentation - Draft Connect SoCal Plan's Growth Vision

Attachment 1 – Draft Connect SoCal Plan’s Growth Vision Methodology

Section 1 - Use of Connect SoCal’s Growth Vision for Local Planning

The Growth Vision for Connect SoCal will identify areas sufficient to house the region’s population, including all economic segments of the population, through 2045 – taking into account net migration to the region, population growth, household formation, and employment growth. It will also identify areas sufficient to house an eight-year projection of housing need for the region.

In developing this vision, SCAG engaged with all 197 towns, cities, and counties in the region one-on-one to seek feedback on local growth between 2016 and 2045. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottoms-up approach in that total projected growth for each jurisdiction will reflect feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e. transportation analysis zone (TAZ)) will reflect entitled projects and adhere to current general and specific plan maximum densities (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections will also feature strategies and local best practices that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California’s GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with Senate Bill 375.

Connect SoCal’s Growth Vision will be utilized for long range modeling purposes, and SCAG does not have a direct role in implementing the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built. Achieving a sustained regional outcome depends upon informed and intentional local action. The proposed use of Connect SoCal’s Growth Vision in the Regional Housing Needs Assessment (RHNA) is described with detail in materials available at <http://www.scag.ca.gov/programs/Pages/Housing.aspx>.

Section 2 - Engagement Process for Envisioning Southern California’s Future

At the direction of SCAG’s Regional Council, and under guidance from the Community, Economic, and Human Development (CEHD) Policy Committee, SCAG worked with local jurisdictions and a broad range of stakeholder groups during the four-year planning cycle for Connect SoCal to address regional challenges. These engagements, often referred to as [SCAG’s Bottom-Up Local Input and Envisioning Process](#), fell in four phases and aimed to solicit feedback on the region’s vision for 2045:

- ***Phase 1: Regular Technical Consultation with SCAG’s Technical Working Group (TWG)***
To ensure transparency and technical veracity during all phases of this process, SCAG has had regular engagements with the TWG to seek guidance. Specific consultation has included an assessment of the survey elements and datasets that underwent review by local jurisdictions during Phase 2, and an overview of the scenario planning process, results of outreach, and technical elements for Phases 3 and 4.
- ***Phase 2: One-on-One Outreach and Local Input on Planned Growth***
A key, formative step in the development of a growth vision for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and

economists on Southern California. From there, jurisdictional level forecasts were then ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows us to focus attention on areas that are experiencing change and may have increased transportation needs.

- **Phase 3: Regional Collaboration on Scenario Development**

SCAG engaged with a diverse group of stakeholders through regional planning working groups, where monthly meetings began in May 2018 and served as a forum to obtain feedback on potential Connect SoCal strategies to better integrate land use, housing, and transportation. Feedback informed how data gathered through one-on-one sessions with local jurisdictions from Phase 2 of the Bottom-Up Local Input and Envisioning Process could be utilized in developing Connect SoCal scenarios – principally how SCAG could envision a future that promoted regional outcomes for sustainability that also recognized the importance of local control. Moreover, outreach and events conducted in partnership with 18 community-based organizations across the region garnered feedback from stakeholders from traditionally underrepresented communities.

- **Phase 4: Engagement with the General Public on Potential Options for Connect SoCal**

SCAG sought feedback from the general public throughout the region through a public engagement initiative that featured 28 public workshops, an extensive advertisement campaign, a telephone town hall, and an online survey. Public workshop attendees reviewed four potential regional growth scenarios, each with a unique set of strategies that ranged from enhancing job centers, better connecting people to transportation options, protecting open space and farmland areas, and planning for our region’s future resiliency to natural disasters. Local plans and policies, as conveyed through Phase 2 of the Bottom-Up Local Input and Envisioning Process, were utilized in the development of several scenarios to ensure that options reflected an attainable future.

Overall, the Draft Connect SoCal plan reflects feedback from each stage of this extensive engagement process – starting with a vision for future growth that emphasizes local control and takes into consideration the growth constraints of local jurisdictions. This Growth Vision also includes strategies that could reduce the costs of housing development, increase viability of alternative transportation modes, reduce our region’s vulnerability from the impacts of climate change, protect open space and farmland, and promote overall sustainability for Southern California.

Section 3 - Sustainable Communities Strategy for Connect SoCal

As the region faces unprecedented challenges looking towards 2045, it is important to coordinate regional land use and transportation strategies and address Southern California’s growth and sustainability challenges. The Draft Connect SoCal plan focuses growth through 2045 in priority areas that are well served by transit, neighborhoods that already feature very walkable infrastructure, and/or have significant concentrations of jobs. To protect our region’s natural assets and reduce future risks from climate change, new growth through 2045 will be reduced in constrained areas (e.g. very high severity fire risk areas, farmland, protected open space, wildlife corridors, areas at risk for near-term sea level rise, flood hazard areas, etc.).

Locating housing, jobs, and transit closer together can increase mobility options and reduce the need for residents to drive. Developing compact centers with a robust mix of land uses, a range of building types, and connected public spaces can strengthen the fabric of communities. While coordinating land-use and

transportation strategies can yield beneficial outcomes, it is quite difficult to implement in a region where authority is divided among multiple agencies. The Draft Connect SoCal plan ultimately aims to illuminate pathways to achieving regional goals and inspire rather than dictate local actions and policies.

The following strategies comprise the Draft Connect SoCal plan’s regional Sustainable Communities Strategy or “SCS” and fall into five categories:

- ***Focus Growth Near Destinations and Mobility Options:***
 - Emphasize land use patterns that facilitate multimodal access to work, schools, and other destinations;
 - Focus on jobs-housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets;
 - Plan for growth near transit investments and support implementation of first/last mile strategies;
 - Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses;
 - Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods;
 - Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations); and
 - Identify ways to “right size” parking requirements and promote alternative parking strategies (e.g. shared parking, smart parking).
- ***Promote Diverse Housing Choices:***
 - Preserve and rehabilitate affordable housing and prevent displacement;
 - Identify opportunities for new workforce and affordable housing development;
 - Create incentives and reduce regulatory barriers for building context-sensitive accessory dwelling units to increase housing supply; and
 - Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of GHG emissions.
- ***Leverage Technology Innovations:***
 - Promote low emission technologies, such as neighborhood electric vehicles, shared ride hailing, car sharing, bike sharing, and scooters by providing supportive and safe infrastructure, such as dedicated lanes, charging structures, and parking/drop-off space;
 - Improve access to services through technology, including telework and telemedicine, as well as commuter incentives such as a mobility wallet; and
 - Identify ways to incorporate “micro-power grids” in communities, for example solar energy, hydrogen fuel cell power storage and power generation.
- ***Support Implementation of Sustainability Policies:***
 - Pursue funding opportunities to support local sustainable development implementation projects that reduce GHG emissions;
 - Support statewide legislation that reduces barriers to new construction and incentivizes development near transit corridors and stations;

- Support jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAS), or other tax increment or value capture tools to finance sustainable infrastructure and development projects;
 - Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies;
 - Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region;
 - Continue to support long range planning efforts by local jurisdictions; and
 - Provide educational opportunities to local decision makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy.
- **Promote a Green Region:**
 - Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards;
 - Support local policies for renewable energy production, reduction of urban heat islands, and carbon sequestration;
 - Integrate local food production into the regional landscape;
 - Promote more resource-efficient development focused on conservation, recycling, and reclamation;
 - Preserve, enhance, and restore regional wildlife connectivity;
 - Reduce consumption of resource areas, including agricultural land; and
 - Identify ways to improve access to public park space.

Overall, Connect SoCal’s vision for the region will incorporate a range of best practices for increasing transportation choices, reducing dependence on personal automobiles, further improving air quality and encouraging growth in walkable, mixed-use communities with ready access to transit infrastructure and employment.

Section 4 - Land Use Tools to Support Growth

Connect SoCal will reinforce attractive and functional places for Southern California residents to live, work, and play through a variety of land use tools to create dynamic, connected built environments that support multimodal mobility, reduced reliance on single-occupancy vehicles, and reduced GHG. A key land use tool is the identification of regional Priority Growth Areas (PGAs) where many Connect SoCal strategies can be most fully realized. PGAs feature:

- **Job Centers** - Areas with significantly higher employment density than surrounding areas. Over 60 subareas are identified as having peak job density and capture locally significant job centers throughout all six counties in the region;
- **Transit Priority Areas (TPAs)** - An area within one-half mile of a major transit stop that is existing or planned. This includes an existing rail transit station, a ferry terminal served by bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (Based on CA Public Resources Code Section 21099 (a)(7) and CA Public Resources Code Section 21064.3);

- **High Quality Transit Areas (HQTAs)** - Areas within one-half mile of a major transit stop or a high-quality transit corridor (a corridor with fixed route bus service containing service intervals no longer than 15 minutes during peak commute hours - based on CA Public Resources Code Section 21155(b));
- **Neighborhood Mobility Areas (NMAs)** - Areas with high intersection density (generally 50 intersections per square mile or more), low to moderate traffic speeds, and robust residential retail connections that can support the use of Neighborhood Electric Vehicles or active transportation modes for short trips;
- **Livable Corridors** - This arterial network is a subset of the high quality transit areas based on level of transit service and land use planning efforts, with a few additional arterials identified through corridor planning studies funded through the Sustainability Planning Grant program (currently the Sustainable Communities Program); and
- **Spheres of Influence (outside of absolute and variable constrained areas)** - Existing or planned service areas and within the planning boundary outside of an agency's legal boundary; data for these areas was accessed by SCAG from each county's Local Agency Formation Commission (LAFCO) in 2016.

Collectively, the Draft Connect SoCal plan's PGAs will account for only six percent of region's total land area by 2045, but implementation of SCAG's recommended growth strategies will help these areas accommodate 68 percent of forecasted household growth and 79 percent of forecasted employment growth between 2016 and 2045. This more compact form of regional development, if fully realized, can reduce travel distances, increase mobility options, improve access to workplaces, and conserve the region's resource areas.

There are inherent constraints to expansive regional growth and the Draft Connect SoCal plan recognizes locations that are susceptible to natural hazards and a changing climate. Options will be emphasized that conserve important farmland, resource areas and habitat corridors, while growth on lands that are vulnerable to wildfire, flooding, and near-term sea-level rise will be decreased. The growth constraints outlined below were used to articulate where future growth is not encouraged. Absolute constraints reflect areas where growth will be reduced to achieve Connect SoCal's regional vision. Variable constraints reflect goals of Connect SoCal and will only be applied to growth when there is not capacity in non-constrained areas per a jurisdiction's general plan or specific plans.

Absolute Constrained Areas:

- **Tribal Nation Lands** – SCAG utilized the Census Bureau's American Indian/Alaska Native/Native Hawaiian (AIANNH) Areas database for 2017 to identify tribal nations in the SCAG region;
- **Military Lands** – Locations of military lands are derived from SCAG's 2016 Existing Land Use Database, which underwent review and refinement by local jurisdictions through the Bottom-Up Local Input and Envisioning Process;
- **Open Space and Conserved Lands** – Data on conservation areas, open space, and parks from year 2017 comes from the Save Our Agricultural Resources (SOAR) protected areas in Ventura County, the California Conservation Easement Database, as well as the California Protected Areas Database (CPAD). Together, these data inventories represent protected open space lands,

conserved areas, and conservation easements in the SCAG region and the greater State of California. Several elements were developed by aggregating and cross-checking various open space data from multiple public agencies by GreenInfo Network, and also benefit from feedback provided by local jurisdictions through SCAG's Bottom-Up Local Input and Envisioning Process;

- **Sea Level Rise Areas (2 feet)** – Data on coastal inundation were obtained from the National Oceanic and Atmospheric Administration (NOAA) Coastal Services Center's online mapping viewer depicting potential sea level rise and its associated impacts on the nation's coastal areas (accessed by SCAG in 2017). These data depict the potential inundation of coastal areas resulting from a projected 2 feet rise in sea level above current Mean Higher High Water (MHHW) conditions, and underwent review by SCAG's local jurisdictions; and
- **Farmlands in Unincorporated Areas** – Farmland information was obtained from the Farmland Mapping & Monitoring Program (FMMP) in the Division of Land Resource Protection in the California Department of Conservation. Established in 1982, the FMMP is to provide consistent and impartial data and analysis of agricultural land use and land use changes throughout the State of California. For SCAG's purposes, data from year 2016 (and 2014 in areas where 2016 data was unavailable) underwent review and refinement by local jurisdictions through the Bottom-Up Local Input and Envisioning Process.

Variable Constrained Areas:

- **Wildland-Urban Interface (WUI)** – Data on areas where housing and vegetation intermingle ("intermix WUI") and areas with housing in the vicinity of contiguous wildland vegetation ("interface WUI") were derived from the 2010 national Wildland-Urban Interface dataset developed by the SILVIS Lab at the University of Wisconsin-Madison;
- **Grazing Lands and Farmlands within Incorporated Jurisdictions** – Similar to farmlands identified in unincorporated areas, grazing lands and farmland information within incorporated areas were identified through the Farmland Mapping & Monitoring Program (FMMP) in the Division of Land Resource Protection in the California Department of Conservation, which underwent review by local jurisdictions;
- **500 Year Flood Plains** – Information on flood areas were derived from the Digital Flood Insurance Rate Map (DFIRM), obtained from Federal Emergency Management Agency (FEMA) in August 2017. The DFIRM Database is a digital version of the FEMA Flood Insurance Rate Maps (FIRM) that is designed for use with digital mapping and analysis software. The FIRM is created by FEMA for the purpose of floodplain management, mitigation, and insurance activities for the National Flood Insurance Program (NFIP), and was included for local jurisdiction review through SCAG's Bottom-Up Local Input and Envisioning Process;
- **CalFire Very High Severity Fire Risk (state and local)** – Information on areas with very high fire hazards was derived from CalFire's state responsibility area and local responsibility area Very High Fire Hazard Severity Zone (VHFHSZ) data, accessed by SCAG in early 2019; and
- **Natural Lands and Habitat Corridors** – Data on habitat corridors was derived from California Essential Habitat Connectivity Project, as developed by the California Department of Fish and Wildlife, which identifies large blocks of intact habitat or natural landscapes with connectivity

corridors essential for local wildlife. This dataset benefits from feedback from a selection of federal, state, local, tribal, and non-governmental organizations throughout California, and was made publicly available in 2010.

Section 5 – Growth Forecast Principles:

The Draft Connect SoCal plan’s Growth Forecast Principles help to guide development of the Draft Connect SoCal Growth Vision, and were developed in partnership with SCAG’s Technical Working Group. To ensure that entitlements are fully captured and future development does not exceed current general plan and specific plan growth capacities, SCAG solicited feedback from local jurisdictions on the Draft Connect SoCal plan’s Growth Vision prior to the plan’s release. Moving forward, SCAG will be evaluating and incorporating feedback to finalize the Connect SoCal Growth Vision.

- **Principle #1** - Connect SoCal will be adopted at the jurisdictional level, and directly reflects the population, household and employment growth projections that have been reviewed and refined with feedback from local jurisdictions through SCAG’s Bottom-Up Local Input and Envisioning Process. The growth forecast maintains these locally-informed projected jurisdictional growth totals, meaning future growth is not reallocated from one local jurisdiction to another;
- **Principle #2** - Connect SoCal’s growth forecast at the Transportation Analysis Zone (TAZ) level is controlled to not exceed the maximum density of local general plans, except in the case of existing entitlements and development agreements;
- **Principle #3** - For the purpose of determining consistency with Connect SoCal for California Environmental Quality Act (CEQA), grants or other opportunities, lead agencies such as local jurisdictions have the sole discretion in determining a local project’s consistency; SCAG may also evaluate consistency for grants and other resource opportunities; consistency should be evaluated utilizing the goals and policies of Connect SoCal and its associated Program Environmental Impact Report (PEIR);
- **Principle #4** - TAZ level data or any data at a geography smaller than the jurisdictional level has been utilized to conduct required modeling analyses and is therefore advisory only and non-binding, given that sub-jurisdictional forecasts are not adopted as part of Connect SoCal. TAZ level data may be used by jurisdictions in local planning as they deem appropriate. There is no obligation by a jurisdiction to change its land use policies, General Plan, or regulations to be consistent with Connect SoCal; and
- **Principle #5** - SCAG will maintain communication with agencies that use SCAG’s sub-jurisdictional level data to ensure that the “advisory and non-binding” nature of the data is appropriately maintained.



Local Review of the Draft Connect SoCal Plan's Growth Vision

Kimberly Clark, Program Manager – Resource Conservation and Resilient Communities
Community, Economic, and Human Development Committee
February 6, 2020

www.scag.ca.gov



Attachment: PowerPoint Presentation - Draft Connect SoCal Plan's Growth Vision [Revision 1] (Advancement of the Growth Vision for Connect

Connect SoCal Outreach



One-on-One Engagements with Local Jurisdictions

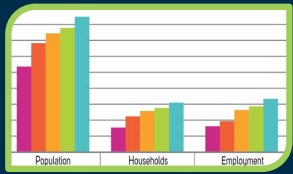


Scenario Envisioning: Regional Planning Working Groups Community Based Organizations



Public Workshops, Street Teams, Teletown Hall, Advertisement & Survey

Data Elements for Local Review



Current and Future Population, Households, Employment



Existing and Planned Land Use, Local Transportation Infrastructure, Resource Areas, Potential Infill Parcels



Sustainability Best Practices, Transit Supportive Measures



Bottom-Up Local Input and Envisioning Process

A description of the Bottom-Up Local Input and Envisioning Process, detailing the methodology and goals of the process.

Draft Data/Map Books

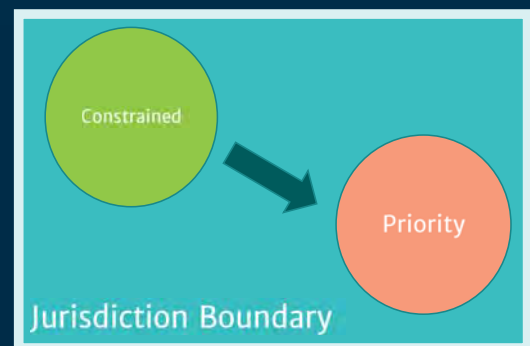
Information about the Draft Data/Map Books, including their purpose and availability.

A dropdown menu showing a list of counties: Imperial County, Los Angeles County, Orange County, Riverside County, San Bernardino County, and Ventura County.

Three preview cards for Draft Data/Map Books, each with a title, image, and a 'View Information' button.

Draft Connect SoCal Plan's Growth Vision Methodology

- Rely on jurisdictional growth forecast refined through the Bottom-Up Local Input and Envisioning Process
- Within a jurisdiction, target new population and jobs in Priority Growth Areas; deemphasize growth in Constrained Areas
- Do not exceed growth capacity prescribed by local plans and policies
- Capture entitled projects



Draft Connect SoCal Plan's Growth Vision – Priority Growth Areas



Regional Job Centers



Transit Priority Areas



High Quality Transit Areas



Livable Corridors



Neighborhood Mobility Areas



Spheres of Influence

Draft Connect SoCal Plan's Growth Vision – Constrained Areas



Military Lands and Tribal Nations



High Wildfire Threat Areas



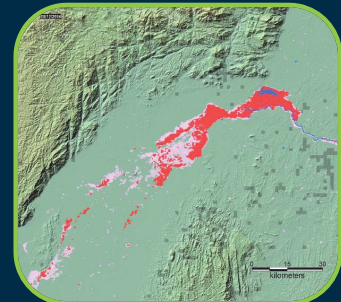
Natural and Farmlands



Areas Impacted by
2 ft Sea Level Rise



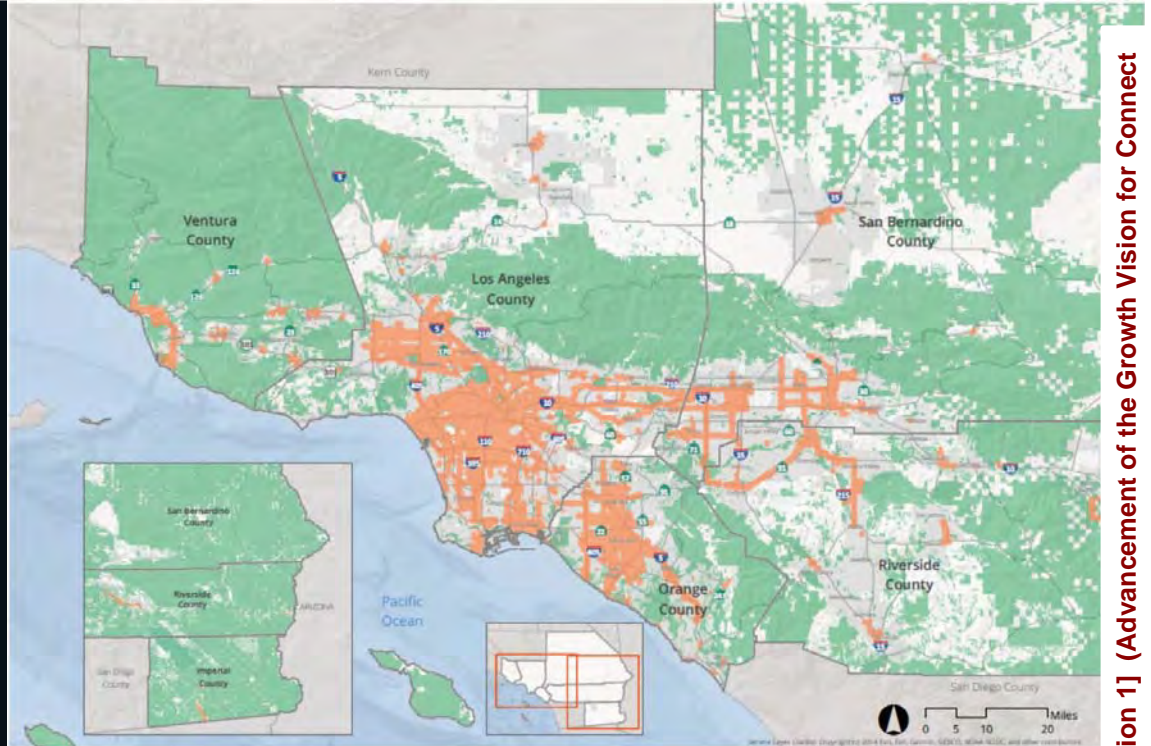
Wildlife Habitat



Flood Plains

Attachment: PowerPoint Presentation - Draft Connect SoCal Plan's Growth Vision [Revision 1] (Advancement of the Growth Vision for Connect

Draft Priority Growth Areas & Draft Constrained Areas



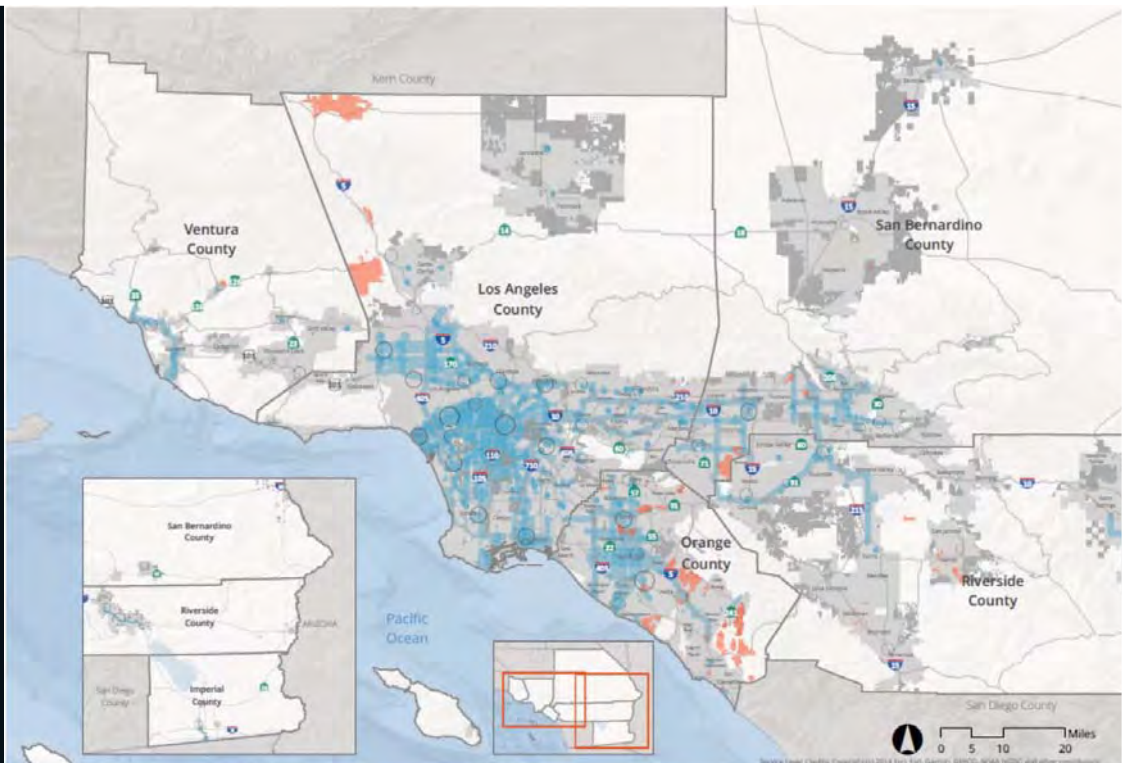
- Priority Growth Areas
- Constrained Areas

Note: SCAG utilized locally informed data elements to determine areas that ought to be precluded from growth (i.e. Absolute Growth Constraints - Tribal Lands, Military, Existing Open Space, Conserved Land, 2 ft Sea Level Rise, and Agriculture in Unincorporated Counties).

Source: CalBRACE, California Department of Conservation, CPAD, CCED, County Transportation Commissions, SCAG, 2019



Draft Growth Vision



- Job Centers
- Priority Growth Areas
- Entitled Projects*
- Incorporated Areas
- Sphere of Influence*

*Excludes absolute constrained areas

Source: County Transportation Commissions, LAFCO, Local Jurisdictions in SCAG region, SCAG, 2019

Draft Connect SoCal Plan's Growth Forecast Principles



1. Connect SoCal will be adopted at the jurisdictional level, and directly reflects the population, household and employment growth projections that have been reviewed and refined with feedback from local jurisdictions through SCAG's Bottom-Up Local Input and Envisioning Process. The growth forecast maintains these locally informed projected jurisdictional growth totals, meaning future growth is not reallocated from one local jurisdiction to another.
2. Connect SoCal's growth forecast at the Transportation Analysis Zone (TAZ) level is controlled to not exceed the maximum density of local general plans, except in the case of existing entitlements and development agreements.
3. For the purpose of determining consistency with Connect SoCal for California Environmental Quality Act (CEQA), grants or other opportunities, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency; SCAG may also evaluate consistency for grants and other resource opportunities; consistency should be evaluated utilizing the goals and policies of Connect SoCal and its associated Program Environmental Impact Report (PEIR).

Draft Connect SoCal Plan's Growth Forecast Principles



4. TAZ level data or any data at a geography smaller than the jurisdictional level has been utilized to conduct required modeling analyses and is therefore advisory only and non-binding, given that sub-jurisdictional forecasts are not adopted as part of Connect SoCal. TAZ level data may be used by jurisdictions in local planning as they deem appropriate. There is no obligation by a jurisdiction to change its land use policies, General Plan, or regulations to be consistent with Connect SoCal.
5. SCAG will maintain communication with agencies that use SCAG's subjurisdictional level data to ensure that the "advisory and non-binding" nature of the data is appropriately maintained.

Draft Connect SoCal Plan's Growth Vision Feedback Process



Population, Households, Employment



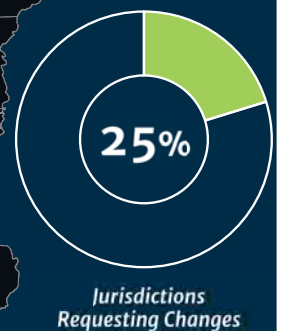
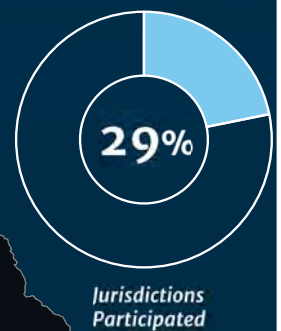
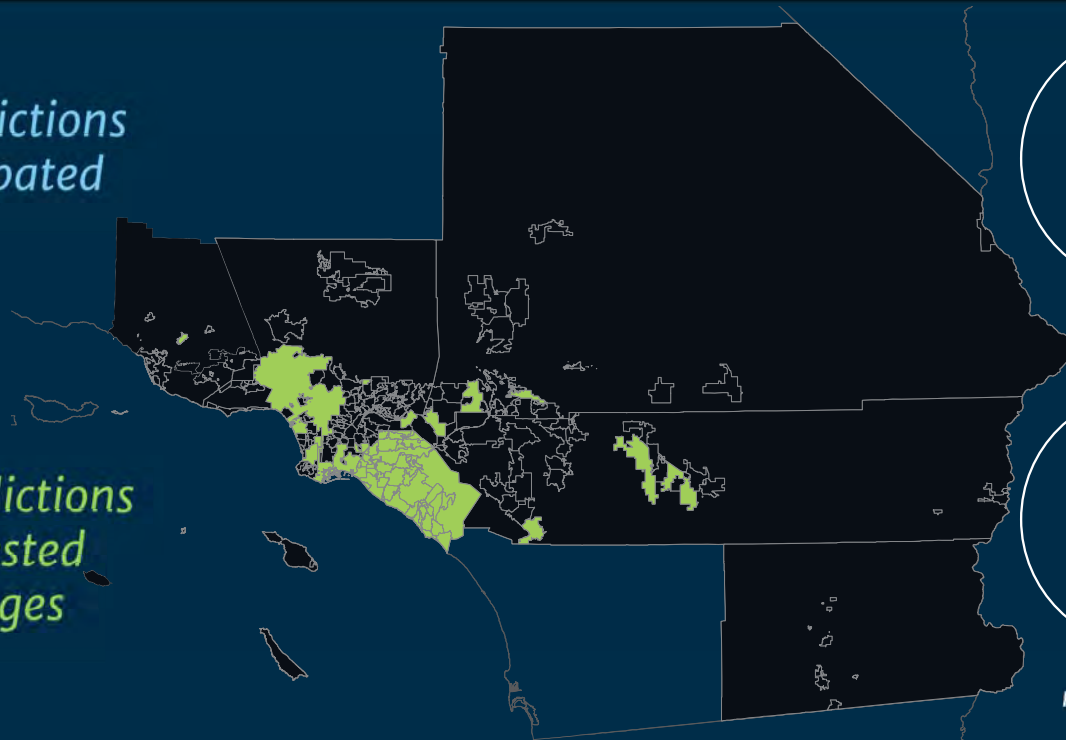
- Jurisdictions were given six weeks to review the Draft Connect SoCal plan's neighborhood level vision of growth for population, households, and employment from 2016 to 2045
- Requests for revisions to jurisdictional growth were not accepted
- Feedback was provided through SCAG's Scenario Planning Model Data Management Site
- Feedback on local growth would be accepted based on two criterion:
 - General Plan or Specific Plan Capacities
 - Entitled Projects or Existing Development Agreements

Jurisdictions that Provided Feedback on the Draft Connect SoCal Plan's Growth Vision



55 Jurisdictions Participated

50 Jurisdictions Requested Changes



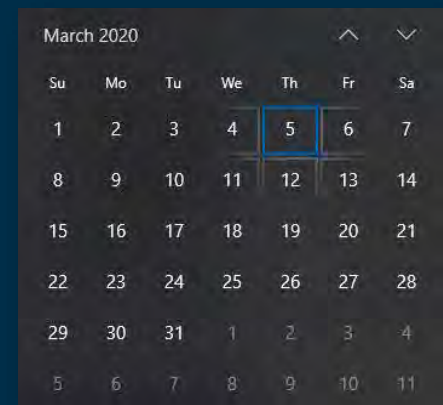
Summary of Feedback on Draft Connect SoCal Plan's Growth Vision



County	Provided Feedback on Connect SoCal's Draft Growth Vision	Requested Changes to Connect SoCal's Draft Growth Vision (5 jurisdictions approved data)
Imperial	1	0
Los Angeles	9	7
Orange	35	35
Riverside	5	4
San Bernardino	3	3
Ventura	2	1
Total:	55	50

Next Steps

- SCAG is reviewing feedback, collaborating with the Technical Working Group, and will give an update on the approach to finalize the Connect SoCal Growth Vision at the March meeting of the CEHD
- Emphasis will be put on working with the Draft Connect SoCal plan's Growth Vision and feedback from local jurisdictions to maximize the reduction in vehicle miles traveled (VMT) for the horizon years of Connect SoCal





Questions?

Thanks!

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