MEETING OF THE

TECHNICAL WORKING GROUP

Thursday, May 16, 2019
10:00 a.m. – 12:00 p.m.

SCAG OFFICES
900 Wilshire Blvd., Ste. 1700
Policy B
Los Angeles, CA 90017
(213) 236-1800

HOW TO PARTICIPATE IN MEETING
ON NEXT PAGE

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How to Participate

In Person
SCAG Downtown Office  Policy B
900 Wilshire Blvd., 17th Floor
Los Angeles 90017
213-236-1800

Videoconference

<table>
<thead>
<tr>
<th>San Bernardino County</th>
<th>Imperial County</th>
</tr>
</thead>
<tbody>
<tr>
<td>1170 West 3rd Street, Suite 140</td>
<td>1405 North Imperial Ave, Suite 1</td>
</tr>
<tr>
<td>San Bernardino, CA  92410</td>
<td>El Centro, CA 92443</td>
</tr>
<tr>
<td>Telephone: (909) 806-3556</td>
<td>Telephone: (760) 353-7800</td>
</tr>
</tbody>
</table>

Riverside County
3403 10th Street
Riverside, CA  92501
Telephone: (909) 806-3556

Web Meeting
Join from PC, Mac, Linux, iOS or Android:
https://zoom.us/j/142774637

Teleconference
Telephone:
Dial: 1-669 900 6833  or 1-646-558-8656
Meeting ID: 142 774 637
Technical Working Group
May 16, 2019

Attendees April 18, 2019

Attendees Los Angeles Office

Deborah Diep  Center for Demographic Research, California State University Fullerton
Warren Whiteaker  OCTA
Shirley Medina  RCTC
Miles Mitchell  City of Los Angeles
Michael Morris  FHWA
Gail Shiomoto-Lohr  City of Mission Viejo
Stephanie Cadena  Gateway Cities COG

Attendees Web Meeting/Teleconference

Mike Behen  Palmdale
Alexander Fung  San Gabriel Valley COG
Charles Giam  City of Anaheim
Marika Poynter  City of Irvine
Marnie Primmer  Orange County Council of Governments
Bryn Lyndblad  Climate Resolve
Victor Duran  SunLine Transit Agency
Diana Chang  Culver City Bus
Demi Espinoza  Safe Routes to School
Nate Farnsworth
Todd Priest
Jenny Chan
Ivana Medina
Technical Working Group
May 16, 2019
10:00 a.m. – 12:00 p.m.

SCAG Downtown Office – Policy Room B
900 Wilshire Blvd., 17th Floor
Los Angeles 90017

Agenda

Introductions

Discussion Items

1. Proposed Approach to Address Relationships Between HCD RHNA Regional Determination for SCAG Region Versus Proposed Growth Forecast Associated with Connect SoCal
   Sarah Jepson

2. RHNA Methodology for Allocating Projected Housing Needs
   Ma’Ayn Johnson

3. Distribution of Scenario Growth Strategy Maps: Job Centers and Neighborhood Mobility Areas
   Sarah Dominguez
   Attachment

4. TWG Agenda Outlook Through the Connect SoCal Draft Release
   Naresh Amatya
   Attachment

5. Future Agenda Items

How to Unmute Phone

Press *6 to unmute your phone and speak
To return to mute *6
Technical Working Group

Agenda Item 1
RHNA and RTP/SCS Growth Forecast

Sarah Jepson
Acting Planning Director
Introduction

- RHNA vs RTP/SCS relationships as related to growth forecast
- Two concurrent and complementary processes responding to different requirements
- 6th cycle RHNA contains an additional requirement beyond what’s included in the RTP/SCS growth forecast
- Moving forward
6th Cycle RHNA New Requirements

State legislation in 2018 added data elements to 65584.01(b)(1) which are closely related to “existing housing needs,” or “housing production backlog” for consideration when determining the region’s housing need.

- the rate of household overcrowding;
- the rate of cost burden experienced by households; and
- a comparison of these measures versus comparable regions
RHNA vs RTP/SCS Growth Forecast

- RTP/SCS growth forecast aims to represent the most likely future condition given current & future demographic & economic trends
- 6th cycle RHNA legislative requirements including existing needs measured by specified data elements
- 6th cycle RHNA existing need requirements go beyond what has been considered in the RTP/SCS growth forecast
# An Example of City x - RHNA vs RTP/SCS Growth Forecast (Households)

<table>
<thead>
<tr>
<th></th>
<th>Growth Forecast</th>
<th>RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Housing</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Existing Population</td>
<td>3,500</td>
<td>3,500</td>
</tr>
<tr>
<td><strong>Existing Housing Need (per RHNA legislation)</strong></td>
<td>0</td>
<td>200</td>
</tr>
<tr>
<td>Projected Housing Need</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>Total Housing Need</td>
<td>500</td>
<td>700</td>
</tr>
<tr>
<td>Total Housing</td>
<td>1,500</td>
<td>1,700</td>
</tr>
<tr>
<td>Total Population</td>
<td>5,000</td>
<td>5,000</td>
</tr>
</tbody>
</table>
Pursuant to SB 375, specifically Government Code 65080(b)(2)(B)(ii) and (iii), the Sustainable Communities Strategy shall:

(ii) Identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth;
(iii) Identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Section 65584
Moving Forward

• **Question:** Would RHNA’s new requirements on existing need force SCAG to redo all of the growth forecast scenarios, develop TAZ-level growth forecasts consistent with those new growth scenarios, re-run the models for each of those new growth scenarios, redo the RTP/SCS documents and appendices, and the PEIR?

• **Answer:** No
Moving Forward (cont’d)

• The 2024 RTP/SCS local input process beginning in late 2021 should consider the local Housing Element Updates (scheduled for completion by October 2021), results from performance monitoring of actual housing production and new research findings, to further enhance the complementary relationships between RHNA and SCS planning processes.
For more information

www.scag.ca.gov

Email: housing@scag.ca.gov
Technical Working Group

Agenda Item 2
RHNA Distribution Methodology: Projected Housing Needs

Ma’Ayn Johnson, AICP
Compliance and Performance Monitoring
The RHNA Process

August 2019
- HCD Regional Determination

Fall 2019
- Methodology

Winter 2020
- Draft RHNA Allocation

Oct 2020
- Final RHNA Allocation

Oct 2021
- Local Housing Element Update
  (October 2021-October 2029)

Final RTP/SCS
Apr 2020
Objectives of RHNA

1) To increase the housing supply and mix of housing types, tenure and affordability within each region in an equitable manner

2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns
Objectives of RHNA

3) Promoting an improved intraregional relationship between jobs and housing

4) Allocating a lower proportion of housing need in income categories in jurisdictions that have a disproportionately high share in comparison to the county distribution

5) Affirmatively furthering fair housing
<table>
<thead>
<tr>
<th>Region</th>
<th>Projected need</th>
<th>Existing need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Projected need</td>
<td>Existing need</td>
</tr>
<tr>
<td>Jurisdiction with social equity adjustment</td>
<td>Projected need</td>
<td>Existing need</td>
</tr>
</tbody>
</table>
## Regional Projected and Existing Need

<table>
<thead>
<tr>
<th>Regional Projected Housing Need</th>
<th>Regional Existing Housing Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>+Household growth</td>
<td>+Overcrowding</td>
</tr>
<tr>
<td>+Vacancy need</td>
<td>+Vacancy need</td>
</tr>
<tr>
<td>+Replacement need</td>
<td>+Cost-burdened</td>
</tr>
<tr>
<td>=Projected housing need</td>
<td>=Existing housing need</td>
</tr>
</tbody>
</table>
Possible Recommendation: Step 1 Determining Existing Need

Regional Existing Need

- 30% Distributed based on population within an HQTA
- 70% Distributed based on population share

Jurisdiction Existing Need

- Jurisdiction’s share of regional population
- Jurisdiction’s share of regional population within HQTA
Possible Recommendation: Step 2 Determining Total RHNA Allocation

Jurisdiction Existing Need
- Jurisdiction’s share of regional population
- Jurisdiction’s share of regional population within HQTA

Jurisdiction Projected Need
- Jurisdiction’s share of regional projected HH growth
- Future vacancy need (owner)
- Future vacancy need (renter)
- Jurisdiction’s share of regional replacement need

Jurisdiction Total RHNA Allocation
Possible Recommendation: Step 3 Determining Income Categories

Jurisdiction Total RHNA Allocation \times 150\% social equity adjustment (by county) = Jurisdiction Total RHNA Allocation

- Very low
- Low
- Moderate
- Above moderate
City A and City B: A Methodology Example

- City A
  - Urbanized
  - Within County X
  - Most of population is within an HQTA
  - Population: Appx. 65,000
  - Higher concentration of lower income households than other parts of the county

- City B
  - Suburban community
  - Within County Y
  - No HQTAs within jurisdiction
  - Population: Appx 65,000
  - Higher concentration of high income households than other parts of the county
City A and City B: Step 1

- Example assumption: Regional existing need of 250,000
  - 175,000 (70%) will be assigned based on population share
  - 75,000 (30%) will be assigned based on population share within HQTA

<table>
<thead>
<tr>
<th>City A</th>
<th>Existing need</th>
</tr>
</thead>
<tbody>
<tr>
<td>+Share of regional population (0.35%)</td>
<td>606</td>
</tr>
<tr>
<td>+Share of regional population within HQTA (0.37%)</td>
<td>274</td>
</tr>
<tr>
<td>=Total existing need</td>
<td>880</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>City B</th>
<th>Existing need</th>
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</thead>
<tbody>
<tr>
<td>+Share of regional population (0.35%)</td>
<td>606</td>
</tr>
<tr>
<td>+Share of regional population within HQTA (0% )</td>
<td>0</td>
</tr>
<tr>
<td>=Total existing need</td>
<td>606</td>
</tr>
</tbody>
</table>
City A and City B: Step 2

• Projected need will be determined by three factors:
  • Household growth
  • Future vacancy need
    • By owner and renter
  • Replacement need
City A and City B: Step 2a Household Growth

- A jurisdiction’s share of regional household growth using local input as the basis

<table>
<thead>
<tr>
<th>City A</th>
<th>City B</th>
</tr>
</thead>
<tbody>
<tr>
<td>+Household growth (based on local input)</td>
<td>+Household growth (based on local input)</td>
</tr>
<tr>
<td>498</td>
<td>1,324</td>
</tr>
</tbody>
</table>
City A and City B: Step 2b Future Vacancy Need

- Future vacancy need uses the breakdown of owner and renter households in each jurisdiction.
- A 1.5% vacancy rate is applied to projected owner households.
- A 5.0% vacancy rate is applied to projected renter households.

**City A: 498 Projected HH growth**

Existing owner and renter:

- 42.4% Owner-Occupied = 211 of total units
- 57.6% Renter-Occupied = 287 of total units

211 units x 1.5% = 3 units
287 units x 5.0% = 15 units

3 units + 15 units = 18 units

**City B: 1,324 Projected HH growth**

Existing owner and renter:

- 66.5% Owner-Occupied = 880 of total units
- 33.5% Renter-Occupied = 444 of total units

880 units x 1.5% = 13 units
444 units x 5.0% = 22 units

13 units + 22 units = 35 units
City A and City B: Step 2c Replacement Need

- Jurisdictions will be assigned a replacement need based on their share of regional replacement need
- Share of regional replacement need was adjusted by replacement need survey results
- The final regional replacement need will be assigned after the regional determination process with HCD
- Some jurisdictions replaced all demolished units and have 0 replacement need.

<table>
<thead>
<tr>
<th>City A</th>
<th>City B</th>
</tr>
</thead>
<tbody>
<tr>
<td>+Replacement need (based on adjustment from survey) 24</td>
<td>+Replacement need (based on adjustment from survey) 0</td>
</tr>
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</table>
## City A and City B: Step 2

<table>
<thead>
<tr>
<th>City A</th>
<th>City B</th>
</tr>
</thead>
<tbody>
<tr>
<td>+Projected household growth</td>
<td>+Projected household growth</td>
</tr>
<tr>
<td>498</td>
<td>1,324</td>
</tr>
<tr>
<td>+Future Vacancy Need</td>
<td>+Future Vacancy Need</td>
</tr>
<tr>
<td>18</td>
<td>35</td>
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<tr>
<td>+Replacement Need</td>
<td>+Replacement Need</td>
</tr>
<tr>
<td>24</td>
<td>0</td>
</tr>
<tr>
<td>=Projected housing need</td>
<td>=Projected housing need</td>
</tr>
<tr>
<td>539</td>
<td>1,360</td>
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## City A and City B: Step 2

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<th>City B</th>
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<tbody>
<tr>
<td>+Existing need</td>
<td>880</td>
<td>+Existing need</td>
<td>606</td>
</tr>
<tr>
<td>+Projected need</td>
<td>539</td>
<td>+Projected need</td>
<td>1,360</td>
</tr>
<tr>
<td>=Total draft RHNA allocation</td>
<td>1,419</td>
<td>=Total draft RHNA allocation</td>
<td>1,966</td>
</tr>
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</table>
City A: Step 3 Social Equity Adjustment by County

County X Median Income: $61,015

<table>
<thead>
<tr>
<th>Income category</th>
<th>City A existing income distribution</th>
<th>County X income distribution</th>
<th>City A income distribution after 150% social equity adjustment</th>
<th>RHNA allocation by income category (total = 1,419)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low</td>
<td>30.1%</td>
<td>25.3%</td>
<td>22.9%</td>
<td>325</td>
</tr>
<tr>
<td>Low</td>
<td>23.2%</td>
<td>15.6%</td>
<td>11.8%</td>
<td>167</td>
</tr>
<tr>
<td>Moderate</td>
<td>17.6%</td>
<td>16.8%</td>
<td>16.4%</td>
<td>233</td>
</tr>
<tr>
<td>Above moderate</td>
<td>29.1%</td>
<td>42.3%</td>
<td>48.9%</td>
<td>694</td>
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City B: Step 3 Social Equity Adjustment by County

County Y Median Income: $60,807

<table>
<thead>
<tr>
<th>Income category</th>
<th>City B existing income distribution</th>
<th>County Y income distribution</th>
<th>City B income distribution after 150% social equity adjustment</th>
<th>RHNA allocation by income category (total = 1,966)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low</td>
<td>15.8%</td>
<td>23.7%</td>
<td>27.7%</td>
<td>544</td>
</tr>
<tr>
<td>Low</td>
<td>12.2%</td>
<td>16.5%</td>
<td>18.6%</td>
<td>366</td>
</tr>
<tr>
<td>Moderate</td>
<td>16.8%</td>
<td>18.3%</td>
<td>19.1%</td>
<td>375</td>
</tr>
<tr>
<td>Above moderate</td>
<td>55.2%</td>
<td>41.5%</td>
<td>34.6%</td>
<td>681</td>
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</table>
Next Steps

• Next RHNA Subcommittee meeting
  • June 3, 10 a.m.
  • Webcasting available

• Proposed RHNA Methodology Public Hearings
  • August/September 2019

• Proposed RHNA Methodology Review by HCD
  • Fall 2019

• Comments can be sent to housing@scag.ca.gov
For more information

www.scag.ca.gov

Email: housing@scag.ca.gov
Technical Working Group

**Agenda Item 3**
**Scenario Growth Strategy Maps**

The following two maps represent the strategic priority growth areas that were used to develop SCAG’s scenarios for Connect SoCal- Jobs Centers and Neighborhood Mobility Areas.

The methodology for these two strategies was discussed at the Technical Working Group on April 18, 2019.

Feedback on either map by **Thursday May 23rd, 2019** would be appreciated so that any comments can be incorporated into the revision of the strategy. Please send comments to dominguezs@scag.ca.gov.
Technical Working Group

Agenda Item 4
TWG Agenda Outlook

June
- Update to the Framework for Performance Measurement of Transportation System and Current (Base Year) System Performance Condition
- Connect SoCal Public Workshops Initial Report
- Follow up discussion on Alternative Scenarios/refinements
  - Growth variance between Alternative Scenarios and local input
  - GHG reduction comparison between scenarios and local input
  - Transportation variations between scenarios

July
- Performance Measures for Connect SoCal
- What’s new in Connect SoCal:
  - New Travel Demand Model/Enhancements
  - Growth Forecast/SED
  - Technology and Innovation
  - Transportation Investments
  - Financial Forecast: Evolving Changes Since Last Plan
  - Goods Movement
  - Active Transportation
  - Other Major Initiatives
- Follow up discussion on Alternative Scenarios (as needed)
- PEIR Update
- RHNA Update

August
- Process and Framework for proposing a Preferred Scenario
- Elements of the Draft Preferred Scenario for Connect SoCal
  - Growth Forecast/SED/Demographics
  - Underlying Assumptions, contingencies etc.
  - Sustainable Community Strategies
  - Major Capital Investments (Constrained)
  - Financial Plan
  - Key Outcomes: GHG, Conformity and key PMs

September
- Draft Connect SoCal 2045