



Housing Working Group

October 15, 2024

WWW.SCAG.CA.GOV

Agenda

- Welcome
- REAP 1 Project Showcase:
 - LA County Multifamily Residential Parking Ordinance
 - SBCTA SB 1000 Equity Toolkit
 - City of Los Angeles Inclusive Engagement
- Housing Working Group Survey
- Wrap-up and Next Steps



REAP 1 PROJECT SHOWCASE: LA COUNTY MULTIFAMILY RESIDENTIAL PARKING ORDINANCE

- **Alyson Stewart, Principal Planner, LA County Planning**

MULTIFAMILY RESIDENTIAL PARKING ORDINANCE

SCAG Housing Working Group
October 15, 2024

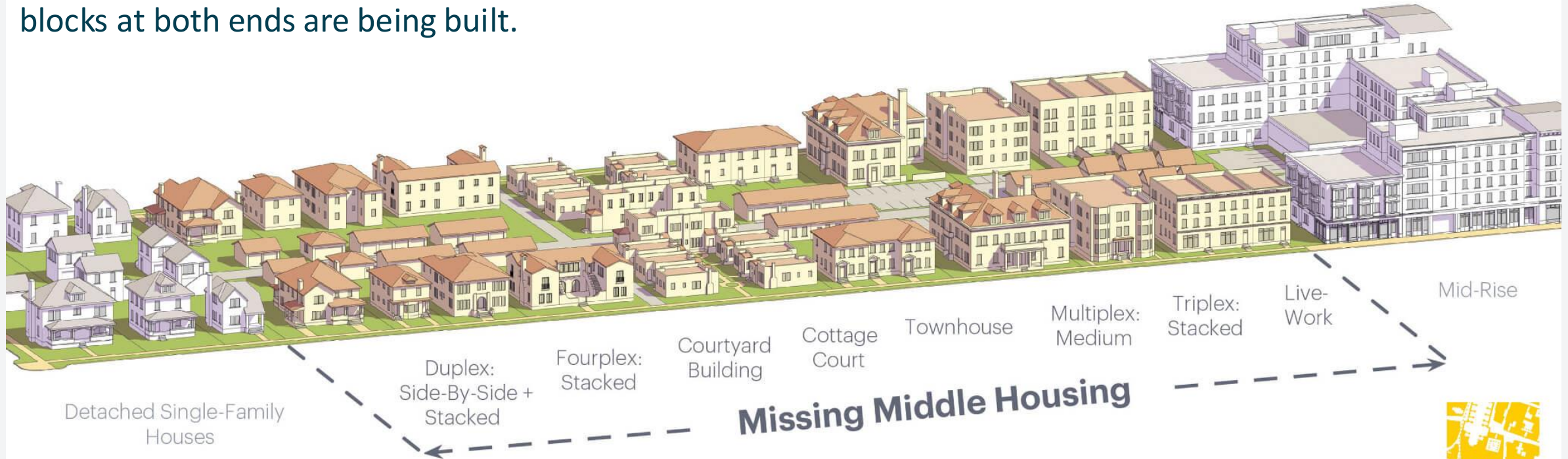
Alyson Stewart, Principal Planner
Los Angeles County Department of Regional Planning

OBJECTIVES OF ORDINANCE

- Revise parking requirements in Title 22 to **reduce barriers to constructing housing**, thereby increasing housing availability and stabilizing or decreasing housing costs.
- Allow for the development of more **housing that is affordable to residents**, pursuant to the goals of the Housing Element, including **missing middle housing**.
- Facilitate **multi-modal access in communities**, reducing reliance on driving and parking, consistent with broader County transportation and environmental goals.

MISSING MIDDLE HOUSING

Parking reductions for small housing projects help promote the building of what we call “missing middle housing” (duplexes, triplexes, 6-8 unit garden apartments, etc.) that could not be built these days due, in part, to our current parking requirements. These days only SFRs, mid-rise apartments, and mixed-use blocks at both ends are being built.



Copyright © 2020
Opticos Design, Inc. 



KEY PROVISIONS OF ORDINANCE

- Defines “Public Transit Areas” to include ½- mile radius of a major transit stop or high-quality transit corridor
- Eliminates parking requirements for most land uses within Public Transit Areas
- Allows imposition of parking requirements with findings after a parking study has been submitted within 30 days of an application for a development project, with some exceptions, per AB 2097
- Updates parking standards to be consistent with State Density Bonus Law
- Modifies shared parking to be consistent with AB 894



Key Provisions of Ordinance: Minor Local Policies

Minor Local Policy	Previous Standard	New Standard
Separation of parking for residential and commercial uses	Separation required	No longer required
Ownership of parking spaces	Parking must be owned by the same entity as the land use	No longer required
Covered parking	Required (extra parking may be uncovered)	No longer required
Compact parking	40% Maximum for required parking	Clarifies excess parking can be compact Allows compact tandem by-right
Parking stall standards	Standard 8.5' x 18' Standard tandem 8.5' x 36' Back-up Aisle 26'	Standard 8.5' x 17.5' Standard tandem 8.5' x 35' Back-up Aisle 25' New parallel and tandem standards



Key Provisions of Ordinance: Major Local Policies

Major Local Policy	Previous Standard	New Standard
Small housing projects (10 or less units)	Required parking: 1-3/ unit, based on # of bedrooms	Required parking: 1/unit
Large housing projects (11 or more units)	Required parking: 1-3/ unit, based on # of bedrooms	May be reduced by 25% & 50% with TDM (25% - 5 points, 50% - 10 points)
Guest parking	1 / 4 units	1 / 10 units No guest parking for small housing projects
Off-site and shared parking	Parking Permit required	Ministerially allowed Off-site up to 1,320 feet with agreement or covenant with 2 distance tiers
Transportation Demand Management	None	New TDM menu, up to 28 options
Parking Permit Chapter	Compact parking subject to Permit	Remove compact parking, add car-sharing for non-residential uses



Transportation Demand Management Amenity Menu

Proximity to Transit (1 mile)	Pedestrian-Scale Lighting	Public Art and Cultural Spaces (gallery, museum, studio, workshop space)
Proximity to Commercial Uses (1/2 mile)	Pedestrian-Scale Amenities (i.e. street furniture, lighting)	Car Share Parking
Proximity to Bicycle Facilities (path/lane) (1/2 mile)	Transparent Windows and Doors at Ground-Level	Provision of Electric Bicycle Docking and Charging Stations
Provision of Affordable Housing Units (20%)	Public Art (mural, sculpture)	Increased Bicycle Parking Spaces
Unreserved Resident and Guest Parking (50%)	Healthy Food Retail on-site	Bicycle Repair Station on-site
Pedestrian Entrance facing Street/Sidewalk	Childcare Facility or Provider on-site	Transit Information Screen or Kiosk in Lobby (additional points for real time displays)
Location of Parking away from Street/Obscured by Landscaping	Fitness Center (resident-only or public)	Child Transportation and Sports Equipment or Delivery Storage Lockers



REAP 1 PROJECT SHOWCASE: SBCTA SB 1000 EQUITY TOOLKIT

- **Mairany Anaya, Multimodal Mobility Programs Administrator,
San Bernardino County Transportation Authority**



SB 1000 Toolkit

October 15, 2024



Welcome

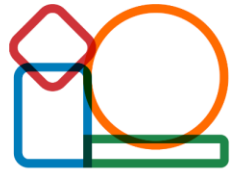
Welcome to the Senate Bill 1000 (SB 1000) Equity Toolkit produced by the San Bernardino County Transportation Authority and the San Bernardino Council of Governments (SBCOG). Scroll down to explore the toolkit's general plan policy tools, such as an Element language, or go straight to the data dashboards to identify San Bernardino County's Priority Equity Communities. Click the button below to take a deeper dive into SB 1000 and the design of this toolkit.

[Learn More](#)

Footage credits

Background and Context

- Project **led by SBCTA/SBCOG**.
- Goal is to develop a regionally-specific Senate Bill (SB) 1000 toolkit for **use by local jurisdictions and stakeholders**.
- Funded through SCAG's allocation of REAP 1.0 grants from the State.
- Met with State Office of Planning and Research and Office of the Attorney General, Bureau of Environmental Justice.



SB 1000 EQUITY TOOLKIT

Senate Bill 1000 Overview

Welcome

Welcome to the Senate Bill 1000 (SB 1000) Equity Toolkit produced by the San Bernardino County Transportation Authority and the San Bernardino Council of Governments (SBCOG). Scroll down to explore the toolkit's general plan policy tools, such as an Element language, or go straight to the data dashboards to identify San Bernardino County's Priority Equity Communities.

Click the button below to take a deeper dive into SB 1000 and the design of this toolkit.

[Learn More](#)

Footage credits

The Planning for Healthy Communities Act

- SB 1000 recognizes that **the planning profession has power to influence health and equity outcomes.**
- Requires local governments to identify any "disadvantaged communities (DACs)" in its jurisdiction when a City or County adopts or updates **two or more elements** of its general plan concurrently on or after January 1, 2018.

If DACs are identified, then local governments have two options:

An EJ Element:
a separate new element in the general plan

EJ Policies: a set of EJ-related goals, policies, and objectives integrated in other elements



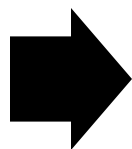
Source: LA Times

SB 1000 Process

There are generally three steps to developing an EJ Element:

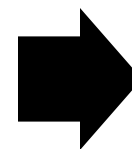
1. Analysis

Identify DACs, including unique or compounded risks



2. Engagement

Engagement with the community, especially in DACs, on a minimum of six topic areas related to environmental justice



3. Policy Development

Integration of goals, policies, and programs into the General Plan to address DAC priorities

DAC Identification: Screening Methods



Method 1

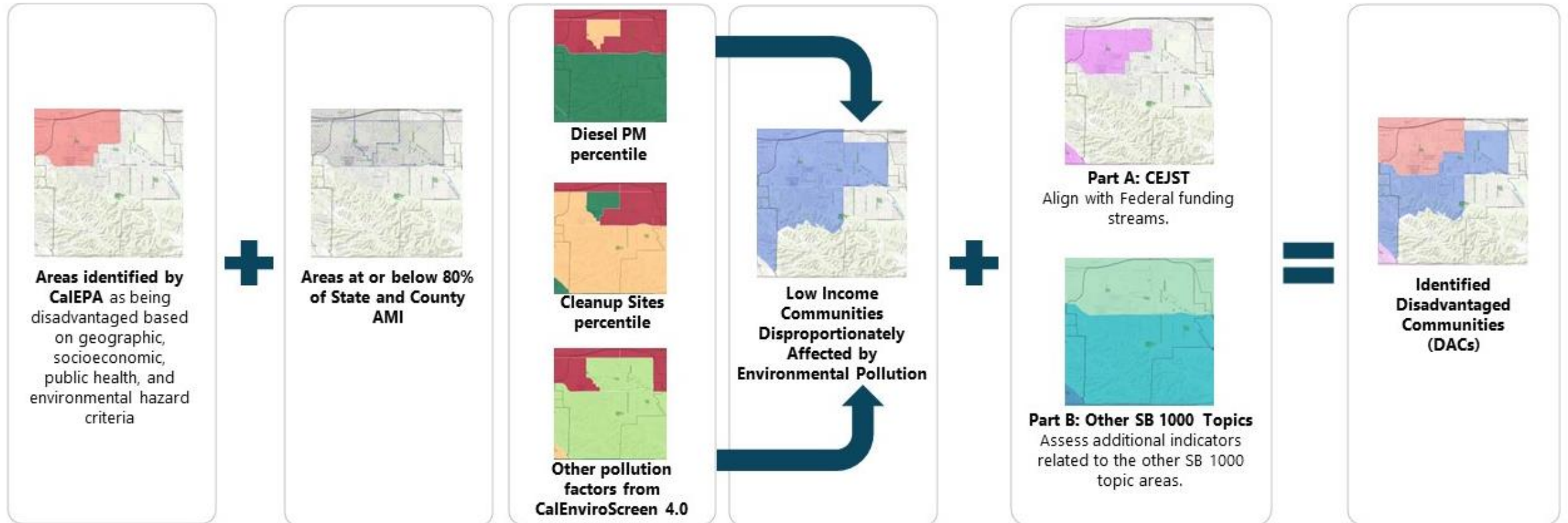
SB 535 DACs

Method 2

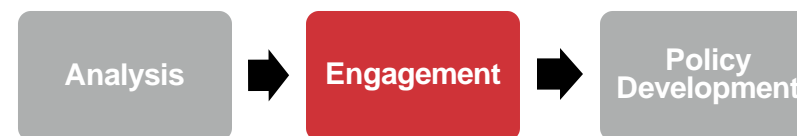
Low-income communities with disproportionate pollution burden

Method 3

Community-specific data and groundtruthing



EJ Element Engagement



- The core spirit of SB 1000 is to meaningfully engage community members throughout the planning process.

The SB 1000 Equity Toolkit provides data analysis, model language, and other tools; however, jurisdictions must conduct their own local outreach and engagement.

Policy Requirements



In EJ element or EJ policies:

- **Must minimally address six topic areas** (see list to the right) to reduce the unique or compounded health risks in DACs.
- Identify goals, policies, and actions that address health, equity, and environmental justice priorities and needs in DACs.

Reduce Pollution Exposure: air quality, water quality, and land use compatibility

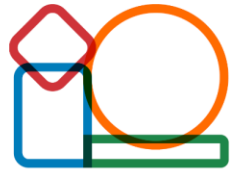
Promote Public Facilities: libraries, schools, childcare, health facilities, parks

Promote Food Access: grocery stores, farmers' markets, community gardens

Promote Safe and Sanitary Homes: housing location, quality, and affordability

Promote Physical Activity: walkability, bikeability, access to transit, traffic safety

Promote Civic Engagement: language access, participatory planning, consult DACs



SB 1000 EQUITY TOOLKIT

SB 1000 Equity Toolkit

sb1000toolkit.com

Welcome

Welcome to the Senate Bill 1000 (SB 1000) Equity Toolkit produced by the San Bernardino County Transportation Authority and the San Bernardino Council of Governments (SBCOG). Scroll down to explore the toolkit's general plan policy tools, such as the Element language, or go straight to the data dashboards to identify San Bernardino County's Priority Equity Communities.

Click the button below to take a deeper dive into SB 1000 and the design of this toolkit.

[Learn More](#)

Footage credits

Website Overview

SB 1000 EQUITY TOOLKIT

ABOUT SB 1000 ▾ DATA TOOLS EJ BUILDER RESOURCE LIBRARY 🔍

Prep Analysis Policy Development Prep

Engagement Policy Development Implementation

Welcome

Welcome to the Senate Bill 1000 (SB 1000) Equity Toolkit produced by the San Bernardino County Transportation Authority (SBCTA) and the San Bernardino Council of Governments (SBCOG). Scroll down to explore the toolkit's general plan policy tools, such as model Environmental Justice Element language, or go straight to the data dashboards to identify San Bernardino County's Priority Equity Communities.

Click the button below to take a deeper dive into SB 1000 and the design of this toolkit.

[Learn More](#)

Data Tools



EJ SUMMARY DASHBOARD DATA EXPLORATION MAP

SB 1000 Data Exploration Map *Developed by Raimi + Associates* SB 1000 Toolkit SBCTA

Find address or place

Legend

- San Bernardino County Boundary
- Cities and Places
- SB1000 Priority Equity Communities (Census Tracts)
 - Yes
 - No

Map showing San Bernardino County with various cities and regions highlighted in purple, indicating Priority Equity Communities. Locations include California City, Mojave Desert, Bullhead City, Victorville, and San Bernardino Mountains.

App State: Click to restore the map extent and layers visibility where you left off.

Overall Priority Equity Community Analysis

This data dashboard to explore the population of PECs in relation to the rest of the County. View this dashboard in a separate tab

Region: [Dropdown]

Incorporated: [Dropdown]

Place Name: [Dropdown]

ZIP Code: [Dropdown]

Census Tract: [Dropdown]

Priority Equity Community?: [Dropdown]

Method 1?: SB535 DAC? [Dropdown] All [Dropdown]

Method 2?: CEJST DAC? [Dropdown] All [Dropdown]

Method 3A?: Equity Study? [Dropdown] All [Dropdown]

Click the Ctrl key to select multiple options.

328

Priority Equity Communities

Percentage of Tracts

70%

0% 100%

154

Method 1 PECs

Percentage of Population

69%

0% 100%

254

Method 2 PECs

Number of Places

40

0 42

242

Method 3 PECs

Number of Zip codes

62

0 67

Population by PEC Status by Place

Live in a Priority Equity Community? ● Yes ● No

Place	Yes	No
San Bernardino 205K	Unincorporated San Bern...	Rialto 91K, Apple..., Upla..., Mont..., Bar...
Ontario 172K	Victorville 108K, Rancho Cucamong...	Redlands..., High..., Blo..., Mu..., Fontana 77K, Apple..., Yuca..., Rie...
Fontana 117K	Hesperia 86K, Adelanto...	Chino Hills 67K, San Be..., Vic..., Highla..., Ph...
Chino 24K	Colton 59K, Yucaipa..., Moun...	Chino Hills 67K, Chino 66K, Loma...

SBCTA/SBCOG SB 1000 EQUITY TOOLKIT *Developed by Raimi + Associates*

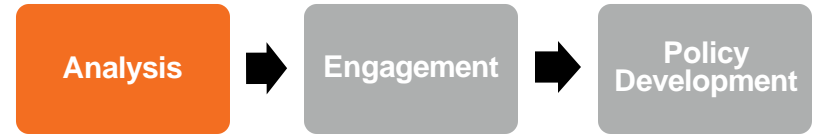
Overall Priority Equity Community (PEC) Analysis

Toolkit Site Data Tools Data Source

75%

Microsoft Power BI

Data Tools



SB 1000 Environmental Justice Summary Dashboard

Developed by Raimi + Associates

Select Filter

- Subregion: Select All
- Incorporated Place Name: Colton
- Unincorporated Place Name: Select All
- Zip Code: Select All
- Census Tract: Select All
- Method 1 - CalEnviroScreen: Select All
- Method 2 - Low Income & Poll...: Select All

** Please note that the filters are not cumulative. -1 represents null value.*

Map | Table

Population in Priority Equity Communities (PECs) by Place in Selected Geography

Place	Population in PECs
Colton	59k

Number of PECs | **Population in PECs** | User Instructions

13 Tracts that are Priority Equity Communities

59k Population live within Priority Equity Communities

Average CalEnviroScreen 4.0 Percentile: 77.8%

Average Pollution Burden Percentile: 71.9%

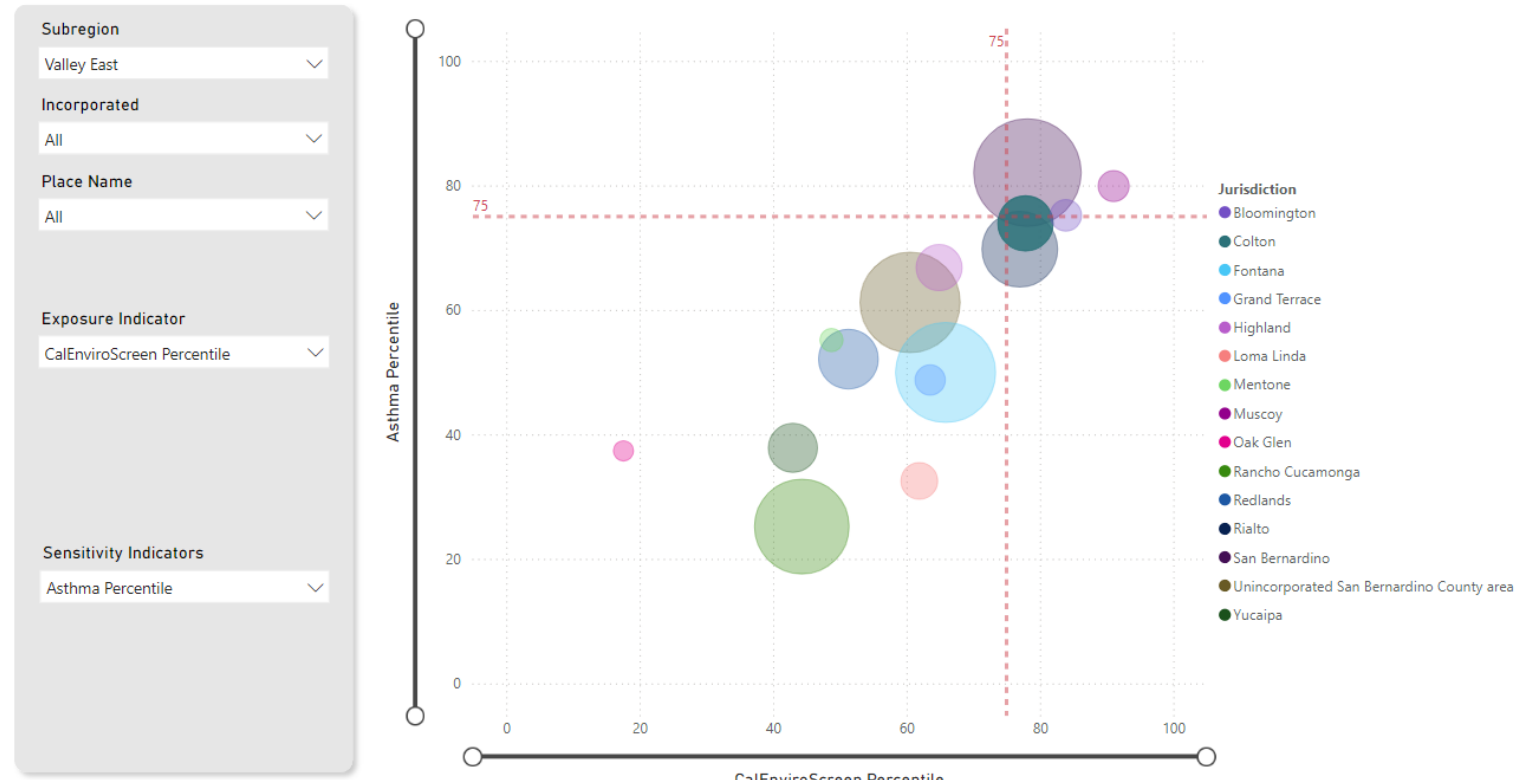
Overall Results (Tab 1)

Innovating for Change



Hazard Vulnerability Analysis

Use this data dashboard to explore a comparison of jurisdictions/places across various CalEnviroScreen 4.0's exposure and population sensitivity indicators. View this dashboard in a separate tab [here](#).





Topics

REDUCE POLLUTION EXPOSURE

View Topic

PROMOTE PUBLIC FACILITIES

View Topic

PROMOTE FOOD ACCESS

View Topic

PROMOTE SAFE AND SANITARY HOMES

View Topic

PROMOTE PHYSICAL ACTIVITY

View Topic

PROMOTE CIVIC ENGAGEMENT

View Topic

OTHER EQUITY TOPICS

View Topic

APPENDIX

View Topic

← BACK TO TOPIC

Goal PE-1: Priority Equity Communities have reduced daily exposure to air pollution, especially from the logistics and distribution industry.

Topics Policy, Reduce Pollution Exposure

Themes Air Pollution, Climate Mitigation, Economic Development, Environmental Health, Land Use, Transportation, Zoning

POLICY: Good neighbor policy. Establish a Good Neighbor Policy ordinance that provides a set of guidelines and mitigation measures to potentially help address some of the air pollution and other concerns from industrial facilities and logistics and distribution companies operating within the city's limits.

POLICY: Mobile sources of emissions. Reduce air pollution and vehicle-related emissions, especially from diesel-powered trucks, that travel to, from, or through the city. Designate truck routes to avoid sensitive land uses (e.g., schools, playgrounds, housing, healthcare facilities, and elder and childcare centers), where feasible.

POLICY: Stationary sources of emissions. Discourage the development of new industrial facilities (e.g., warehouses) within 1,000 feet of existing sensitive land uses (e.g., schools, playgrounds, housing, healthcare facilities, and elder and childcare centers).

SAVE THIS ITEM

+ Add to List

Download

Related Goals and Actions

[Goal PA-2: Residents of all incomes and abilities have opportunities to lead active lifestyles and access recreational facilities.](#)

Policy, Promote Physical Activity

[Actions for Active Transportation](#)

Action, Promote Physical Activity

[Goal PE-2: A City designed to improve air quality and reduce disparate health impacts.](#)

Policy, Reduce Pollution Exposure

[Actions for Safe Routes to School](#)

Action, Promote Physical Activity

[Goal PE-3: A City that safely and systemically addresses toxics, legacy pollutants, and hazardous materials.](#)

Policy, Reduce Pollution Exposure

[Actions for Urban Agriculture](#)

Action, Promote Food Access

Opportunity to Intersect with Other Elements



- Improving access to healthcare and social services
- Addressing racism as a public health crisis
- Advancing anti-displacement policies
- Prioritizing climate change adaptation in DACs
- Operationalizing equity into governments structures and institutions
- Preventing homelessness and supporting unhoused residents



Resource Library

View and download useful documents for use and reference when building your environmental justice (EJ) plan.

<p>WHAT IS SENATE BILL 1000?</p> <p>Why use SB 1000?</p> <p>What does it mean for my community?</p>	<p>SB 1000 Factsheet</p> <p>Overview</p> <p>What is Environmental Justice?</p>	<p>SB 1000 FAQ Primer</p>	<p>SB 1000 Toolkit</p> <p><i>Model Language for Environmental Justice Elements</i></p>
<p>SB 1000 Community-Oriented Factsheet</p>	<p>SB 1000 Factsheet</p>	<p>SB 1000 FAQ Primer</p>	<p>Model Language for Environmental Justice Elements</p>
<p>Summary of the Office of the Attorney General's Comment Letters</p>	<p>Racial Equity Assessment Tool</p>	<p>San Bernardino Council of Governments (SBCOG) Regional Equity Study</p>	<p>The Emergence of Environmental Justice in General Plans: Lessons from California's Senate Bill 1000</p>
<p>Summary of the Office of the Attorney General's Comment Letters</p>	<p>Racial Equity Assessment Tool</p>	<p>San Bernardino Council of Governments (SBCOG) Regional Equity Study</p>	<p>The Emergence of Environmental Justice in General Plans: Lessons from California's Senate Bill 1000</p>

Thanks!



REAP 1 PROJECT SHOWCASE: CITY OF LA INCLUSIVE ENGAGEMENT

- **Wajiha Ibrahim, City Planner, Los Angeles City Planning**
- **Alisanne Meyers, Planning Assistant, Los Angeles City Planning**



REAP 1.0 Funding: Outreach for the Citywide Housing Incentive Program (CHIP)

Los Angeles City Planning - Housing Unit

October 15th, 2024

What is the Citywide Housing Incentive Program (CHIP)?



City of Los Angeles Housing Element 2021-2029

The Housing Element—an eight year Plan to House LA— Identified **rezoning** is needed to address the City's housing needs.



Minimum Rezoning Needed
=
255,433 units

Targeted Outreach Goals

Primary goal: to reach Angelenos that don't regularly engage in planning feedback process

- Also tend to be groups most affected by CHIP policies:
 - Renters
 - Low-income households
 - Non-white
 - Non-English speaking
 - Younger Angelenos

Two methods: **CBO Partnership** and **Digital Engagement**



CBO Partnerships

- 7 compensated events with local CBOs
- CBOs designed format and details to best accommodate their member base
 - Ranged from Q&A format to interactive stations
- 5 events included live translation (Spanish or Korean)
- Attendance across all events: **Over 380 Angelenos**
- Recognized by APA with Public Outreach Award of Excellence at Local level and Award of Merit at State Level.



Compensation Structure

\$2,000 - \$5,000

Dependent on:

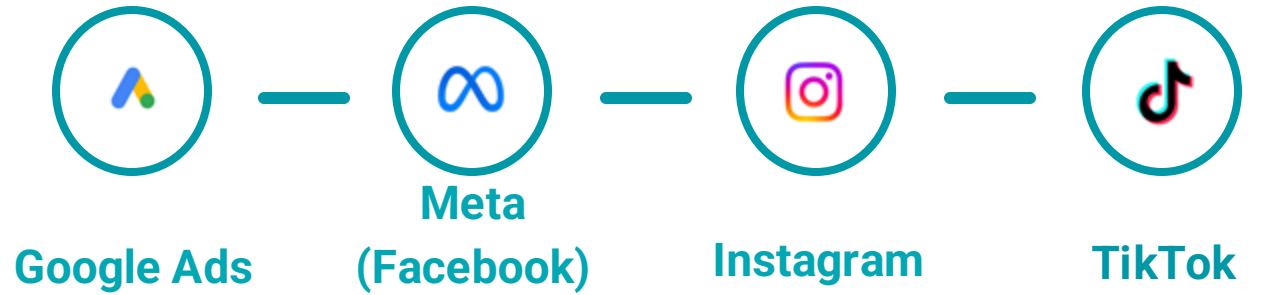
- Potential CBO member attendance
- CBO staff time
- Presentation preparation
- Translation Services
- Childcare
- Food
- Raffles/prizes



SAJE members take CHIP surveys and materials at outreach event last fall

Digital Marketing Campaign

- Promoted CHIP content using REAP funding on Google and Meta, available in English and Spanish
 - Survey to inform strategies
 - Infographics on the 6 core strategies
 - *Let's Talk About the Citywide Housing Incentive Program* series
- Released an informational CHIP Instagram video



Part of the promoted *Let's Talk About the Citywide Housing Incentive Program* series in Spanish

Social Media Partnership

- 4 part series with LA in a Minute
- 183.2K views on Instagram
- Over 570 comments
- Cumulative reach of over 426.5K through Meta
- Used REAP funds to boost series through ads as well
 - Added 20K website visits



LA In a Minute Partnership TikTok Video

Lessons Learned

- Compensated partnership results in meaningful engagement
- CBO partners wanted to re-engage and affirmed this approach moving forward
- Key to allow CBOs to take the lead
 - Know the needs of community they serve the best
 - Also relieves Department of certain coordinating responsibilities
- Partnership in digital engagement is a great way to boost reach



Participants share feedback at an event hosted by SAJE

Questions?



HOUSING WORKING GROUP SURVEY

Mike Dietz, Housing Planning Supervisor, SCAG

HWG Survey

- HWG survey is now open: <https://form.jotform.com/SCAGweb/hwg-survey>
- Survey responses will be used to help shape future HWG agendas and topics
- Roughly 5 minutes to complete
- Survey closes on Friday, October 25th



ANNOUNCEMENTS

Announcements

- REAP 2.0 program rollout
 - SCAG is able to fully fund REAP 2.0 projects
 - Program expenditure deadline is now June 30, 2026
- HCD awarded grants as part of the Prohousing Incentive Program (PIP):
 - Combined \$4.65 million in funds for accelerating affordable housing production and preservation awarded to five SCAG jurisdictions:
 - Brea
 - Fontana
 - Rancho Cucamonga
 - Santa Monica
 - West Hollywood

Announcements – Next HWG Meeting

- **Save the Date! Next HWG meeting:**
 - Tuesday, April 15, 2025, 10 AM – 12 PM



THANK YOU!

For more information, please visit:

www.scag.ca.gov/housing