



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

REGIONAL COUNCIL OFFICERS

President
Curt Hagman
County of San Bernardino

First Vice President
Cindy Allen, Long Beach

Second Vice President
Ray Marquez, Chino Hills

Immediate Past President
Art Brown, Buena Park

COMMITTEE CHAIRS

Executive/Administration
Curt Hagman
County of San Bernardino

Community, Economic &
Human Development
David J. Shapiro, Calabasas

Energy & Environment
Luis Plancarte
County of Imperial

Transportation
Tim Sandoval, Pomona

MEETING OF THE

COMMUNITY,
ECONOMIC AND
HUMAN DEVELOPMENT
COMMITTEE

**Members of the Public are Welcome to Attend
In-Person & Remotely**

**Thursday, June 6, 2024
9:30 a.m. – 11:30 a.m.**

To Attend In-Person:

**SCAG Main Office – Policy B Meeting Room
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017**

To Watch or View Only:

<https://scag.ca.gov/scag-tv-livestream>

To Attend and Participate on Your Computer:

<https://scag.zoom.us/j/85813464379>

To Attend and Participate by Phone:

**Call-in Number: 1-669-900-6833
Meeting ID: 858 1346 4379**

PUBLIC ADVISORY

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at aguilarm@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) 630-1420. 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.



Instructions for Attending the Meeting

To Attend In-Person and Provide Verbal Comments: Go to the SCAG Main Office located at 900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017 or any of the remote locations noticed in the agenda. The meeting will take place in the Policy B Meeting Room on the 17th floor starting at 9:30 a.m.

To Attend by Computer: Click the following link: <https://scag.zoom.us/j/85813464379>. If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically. Select “Join Audio via Computer.” The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.

To Attend by Phone: Call **(669) 900-6833** to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully. Enter the **Meeting ID: 858 1346 4379**, followed by #. Indicate that you are a participant by pressing # to continue. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.

Instructions for Participating and Public Comments

Members of the public can participate in the meeting via written or verbal comments.

- In Writing:** Written comments can be emailed to: ePublicComment@scag.ca.gov. Written comments received **by 5pm on Wednesday, June 5, 2024**, will be transmitted to members of the legislative body and posted on SCAG’s website prior to the meeting. You are **not** required to submit public comments in writing or in advance of the meeting; this option is offered as a convenience should you desire not to provide comments in real time as described below. Written comments received after 5pm on Wednesday, June 5, 2024, will be announced and included as part of the official record of the meeting. Any writings or documents provided to a majority of this committee regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the Clerk, at 900 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017 or by phone at (213) 630-1420, or email to aguilarm@scag.ca.gov.
- Remotely:** If participating in real time via Zoom or phone, please wait for the presiding officer to call the item for which you wish to speak and use the “raise hand” function on your computer or *9 by phone and wait for SCAG staff to announce your name/phone number.
- In-Person:** If participating in-person, you are invited but not required, to fill out and present a Public Comment Card to the Clerk of the Board or other SCAG staff prior to speaking. It is helpful to indicate whether you wish to speak during the Public Comment Period (Matters Not on the Agenda) and/or on an item listed on the agenda.

General Information for Public Comments

Verbal comments can be presented in real time during the meeting. Members of the public are allowed a total of 3 minutes for verbal comments. The presiding officer retains discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting, including equally reducing the time of all comments.

For purpose of providing public comment for items listed on the Consent Calendar, please indicate that you wish to speak when the Consent Calendar is called. Items listed on the Consent Calendar will be acted on with one motion and there will be no separate discussion of these items unless a member of the legislative body so requests, in which event, the item will be considered separately.

In accordance with SCAG’s Regional Council Policy, Article VI, Section H and California Government Code Section 54957.9, if a SCAG meeting is “willfully interrupted” and the “orderly conduct of the meeting” becomes unfeasible, the presiding officer or the Chair of the legislative body may order the removal of the individuals who are disrupting the meeting.

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

TELECONFERENCE AVAILABLE AT THESE ADDITIONAL LOCATIONS*

<p>Valerie Amezcua City of Santa Ana - City Hall 20 Civic Center Plaza, Room 813 Santa Ana, CA 92701</p>	<p>Wendy Bucknum City of Mission Viejo - City Hall 200 Civic Center, 2nd floor Serenata Conference Room Mission Viejo, CA 92691</p>	<p>Debra Dorst-Porada City of Ontario - City Hall 303 East B Street Conference Room 2 Ontario, CA 91764</p>
<p>Bobby Duncan City of Yucaipa – City Hall Executive Conference Room 34272 Yucaipa Boulevard Yucaipa, CA 92399</p>	<p>Lucy Dunn City of Mission Viejo - City Hall 200 Civic Center, 2nd floor Serenata Conference Room Mission Viejo, CA 92691</p>	<p>Keith Eich 4821 Daleridge Road La Canada Flintridge, CA 91011</p>
<p>Rose Espinoza City of La Habra - City Hall 110 East La Habra Boulevard La Habra, CA 90631</p>	<p>Claudia Frometa City of Downey - City Hall 11111 Brookshire Avenue Council Conference Room Downey, CA 90241</p>	<p>Camilo Garcia City of Calexico - City Hall 608 Herber Avenue Council Chambers Calexico, CA 92231</p>
<p>Mark E. Henderson SBCCOG, Environmental Services Center 2355 Crenshaw Blvd, Suite 125 Torrance, CA 90501</p>	<p>Cecilia Hupp City of Brea - City Hall 1 Civic Center Circle, 3rd Floor Brea, CA 92821</p>	<p>Kathleen Kelly 46-100 Burroweed Lane Palm Desert, CA 92260</p>
<p>Lauren Kleiman City of Newport Beach - City Hall 100 Civic Center Drive Bay 2D Newport Beach CA, 92660</p>	<p>Matt LaVere Ventura County Government Center 800 S Victoria Avenue, Fourth Floor Ventura, CA 93009</p>	<p>Jed Leano City of Claremont - City Hall 207 Harvard Avenue Conference Room Claremont, CA 91711</p>
<p>Carlos Leon City of Anaheim - City Hall 200 S Anaheim Boulevard, 7th Floor Anaheim, CA 92805</p>	<p>Anni Marshall City of Avalon - City Hall 410 Avalon Canyon Road Avalon, CA 90704</p>	<p>Casey McKeon Heslin Holdings 23421 South Pointe Drive, Suite 270 Laguna Hills, CA 92653</p>
<p>John A. Mirisch City of Beverly Hills - City Hall 455 N. Rexford Drive, 4th Floor Beverly Hills, CA 90210</p>	<p>Geneva Mojado Soboba Band of Luiseño Indians Tribal Administration 23906 Soboba Road, 2nd Floor Conference Room San Jacinto, CA 92583</p>	<p>Zizette Mullins City of Burbank - City Hall 275 E. Olive Avenue, 2nd Floor Burbank, CA 91502</p>
<p>George A. Nava City of Brawley - City Hall 383 Main Street Brawley, CA 922277</p>	<p>Misty Perez 2505 Seafoam Court Port Hueneme, CA 93041</p>	<p>Freddy Puza 8321 Baltimore Avenue College Park, MD, 20740</p>



COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

Sonny Santa Ines City of Bellflower - City Hall 16600 Civic Center Drive Bellflower, CA 90706	Becky A. Shevlin City of Monrovia - City Hall 415 S Ivy Street Monrovia, CA 91016	Mary Solorio City of San Fernando - City Hall 117 Macneil Street San Fernando, CA 91340
Helen Tran City of San Bernardino - City Hall 290 North D Street Mayor's Office San Bernardino, CA 92401	Mark Waronek 24116 Alliene Avenue Lomita, CA 90717	Jeff Wood Lakewood City Council Chambers/Offices 5000 Clark Avenue Lakewood, CA 90712
Tony Wu 4509 Temple City Boulevard Temple City CA, 91780		

* Under the teleconferencing rules of the Brown Act, members of the body may remotely participate at any location specified above.



CEHD - Community, Economic and Human Development Committee
Members – June 2024

1. **Hon. Frank A. Yokoyama**
CEHD Chair, Cerritos, RC District 23
2. **Hon. David J. Shapiro**
CEHD Vice Chair, Calabasas, RC District 44
3. **Hon. Cindy Allen**
2nd Vice President, Long Beach, RC District 30
4. **Hon. Valerie Amezcua**
Santa Ana, RC District 16
5. **Hon. Gary Boyer**
Glendora, RC District 33
6. **Hon. Drew Boyles**
El Segundo, RC District 40
7. **Hon. Wendy Bucknum**
Mission Viejo, RC District 13
8. **Hon. Don Caskey**
Laguna Hills, OCCOG
9. **Hon. Tanya Doby**
Los Alamitos, OCCOG
10. **Hon. Debra Dorst-Porada**
Ontario, Pres. Appt. (Member at Large)
11. **Hon. Bobby Duncan**
Yucaipa, SBCTA
12. **Ms. Lucy Dunn**
Business Representative, Non-Voting Member
13. **Hon. Keith Eich**
La Cañada Flintridge, RC District 36
14. **Hon. Bob Engler**
Thousand Oaks, VCOG
15. **Hon. Rose Espinoza**
La Habra, OCCOG

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. Waymond Fermon**
Indio, CVAG
- 17. Hon. Margaret Finlay**
Duarte, RC District 35
- 18. Hon. Claudia Frometa**
Downey, RC District 25
- 19. Hon. Martin Fuentes**
Cudahy, GCCOG
- 20. Hon. John Gabbard**
Dana Point, District 12
- 21. Hon. Camilo Garcia**
Imperial County, CoC
- 22. Hon. Marshall Goodman**
La Palma, RC District 18
- 23. Hon. Mark Henderson**
Gardena, RC District 28
- 24. Hon. Cecilia Hupp**
Brea, OCCOG
- 25. William Hussey**
Grand Terrace, SBCTA
- 26. Hon. Lynda Johnson**
Cerritos, GCCOG
- 27. Hon. Kathleen Kelly**
Palm Desert, RC District 2
- 28. Hon. Tammy Kim**
Irvine, RC District 14
- 29. Hon. Lauren Kleiman**
Newport Beach, RC District 15
- 30. Sup. Matt LaVere**
Ventura County CoC
- 31. Hon. Jed Leano**
Claremont, SGVCOG

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

- 32. Hon. Carlos Leon**
Anaheim, RC District 19
- 33. Hon. Anni Marshall**
Avalon, GCCOG
- 34. Hon. Andrew Masiel**
Tribal Govt Regl Planning Board Representative
- 35. Hon. Casey McKeon**
Huntington Beach, RC District 64
- 36. Hon. John Mirisch**
Beverly Hills, Pres. Appt. (Member at Large)
- 37. Hon. Geneva Mojado**
Soboba Band of Luiseño Indians
- 38. Hon. Joseph Morabito**
Wildomar, WRCOG
- 39. Hon. Zizette Mullins**
Burbank, AVCJPA
- 40. Hon. Joseph Murphy**
Pechanga Band of Indians
- 41. George Nava**
Brawley, ICTC
- 42. Hon. Marisela Nava**
Perris, RC District 69
- 43. Hon. Misty Perez**
Port Hueneme, Pres. Appt. (Member at Large)
- 44. Hon. Freddy Puza**
Culver City, WCCOG
- 45. Hon. Nithya Raman**
Los Angeles, RC District 51
- 46. Hon. Gabriel Reyes**
San Bernardino County CoC
- 47. Hon. Rocky Rhodes**
Simi Valley, RC District 46

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

- 48. Hon. Sonny Santa Ines**
Bellflower, GCCOG

- 49. Hon. Becky Shevlin**
Monrovia, SGVCOG

- 50. Hon. Mary Solorio**
San Fernando, SFVCOG

- 51. Hon. Helen Tran**
San Bernardino, SBCTA

- 52. Hon. Mark Waronek**
Lomita, SBCCOG

- 53. Hon. Acquanetta Warren**
Fontana, SBCTA

- 54. Hon. Jeff Wood**
Lakewood, RC District 24

- 55. Hon. Tony Wu**
West Covina, SGVCOG

- 56. Hon. Frank Zerunyan**
Rolling Hills Estates, SBCCOG

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

Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room
Los Angeles, CA 90017
Thursday, June 6, 2024
9:30 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 David Shapiro, Chair)*

PUBLIC COMMENT PERIOD (Matters Not on the Agenda)

This is the time for public comments on any matter of interest within SCAG’s jurisdiction that is **not** listed on the agenda. For items listed on the agenda, public comments will be received when that item is considered. Although the committee may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon at this time.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR

Approval Items

- 1. Minutes of the Meeting – April 4, 2024 PPG. 9

Receive and File

- 2. CEHD Agenda Outlook and Future Agenda Items PPG. 18
- 3. Release of Draft Transportation Conformity Analyses of Draft 2025 Federal Transportation Improvement Program (FTIP) and Draft Connect SoCal 2024 Amendment 1 PPG. 23

INFORMATION ITEMS

- 4. Expanding Homeownership - Shared Appreciation Programs 45 Mins. PPG. 28
(Jacob Noonan, Planning Supervisor, SCAG; Liz Bieber, Housing Strategies Manager, LACDA; and William Hughes, Executive Director, Irvine Community Land Trust)
- 5. Regional Rail Station Housing Analysis 30 Mins. PPG. 56
(Grieg Asher, Planning Supervisor, SCAG; Aaron Barker, Associate Principal, BAE Urban Economics; and Karen Gulley, Managing Principal, PlaceWorks)



COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

6. California's Housing Future 2040: The Next Regional Housing Needs Allocation
(Ma'Ayn Johnson, Housing Manager)

15 Mins. PPG. 68

CHAIR'S REPORT

(The Honorable David Shapiro, Chair)

STAFF REPORT

(Ivette Macias, Government Affairs Officer, SCAG Staff)

ANNOUNCEMENTS

ADJOURNMENT



MINUTES OF THE REGULAR MEETING
COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD)
THURSDAY, APRIL 4, 2024

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD). A VIDEO AND AUDIO RECORDING OF THE FULL MEETING IS AVAILABLE AT: <http://scag.iqm2.com/Citizens/>.

The Community, Human and Development Committee (CEHD) of the Southern California Association of Governments (SCAG) held its regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

Members Present:

Hon. Frank Yokoyama, Chair	<i>Cerritos</i>	District 23
Hon. David Shapiro, Vice Chair	<i>Calabasas</i>	District 44
Hon. Cindy Allen	<i>Long Beach</i>	District 30
Hon. Valerie Amezcua	<i>Santa Ana</i>	District 16
Hon. Gary Boyer	<i>Glendora</i>	District 33
Hon. Wendy Bucknum	<i>Mission Viejo</i>	District 13
Hon. Don Caskey	<i>Laguna Hills</i>	OCCOG
Hon. Tanya D. Doby	<i>Los Alamitos</i>	OCCOG
Ms. Lucy Dunn		Ex-Officio
Hon. Keith Eich	<i>La Cañada Flintridge</i>	District 36
Hon. Bob Engler	<i>Thousand Oaks</i>	VCOG
Hon. Rose Espinoza	<i>La Habra</i>	OCCOG
Hon. Claudia M. Frometa	<i>Downey</i>	District 25
Hon. John Gabbard	<i>Dana Point</i>	District 12
Hon. Camilo Garcia	<i>Imperial County</i>	CoC
Hon. Marshall Goodman	<i>La Palma</i>	District 18
Hon. Mark Henderson	<i>Gardena</i>	District 28
Hon. Cecilia Hupp	<i>Brea</i>	OCCOG
Hon. Lynda Johnson	<i>Cerritos</i>	GCCOG
Hon. Kathleen Kelly	<i>Palm Desert</i>	District 2
Hon. Tammy Kim	<i>Irvine</i>	District 14
Hon. Carlos Leon	<i>Anaheim</i>	District 19
Hon. Andrew Masiel, Sr.	<i>Tribal Gov't Reg'l Planning Rep.</i>	
Hon. Casey McKeon	<i>Huntington Beach</i>	District 64



Hon. John Mirisch	<i>Beverly Hills, Pres. Appt.</i>	Member at Large
Hon. Geneva Mojado	<i>Soboba Band of Luiseño Indians</i>	
Hon. Joseph Morabito	<i>Wildomar</i>	WRCOG
Hon. Freddy Puza	<i>Culver City</i>	WCCOG
Hon. Gabriel Reyes	<i>San Bernardino County</i>	CoC
Hon. Rocky Rhodes	<i>Simi Valley</i>	District 46
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Helen Tran	<i>San Bernardino</i>	SBCTA
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
Hon. Acquanetta Warren	<i>Fontana</i>	SBCTA
Hon. Tony Wu	<i>West Covina</i>	SGVCOG
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

Members Not Present

Hon. Drew Boyles	<i>El Segundo</i>	District 40
Hon. Debra Dorst-Porada	<i>Ontario, Pres. Appt.</i>	Member at Large
Hon. Bobby Duncan	<i>Yucaipa</i>	SBCTA
Hon. Waymond Fermon	<i>Indio</i>	CVAG
Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Hon. Lauren Kleiman	<i>Newport Beach</i>	District 15
Sup. Matt LaVere	<i>Ventura County</i>	CoC
Hon. Jed Leano	<i>Claremont</i>	SGVCOG
Hon. Anni Marshall	<i>Avalon</i>	GCCOG
Hon. Zizette Mullins	<i>Burbank</i>	AVCIPA
Hon. Joseph Murphy	<i>Pechanga Band of Luiseno Indians</i>	
Hon. George A. Nava	<i>Brawley</i>	ICTC
Hon. Marisela Nava	<i>Perris</i>	District 69
Hon. Misty Perez	<i>Port Hueneme, Pres. Appt.</i>	Member at Large
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Andrew Sarega	<i>La Mirada</i>	District 31
Hon. Mary Solorio	<i>San Fernando</i>	SFVCOG

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Honorable Frank Yokoyama called the meeting to order at 9:35 a.m. and asked Councilmember Rocky Rhodes, Simi Valley, District 46, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Chair Yokoyama provided detailed instructions and general information on how to provide public comments. Additionally, he noted that public comments received via email to CEHDPublicComment@scag.ca.gov after 5pm on Wednesday, April 3, 2024, would be announced and included as part of the official record of the meeting.

Chair Yokoyama opened the public comment period and noted this was the time for members of the public to offer comment for matters that are within SCAG’s jurisdiction but are not listed on the agenda.

SCAG staff noted there were no written public comments received via email before or after the 5pm deadline on 5pm on Wednesday, April 3, 2024. SCAG staff also noted that there were no public comments for matters not listed on the agenda.

Chair Yokoyama closed the public comment period for matters not listed on the agenda.

REVIEW AND PRIORITIZE AGENDA ITEMS

There were no reprioritizations made.

ELECTION OF CHAIR AND VICE CHAIR

Richard Lam, Legal Counsel, announced there was one nominee for the CEHD Chair position and three nominees for the position of Vice Chair. He recited SCAG’s election rules for nominating from the floor and asked the Committee to proceed with those nominations.

A MOTION was made (Bucknum) to close the nominations and elect Hon. David Shapiro (Calabasas) as the CEHD Chair. Motion was passed by the following roll call vote:

AYES: Allen, Boyer, Bucknum, Caskey, Doby, Eich, Engler, Frometa, Gabbard, Garcia, Goodman, Henderson, Hupp, Johnson, Kelly, Kim, Leon, Masiel, McKeon, Mirisch, Mojado, Morabito, Puza, Reyes, Rhodes, Santa Ines, Shapiro, Shevlin, Tran, Waronek, Warren, Wu, Yokoyama and Zerunyan (34)

NOES: (0)

ABSTAIN: (0)

There were no public comments on this item.

Richard Lam, Legal Counsel, noted the three nominations received for CEHD Vice Chair:

1. Valerie Amezcua (Santa Ana) (Declined nomination)
2. John Gabbard (Dana Point)
3. Rocky Rhodes (Simi Valley)

Additionally, a MOTION was made from the floor (Kelly) to nominate Mark Henderson (Gardena) for CEHD Vice Chair.

A roll call was taken for each nominee. The Clerk announced that Hon. Rocky Rhodes (Simi Valley) with 21 votes was the new CEHD Vice Chair and passed with the following roll call votes:

AYES: Amezcua, Boyer, Caskey, Eich, Engler, Frometa, Garcia, Johnson, Masiel, Mirisch, Mojado, Reyes, Rhodes, Santa Ines, Shapiro, Shevlin, Tran, Waronek, Warren, Yokoyama and Zerunyan (21)

NOES: (0)

ABSTAIN: (0)

There were no public comments on this item.

CONSENT CALENDAR

Approval Items

1. Minutes of the February 1, 2024 Meeting

Receive and File

2. CEHD Agenda Outlook and Future Agenda Items

A MOTION was made (Frometa) to approve Consent Calendar Items 1; and Receive and File Item 2. Motion was SECONDED (Waronek). The motion was passed by the following roll call vote:

AYES: Allen, Boyer, Bucknum, Caskey, Doby, Eich, Engler, Espinoza, Frometa, Gabbard, Garcia, Goodman, Henderson, Hupp, Johnson, Kelly, Kim, Leon, Masiel, McKeon, Mirisch, Mojado, Morabito, Puza, Reyes, Rhodes, Santa Ines, Shapiro, Shevlin, Tran, Waronek, Warren, Wu, Yokoyama and Zerunyan (35)

NOES: (0)

ABSTAIN: (0)

There were no public comments on this item.

INFORMATION ITEMS

3. Tribal Data Needs Assessment for Tribal Resilience Project

Chair Yokoyama provided background information on the Tribal Resilience Project noting that SCAG received one-time grant funding from the State to implement core recommendations developed in the Inclusive Economic Recovery Strategy (IERS). SCAG is collaborating with the Brookings Institution on one of the deliverables under this grant – the Tribal Data Needs Assessment for Tribal Resilience Project. He asked Victor Negrete, SCAG staff and Robert Maxim, Fellow, Brookings Metro, to present an overview of the economic and demographic data needs of Tribal and Indigenous communities in the SCAG Region.

Mr. Negrete provided background information and introduced Mr. Maxim to the Committee. Their presentation focused on the data needs of tribal communities, improved data collection tools, deliverables, and next steps, with a public-facing report planned for December 2024. Additional topics included information on the initial Tribal stakeholder engagement process and research, and discussion on the development of a Southern California based tool that can provide a high visibility look at the factors affecting Native American economic progress and well-being in Southern California.

The Committee thanked Mr. Negrete and Mr. Maxim for the great presentation. Mr. Maxim responded on the comments and questions expressed by the Councilmembers including concerns of the national data collection guidelines and issues with the current self-identification systems within the State and Federal governments.

The comprehensive staff report and PowerPoint presentation – Tribal Data Needs Assessment Project was provided in the agenda packet.

There were no public comments on this item.

4. Accessory Dwelling Unit (ADU) Panel

Chair Yokoyama provided remarks noting the presentation would review two REAP 1.0 projects that supported ADU policies and programs for subregions and local governments. He asked Zacharias Gardea, SCAG staff to introduce the panelists.

Mr. Gardea provided background information on the potential for ADU's to support housing supply and the new laws that support ADU implementation. He introduced Ashley Hoang, Senior Associate, AECOM and Marnie Primmer, Executive Director, OCCOG, who would summarize the workplan of their ADU projects and share specific findings that could serve as best practices for jurisdictions throughout the SCAG region.

Highlights of Ms. Hoang's and Ms. Primmer's presentation focused on the implementation of ADU support activities in local jurisdictions, including the development of a comprehensive handbook and prototype design options. Additional topics focused on a joint venture project with Ventura, Gateway Cities, and Orange Counties to develop tools for financing, permitting, and constructing ADUs. The project aimed to provide support for member jurisdictions in implementing state law related to expanding opportunities for ADUs, including model ordinances, technical assistance, FAQs, flyers, social media posts, background information, and a virtual town hall.

Staff and the panelists responded on the comments and questions expressed by the Councilmembers including responses for efforts to ensure that ADU development result in increasing affordability, ensuring that realistic guidance through the application process is highlighted, and how Proposition 13 factors in the ADU development process.

The comprehensive staff report and PowerPoint presentation – AECOM was provided in the agenda packet. Staff noted the additional PowerPoint presentation by Ms. Primmer – REAP 1.0 ADU Accomplishments, would be provided to the CEHD Committee members after the meeting.

There were no public comments on this item.

5. SCAG Region Job Quality Index (JQI) Framework

Chair Yokoyama provided background information noting that the JQI Framework was another deliverable under the IERS grant to advance SCAG's role in promoting equitable economic growth for the SCAG region. He asked Victor Negrete, SCAG staff, to introduce the speaker who would provide a preview of the JQI report and data which would be available the following month.

Mr. Negrete provided brief remarks and introduced Dr. David Roland-Holst, Research Professor at UC Berkeley and Managing Director of Berkeley Economic Advising and Research (BEAR) who presented the background and concepts undergirding the SCAG JQI.

Dr. Roland-Holst's presentation provided an overview of the progress made to date. The presentation focused on SCAG's JQI, noting that it was intended as a major tool for understanding the complexities of local job markets for each of the region's six counties and the region, identifying and measuring opportunities and challenges for economic development policy, and addressing regional disparities of opportunity.

Dr. Roland-Holst responded on the comments expressed by the Councilmembers including responses to the connection or obstacles between wage and wealth inequality.

The comprehensive staff report and PowerPoint presentation – Job Quality Index Preview was provided in the agenda packet.

There were no public comments on this item.

CHAIR'S REPORT

Chair Yokoyama thanked Ariel Pe (Lakewood) for his dedication and service as a member of the CEHD Committee.

ANNOUNCEMENTS

Chair Yokoyama provided highlights of the Chair's Report. He reported on the following SCAG activities and noted that additional information could be found on SCAG's website.

- SCAG President Art Brown, CEHD Chair, Frank Yokoyama and SCAG colleagues attended SCAG's annual Sacramento Summit.
- Announcement to join elected officials, policy makers and civic leaders from across Southern California at SCAG's 59th annual Regional Conference and General Assembly on May 2-3, 2024, at the JW Marriott Desert Springs Resort & Spa.

STAFF REPORT

Ivette Macias, Senior Government Affairs Officer, SCAG staff, commented that registration was open for SCAG's 59th Annual Regional Conference and General Assembly at the JW Marriott Desert Springs and Resort & Spa in Palm Desert on May 2-3, 2024.



ADJOURNMENT

Chair Yokoyama remarked that that day's meeting was his last CEHD Committee meeting and thanked SCAG staff, CEHD Committee, and new CEHD Chair, David Shapiro, for the guidance and support provided during his years as CEHD Vice Chair and Chair.

Chair Yokoyama noted that the CEHD Committee would not meet in May due to the SCAG General Assembly. The next meeting of the CEHD would be on Thursday, June 6, 2024, at 9:30 a.m. There being no further business, Chair Yokoyama adjourned the meeting of the Community, Economic and Human Development Committee at 11:38 a.m.

Respectfully submitted by:

Carmen Summers
Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

//

COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE ATTENDANCE REPORT																
2023-24																
MEMBERS	Representing	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total Mtgs Attended To Date		
Allen, Cindy	Long Beach, RC District 30		1	1		0	1		1	0		1		5		
Amezcuca, Valarie	Santa Ana, RC District 16	1	1	1		0	0		1	0		1		5		
Boyer, Gary	Glendora, RC District 33	1	1	1		1	1		1	1		1		8		
Boyles, Drew	El Segundo, RC District 40	0	0	1		0	1		1	0		0		3		
Bucknum, Wendy	Mission Viejo, RC District 13	1	1	1		1	1		1	1		1		8		
Caskey, Don	Laguna Hills, OCCOG	1	0	1		0	1		1	0		1		5		
Doby, Tanya D.	Los Alamitos, OCCOG		0	1		0	1		1	1		1		5		
Dorst-Porada, Debra	Ontario, Pres. Appt. (Member at Large)	0	0	0		1	1		0	1		0		3		
Duncan, Bobby	Yucaipa, SBCTA								1	1		0		2		
Dunn, Lucy	Business Representative	1	1	1		1	1		1	1		1		8		
Eich, Keith	La Cañada Flintridge, RC District 36	1	0	1	D	1	1	D	1	1	J	1	G	7		
Engler, Bob	Thousand Oaks, VCOG	1	0	1		1	1		1	1		1		7		
Espinoza, Rose	La Habra, OCCOG	1	1	1		1	1		1	1	O	1	E	8		
Fermon, Waymond	Indio, CVAG	1	1	1		0	0		0	1		0		4		
Finlay, Margaret E.	Duarte, RC District 35	0	1	0		1	1		0	1	I	0	N	4		
Frometa, Claudia M.	Downey, RC District 25	1	0	0		0	0		1	0		1		3		
Gabbard, John	Dana Point, District 12		1	1		0	0		0	1	N	1		4		
Garcia, Camilo	Imperial County CoC		1	0		1	1		0	1		1		5		
Goodman, Marshall R.	LaPalma, RC District 18	1	0	1	A	0	0	A	1	1	T	1	A	5		
Henderson, Mark E.	Gardena, RC District 28	1	1	1		1	1		1	1		1		8		
Hupp, Cecilia	Brea, OCCOG	1	1	1		0	1		1	1		1	S	7		
Johnson, Lynda	Cerritos, GCCOG	1	1	1		1	1		1	0		1		7		
Kelly, Kathleen	Palm Desert, RC District 2	1	1	1		1	1		1	1		1	S	8		
Kim, Tammy	Irvine, RC District 14	0	1	1		1	1		0	0		1		5		
Kleiman, Lauren	Newport Beach, RC District 15	1	1	1		1	1		0	0		0	E	5		
LaVere, Matt	Ventura County CoC	1	0	1		1	1		1	1		0		6		
Leano, Jed	Claremont, SGVCOG	1	1	1	R	1	1	R	0	1	C	0	M	6		
Leon, Carlos A.	Anaheim, RC District 19								1	0		1		2		
Marshall, Anni	Avalon, GCCOG	1	1	1		1	1		1	1	M	0	B	7		
Masiel, Sr., Andrew	Pechanga Band of Luiseno Indians Tribal Gov Reg Planning Board	1	0	1		1	0		1	1		1		6		
McKeon, Casey	Huntington Beach, RC District 64	1	1	1		0	1		1	1	T	1	L	7		
Mirisch, John	Beverly Hills, Pres. Appt. (Member at Large)	1	1	1		1	1		1	1		1		8		
Mojado, Geneva	Soboba Band of Luiseño Indians					1	1		1	1	E	1	Y	5		
Mullins, Zizette	Burbank, AVCJPA						1		1	1		1		4		
Morabito, Joseph	Wildomar, WRCOG	1	1	1	K	1	1	K	1	1		0		7		
Murphy, Joseph	Pechanga Band of Luiseno Indians									1		0		1		
Nava, George A.	Brawley, ICTC	0	0	1		1	1		1	1		0		5		
Nava, Marisela	Perris, RC District 69	1	1	1		1	0		0	0		0		4		
Perez, Misty	Port Hueneme, Pres. Appt. (Member at Large)	0	1	0		0	0		0	1		0		2		
Puza, Freddy	Culver City, WCCOG			0		1	1		1	1		1		5		
Raman, Nithya	Los Angeles, RC District 51	0	0	0		0	0		0	0		0		0		
Reyes, Gabriel	San Bernardino County CoC	0	0	0		0	1		0	1		1		3		
Rhodes, Rocky	Simi Valley, RC District 46	1	1	1		1	1		1	1		1		8		
Santa Ines, Sonny	Bellflower, GCCOG	1	1	1		0	0		1	0		1		5		
Sarega, Andrew	La Mirada, RC District 31	1	1	1		0	0		0	0		0		3		
Shapiro, David J.	Calabasas, RC District 44	1	1	1		1	1		1	1		1		8		
Shevlin, Becky A.	Monrovia, SGVCOG	1	1	1		1	1		1	1		1		8		
Solorio, Mary	San Fernando, SFVCOG		1	0		1	0		1	0		0		3		
Tran, Helen	San Bernardino, SBCTA	1	1	1		0	1		0	1		1		6		
Waronek, Mark	Lomita, SBCCOG	1	0	1		1	0		1	1		1		6		
Warren, Acquanetta	Fontana, SBCTA	0	1	0		0	1		1	0		1		4		
Wu, Tony	West Covina, SGVCOG	0	1	1		0	0		0	1		1		4		
Yokoyama, Frank A.	Cerritos, RC District 23	1	1	1		1	1		1	1		1		8		
Zerunyan, Frank	Rolling Hills Estates, SBCCOG	1	1	1		1	0		1	0		1		6		
TOTAL ATTENDANCE		33	34	39		31	36		38	38		37				

Attachment: CEHD Attendance Sheet FY 2023-24 v2 (Minutes of the April 4, 2024 Meeting)



AGENDA ITEM 2 REPORT

Southern California Association of Governments
June 6, 2024

To: Community Economic & Human Development Committee (CEHD)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Elizabeth Carvajal, Deputy Director
(213) 236-1801, carvajal@scag.ca.gov

Subject: CEHD Agenda Outlook and Future Agenda Items

RECOMMENDED ACTION:

Receive and File

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:

The draft Policy Development Framework (“Framework”) for Connect SoCal 2024 was presented to the Community, Economic and Human Development Committee (CEHD) on April 7, 2022. Following the Regional Council adoption of the Framework on June 2, 2022, staff developed a 12-month Committee CEHD Outlook, to realize the goals and discussions committed to in the Framework and develop consensus around the policy priorities that will become final recommendations in Connect SoCal 2024. For FY2024, the CEHD Outlook reflects outcomes of the 2023 Executive Administration Committee (EAC) Retreat and discussions with the CEHD Chair and Vice Chair. The Committee Outlook and Future Agenda Items will be updated monthly as a receive and file item. A new CEHD Outlook will be developed following the EAC retreat and in consultation with the CEHD Chair and Vice Chair.

BACKGROUND:

The draft Policy Development Framework (“Framework”) for Connect SoCal 2024 was presented to the CEHD on April 7, 2022, and was adopted by the Regional Council at the June 2, 2022 meeting. The Policy Framework is intended to facilitate the engagement of SCAG’s Policy Committees in the data, emerging issues and policy recommendations that will be presented in Connect SoCal 2024. In furtherance of the adopted Policy Development Framework, staff have developed a “Committee Outlook” for each of the three policy committees (CEHD, TC and EEC) organized around three areas: Connect SoCal, Local Assistance Program, and Regional Updates.

CEHD Committee Outlook and Framework

Building on the Policy Framework and the commitment to creating more transparency and engagement in the policy development process, staff updated the Outlook for the CEHD Policy Committee for FY2024.

The Committee Outlook organizes content into three programmatic areas:

- 1. Connect SoCal:** Items within this area will center on efforts to implement Connect SoCal 2020, updates on the plan development process for 2024, and discussion of key policy issues and emerging trends for the 2024 Connect SoCal Plan. Presentations will offer best practices, lessons learned and emerging trends in key policy areas centered on land use, housing, and economic development. The FY2024 Outlook summarizes the items that came before the CEHD Committee related to the development of Connect SoCal 2024.
- 2. Local Assistance Program:** In this programmatic area, staff will present informational and action items related to programs that provide assistance to local partners. Currently, the main programs that will be highlighted through the CEHD committee are: the in-progress \$47 million REAP (Regional Early Action Planning) Grant program and the implementation of REAP 2.0, with a focus on the Programs to Accelerate Transformative Housing (PATH) and Subregional Partnership Program 2.0 components.
- 3. Regional Updates:** This programmatic area will focus on regional policy issues, such as RHNA, implementation of the Inclusive Economic Recovery Strategy (IERS) through SCAG's one-time state funding, and the related coordination with the State's new Community Economic Resiliency Fund (CERF) program, Connect SoCal 2024 Growth Forecast, and Regional Economic Analysis. Committee members may also recommend other policy topics for exploration.

The Committee Outlook is tracked to when the draft 2024 Connect SoCal was published. Staff brought the various policy and strategy recommendations in Connect SoCal 2024 for review and discussion to the SCAG policy committees through April 2024.

The topics and panels covered may change based on speaker availability, progress on the targeted programs, and other requests from the Committee Chair and Vice Chair as well as members. To request future agenda items, Policy Committee members may request that the agenda item be pulled for discussion, or they may send a request directly to the Chair or committee staff for consideration and reporting out at the next meeting. Agenda items that are recommended by Policy Committee members will be discussed with the Chair and Vice Chair to assess relevance to the CEHD and the considerations noted above. A new CEHD Outlook will be developed following the EAC retreat and in consultation with the CEHD Chair and Vice Chair.



FISCAL IMPACT:

Work associated with this item is included in the FY24 Indirect Cost Program (810.0120.20: Planning Policy Development).

ATTACHMENT(S):

1. June 2024 CEHD Outlook

CEHD Committee Agenda Outlook for FY2024

Date	Connect SoCal	Local Assistance Program	Regional Update
July - Aug	<ul style="list-style-type: none"> Connect SoCal Performance Measures Connect SoCal Outreach update 	<ul style="list-style-type: none"> REAP 1 Program Bi-Annual Status report 	<ul style="list-style-type: none"> RHNA Reform (Action)
Joint Policy Committee: Connect SoCal 2024 Draft Plan Review EAC: REAP 2: RUSH Industry Forum Summary and PATH Guidelines Update (Action)			
Oct - Nov	<ul style="list-style-type: none"> Connect SoCal Implementation Strategies Connect SoCal Work from Home Assumptions 	<ul style="list-style-type: none"> REAP 1: Metrolink TOD Study Update REAP 1: Preservation Study REAP 2: NOFA and HIPP Funding Awards (Action) REAP 1: VCOG and VCTC Regional CEQA Streamlining Project REAP 1: Development Streamlining Efforts 	<ul style="list-style-type: none"> CEHD 12-Month Outlook Inclusive Economic Contracting Toolkits IERS Grant: Job Quality Index Update

CEHD Committee Agenda Outlook for FY2024

Date	Connect SoCal	Local Assistance Program	Regional Update
Jan - Feb	<ul style="list-style-type: none"> Connect SoCal Implementation Strategies Connect SoCal Work from Home Assumptions 	<ul style="list-style-type: none"> REAP 1: Bi-Annual Report REAP 1: Housing and Sustainable Development Update REAP 1: Metrolink TOD Study Update REAP 1: Preservation Study REAP 2: RUSH Funding Awards (Action) <i>REAP 1: City of LA Housing Element Assessment of Fair Housing</i> 	<ul style="list-style-type: none"> IERS Grant: Tribal Data Needs Assessment IERS Grant: Job Quality Index Update SoCal Demographic Update
Mar	Joint Policy Committee: Connect SoCal 2024 Final Review		
April	<ul style="list-style-type: none"> Connect SoCal Final Adoption 	<ul style="list-style-type: none"> REAP 1: Metrolink TOD Study Update <i>REAP 1: Housing and Sustainable Development Updates and REAP 1 – SRP Project Panel (ADU Panel)</i> 	<ul style="list-style-type: none"> IERS Grant Update: Economic Analyses <i>IERS Grant: Tribal Data Needs Assessment</i> <i>IERS Grant: Job Quality Index Update</i>
May	General Assembly		
June	<ul style="list-style-type: none"> Homeownership Strategies (Speaker) 	<ul style="list-style-type: none"> REAP 1: Metrolink TOD Study Update REAP2 – PATH & SRP2 Program Updates REAP 1 – SRP Project Panel United Way ProHousing Toolkit 	<ul style="list-style-type: none"> IERS Grant Update IERS Grant Update: Economic Analyses <i>California's Housing Future 2040: The Next Regional Housing Needs Allocation</i>



AGENDA ITEM 3
REPORT

Southern California Association of Governments
June 6, 2024

To: Community Economic & Human Development Committee (CEHD)
Energy & Environment Committee (EEC)
Transportation Committee (TC)
Regional Council (RC)

From: Lijin Sun, Principal Planner
213-236-1804, sunl@scag.ca.gov

Subject: Release of Draft Transportation Conformity Analyses of Draft 2025
Federal Transportation Improvement Program (FTIP) and Draft Connect
SoCal 2024 Amendment 1

**EXECUTIVE DIRECTOR'S
APPROVAL**

Kome Ajise

RECOMMENDED ACTION FOR EEC:

Recommend that the Regional Council (RC) authorize the Executive Director to release the draft transportation conformity analyses as part of the draft 2025 FTIP and the draft Connect SoCal 2024 (2024 RTP/SCS) Amendment 1 for public review and comment.

RECOMMENDED ACTION FOR CEHD AND TC:

Receive and File.

RECOMMENDED ACTION FOR RC:

Authorize the Executive Director to release the draft transportation conformity analyses as part of the draft 2025 FTIP and the draft Connect SoCal 2024 (2024 RTP/SCS) Amendment 1 for public review and comment.

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:

SCAG is responsible for developing and maintaining the Federal Transportation Improvement Program (FTIP) and the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), including the associated transportation conformity analyses, in cooperation with the State (Caltrans), the county transportation commissions (CTCs), and public transit operators.

SCAG, in cooperation with its stakeholders, has developed the draft 2025 FTIP and draft Amendment 1 to Connect SoCal 2024, including the associated draft transportation conformity analyses. The draft transportation conformity analyses update the final transportation conformity analysis for Connect SoCal 2024 that the Regional Council (RC) approved unanimously at its

meeting on April 4, 2024. On May 10, 2024, SCAG received the final transportation conformity determination from Federal Highways Administration (FHWA) and Federal Transit Administration (FTA) and met the federal transportation conformity requirements as required under the federal Clean Air Act and U.S. Environmental Protection Agency (EPA) Transportation Conformity Regulations.

The draft transportation conformity analyses are under development and are anticipated to demonstrate that the draft 2025 FTIP and Connect SoCal 2024 Amendment 1 meet all federal transportation conformity requirements. Since there will be no EEC and RC meetings in July 2024, staff is seeking the EEC's recommendation that the RC authorize SCAG Executive Director to release the draft transportation conformity analyses as part of the draft 2025 FTIP and draft Connect SoCal 2024 Amendment 1. Pending authorization by the EEC, the Transportation Committee (TC), and the RC at their respective meetings today, the draft 2025 FTIP and Connect SoCal 2024 Amendment 1, including the associated draft transportation conformity analyses will be released for a 30-day public review and comment period beginning on July 11, 2024. Upon completion of the public review and comments, the proposed response to comments will be presented to the TC and the TC will be asked to recommend that the RC approve the proposed final 2025 FTIP and proposed final Connect SoCal 2024 Amendment 1 in September 2024. The EEC will consider the associated proposed final transportation conformity analyses and the EEC will be asked to recommend that the RC approve the associated proposed final transportation conformity analyses in September 2024. The RC is scheduled to consider adoption of the 2025 FTIP and Connect SoCal 2024 Amendment 1, including the associated transportation conformity analyses in October 2024.

BACKGROUND:

SCAG is the federally designated Metropolitan Planning Organization (MPO) for the six (6) county region of Southern California and the designated Regional Transportation Planning Agency (RTPA) per state law. As such, it is responsible for developing and maintaining the FTIP and RTP/SCS in cooperation with the State (Caltrans), the CTCs, and public transit operators.

As the MPO for Southern California, SCAG is mandated to comply with federal and state transportation and air quality planning regulations. Federal transportation regulations authorize federal funding for highway, highway safety, transit, and other surface transportation programs. The federal Clean Air Act (CAA) establishes air quality standards and planning requirements for various criteria air pollutants.

I. Introduction to Transportation Conformity

Transportation conformity is required by the federal CAA to ensure that regional transportation plans, programs, and projects are consistent with or “conform” to an air quality state

implementation plan (SIP) for meeting the National Ambient Air Quality Standards (NAAQS). Specifically, conformity for the purpose of the SIP means that federally supported transportation plans, programs, and projects are required to not create new violation of the federal air quality standards, worsen the existing violation, or delay the timely attainment of the applicable federal air quality standards.

The transportation conformity regulations apply nationwide to areas that are designated nonattainment, and those redesignated to attainment after 1990, maintenance areas, with plans developed for the specific transportation-related criteria air pollutants. The RTP and the FTIP are subject to transportation conformity requirements for three criteria air pollutants: carbon monoxide, ozone, and particulate matter (PM_{2.5} and PM₁₀) in all nonattainment and maintenance areas within the SCAG region.

Under the U.S. Department of Transportation's metropolitan planning regulations and the U.S. EPA's transportation conformity regulations, the FTIP, the RTP, and their amendments are required to pass five transportation conformity tests: (1) consistency with the adopted Connect SoCal 2024; (2) regional emissions analysis; (3) timely implementation of transportation control measures (TCMs); (4) financial constraint; and (5) interagency consultation and public involvement. Specifically,

1. Consistency with the adopted RTP: The FTIP project listing must be consistent with the policies, programs, and projects of the adopted RTP.
2. Regional emission analysis: The RTP and FTIP regional emissions must not exceed the motor vehicle emissions budgets/caps in the applicable SIPs. Where there are no applicable budgets, the build scenario's emission must not exceed the no-build scenario's emissions and/or the build scenario's emission must not exceed the base year emissions.
3. Timely implementation of TCMs: The RTP and FTIP must demonstrate that the TCM project categories listed in the applicable SIPs have been given funding priority, implemented on schedule, and, in the case of any delays, any obstacles to implementation have been overcome.
4. Financial constraint: The RTP and FTIP must be financially constrained, in other words, the RTP and FTIP must be based on reasonable estimates about future revenues. In addition, in the first two years of the FTIP, projects must be limited to those for which funds are known to be available and committed.
5. Interagency consultation and public involvement: The SCAG's Transportation Conformity Working Group (TCWG) serves as the forum for interagency consultation. The RTP and FTIP amendment(s) also must go through an extensive and on-going public outreach effort throughout the RTP and FTIP amendment(s) development process including public workshops, release for public review, public hearings, and adoption by the Regional Council. All public comments must be documented and responded to.

Many public agencies are involved in the transportation conformity process. At the federal level, U.S. EPA is responsible for the NAAQS, conformity regulations, adequacy finding or approval of motor vehicle emission budgets, and SIP approval. U.S. EPA concurrence is also required for TCM substitution upon adoption by SCAG Regional Council. FHWA/FTA is responsible for approving the final conformity determination in consultation with U.S. EPA.

At the state level, the California Air Resources Board (CARB) is responsible for developing the emission model (EMFAC, short for Emission FACTor), setting motor vehicle emission budgets, and submitting the SIP to U.S. EPA. CARB concurrence is also required for TCM substitution upon adoption by SCAG Regional Council. Caltrans is responsible for reviewing and approving financial constraint of the FTIP.

At the regional and local level, SCAG staff performs the conformity analysis, and the Regional Council adopts the initial conformity determination. SCAG staff also prepares final TCM substitution report in collaboration with project lead CTCs. TCM substitution also requires adoption by SCAG Regional Council. The five local air districts in the SCAG region develop and adopt their respective air quality management plans (AQMPs)/SIPs. There are six CTCs in the SCAG region, and the CTCs submit transportation projects for the RTP and FTIP and their amendments. Five of the six CTCs are also responsible for preparing initial needed TCM substitution analysis.

II. Draft Transportation Conformity Analyses for the Draft 2025 FTIP and Draft Connect SoCal 2024 Amendment 1

In consultation and continuous communication with the CTCs throughout the region, staff has been developing the draft 2025 FTIP. The draft 2025 FTIP is a programming document containing new transportation projects and modification to existing transportation projects covering a six-year period. Concurrent with the draft 2025 FTIP, staff has also been developing the draft Connect SoCal 2024 Amendment 1, which serves as a consistency amendment to the 2025 FTIP, allowing for changes to long-range RTP/SCS projects in addition to changes to state and local highway and transit projects currently in the FTIP that will be carried forward as part of the 2025 FTIP.

Staff is performing the federally required transportation analyses. The draft transportation conformity analyses for the draft 2025 FTIP and draft Connect SoCal 2024 Amendment 1 are anticipated to demonstrate positive transportation conformity by meeting all five required transportation conformity tests. In addition, they update the final transportation conformity analysis that the Regional Council adopted as part of Connect SoCal 2024 on April 4, 2024 and the FHWA/FTA subsequently reviewed, in consultation with U.S. EPA, and approved on May 10, 2024.

III. Next Steps

At its meeting today, the TC is considering recommended approval to the RC to authorize the Executive Director to release the draft 2025 FTIP and draft Connect SoCal 2024 Amendment 1 for a 30-day public review and comment period beginning on July 12, 2024. On a separate but parallel track, staff is seeking EEC's recommendation that the RC on the same day today also authorize the Executive Director to release the associated draft transportation conformity analyses as part of the draft 2025 FTIP and draft Connect SoCal 2024 Amendment 1 for the same 30-day day public review and comment period on July 12, 2024.

Upon completion of the public review and comment period, SCAG staff will provide responses to all comments on the proposed final 2025 FTIP and the proposed final Amendment 1 to Connect SoCal 2024, including the associated transportation conformity analyses in time (anticipated for September 2024) for the TC and the EEC to recommend RC adoption and then RC's adoption in October 2024. Federal approval of the 2025 FTIP and Connect SoCal 2024 Amendment 1 is expected to occur in December 2024. Once approved by the federal agencies, the 2025 FTIP and Connect SoCal 2024 Amendment 1 would allow the regional transportation projects to receive the necessary federal approvals and move forward towards implementation.

FISCAL IMPACT:

Work associated with this item is included in the Fiscal Year 2023-24 Overall Work Program (23-025.0164.01: Air Quality Planning and Conformity).



AGENDA ITEM 4
REPORT

Southern California Association of Governments
June 6, 2024

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

**EXECUTIVE DIRECTOR'S
APPROVAL**

From: Jacob Noonan, Planning Supervisor
(213) 236-1472, noonan@scag.ca.gov

Subject: Expanding Homeownership - Shared Appreciation Programs

RECOMMENDED ACTION:

Information Only – No Action Required

STRATEGIC PLAN:

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

EXECUTIVE SUMMARY:

Connect SoCal 2024 and the SCAG Regional Council adopted Inclusive Economic Recovery Strategy (IERS) include recommendations to explore opportunities to expand homeownership, including for lower income communities and communities of color. The CEHD has previously hosted two panels on expanding homeownership, one in January 2022 focused on available financing and support programs, and the other in March 2022 focused on non-traditional construction methods. As the third panel in the series, today the CEHD will host two speakers who will present shared equity affordable homeownership approaches for assisting first-time buyers achieve homeownership.

BACKGROUND:

Adequate housing supply at various rents and sales prices is essential for a thriving region and is a core area of SCAG’s work. Connect SoCal 2024 includes a regional planning policy that calls for *promoting innovative strategies and partnerships to increase homeownership opportunities across the region with an emphasis on communities that have been historically impacted by redlining and other systemic barriers to homeownership for people of color and other marginalized groups.* To develop the Inclusive Economic Recovery Strategy (IERS) that the Regional Council adopted in July 2021, staff held 22 focus group convenings to discuss priorities for expanding economic opportunities for lower income communities and communities of color. Stakeholders across the private and nonprofit sectors consistently identified housing affordability and availability as a

priority during the IERS stakeholder convenings, pointing to the importance of homeownership in creating opportunities for wealth creation, economic stability and opportunity.

Shared equity homeownership is an approach that reduces the initial purchase price of a home using a one-time public investment, which makes the home affordable for an income-qualifying family to purchase. Often, shared equity programs either require the owner to share a portion of the appreciation the home gains with the program when the home is refinanced or resold, or the program restricts the resale price of the home to keep it affordable for future income qualifying families when the owner decides to sell. In this way, the model balances wealth building for families who would otherwise be unable to afford homeownership with preserving the initial public investment.

The two presentations to the CEHD Committee provide information on how local programs use shared equity to assist income-qualifying families achieve homeownership.

The first panelist is Liz Bieber, Manager of the Housing Strategies Unit in the Division of Housing Investment and Finance with the Los Angeles County Development Authority (LACDA). Ms. Bieber will present the first-time homebuyer down payment assistance program that the LACDA provides to low- and moderate-income households who are unable to purchase a new home. To be eligible for assistance, the homebuyer must meet credit underwriting criteria established by the lender providing the first mortgage loan, as well as underwriting criteria for the LACDA. The LACDA provides financial assistance via a secondary mortgage, with all payments deferred until sale, transfer, or refinancing. The LACDA shares in a percentage of the equity accumulated on the property, depending upon the circumstances that exist at the time of subsequent sale, transfer, or refinancing. Ms. Bieber will also present the Density Bonus and Inclusionary Housing Homeownership Program which provides low-, moderate-, and middle-income first-time homebuyers the opportunity purchase an affordable home. LACDA provides a silent second mortgage and recoups a shared net appreciation upon resale.

The second panelist is William “Billy” Hughes, Executive Director of the Irvine Community Land Trust (ICLT). Mr. Hughes will present how his organization uses equity to achieve its mission to support the City of Irvine’s housing goals by securing and retaining title to land on which permanent affordable rental, ownership, and special needs housing is constructed and maintained in perpetuity for the benefit of income-qualifying families. 2005, the City of Irvine convened a housing task force to help develop a strategy addressing the affordable housing crisis in the community. It was particularly important to identify a strategy to preserve the affordability of these units over the long term. In March 2006, the Irvine City Council unanimously approved this housing strategy and initiated the establishment of the ICLT. In 2017, the ICLT spun off from the city as an independent entity, which will enable it to operate more effectively while maintaining public involvement through its relationship with the City. The ICLT has since created 407 units of permanently affordable housing units, currently serving low-income families and these homes will be preserved

for future generations. An additional 68 units of ownership housing were added to this number with the completion of the Sage Park community in 2022.

Speaker Bios:

Liz Bieber is the Manager of the Housing Strategies Unit with the Los Angeles County Development Authority (LACDA) in the Division of Housing Investment and Finance. In this role she oversees single family, preservation, land use, and housing policy programs. Liz came to LACDA after spending a year in Berlin as a Robert Bosch Fellow working for Berlin's Housing Department. Previously, she was the Director of Special Projects for New York State's Housing Agency, where she ran a state-wide health and housing initiative and helped manage the overhaul of the 2019 New York State Rent Regulations. Liz received her Master's in Urban and Regional Planning from UCLA.

William "Billy" Hughes is the Executive Director, Irvine Community Land Trust. Mr. Hughes has over 30 years of experience in the real estate industry as a developer, investor and a lender. Over the past decade his achievements include the acquisition and development of multifamily properties, and the redevelopment of historic buildings to create over 6,000 multi-family, affordable homes. Hughes' projects have received numerous awards including the Project of The Year by the Carolina Real Estate Creative Thinkers (2017). Hughes' projects have included the use of low-income tax credit, HOPE VI financing, PBRA and Urban Enterprise Zones, and expert knowledge in complex financing. He has partnered with Atlanta Housing Authority, Dekalb County Housing Authority and multiple other housing authorities and development authorities and was named "Developer of Choice" by the Fulton County Housing Authority. Having started his career as a real estate lender, Hughes brings lending expertise and financial structure knowledge to the construction and development of projects. Mr. Hughes attended Yale University and Loyola Marymount University where he received degrees in Business and Real Estate Finance. He received an M.B.A. from the University of Southern California.

FISCAL IMPACT:

None.

ATTACHMENT(S):

1. PowerPoint Presentation - Expanding Homeownership: Shared Equity Programs



Expanding Homeownership: Shared Equity Programs

June 6, 2024 CEHD Committee

WWW.SCAG.CA.GOV



LOS ANGELES COMMUNITY DEVELOPMENT AUTHORITY (LACDA)

Liz Bieber, Housing Strategies Manager, Housing Investment and Finance Division



Affordable Homeownership Programs

Southern California Association of Governments
Community, Education, and Human Development Policy Committee

Housing Investment & Finance Division

June 6, 2024



Agenda

- Introduction
- Homeownership Program 80% (HOP80) Area Median Income (AMI)
- Homeownership Program 120% (HOP120) Area Median Income (AMI)
- Density Bonus & Inclusionary Housing Ordinance Affordable Homeownership Program (DBIHHOP)
- Questions?
- Contact Us



Introduction

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

5



Introduction

The Los Angeles County Development Authority (LACDA) Housing Investment and Finance Division (HIF) administers Federal, State, and local funds that are made available to for-profit and non-profit housing developers for the development and preservation of affordable and special needs housing.

The Housing Strategies Unit supports low- and moderate-income homeownership, single-family home rehabilitation and sound mitigation, and various community and economic development projects and initiatives.

6



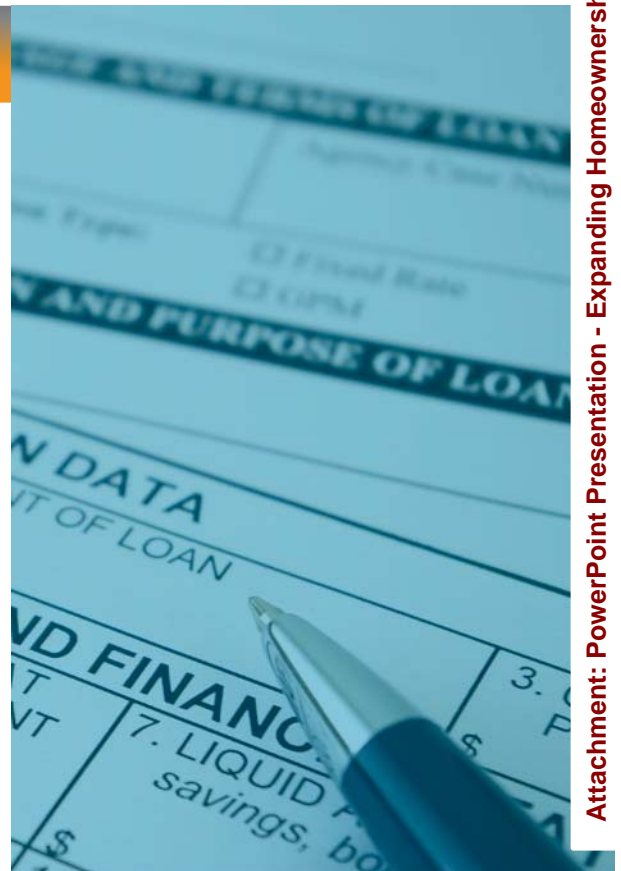
Homeownership Program 80% (HOP80) Area Median Income (AMI)

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

7

Program Overview – HOP80

- HOP80 is financed with HOME Investment Partnerships Program funds provided by the U.S. Department of Housing and Urban Development (HUD).
- HOP80 Loan is a silent 2nd trust deed mortgage with 0% interest and deferred payments.
- Property types: Single-family residence, condo, or townhome.
- Max loan amount \$100,000 or 20% of purchase price.
- Max purchase price \$700,000.
- Homebuyer's max investment cannot exceed \$150,000.



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Homebuyer's Requirements – HOP80

- Household annual income cannot exceed **80%** of the Los Angeles Area Median Income (AMI).
- Borrower must provide a minimum **1%** of their own funds for the down payment and it **CANNOT** be from gift funds.
- All Borrowers must attend an eight-hour Homebuyer Counseling Seminar approved by HUD (HUD Certified).
- All Borrowers must be U.S. Citizens or Permanent Resident Aliens.
- The maximum debt to income ratio may not exceed 50% of the Borrower's monthly income. On a case-by-case basis, Federal Housing Administration (FHA)-approved First Trust Deeds may not exceed the total debt to income ratio of 55%.



Home Ownership Program 120% (HOP120) Area Median Income (AMI)



Program Overview – HOP120

- HOP is financed with Permanent Local Housing Allocation funds provided by the California Department of Housing and Community Development.
- HOP120 loan is a silent 2nd trust deed mortgage with 0% interest and deferred payments.
- Property types: Single-family residence, condo, or townhome.
- Max loan amount \$85,000 or 20% of purchase price.
- Max purchase price \$850,000.
- Homebuyer's max investment cannot exceed \$250,000.

11

Homebuyer's Requirements – HOP120

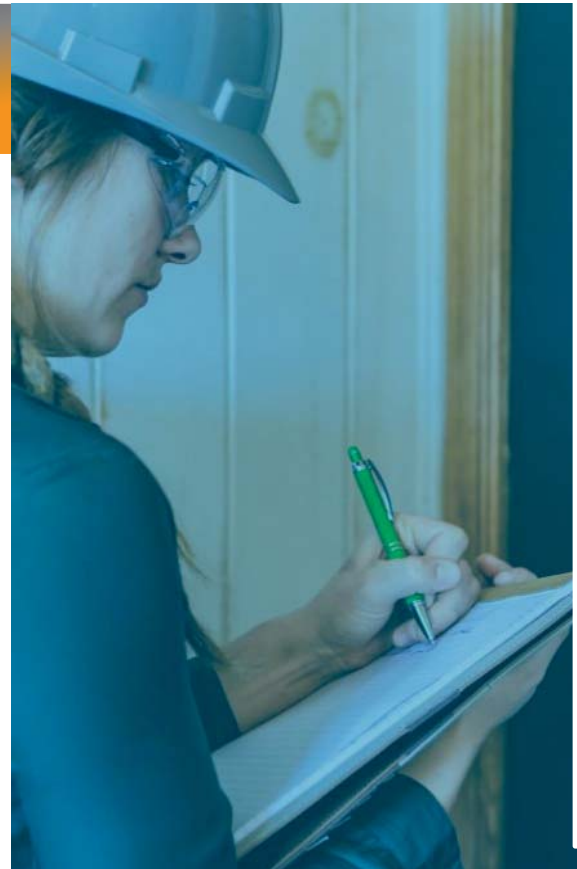
- Household annual income cannot exceed **120%** of the Los Angeles AMI.
- Borrower must provide a minimum **1%** of their own funds for the down payment and it **CANNOT** be from gift funds.
- All Borrowers must attend an eight-hour Homebuyer Counseling Seminar approved by HUD (HUD Certified).
- All Borrowers must be U.S. Citizens or Permanent Resident Aliens.
- The maximum debt to income ratio may not exceed 50% of the Borrower's monthly income. On a case-by-case basis, FHA-approved First Trust Deeds may not exceed the total debt to income ratio of 55%.

Shared Appreciation for HOP80 & HOP120

Date of the Property Sale (During Loan Year)	LACDA's Share of Net Appreciation Percentage	Borrower's Share of Net Appreciation Percentage
Years 0 through 6	50%	50%
Years 6 through 10	25%	75%
Years 11 through 15	10%	90%
Year 16 onwards	0%	100%

Property Inspection – HOP80 & HOP120

- All properties require the following inspections:
 - Home Inspection & Clearance.
 - Environmental Clearance Report.
 - Lead-Based Paint Clearance Report (built prior to 1978).
 - Appraisal Report.
 - Termite Report and Clearance.
- Newly-constructed homes – Certificate of Occupancy.
- All repairs stated in any inspection report must be completed prior to funding.



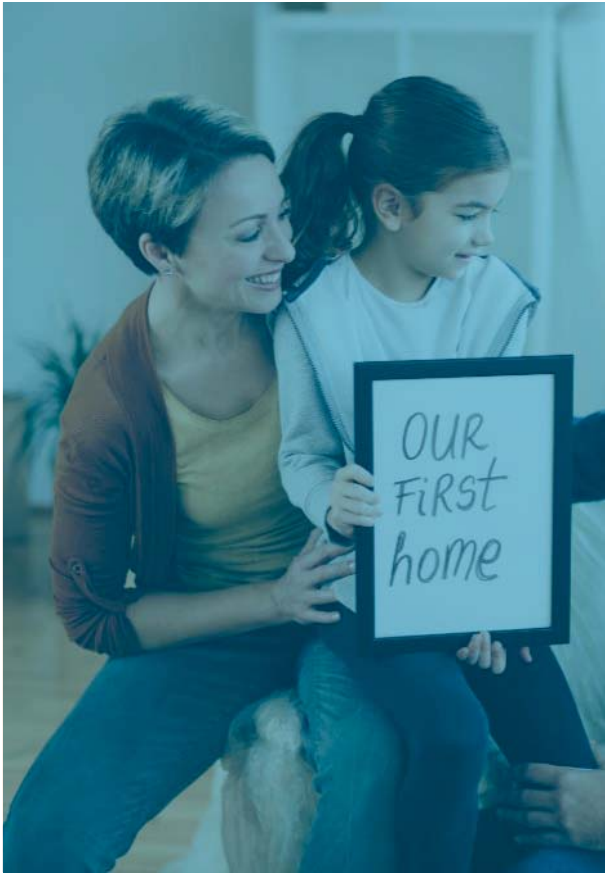
Service Area – HOP80 & HOP120

Agoura Hills	Hawaiian Gardens	Rolling Hills Estates
Arcadia	Hermosa Beach	San Dimas
Avalon	Hidden Hills	San Fernando
Azusa	Irwindale	San Gabriel
Bell	La Canada Flintridge	San Marino
Bell Gardens	La Habra Heights	Santa Fe Springs
Beverly Hills	La Mirada	Sierra Madre
Calabasas	La Puente	Signal Hill
Claremont	La Verne	South El Monte
Commerce	Lawndale	South Pasadena
Covina	Lomita	Temple City
Cudahy	Malibu	Walnut
Culver City	Manhattan Beach	West Hollywood
Diamond Bar	Maywood	West Lake Village
Duarte	Monrovia	
El Segundo	Rancho Palos Verdes	

Only available in the unincorporated areas of Los Angeles County and HOP Participating Cities.



Density Bonus & Inclusionary Housing Ordinance Affordable Homeownership Program (DBIHHOP)



DBIHHOP Overview

- 1979 State Density Bonus Law: Increase the production of affordable rental and homeownership housing opportunities in California.
- Developers voluntarily apply for a density bonus. Developers enter into an agreement with Los Angeles County to provide affordable units in exchange for an increase in density.
- LACDA works with Los Angeles County Planning, developers, lenders, and homebuyers to administer a non-monetary loan program that allows low-, moderate-, and middle-income home buyers to purchase units at an affordable sales price. This program uses an equity share model.

17

DBIHHOP Terms

- **Affordable Sales Price:** Mortgage a buyer can afford + down payment.
- **LACDA Silent Second Loan:** Calculated as the gap between the appraised value and affordable sales price. Loan is secured by a secondary Deed of Trust with 0% interest and no monthly payments.
 - LACDA loan is due in full if Applicant sells the home, transfers title, or refinances the first mortgage. Applicant must repay principal loan amount and net appreciation.
- **Net Appreciation:** LACDA's share of Net Appreciation is the portion of the purchase price made up by the LACDA silent second loan.

Homebuyer Requirements

- Applicant cannot have owned a home in the past three (3) years.
- Applicant must be income qualified. Dependent on the project, the density bonus units can serve 50%, 80%, 120%, and 150% AMI level homebuyers.
- Designated units to be occupied as a principal residence and may not be leased or used as short-term rentals.
- The maximum debt to income ratio may not exceed 50% of the Borrower's monthly income. On a case-by-case basis, FHA-approved First Trust Deeds may not exceed the total debt to income ratio of 55% percent.
- Applicant must invest 5% of their own funds toward the purchase.
- Homeownership counseling and education Certificate from a HUD approved agency is required.



Contact Us

Liz Bieber,
Manager – Housing Strategies
Housing Investment & Finance Division
(626) 586-1816
Liz.Bieber@lacda.org

www.lacda.org



Questions ?

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS



IRVINE COMMUNITY LAND TRUST (ICLT)

William "Billy" Hughes, Executive Director

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS



THE IRVINE COMMUNITY LAND TRUST

JUNE 6, 2024



About Us

- ▶ *The Irvine Community Land Trust achieves its mission through operation as a nonprofit community land trust.*
- ▶ *We secure and retain title to land on which permanently affordable rental, ownership and special needs housing is constructed and maintained in perpetuity for the benefit of income-eligible families.*

The Irvine Community Land Trust was created to provide secure, high-quality permanently affordable housing.

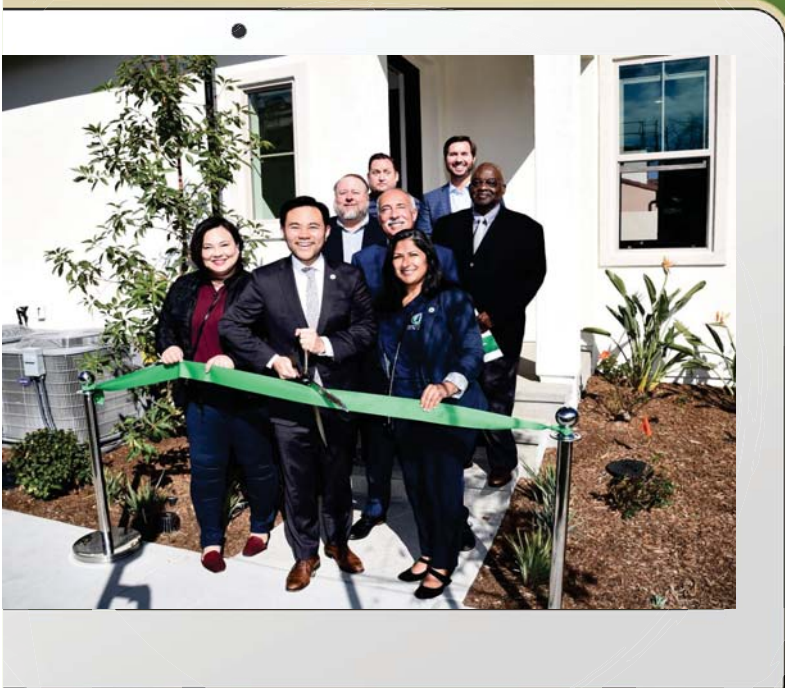
The Irvine Community Land Trust will create approximately

5,000 units

*of permanently affordable housing in the City of Irvine,
contributing to the City's affordable housing goal.*

*In addition, the Irvine Community Land Trust
will conduct a monitoring program and
provide stewardship for these units that
insures high-quality construction, design, sustainability,
maintenance and permanent affordability.*

2006 VISION STATEMENT



Creating Permanently Affordable Housing

Benefits include:

- Stewardship of homes
- Quality housing construction
- Housing for All

Community Land Trust Model

- How we do what we do.



Landowner

We acquire property and then ground lease to home buyers and renters.



Stewardship

We maintain ongoing communications with homeowners and tenants.



Investment

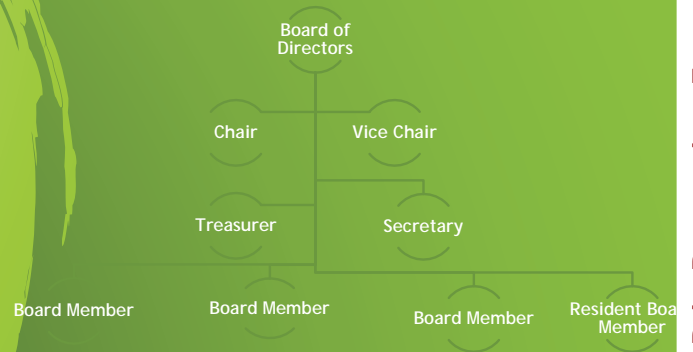
Funds invested in projects assure the homes are as affordable as possible.

27

27

ORGANIZATIONAL STRUCTURE

BOARD OF DIRECTORS



28



Ryan Aeh
Board Chair and President



Nancy Donnelly
Vice Chair



Russell Felbob
Secretary



Jong Limb
Treasurer



Larry Agran
Board Member



Mike Carroll
Resident Board Member

Leon Napper
Board Member



Patrick Strader
Board Member

MISSION

To support the City of Irvine's Housing Goals:

- Permanently Affordable Housing
- * Home Ownership
- * Rental
- * Special Needs

Home Ownership Goals

- ▶ Create permanently affordable home ownership opportunities for moderate-income families.
- ▶ Moderate-income families can make up to 120% of the County of Orange Area Median Income.
- ▶ Homes will be part of homeowner associations to ensure ongoing maintenance, sense of community and connection with the larger Irvine community.
- ▶ Developments will include all the amenities found in a typical homeownership project in the City of Irvine - i.e. clubhouse, pool, green space, recreation areas.

31

31

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Rental Development Goals

- ▶ Create permanently affordable apartments to meet the needs of various sized households.
- ▶ Serve extremely-low to lower-income families making up to 80% of the County of Orange Area Median Income.
- ▶ Homes will have typical market rate configurations to ensure a sense of home and connection with the larger Irvine community.
- ▶ Developments will include all the amenities found in a typical apartment project in the City of Irvine and more - i.e. clubhouse, pool, recreation areas and we provide elevators.

32

32

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Special Needs Housing Goals

- ▶ Include in our apartments homes to meet the needs of special needs households including:
 - ▶ The developmentally disabled
 - ▶ Households at risk of homelessness
 - ▶ Veterans households.
- ▶ Prioritize extremely-low to very low-income households making up to 50% of the County of Orange Area Median Income.
- ▶ Homes will have typical market rate interior configurations with full accessibility to ensure a connection with the larger Irvine community.
- ▶ Homes will include one-, two-, and three-bedroom designs.
- ▶ Developments will include all the amenities and elevators for full accessibility.
- ▶ Coordinated resident services specifically for special needs.

33

PAST RENTAL PROJECTS

AFFORDABLE HOUSING IN IRVINE

Alegre
Parc Derian
Salerno

34

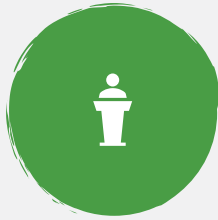
Alegre Apartments

2015
104 Units



Rental Units

11 one-bedroom
55 two-bedroom
34 three-bedroom
4 four-bedroom



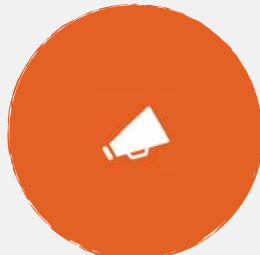
Residents

Families earning 30% 50%
of area median income



Project Amenities

Washer & dryer in
each unit, community
pool and play area,
elevators



Rents

\$667 for 1-bedroom
\$801 for 2-bedroom
\$925 for 3-bedroom
\$1,032 for 4-bedroom



35

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Parc Derian Apartments

2018
80 Units



Rental Units

25 one-bedroom
26 two-bedroom
29 three-bedroom



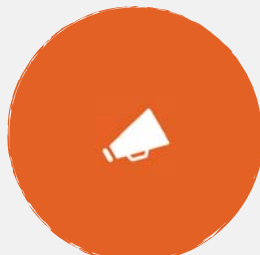
Residents

Families earning
30% 60% of area
median income



Project Amenities

Pool, community
room, exercise
room, tot lot and
play area



Rents

\$667 for 1-bedroom
\$1,069 for 2-bedroom
\$1,851 for 3-bedroom



36

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

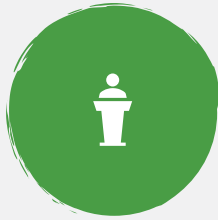
Salerno Apartments

2021
80 Units



Rental Units

24 one-bedroom
16 two-bedroom
40 three-bedroom



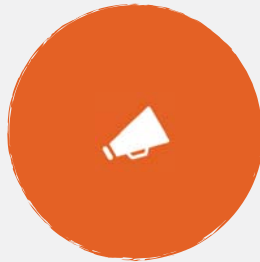
Residents

Families earning
30% 80% of area
median income



Project Amenities

Pool, community
room, exercise
room, tot lot and
play area



Rents

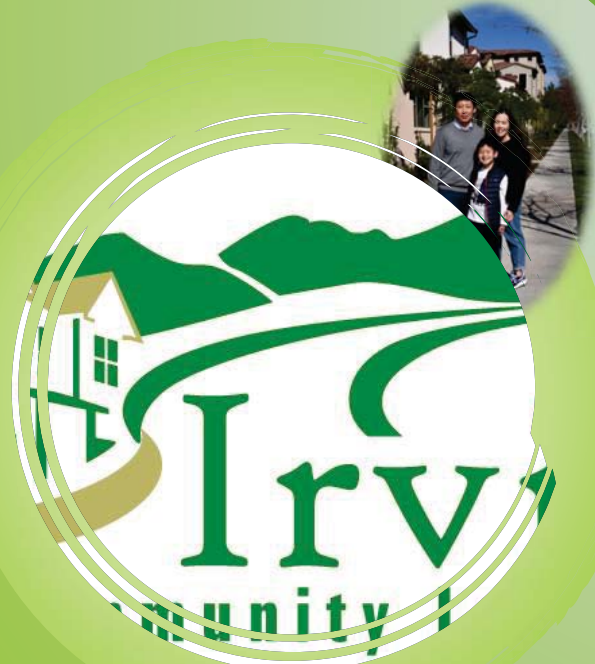
\$618 for 1-bedroom
\$1,047 for 2-bedroom
\$1,141 for 3-bedroom



37



2022 FOR SALE DEVELOPMENT



38

For Sale Affordable Housing - Sage Park Project



Sage Park

- ▶ City of Irvine conveyed a 4-acre property.
- ▶ ICLT developed 68 for-sale attached homes.
- ▶ Funding paid off Community Facilities District and Assessment District to reduce property taxes.



Sage Park

- ▶ Homes are permanently affordable at 120% AMI
- ▶ ICLT Maintains ownership of Land
- ▶ Ground Lease to HOA and all individual owners
- ▶ Resale controls incorporated into ground lease.

39

39

For Sale Affordable Housing - Sage Park Project



Uses

- ▶ Land: \$3.754M.
- ▶ Soft Costs: \$9.046M
- ▶ Hard Costs: \$28.671M
- ▶ Total Costs: \$41.740M
- ▶ \$613K/ Unit



Sources

- ▶ Construction Loan: \$24.250M
- ▶ Land Value: \$3.754M
- ▶ **ICLT Equity: \$13.467M**

40

40

Home Ownership

- ▶ Total Project Costs: \$41.740M (\$614K/unit)
- ▶ Total Sales Proceeds: \$31.974M (\$470K/unit)*
 - ▶ *Price based current AMI and Mortgage Conditions
- ▶ Less- Land Value: \$3.784M
- ▶ ICLT Remaining Investment (Subsidy): \$5.981M (\$88K/unit)
- ▶ ICLT Maintains Land Ownership
 - ▶ Ground Lease to HOA
 - ▶ Portion of HOA dues= Lease Payment (owners)

41

41

For Sale Affordable Housing - Sage Park Project



Sage Park

- ▶ Site development occurred over two phases - four months apart.
- ▶ Site includes community amenities and solar systems.
- ▶ Only fixed rate mortgage products were approved.



Sage Park

- ▶ Homes priced for working households.
- ▶ Income limits to 120% AMI.
- ▶ Original Pricing:
 - ▶ 2-Bedroom \$424,588
 - ▶ 3-Bedroom \$472,988
 - ▶ 4-Bedroom \$509,588
- ▶ Land Value is discounted by tax assessor

42

42



SAGE PARK

COMPLETED MAY 2022



SAGE PARK HOMES

INTERIORS


Sage Park Homeowners





SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS


47

COMMENTS & QUESTIONS

Billy Hughes 

949-743-0441, EXT. 1 

billy@irvineclt.org 

www.irvineclt.org 

48



Expanding Homeownership: Shared Equity Programs

June 6, 2024 CEHD Committee

WWW.SCAG.CA.GOV



**AGENDA ITEM 5
REPORT**

Southern California Association of Governments
June 6, 2024

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

**EXECUTIVE DIRECTOR'S
APPROVAL**

From: Grieg Asher, Planning Supervisor
(213) 236-1869, asher@scag.ca.gov

Subject: Regional Rail Station Housing Analysis

RECOMMENDED ACTION:

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:

The SCAG Regional Rail Station Area Housing Analysis was intended to support efforts across the region to accelerate housing production at all income levels, at or near regional rail stations (e.g. Metrolink). More specifically, its purpose is to stimulate residential development in select station areas with the most development potential through a systematic process of identifying opportunity areas, coordinating with local jurisdictions, and implementing action steps that will drive the production of housing and housing-supportive infrastructure. This project consisted of four (4) phases: a system-wide scan of housing potential near regional rail stations; identifying station areas with higher housing potential; work with nine (9) jurisdictions to develop individualized work plans; and preparing housing implementation strategies for all nine (9) jurisdictions. This project is funded by the state of California’s Regional Early Action Planning (REAP) 1.0 grant program. The project consultant team, BAE and Placeworks, will provide an overview of the project along with lessons learned to the CEHD Committee.

BACKGROUND:

The SCAG Regional Rail Station Area Housing Analysis was intend to support efforts across the region to accelerate housing production at all income levels, at or near regional rail stations (e.g. Metrolink). More specifically, its purpose is to stimulate residential development in select station areas with the most development potential through a systematic process of identifying opportunity areas, coordinating with local jurisdictions, and implementing action steps that will drive the production of housing and housing-supportive infrastructure. This project consisted of four (4) phases: a system-wide scan of housing potential near regional rail stations; identifying station areas

with higher housing potential; work with nine (9) jurisdictions to develop individualized work plans; and preparing housing implementation strategies for nine (9) jurisdictions. This project is funded by the state of California's Regional Early Action Planning (REAP) 1.0 grant program.

During Phase I of this project the consultant team, consisting of BAE and PlaceWorks, analyzed the entire Metrolink system consisting of 61 Metrolink station areas in the SCAG region through a quantitative, data driven process. The purpose of this analysis was to identify the 16 station areas with the highest potential for housing production based on a variety of metrics such as existing land use and zoning, future transit connectivity, and other factors..

In Phase II of the project, the goal was to continue to evaluate the 16 station areas, then narrowing the list to 9 station areas that would receive additional and robust land use planning support. The Phase II criteria for eligibility to move on to Phase III consisted of the following:

- Jurisdictional interest in participating in this planning effort;
- Housing Element readiness - identification of programs and objectives needed for implementation that could benefit from outside technical expertise (through a draft Housing Element), and;
- Overall potential for station area housing production, and the extent to which sites surrounding the station area in the jurisdiction have been identified in its Housing Element Sites Inventory.

While the project was funded and managed by SCAG and work was performed by the consultant team, a participating city needed to provide:

- Staff time for meetings to discuss the housing opportunities and the types of support that the City needs. These meetings included staff from the jurisdiction's Public Works, Planning, Economic Development and Housing departments or divisions; and,
- Additional economic and land use related data, such as parcel data for the city's Housing Element site inventory.

In Phase III, the consulting team worked with the 9 jurisdictions who volunteered to create individualized work plans for each jurisdiction, in order to meet their specific needs.

In Phase IV, the cities who agreed to participate in the study did receive a set of implementation strategies, including but not limited to:

- A station area Market Study identifying supportable demand for market-rate and affordable housing that considers local and regional market conditions, including mixed-use potential;

- Tailored land use strategies as needed, such as policy and regulatory amendments or other guidance for the General Plan, Zoning Ordinance, Planned Unit Development, Design Standards, or Change in Building Code;
- Tailored finance and infrastructure strategies to support housing development, including identification of funding sources for area redevelopment;
- Targeted performance strategies setting up transparent reporting for housing production in the station area;
- Assistance in implementing the state’s newest housing laws;
- Station area visualization using Esri’s ArcGIS Urban and City Engine to accompany conversations with decision makers and property owners when implementing the land use and economic development strategies; and,
- Workshops and/or roundtables with local housing developers to solicit feedback on the market potential of various land use strategies.

The nine (9) jurisdictions who volunteered to participate in this study were the following:

- Buena Park
- Oxnard
- Rancho Cucamonga
- Corona
- Riverside
- Laguna Niguel
- San Bernardino /Omnitrans
- Pomona
- Fullerton

Sample work efforts for each of the 9 projects included helping jurisdictions identify sites and parcels to help with their RHNA allocations, analysis of their existing zoning and specific plans, and helping to identify zoning code modifications necessary to attract housing development. While the housing production potential was not spread equally across all 9 station areas, it was determined that significant housing capacity has the potential to be unlocked.

Presenters

The presentation will be provided by the following members of the BAE and Placeworks consultant team:

- **Aaron Barker, Associate Principal, BAE Urban Economics (BAE).** Mr. Barker provides real estate advisory expertise including pro forma analysis and market studies for BAE projects across Southern California. He brings a strong professional background in feasibility testing,

land-use planning, and economic development. He earned a BA in International Studies from the University of Washington, and a Master of Planning (MPL) with a focus in Economic Development and Real Estate from the University of Southern California.

- **Karen Gulley, Managing Principal, PlaceWorks.** Ms. Gulley 35 years' experience in policy planning, strategic planning, general plans, specific plans, TOD, infill and redevelopment, corridor planning, municipal services, and entitlements.

FISCAL IMPACT:

Work associated with this item is included in the FY23-24 Overall Work Program (300.4887.Y02. – TOD and PGA Work Program (SCCRA).

ATTACHMENT(S):

1. PowerPoint Presentation - Regional Rail Study



SCAG Regional Rail Station Area Housing Analysis Project Update and Board Presentation

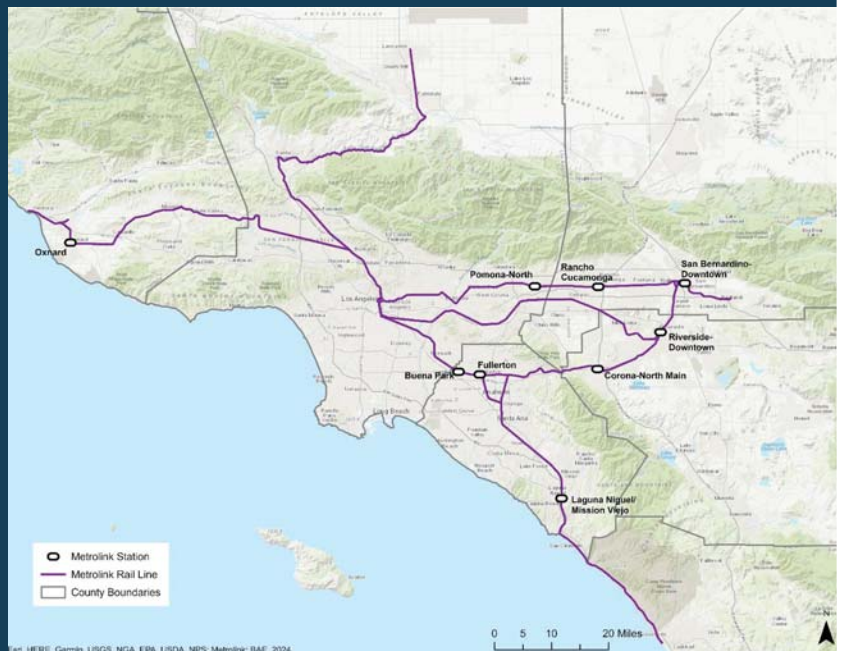
June 2024

www.scag.ca.gov



SCAG Regional Rail Housing Analysis Project Background

- I. Identifies Metrolink Station Areas that are best suited for transit-oriented development (TOD) via data-driven analysis.
- II. Funded through the Regional Early Action Planning (REAP) grant program and administered through SCAG.
- III. Intended to accelerate housing production and help meet the region's goals of producing 1.3 million new housing units by 2029.



SCAG Regional Rail Housing Analysis Project Partnerships



- SCAG
- Metrolink
- BAE
- PlaceWorks
- Participating Jurisdictions
 - Buena Park
 - Oxnard
 - Rancho Cucamonga
 - Corona
 - Riverside
 - Laguna Niguel
 - San Bernardino
 - Pomona
 - Fullerton



bae urban economics

Project Overview by Phase

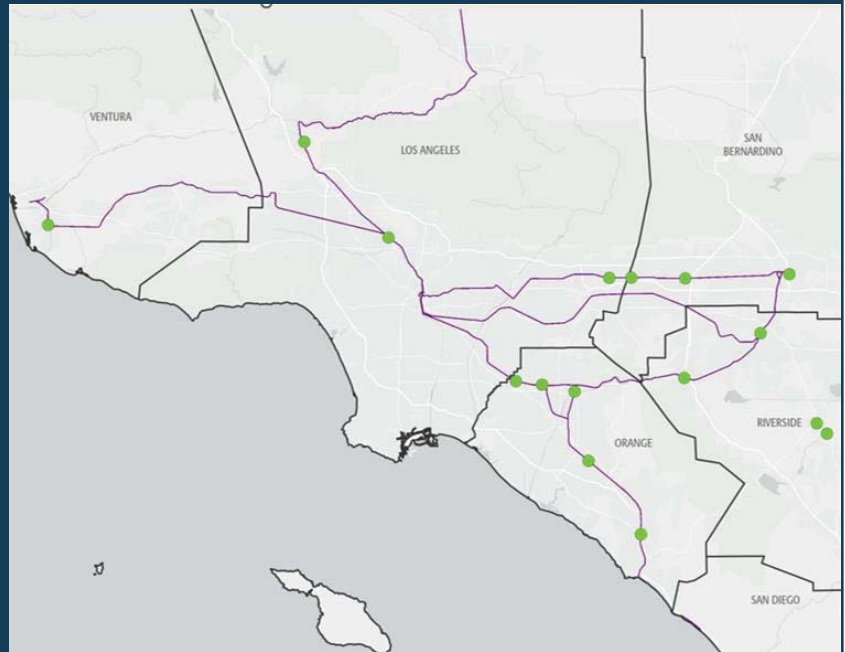


- I. Phase 1: Systemwide Station Area Scan (61 Station Areas)
- II. Phase 2: Exploration of 16 Station Areas with high TOD potential
 - I. Informed by 6th Cycle Housing Element Sites Analysis
 - II. Recent TOD Development Activity
 - III. Community and Stakeholder Outreach
- III. Phase 3: Direct collaboration with 9 jurisdictions to formulate the Work Plans
- IV. Phase 4: Prepare Housing Implementation Strategies tailored to each Station Area

Phase 1 - Station Area "First Scan" Results

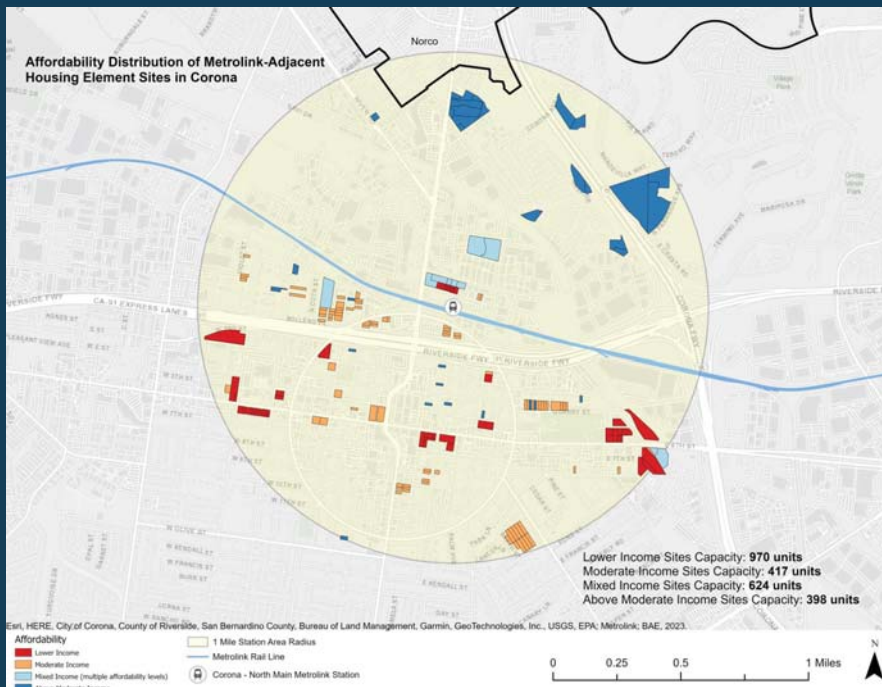


- Tustin
- Los Angeles Union Station
- Montclair
- Newhall
- Laguna Niguel/Mission Viejo
- Burbank Airport-North
- Burbank-Downtown
- Corona-North Main
- Rancho Cucamonga
- Riverside-Downtown
- San Bernardino-Downtown
- Pomona-Downtown
- Perris-South
- Cal State LA
- Perris-Downtown
- Fullerton
- Buena Park
- Oxnard



Attachment: PowerPoint Presentation - Regional Rail Study (Regional Rail Station Area Housing Analysis)

Phase 2: Detailed Station Area Exploration



- During Phase 2, the team analyzed housing capacities for each of the nine station areas based on Housing Element "Sites Inventories."
- Sites Inventories may be viewed as one proxy for a station area's overall housing "capacity" — even if these units do not all come to fruition during the planning period.
- Housing capacities ranged from 745 units at the lower end in Rancho Cucamonga to 3,832 units at the higher end in Riverside – Downtown (shown here).

Phase 3: Direct Collaboration with 9 Jurisdictions



- Due to high levels of overall interest in the Project, nine (9) jurisdictions were ultimately selected to continue on to the next phase.
- Notice was delivered to these nine jurisdictions via a “Welcome Package” sent in April 2023.
- Work sequence based on “waves” according to jurisdiction readiness and capacity.



Phase 4: Implementation Strategies



Sample Collaboration Efforts from 9 jurisdictions

- I. Buena Park >>
Land Use recommendations from the consultant team have been adopted (see next slide)
- II. Oxnard >>
Explored possible code modifications to help dispose of surplus land for new housing
- III. Corona >>
Provided the City with a list of considerations to complement recent changes to Statewide Density Bonus Law

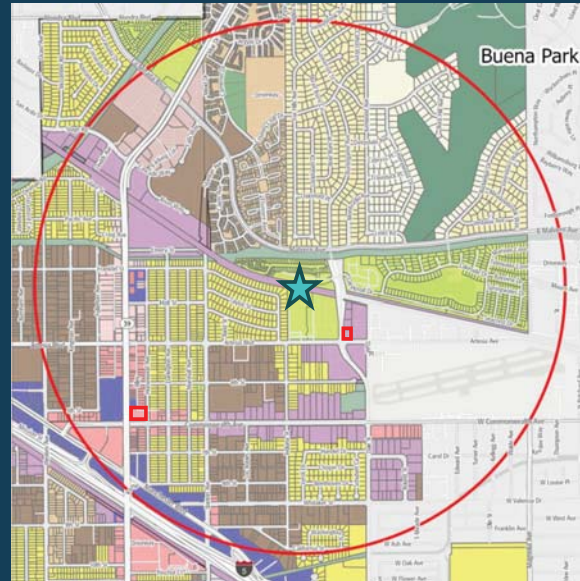
Site Details		
Site Size	1.26 acres / 55,200sf	
Zoning	Commercial with MUO-60	20,000sf min. Lot size
Project Summary		
Project Components	Statistics	Notes
Building Type	At-grade Wrap 1 level of commercial with 4 levels residential around 5 levels parking	Resi - Type III Construction
Total Building Square Feet (sf)	227,500 sf	Includes parking structure
Building Height	63 Feet	Assumes 15 feet 1st level and 12 feet for levels 2-5
Residential	75,900 sf (gross) 71 units total (56.3 du/ac) Assumes average of 900sf/unit	Deduct 15% of SF for Corridors, elevators and utilities
Commercial	21,700 sf (gross)	
Open Space	11,900 sf Common Open Space Does not include balconies	Common open space only 150sf per unit of open space required for developments under 200 units. (10,650sf Required)
Parking - Residential	180 Parking Spaces Includes parking for commercial	2.5 spaces/unit Studio/1 bed - 1 parking space 3+ bed - 2 parking spaces

Sample photos are of Vilara Apartments in Laguna Niguel



Phase 4: Sample Work Effort for Buena Park

- I. To help accommodate the City's RHNA Allocation of 8,919 units, the team helped Buena Park analyze new "Mixed-Use Overlay" Zones.
- II. These new Overlays will provide opportunities for residential and mixed-use developments on parcels where residential development was not previously allowed.
- III. Recently approved by Planning Commission and City Council, the zones will be implemented by the City as part of a wider effort that includes a General Plan Amendment and Zone Change.



Key Project Takeaways and Next Steps

- I. Maximizing Opportunities for Station Area Housing Production
- II. Common Themes and Challenges for Station Area Housing Production
- III. Lessons Learned for Future Work Efforts
- IV. Next Steps and Looking Ahead



I. Opportunities for Station Area Housing Production

- I. Housing production potential is not spread equally across all station areas, as concluded during the Station Area Scan.
- II. However, for the 9 station areas participating in this Study, there is significant housing capacity that has the potential to be unleashed.
- III. Projects such as this can help provide a roadmap for cities to consider possible regulatory changes to attract the housing they would like to see (see next slide)

II. Common Themes and Challenges to Housing Production

- I. Commercial Overlay Requirements that could be modified given the state of retail market
- II. Development Standards that were in conflict (e.g., high density allowance vs low FAR/Height)
- III. Market Readiness (or lack thereof) for higher-density product (e.g., wrap and/or podium)
- IV. Development Impact Fees and/or Inclusionary Requirements that are set comparatively high

III. Lessons Learned for Future Work Efforts

- I. Each jurisdiction faces unique opportunities and challenges, and that there is no single toolbox that can be applied
- II. City capacity and willingness to participate in programs like this encourages better outcomes
- III. Tact/diplomacy is required when recommendations are critiquing the existing code
- IV. Ongoing changes to State Density Bonus law, including expanded allowances for concessions and waivers, can also play a complementary role in facilitating new housing while new planning efforts are being rolled out.

Summary and Looking Ahead

- I. The Implementation Plans resulting from this Work Effort have directly supported SCAG's planning and policy goals, including:
 - I. Transit Oriented Development and
 - II. 15-Minute Communities
- II. In most jurisdictions, findings from these Implementation Strategies will be folded into concurrent or near-future rezoning efforts, as documented in the Memorandums.



Thank you!

www.scag.ca.gov





AGENDA ITEM 6
REPORT

Southern California Association of Governments
June 6, 2024

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

**EXECUTIVE DIRECTOR'S
APPROVAL**

From: Ma'Ayn Johnson, Department Manager
(213) 236-1975, johnson@scag.ca.gov

Subject: California's Housing Future 2040: The Next Regional Housing Needs Allocation

RECOMMENDED ACTION:

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:

The Regional Housing Needs Assessment (RHNA) is a state mandated process that determines the existing and projected housing needs for each jurisdiction within the state of California. As outlined by AB 101 (2019) the California Department of Housing and Community Development (HCD) was required to conduct RHNA reform and make recommendations to the State Legislature by December 31, 2023. HCD conducted a public engagement process between April and September 2023 and recently published “California’s Housing Future 2024: The Next Regional Housing Needs Allocation, a 176-page report on its recommendations for RHNA reform on April 18, 2024. As part of HCD’s public comment period, SCAG submitted a comment letter, which included six major reform recommendations, in September 2023.

The report itself is structured by HCD’s recommended method of implementation through legislative action, legislative policy considerations, and HCD implementation. The report’s recommendations cover three primary themes: the regional housing needs determination process; council of governments (COG)-led processes such as allocation methodology, appeals, and final allocation, and; consistency with the Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) and regional growth forecasts. Recommendations regarding the Regional Housing Needs Determination (RHND) process address findings published in March 2022 by the California State Auditor on HCD’s processes.

While HCD indicates that it is important that the report recommendations be effectuated prior to the beginning of the 7th cycle, the report does not specify exact dates of action. However, one bill, AB 3093 (Ward) was amended in early May to reflect a recommendation of increasing the number of RHNA allocation and housing element income categories to six (6) income levels. Sponsored by Governor Newsom, this bill would implement the first recommendation of the report, which is to address individuals and households experiencing homelessness.

BACKGROUND:

The Regional Housing Needs Assessment (RHNA) is a process that determines the existing and projected housing needs for each city and county (jurisdiction) within the state of California. This housing need, also known as the RHNA allocation, covers an 8-year period and requires each jurisdiction, defined as cities and unincorporated communities within counties, to plan for this need in their housing elements through an analysis of suitable sites and implementing various programs, including rezoning.

The California Department of Housing and Community Development (HCD) provides a regional RHNA determination to each council of governments (COG), including the Southern California Association of Governments (SCAG). HCD determines the total housing need for the region, and the COG is responsible for developing a methodology to distribute this need to individual jurisdictions. The COG then conducts an appeal process and then issues a final RHNA allocation based on the results of the appeals process. After receiving a RHNA allocation, jurisdictions are required to update their housing elements to accommodate their housing need through sites and zoning analysis and other identified implementation programs.

The latest 6th cycle RHNA determination for the SCAG region is 1,341,827 housing units across four income categories for the planning period spanning October 2021 through October 2029.

AB 101

Assembly Bill (AB) 101 (2019) requires HCD, in collaboration with the Office of Planning and Research, to conduct RHNA reform and make recommendations to the legislature by December 31, 2023. Reform efforts are restricted to Government Code Section 65584 through 65584.2, which covers the RHNA regional determination, COG methodology, appeals process, and adoption of the final RHNA plan.

HCD began its statewide engagement in mid-March 2023 and ended in mid-September 2023. Their engagement efforts included a limited-time online survey, a dedicated email inbox, and a series of meetings with an invited advisory group of experts to provide feedback on various reform topics, also known as the Sounding Board. The Sounding Board met a total of four times in May and June 2023 with specific topic discussions led by HCD staff. As part of HCD's public comment period, in September 2023, SCAG submitted a comment letter, which included fourteen (14) reform

recommendations, that was recommended and approved by the CEHD Committee and the Regional Council at their August 6, 2023 and September 7, 2023 meetings, respectively.

California's Housing Future 2040: The Next Regional Housing Needs Allocation

On April 18, 2024, HCD published "California's Housing Future 2040: The Next Regional Housing Needs Allocation", a 176-page report that outlines its recommendations for RHNA reform. The layout of the report outlines background information and summary of public engagement, recommendations for RHNA reform, and an appendix. The recommendations for RHNA reform are structured by method of implementation:

- Recommendations to the Legislature: These are recommendations that would be achieved through changes to existing statute.
- Policy Considerations for the Legislature: This category includes topics that HCD recommends further policy consideration by the Legislature. These recommendations were raised during HCD's RHNA reform public engagement process. These recommendations may require adjustments to statute.
- Future HCD Implementation Efforts: Recommendations in this category would be implemented administratively since they fall under existing HCD statutory authority.

By RHNA topic area, the report can be categorized into three main categories: the regional housing needs determination process; the methodology, appeals, and allocation process, and; Consistency with the RTP/SCS and regional growth forecasts.

Regional Housing Need Determination (RHND) Process

Government Code Section 65584.01 outlines the steps HCD must follow to determine the regional RHNA determination. In addition to the population projections provided by the California Department of Finance (DOF), and regional population forecasts used in preparing regional transportation plans, in consultation with the COG, HCD also considers other factors in its assessment, including rate of household formation, vacancy rates, cost-burdened households, and loss of units during a state emergency. After consideration of these factors, HCD provides a regional determination to each COG that represents its existing and projected housing need. The regional determination is distributed by the COG using the COG's adopted methodology and the final RHNA allocation plan must equal the regional determination provided by HCD.

HCD's recommendations pertaining to this category are:

- Account for the housing needs of people experiencing homelessness
- Tie the RHND more closely to the DOF household projections
- Adjust how populations living in group quarters are treated in the determination and credit a wider range of housing types in APRs

-
- Replace the comparable regions option with a comparison to the national average
 - Adjust income distribution to better address the housing needs of all regions
 - Apply the cost-burdened and overcrowded determination adjustment factors to existing households
 - Improve the precision of the vacancy rate determination adjustment factor
 - Refine the jobs/housing determination adjustment factor
 - Account for housing lost to vacation homes and short-term rentals
 - Increase transparency during the determination process
 - Adjust the income distribution to better address the housing needs of all regions

Several of these recommendations directly address the concerns raised in the March 2022 report published by the California State Auditor. The Auditor's report includes findings of its review of HCD's regional determination process as requested by the California State Joint Legislative Audit Committee. The findings indicated that HCD made several errors in making regional determinations for the regions reviewed, leading to possible for the regions studied and possibly others as well. As a result of these errors, the Auditor made several recommendations to improve the RHNA process, which are addressed in HCD's report to reform RHNA.

Methodology, Appeals, and Allocation Process

After receiving its RHND, a COG must develop a distribution methodology. Per GC 65584.04., the COG must conduct a survey of jurisdictions on specific local opportunities and constraints and affirmatively furthering fair housing. As part of its methodology process, the COG must also conduct a public, engagement process and then adopt a methodology. The draft methodology must be submitted to HCD for comment, after which a COG can adopt or amend and adopt its methodology.

After the methodology is adopted, the COG distributes a draft RHNA allocation to each jurisdiction. Following the draft allocation distribution, the COG holds an appeal process. Jurisdictions and HCD may appeal a draft RHNA allocation based on specific factors outlined in GC 65584.05. After the COG hears appeals and makes any COG-determined adjustments, the COG adopts a final RHNA allocation plan and submits the plan to HCD. HCD then must determine the plan's consistency with its RHND.

HCD's recommendations pertaining to this category are:

- Further and balance the five statutory objectives of RHNA
- Revise the allocation methodology factors to increase clarity and improve outcomes
- Revise the local data survey requirements
- Refine the appeals process to increase clarity and efficiency
- Promote equitable public participation during the allocation methodology development process
- Explore assigning units lost during a state of emergency declaration to overall allocation

- Explore ways to clarify the RHNA process and simplify language in statute

Consistency with the RTP/SCS and Regional Growth Forecasts

SB 375 (2008) directed the California Air Resources Board to set regional targets to reduce greenhouse gas emissions. In particular, one of the bill's primary components to achieve these reductions is to better align California's housing and transportation processes by coordinating the RHNA and RTP/SCS processes. The goal of alignment was to reduce greenhouse gas emissions through effective land use patterns that would reduce greenhouse gas emissions from lower vehicle miles traveled. To ensure consistency in its RHNA process, SCAG used the RTP/SCS (also known as Connect SoCal) growth forecast as a starting point for RHNA need and also included factors in its methodology that were tied to Connect SoCal, such as job and transit access.

In its report, HCD lists recommendations to further alignment between the two regional plans:

- Moving up the date by which the RHND must be provided by one year
- Amend statute to clarify that the RTP/SCS household projection should include both the needs of the projected population and the needs of the existing population
- Clarify that the RTP/SCS forecasted growth pattern must also be consistent with RHNA
- Clarify what should occur if the RTP/SCS forecasted development pattern does not further the statutory objectives of RHNA

Assembly Bill 3093 (Ward)

HCD did not indicate in its report specific dates to implement its recommendations, only that they should be implemented before the 7th RHNA cycle. However on May 7, 2024, Governor Newsom announced his sponsorship of AB 3093 (Ward), which will require the RHNA process and housing elements to cover a range of household income levels across six (6) income categories. Currently, the RHNA allocation requires four income categories (very-low, low, moderate, and above moderate) and housing elements require five categories (extremely low, very-low, low, moderate, and above moderate). Extremely low households are defined by existing statute as households that earn less than 50% of area median income (AMI). AB 3093 would require the RHNA allocation and housing elements to include acutely low income (0-15% of AMI) and extremely low income (15-30% of AMI) households.

This bill directly supports the RHNA reform recommendation proposed by HCD to account for the housing needs of people experiencing homelessness. The addition of the acutely low income category puts greater emphasis on documenting homeless populations and providing homeless-supportive housing. In addition to the change in income categories, the bill would also increase accountability on local jurisdictions to zone for such housing and also requires them to include acutely low and extremely low populations in its housing element special housing needs analysis.

Additionally, it requires COGs to provide data regarding needs of populations and households experiencing homelessness as part of the RHND process.

Due to the proximity of the bill's release, SCAG staff was still evaluating the bill at the time of the drafting of this report. However, SCAG's Legislative, Communications and Membership Committee (LCMC) will be reviewing this bill at its June 18, 2024 meeting. SCAG staff will keep this Committee and stakeholders updated as more information becomes available.

Next Steps

SCAG staff will continue to review HCD's RHNA reform report, including whether recommendations from SCAG's September 2023 comment letter were incorporated and to what extent, and monitor related legislative and administrative efforts by HCD to implement the recommendations. Staff will share a deeper analysis of its report evaluation at a future meeting and bring relevant updates to this Committee as more information becomes available.

FISCAL IMPACT:

Work associated with this item is included in the FY 23-24 Overall Work Program (800.0160.03 – Regional Housing Needs Assessment).

ATTACHMENT(S):

1. PowerPoint Presentation - 24-0606 HCD RHNA Reform Report



California's Housing Future 2040 The Next Regional Housing Needs Allocation (RHNA)

June 6, 2024

WWW.SCAG.CA.GOV

Background

- Requirement of AB 101 (2019) that HCD provide the State Legislature recommendations to improve the RHNA process
- Statewide outreach in 2023, including "Sounding Board"
- SCAG submitted a letter of RHNA reform recommendations in September 2023
- Due December 31, 2023
- Published April 18, 2024
- Addresses issues raised in March 2022 State Auditor's report

Structure

Organization of report

- Recommendations to Legislature
- Policy considerations
- Future HCD Efforts
- Appendix

Topic areas

- Regional Housing Needs Determination process
- Methodology/Appeals/Allocation process
- RTP/SCS Consistency and Growth Forecasts

Regional Housing Need Determination process

- Accounting for homelessness
- Closer tie to DOF HH projections
- Group quarter populations/range of housing types
- Comparable regions
- Furthering the five objectives
- Adjust income distribution
- Cost-burden and overcrowding
- Vacancy rate
- Refine jobs/housing determination
- Short-term rentals

Methodology/Appeals/Allocation process

- Revise methodology factors for clarity
- Revise local data survey requirements
- Refine appeals process for clarity
- Promoting equitable public participation
- Explore unit loss due to state of emergency
- Streamline and clarify statute language

Improve RHNA and RTP/SCS alignment

Recommendations for Statutory Changes

- Move up the date of the RHND by one year
- RTP/SCS household projection should include both projected population and existing population

RTP/SCS Consistency and Growth Forecasts

Recommendations for Statutory Changes

- Clarify that RTP/SCS forecasted growth pattern must also be consistent with RHNA, which would further the five RHNA objectives
- Clarify what should occur if the RTP/SCS forecasted development pattern does not further the statutory objectives of RHNA

AB 3093 (Ward), Amended early May 2024

Intended to account for housing needs for homelessness in RHNA and housing elements, as recommended by the HCD report

- Would create a total of 6 income categories for RHNA and housing elements
- Addition of:
 - Acutely low income (0-15%)
 - Extremely low income (15-30%)
- Specifies acutely low and extremely low income households as a special housing need in housing elements
- Requires COG to provide data regarding housing needs of individuals and families experiencing homelessness

Next Steps

- Further report analysis
- Evaluation of whether SCAG reform recommendations were included in HCD report and its extent
- Continue to monitor HCD plans and actions for implementation
- Future reports to CEHD:
 - Further analysis of report recommendations and SCAG comment letter integration
 - Updates on HCD implementation efforts as it becomes available



THANK YOU