Housing Working Group
April 26, 2022

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1. Welcome, Introductions, Overview
2. Housing Element Updates
3. Connect SoCal 2024 Housing Performance Measures
4. Legislative Updates and Review of Bills
5. Regional Early Action Planning (REAP) 2.0 Input
6. Wrap-Up and Next Steps
## Housing Element Status – SCAG Region

### Status as of April 25, 2022

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Housing Element Status – SCAG Region

Housing Element Submissions as of April 25, 2022
Connect SoCal 2024
Draft Performance Measures

Ma'Ayn Johnson, AICP
Housing Program Manager
April 26, 2022

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• Evaluate plan's investments & strategies relative to goals
• Address state GHG reduction & federal conformity requirements
• Address federal performance reporting requirements for MAP-21, & Environmental Justice
• Support ongoing monitoring of progress toward achieving goals & targets
Indicators, Performance Measures, & Monitoring Measures

What’s the difference?

Baseline Indicators
Existing Conditions
Today

Performance Measures
Plan Evaluation
Far off future

Monitoring Measures
Ongoing Progress
Tomorrow
## Connect SoCal 2024: Performance Measures

### Mobility
- Major destination access
- Job access
- Trip distance
- Mode share
- Person hours of delay by facility type
- Person–delay per capita
- Truck delay by facility type
- Commute time
- Travel time by mode
- HOT Lane utilization
- Transit seat utilization
- Congestion bottlenecks

### Communities
- Share of regional households located in HQTAs
- % of trips less than 3 miles
- Public health issues & costs
- Housing cost burden
- Accessory dwelling unit potential
- Ratio of infill residential to all new residential

### Environment
- VMT per capita
- GHG per capita
- Criteria pollutants
- Total sq. miles of greenfield & rural lands converted to urban use
- Parks access
- Energy & water consumption per capita
- % of households located within 500’ of high-volume roadways
- Housing & populations most vulnerable to climate change impacts

### Economy
- Share of employment growth in HQTAs
- Transportation system investment benefit/cost ratio
- New jobs added due to transportation system investments & improved regional economic competitiveness
- Travel delay/cost relationship
1. Will our region become more connected and accessible?

2. Will we grow in ways that encourage livability?

3. Will people and our environments become healthier?

4. Will our economy function well for all?
Questions for Feedback:

• Is there anything missing?
• How can we better integrate equity and resilience?

Timeline:

• April 30, 2022: Comments on draft goals, vision and performance measures
• June 2022: Share draft goals and performance measures with SCAG Policy Committees
Thank you!

Questions/Feedback?

Goals/Vision | Sarah Dominguez, dominguezs@scag.ca.gov
Performance Measures | Courtney Aguirre, aguirre@scag.ca.gov

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Legislative Update and Review of Bills

Kevin Gilhooley, State & Federal Legislative Affairs Manager
April 26, 2022
2021 Housing Legislation:

• Supported:
  • ACA 1 (Aguiar–Curry) – Would decrease the voter threshold from 2/3 to 55% to approve local bonds and special taxes to fund public infrastructure, affordable housing, or permanent supportive housing.
  
  • SCA 2 (Allen) – Would strike Article 34 from the state constitution, allowing cities and counties to more easily pursue public affordable housing projects without first getting approval from a majority of voters within their jurisdiction.
  
  • SB 7 (Atkins) – Would reauthorize and expand the CEQA streamlining process created for environmental leadership projects under AB 900 (2011) to include certain smaller housing projects as eligible.
  
  • SB 15 (Portantino) – Would create a grant program for local jurisdictions that rezone idle retail sites to allow for affordable housing.
• **Support If Amended:**
  - SB 10 (Wiener) – Would allow a city or county to pass an ordinance to zone any parcel for up to 10 residential units if the parcel is in a transit-rich area or an urban infill site.

• **Opposed:**
  - AB 215 (Chiu) – Would add new public participation process requirements and revision criteria for updating a Housing Element. Would allows HCD to sue cities and counties relating to housing element non-compliance, even if the state Attorney General declined to bring forward a legal action.

  - SB 9 (Wiener) – Would (1) require the ministerial approval of a housing development of no more than two units in a single-family zone (duplex) and would (2) require the ministerial approval of the subdivision (lot split) of a single parcel, already zoned for residential use, into two parcels.
2022 Housing Legislation:

• **Pending Support:**
  - **AB 1695 (Santiago)** – Would allow “adaptive reuse” to be an eligible activity for any HCD–administered affordable housing loan or grant program.

  - **AB 1910 (C. Garcia)** – Would create an optional, incentive program to award grant funding to cities or counties that rezone publicly owned golf courses for affordable housing and open space.

  - **AB 2218 (Quirk–Silva)** – Would limit legal standing for CEQA challenges to projects involving the development of housing at an infill site to persons who reside within 20 miles of the proposed project.

  - **SB 490 (Caballero)** – Would establish a technical assistance program at HCD to assist local and regional governmental agencies, non-profits, and public housing authorities to access “acquisition–rehabilitation projects.”
• **Pending Opposition:**
  
  • **AB 916 (Salas)** – Would prohibit locals from requiring a hearing as a condition for adding space for additional bedrooms within an existing house, condo, apartment, or dwelling. Increases the potential building height of an ADU locals must approve ministerially from 16 feet to 18 feet.

  • **AB 1976 (Santiago)** – Would allow HCD to rezone SCAG jurisdictions to accommodate 100% of the allocated need for very low- and lower-income housing, if the city or county has failed to complete rezoning by its required deadline.

  • **AB 2339 (Bloom)** – Would allow for emergency homeless shelters to be sited and zoned in residential or mixed-use areas without conditional use permits.

  • **SB 930 (Wiener)** – Would allow HCD to implement the Housing Accountability Act without having to comply with the Administrative Procedure Act requirements.
Did we miss anything?

• What are the bills that your agency or organization is watching?

• What bill(s) would you recommend that SCAG evaluate?

• What is the top bill(s) on which your agency or organization is engaging?
Budget Priority for FY 22–23

- Augment the Infill Infrastructure Grant (IIG) Program to $5 billion.
- Establish a Technical Assistance program to assist small and medium-sized jurisdictions to compete.

Background

- IIG funds infrastructure improvements to streets, water and sewer pipes, internet lines, transit shelters, sidewalks, and lighting that supports infill housing development.
- Governor Newsom proposes $500 million split over two fiscal years.
Understanding the Need:

• Has your jurisdiction applied for the IIG in the past?

• If not, why hasn’t your jurisdiction applied?

• Would technical assistance make you reconsider applying for IIG?

• Were there other roadblocks to applying for the IIG?
Would you Join a Coalition Letter?

Coalition letter in support of:
- $5 billion IIG augmentation
- State-run Technical Assistance program to assist small and medium-sized jurisdictions to compete for the funds.
Q&A?

Kevin Gilhooley, State & Federal Legislative Affairs Manager
Gilhooley@scag.ca.gov

To learn more about what we do, please visit:
www.scag.ca.gov
Regional Early Action Program (REAP) 2021
Overview and Draft Program Framework

Jenna Hornstock, Deputy Director of Planning, Land Use
April 26, 2022

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Agenda

- Overview of REAP 2021 program
- SCAG’s draft REAP 2021 Program Framework
- REAP program development timeline/outreach plan
- Breakout groups
AB140 – FY21–22 state budget (May revise)

~ $600 million statewide

$30 million = rural competitive program for eligible entities not within an MPO region

$30 million = competitive program for all eligible entities for projects that “demonstrably exceed the requirements…and further multiple policy objectives”

~ $500 million from Federal American Recovery, formula allocated to MPOs

- ~ $246 million = SCAG region’s formula share
  - 10% of funds available through Advance Application after January 1, 2022.
  - All funds obligated June of 2024 / expended by June 2026
  - Final closeout June 2026.
For “transformative planning and implementation activities”

Four required objectives (different from REAP 1.0):

- Coronavirus Economic Recovery AND
- Accelerating infill housing development AND
- Reduce Vehicle Miles Travelled AND
- Affirmatively Further Fair Housing
Based On:

State plans and directives
- AB140 Trailer Bill Language (July 2021)
- REAP 2.0 Draft Framework Paper (Nov 2021)
- NEW! REAP 2.0 Draft Program Guidelines (March 2022)

SCAG adopted plans
- Connect SoCal Implementation Strategy (2020)
- Executive Administration Committee Strategic Action Plan (2021)
- Racial Equity Early Action Plan (2021)
- Inclusive Economic Recovery Strategy (2021)
- SCAG 2021 Housing Production Study
Draft Program Development Framework

Three Program Areas

Early Action Initiatives—Connect SoCal Implementation Strategy

County Transportation Commission Partnership Program (NEW)

Housing Supportive Infrastructure Program (NEW)
1. Early Action Initiatives
   • Enhance and Expand on Connect SoCal Implementation Strategy
   • Ex: Sustainable Communities Program (SCP) Call for Projects
     • GHG/VMT reducing planning activities and demonstration projects

2. CTC Partnership Program
   • Guidelines will be developed through outreach in 2022
   • Align with Connect SoCal Key Connections – expanded mobility ecosystems and management strategies using innovative policies and/or technologies
     • Ex: solutions to improve transit travel time and reliability, micro-transit and other mobility-on-demand services, VMT mitigation bank and exchange programs, etc.
   • Outreach with CTCs to gauge opportunities for partnership
3. Housing Supportive Infrastructure Program
   - Infrastructure and utilities to support housing development
     - sewer, water, wastewater, electric, broadband
     - Incorporate sustainability and climate resiliency strategies
   - Housing Trust Funds
   - Preservation of expiring covenants/NOAH
   - Technical Assistance
     - More land use planning?
     - Surplus land development?
     - (New!) Renter assistance
The Draft Program Framework is a DRAFT to start conversations.

We are required by the State, and are fully committed to, a robust engagement process.

We are re-assessing based on recently released Draft Program Guidelines.
# REAP 2021 Program Development Timelines

## Previous Steps
- Oct. 2021 Draft SCAG REAP 2021 Framework presented to Policy Committees
- Nov. 2021 REAP 2021 Framework Paper released by HCD
- Dec. 2021 SCAG Feedback Re: Framework Submitted
- Jan. 2022 Advance Application released (for outreach and program development)

## Current Status
- Advance Application to be submitted April 2022
- Outreach/budget/staffing plan development
- One on one meetings with COGs
- Draft program guidelines released March 2022

## Next Steps
- Outreach and Engagement begins – late April 2022
- Spring 2022 – Final Guidelines released
- After Guidelines release – continue outreach with progress updates to Policy Committees
- Late 2022 – Full application to be submitted to HCD
REAP 2021 Program Development

**Early Application**
- Application to be submitted April 2022
- Requires: Outreach & Engagement for Program Development

**Full Application**
- Application to be submitted in late 2022
- Proposed Programs:
  - Existing Program Expansion
  - Housing Supportive Infrastructure
  - CTC Partnership Program
REAP 2021 Outreach Plan - Overview

**Purpose**
- Establish priorities for transformative planning and implementation activities
- Learn of existing efforts/identify needs and opportunities
- Incorporate feedback in final Program Application

**Target Audience**
- General Public & Stakeholders
- Disadvantaged & Historically Underserved Communities
- Public Agencies and other partners

**Timeline**
- 2022 = to support Program development and submittal of the full funding application
- 2023 – 2024 = through Program development and obligation of funds
- 2024 – 2026 = through Program implementation

**How**
- Variety of outreach methods, including: workshops, listening sessions, focus groups, public opinion surveys, meetings, forums
- Program wide outreach & program area specific outreach
- Regular eblasts and updates
### Building on Past Outreach

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<th>Program</th>
<th>Type of Outreach</th>
<th>Outcomes</th>
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<td>Connect So Cal</td>
<td>Public Participation Plan</td>
<td>Identifies stakeholders and the manner we engage with them</td>
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<tr>
<td>REAP</td>
<td>Partnerships</td>
<td>Identification of priority housing projects of our Subregions, jurisdictions, and community organizations</td>
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<td>Housing Production Study</td>
<td>Interviews and convenings with core stakeholders</td>
<td>Recommendations for SCAG to prioritize it’s Housing Work program in the short, medium and longer term</td>
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<td>Inclusive Economic Recovery Study</td>
<td>Focus groups, convenings, survey.</td>
<td>Recommendations for elevating inclusive, equitable, and robust economic development in the areas of: Housing Production and Preservation, Transportation and Infrastructure, Sector Based Strategies, and Human Capital.</td>
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Program Wide Outreach

- SCAG Policy Committee Engagement
- COG Outreach
- City/County Listening Sessions
- Public Agency Meetings
- Public Opinion Survey
- Tribal Engagement
- Convenings
- CBO Listening Sessions
Additional Housing Supportive Infrastructure Program Outreach

- Virtual focus groups
- Meetings With Utility providers and related experts
- Industry Forum and Request for Information and Proposals
- Housing Policy Forum Series
Discussion Questions

• Based on the draft framework, what are some of the programs that should be considered? Are there areas that should be added?
• What aspects of the draft framework are you most supportive of?
• What kind of technical assistance would be most useful at meeting REAP 2.0 objectives?
• What are some other considerations that SCAG should consider when developing programs?
• Save the Date! Next Housing Policy Forum
  • August 2, Tuesday 11am–1pm

• Next Housing Working Group meeting
  • July 19, Tuesday, 10am – 12pm

• Take our post–meeting survey!
Thank you!

Questions?
Mairany Anaya, Junior Planner
anaya@scag.ca.gov
www.scag.ca.gov