



Housing Working Group

October 17, 2023

WWW.SCAG.CA.GOV

Agenda

- Welcome
- Connect SoCal Housing Policy
- RHNA Reform – Legislative Concepts
- REAP 2.0 Program Updates
- Connect SoCal 2024 Updates
- Wrap-up and Next Steps

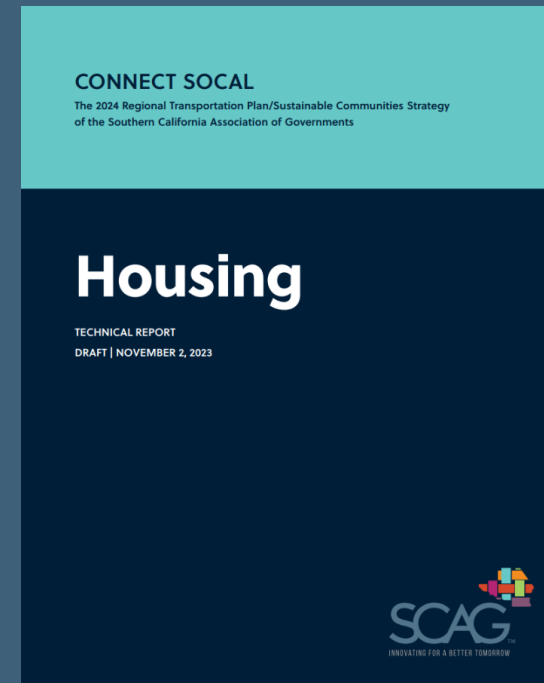


CONNECT SOCIAL HOUSING POLICY

Ma'Ayn Johnson, Housing Manager, SCAG

Connect SoCal 2024- Housing Emphasis

- Housing Technical Report
- Regional Planning Policies
- Implementation Strategies
- Regional Strategic Investments



Housing Technical Report

Provides a wealth of information and resources that clearly articulate:

- the housing need in the region (RHNA),
- the challenges with housing production (costs, lack of funding, jurisdictional processes, CEQA, community opposition, and others), and
- a series of tangible and responsive best practices that jurisdictions can pursue to advance housing production in the region
 - funding from state and federal agencies
 - technical assistance
 - streamlining the approval process
 - community education
 - housing-supportive infrastructure investments, among others

Regional Planning Policies (Approved by Board in July)

- Housing-specific regional planning policies provide a clear means to reflect alignment with the plan to:
- support local access to grant funding
- resource for lead agencies to reference when determining consistency

- The Regional Planning Policies emphasize:
- Encouraging housing development in areas with access to important community resources
- Encouraging housing in transit supportive and walkable places
- Supporting affordable housing preservation while addressing additional housing needs **across** region
- Supporting community stabilization
- Promoting innovative homeownership strategies
- Supporting programs that reduce housing cost-burden
- And, programs that support housing and service for people experiencing homelessness

Implementation Strategies

- Implementation Strategies—Specific actions SCAG will take to advance studies and plans that help us achieve the Regional Strategic Investments, as well as, advance Regional Planning Policies.
 - **Technical Assistance** for jurisdictions to complete and implement their housing elements and support local governments and Tribal Entities to advance housing production
 - **Partnerships** to align utility, transit, and infrastructure investments with housing development and equitable outcomes across the region.
 - Identify **innovative homeownership** models
 - Develop and deploy **community stabilization** (anti-displacement) resources

Regional Strategic Investments

- Draft plan assumes \$3 billion generated from Value Capture Strategies to fund infrastructure to facilitate housing production
- Connects need for housing funding with our ability to achieve mobility and climate goals
- Need for housing funding demonstrated by success/oversubscription of REAP 1, 2 programs
- Re-enforces and prioritizes securing a dedicated funding stream for housing as an essential policy goal for the region and focus on SCAG's programs



RHNA REFORM – LEGISLATIVE CONCEPTS

Francisco Barajas, Senior Legislative Affairs Staff, SCAG



RHNA Reform – Legislative Concepts

October 17, 2023

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RHNA Reform – Legislative Concepts

1. Extend Existing Need
2. Ensure a Transparent Process
3. Establish Panel of Experts
4. Increase Due Process Opportunities
5. Advance the Regional Determination
6. Reinstitute Trade and Transfer

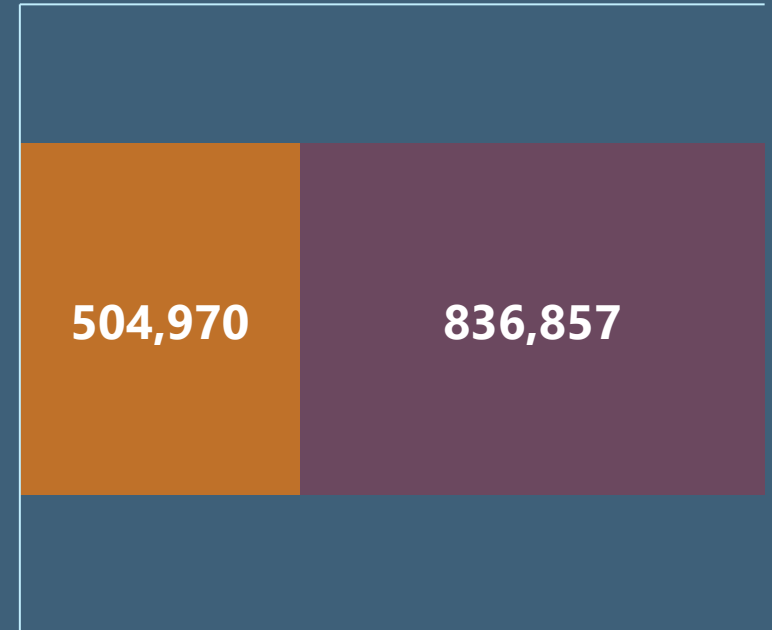
Concept 1: Extend Existing Need

- Extend existing need from the regional determination across multiple planning cycles.
- Correspondingly, extend the Housing Element planning periods over multiple cycles to be consistent with the extension of the determination period for existing need.

SCAG REGIONAL DETERMINATION

■ Growth ■ Existing Need

1,341,827



Concept 2: Ensure a Transparent Process

- Establish procedures for HCD to publicize its data sources, analyses, and methodology prior to finalizing the regional determination.
 - Including assumptions and factors used in the Department of Finance's projections and HCD's engagement processes with the Councils of Governments.



Concept 3: Establish Panel of Experts

- Require HCD to convene a panel of experts that would advise the department on its assumptions, data, and analyses prior to HCD making its final determinations.



Concept 4: Increase Due Process Opportunities

- Establish additional due process opportunities for COGs and jurisdictions to appeal the methodology and assumptions used for housing need determination.



Concept 5: Advance the Regional Determination

- Require that HCD provide the regional determination to a COG earlier than the current 26-month time frame.



Concept 6: Reinstate Trade & Transfer

- Reinstate a trade and transfer option of RHNA units between two jurisdictions.
- Include limitations or guardrails so Trade and Transfer also furthers state housing objectives, including affirmatively furthering fair housing.



RHNA Reform – Legislative Concepts

1. Extend Existing Need
2. Ensure a Transparent Process
3. Establish Panel of Experts
4. Increase Due Process Opportunities
5. Advance the Regional Determination
6. Reinstitute Trade and Transfer

QUESTION 1

- How can we further AFFH if we reinstate trade and transfer?
- Examples:
 - Only disadvantaged communities can initiate trade and transfer.
 - Trade and transfer is only limited to market rate housing.
 - Resources generated from trade and transfer can only be used to produce affordable housing.

Question 2

- What types of parameters are needed to ensure the determination process is transparent?
- Example:
 - All data sources, analysis, and other information used by HCD are posted prior to the regional determination.
 - Require public access to meetings – participation vs listening.

QUESTION 3

- Who should be on the third-party panel of experts?
- Example:
 - U.S. Census
 - Members of Academia
 - Demographic staff from another COG
 - Another state's Department of Finance



THANK YOU!

For more information, please visit:

[SCAG.CA.GOV/LEGISLATION](https://www.scag.ca.gov/legislation)



REAP 2.0 PROGRAM UPDATES

Jacob Noonan, Housing Planning Supervisor, SCAG

Regional Early Action Planning Grants of 2021 (REAP 2.0)

“Transformative planning and implementation activities” implementing the regional Sustainable Communities Strategy (SCS) (Connect SoCal)

Program Objectives



Accelerate infill development that facilitates housing supply, choice, and affordability,

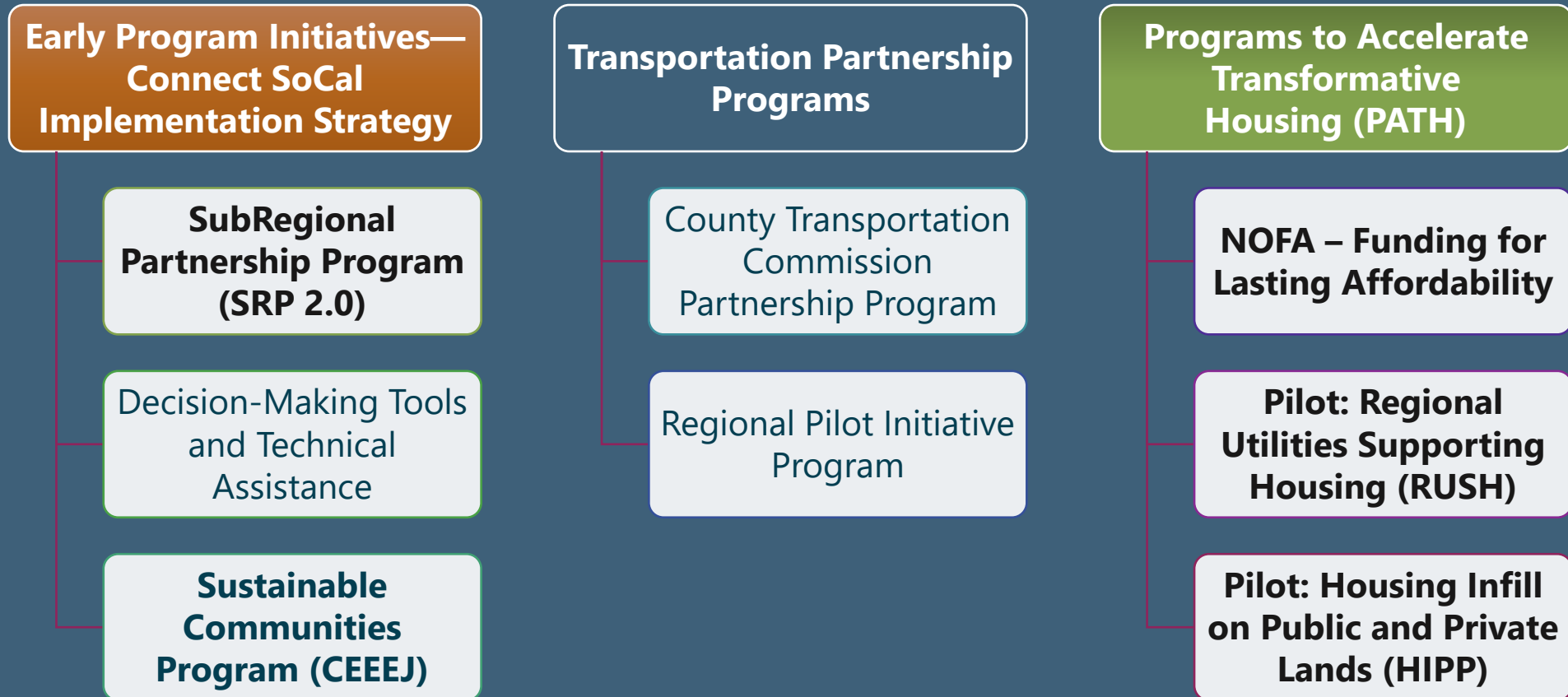


Affirmatively Further Fair Housing,



Reduce Vehicle Miles Travelled

SCAG's REAP 2.0 Grant Program Portfolio



REAP 2.0 Call for Applications Schedule

Call for Applications	Funding Amount	Release Date	Closing Date	Regional Council Approval
CTC Partnership Program (County Transportation Commissions)	\$80,000,000	April	May	July 2023
SRP 2.0 (Subregional Partnership Program)	\$23,000,000	April	June	September 2022
Sustainable Communities Program, Call 4 – Civic Engagement, Equity, and Environmental Justice (SCP CEEEJ)	\$5,000,000	April	June 5	October 2023
HIPP (Housing Infill on Public and Private Lands) Pilot Program	\$8,000,000	May 10	July 10	October 2023
NOFA For Lasting Affordability	\$45,000,000	June 7	July 31	<i>November 2023</i>
RUSH (Regional Utilities Supporting Housing) Pilot Program	\$35,000,000	September 11	November 6	Early 2024

FOR MORE INFORMATION

Visit the REAP 2.0 Webpage:
www.scag.ca.gov/reap2021



CONNECT SOCIAL 2024 UPDATES

Leslie Cayton, Associate Regional Planner, SCAG

THE 2024 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY
OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS



Leslie Cayton, Associate Regional Planner

Housing Working Group

October 17, 2023

The Region in 2050

THE PLAN

\$750B OF INVESTMENTS

~60% Operations & Maintenance

~37% Capital Projects & Other Programs

~3% Debt Service

COST



\$1

BENEFIT



\$1.50

PLAN REQUIREMENTS

- ✓ Federal Conformity Requirements
- ✓ State GHG emission reduction target



~50% Homes & Jobs near transit



~65+% New homes in priority areas



37 sq mi spared from development



POPULATION

20,883,000
+11%



HOUSEHOLDS

7,798,000
+26%



EMPLOYMENT

10,248,000
+14%

CHALLENGES REMAIN
State of Good Repair

How do we prepare Connect SoCal?

FOUNDATIONS
AND
FRAMEWORKS

2021

DATA
COLLECTION
AND POLICY
DEVELOPMENT

2022

OUTREACH
AND
ANALYSIS

2023

DRAFT
PLAN AND
ADOPTION

2024

COMPLETED MILESTONES

- ✓ **Draft Goals & Vision**
- ✓ **Draft Performance Measures**
- ✓ **Local Data Exchange**
- ✓ **Project List**

- ✓ **Draft SCS Technical Methodology**
- ✓ **Special Connect SoCal Subcommittees**
- ✓ **Public Workshops and Survey**

SCAG Resolutions

2020

- Commitment to Advancing Justice, Equity, Diversity and Inclusion in Southern California
- Climate Change Action
- Bridge the Digital Divide in Underserved Communities
- Water Action
- Goods Movement Supply Chain
- Regional Complete Streets Policy

2023

- Clean Technology Policy

Plan Policy Priorities

EQUITY

Racial &
Social
Justice

RESILIENCE

Climate
Change

Water

ECONOMY

Inclusive
Economic
Recovery

Bridging the
Digital
Divide

Chapter 1: Executive Summary

- Overview of the Plan.

Chapter 2: Our Region Today

- Summary of existing conditions, trends and challenges facing the region.

Chapter 3: Our Plan

- Summary of Plan elements including transportation investments and the forecasted development pattern, Regional Planning Policies, and Implementation Strategies.

Chapter 4: Financial Summary

- Sources and uses of funding that will support implementing the Plan.

Chapter 5: Measuring Our Progress

- Analysis of Plan performance in 2050 including equity and GHG emission reductions.

Chapter 6: Supplemental

- Additional references documents including Glossary and Requirements.

Technical Reports

Aviation & Airport Ground Access

Congestion Management

Transportation Finance

Transportation Conformity Analysis

Goods Movement

Equity Analysis

Performance Monitoring

Project List

Public Participation & Consultation

Mobility

Economic Impact Analysis

Demographics and Growth Forecast

Land Use and Communities

Housing

Travel and Tourism

Vision and Goals

*Including Requirements and Targets

Connect SoCal 2024 Plan Elements

Local Plans

Regional Trends and Research

Framework for Collaboration



Vision and Goals

*Including Requirements and Targets

Regional Planning Policies

provides guidance for integrating land use and transportation

Project List

details plan investments

Forecasted Regional Development Pattern

demonstrates where the region can sustainably accommodate needed housing

Regional Strategic Investments

address the gap between local plans and regional performance targets and goals

Implementation Strategies

areas where SCAG will lead, partner or support plan implementation

Local Plans

Regional Trends and Research

CHALLENGE

Insufficient housing supply and affordability

REGIONAL PLANNING POLICIES

- Produce and preserve affordable housing while meeting additional housing needs in the region
- Support programs that reduce housing cost burden

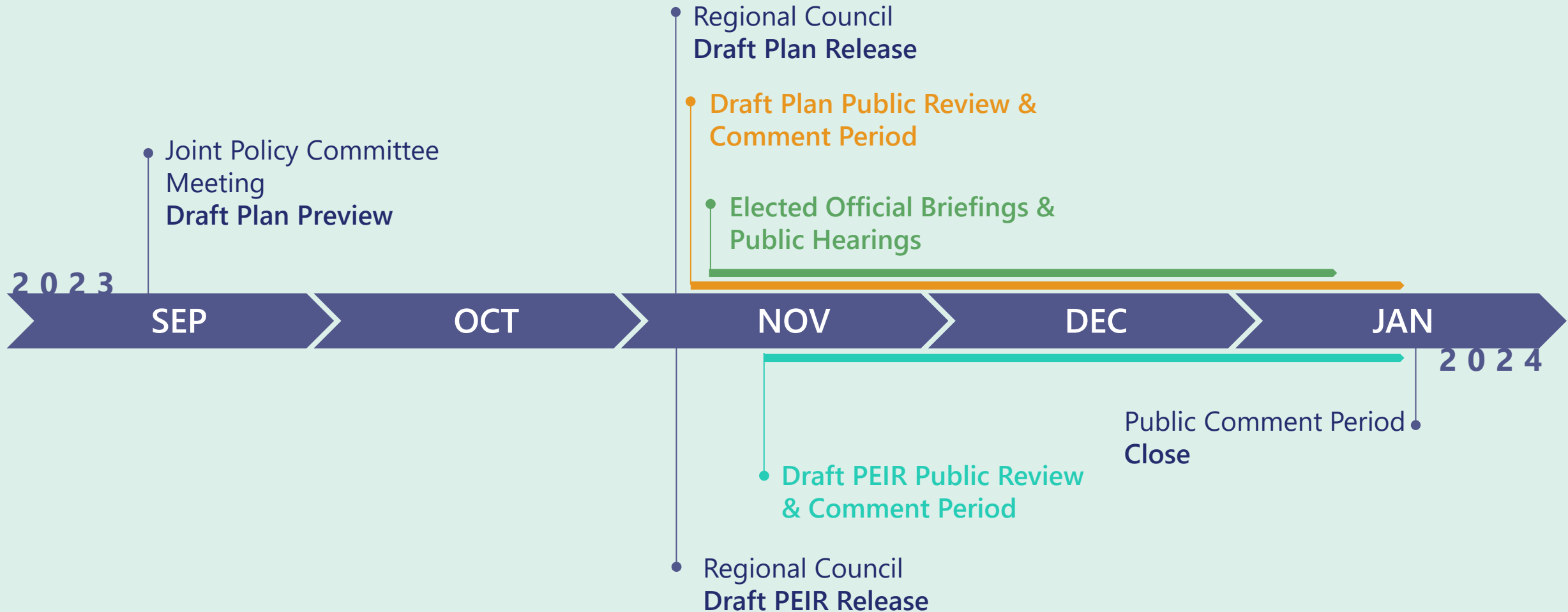
REGIONAL STRATEGIC INVESTMENTS

- Develop stable, dedicated funding stream to support local governments to implement Housing Elements

IMPLEMENTATION STRATEGIES

- Technical assistance to complete housing elements and advance housing production

Next Steps



Questions? Comments?

FOR MORE INFORMATION, PLEASE VISIT
SCAG.CA.GOV/CONNECT-SOCAL





ANNOUNCEMENTS

Announcements

- REAP 2.0 Call for Applications

<https://scag.ca.gov/programs-accelerate-transformative-housing-path>

- **OPEN UNTIL NOV 6: RUSH Pilot Program** (*Regional Utilities Supporting Housing*)
(\$35M) - Approaches for connecting utilities for housing development in infill areas.

Announcements

- **Toolbox Tuesday (Housing Series)**
 - **Part 1: October 17, 2023 1 – 2:30pm**
 - Part 1 we present the California State Department of Housing and Community Development (HCD) *Annual Progress Report Dashboard Tool* to look up trends concerning housing . In addition, HCD provides the *Affirmatively Furthering Fair Housing (AFFH) Data Viewer Tool*
 - **Part 2: November 14, 2023 1 – 2:30pm**
 - Part 2 of the Housing series focuses on tools to identify sites that are suitable for housing development and information on updated California Environmental Quality Act (CEQA) legislation.
 - [Register: https://scag.ca.gov/toolbox-tuesday](https://scag.ca.gov/toolbox-tuesday)
- **Save the Date! Next HWG meeting:**
January 16 2024



THANK YOU!

For more information, please visit:

www.scag.ca.gov/housing