



Housing Working Group

July 19, 2022

WWW.SCAG.CA.GOV

Agenda

1. Welcome, Introductions, Overview
2. Other-to-Residential Toolkit Presentation
3. Housing Element Updates and SB 197
4. RHNA Reform Input Session
5. Wrap-up and Next Steps



OTHER-TO-RESIDENTIAL TOOLKIT

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OTHER-TO-RESIDENTIAL TOOLKIT

CEHD Committee Presentation

Prepared for the
Southern California Association of Governments by:

studioneleven DUDEK



Introducing the Other-To-Residential Toolkit

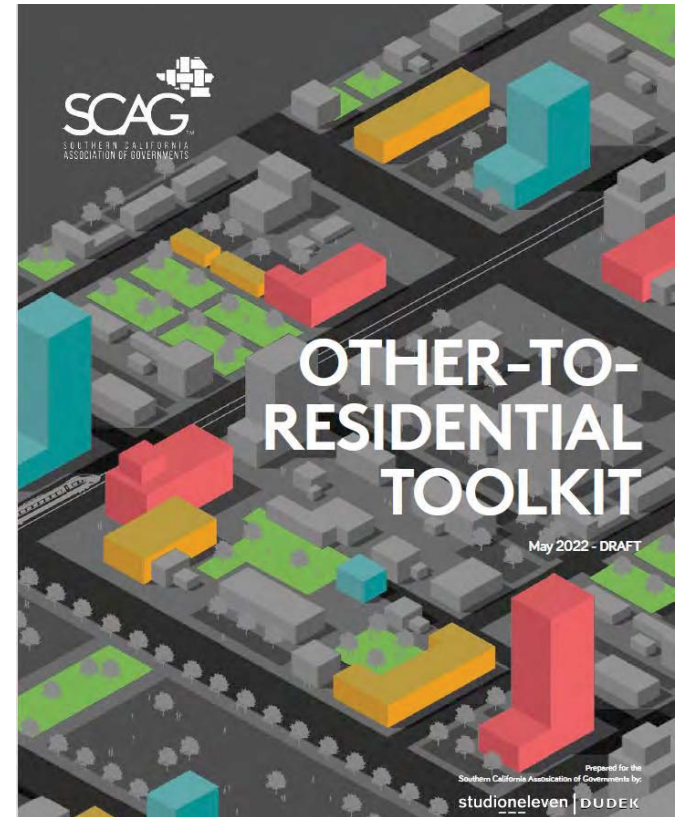
Why is the OTR Project Relevant?

Why is the Other To Residential Project Relevant?

WHAT is the OTR Toolkit?

WHO is it for?

WHY is it Needed?





How We Went About It

Typology Research - Understanding Industry Trends and Literature

Developer Case Studies - Successful Conversion Projects

Collaboration with Academia

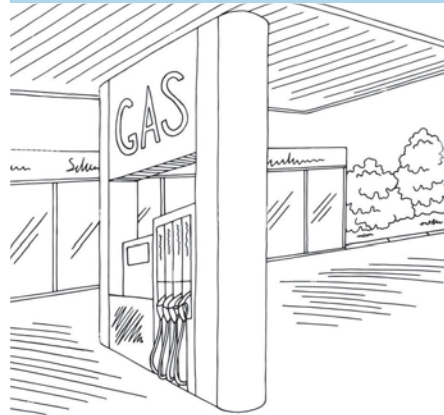
Typology Research - Understanding Industry Trends and Literature

Retail commercial strip centers, gas stations, golf courses, and brownfields have the potential to become attractive for conversion to residential due to market factors, the changing nature of their use, and broader policies and priorities for development Statewide.

GOLF COURSES



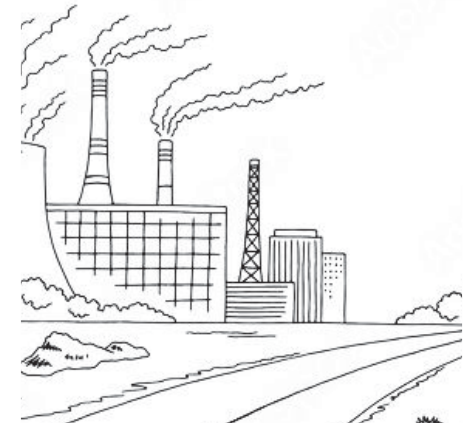
GAS STATIONS



RETAIL COMMERCIAL



BROWNFIELDS



Typology Research - Understanding Industry Trends and Literature

CONVERSION OF GOLF COURSES TO RESIDENTIAL

THEMES	OPPORTUNITIES	CHALLENGES	POTENTIAL STRATEGIES	TOOLS
FINANCIAL/ MARKET	<ol style="list-style-type: none"> 1 The CONTINUOUS CLOSURE of golf courses nationwide opens the debate on new uses for these spaces, among which housing plays a fundamental role 2 Municipal golf courses are PUBLICLY OWNED so cities and public agencies can have more control over how they are developed 	<ol style="list-style-type: none"> 1 9-Hole courses are often LESS FINANCIALLY ATTRACTIVE for operators and might be lower-hanging fruit for redevelopment 2 COMPLEX OWNERSHIP STATUS makes redevelopment challenging 	<ul style="list-style-type: none"> • Initiate a regulatory process to rezone the site for mixed-use or multi-family housing • Conduct extensive community outreach and stakeholder as part of the process of rezoning • Promote good design that respects the community context and development programs that integrate open space and other public amenities • Identify sensitive areas or habitats to be preserved within the site through a Specific Plan and Program-level EIR • Provide clear standards and guidelines for locating new development around existing floodplains • Identify underperforming golf courses that might be more attractive for redevelopment • Initiate funding for capital infrastructure that can make sites attractive for new development • Incentivize mixed-use and residential development and provide more flexibility in development density 	<ul style="list-style-type: none"> Specific Plan or Area Plan with Programmatic EIR Proactive Stakeholder and Community Engagement Urban Design Standards and Site Design Guidelines Tailored Community Benefits Agreements Development Phasing General Plan Amendment along with Zoning Amendment or Ordinance Development Incentives for Residential Density Enhanced Infrastructure Financing Districts or Community Facilities Districts to fund infrastructure improvements
PHYSICAL/ CONTEXT	<ol style="list-style-type: none"> 3 GENEROUS PROPERTY SIZES of golf courses offer a unique opportunity to develop impactful projects that help to meet cities' housing goals 4 Large sites provide the opportunity for PHASED DEVELOPMENT 	<ol style="list-style-type: none"> 3 There is usually SIGNIFICANT COMMUNITY OPPOSITION to golf course conversions, primarily due to loss of "open space" 4 There is opposition to conversion from the GOLFING COMMUNITY 5 In Los Angeles, as in so many other cities, efforts to build more housing often face COMMUNITY RESISTANCE 6 INFRASTRUCTURE challenges 		
ENVIRONMENTAL		<ol style="list-style-type: none"> 8 ENVIRONMENTAL CONSTRAINTS of existing golf courses 		
REGULATORY	<ol style="list-style-type: none"> 5 There is a proposed bill to ENABLE THE TRANSFORMATION OF MUNICIPAL GOLF COURSES into housing - AB 672 6 HOUSING ELEMENT UPDATES offer an opportunity for cities to identify specific municipal golf courses that can be REZONED FOR RESIDENTIAL USES 7 Surplus Land Act has enabled cities to REDEVELOP GOLF COURSES MORE EASILY 	<ol style="list-style-type: none"> 9 COMPLEX REGULATORY PROCESSES including extended entitlement timelines may deter interest in redevelopment to housing 10 Golf course sites are sometimes DESIRABLE FOR OTHER USES such as logistics and warehousing 		

Developer Case Studies - Successful Conversion Projects

RIVERWALK GOLF



GOLF COURSE

200 acres

Mixed-use Urban Masterplan

Riverwalk Specific Plan permitting mixed-use with commercial and residential uses

LA PLACITA CINCO



GAS STATION

2.3 acres

Podium Parking with Housing Above

C2/R2 modified to allow residential uses through a zoning amendment

ALEXAN ASPECT



RETAIL COMMERCIAL

5.7 acres

Wrap housing

C-2 (General Commercial) to the Orangefair Specific Plan

DOMAIN



BROWNFIELDS

1.3 acres

Podium parking with housing above

CA (Commercial Arterial), allowing for mixed-use development with residential

Example Case Study - La Placita Cinco (Former Gas Station & Strip Retail)



The site includes a closed gas station and commercial strip center parking lot with existing businesses that were retained in the project.

CONVERSION TOOLS

REMOVING REGULATORY BARRIERS	General Plan Amendment	Zoning Amendment or Ordinance
INCENTIVIZING MIXED-USED INFILL	Flexible Development Standards	Parking Amendment or Incentive
FACILITATING COMMUNITY INVOLVEMENT	Proactive Stakeholder & Community Engagement	
GENERATING REDEVELOPMENT INTEREST	Affordable Housing Grants	

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OPPORTUNITIES

Redevelopment was possible for a closed gas station site and its adjacent commercial parking lot which were all owned by the same property owner.

The gas station site did not require any remediation as part of the redevelopment process and therefore did not experience any costs or delays.

The City was a supportive partner throughout the project, working with the development team to remove regulatory hurdles and providing grant funding for affordable housing.

Due to the City's Sunshine Ordinance and the development team's priorities, outreach was done with the local community to identify priorities for the site.

Retaining existing commercial businesses on the site and adding new residential development adjacent to it allowed the project density to be lower than building on the entire site. The lower density was helpful to avoid community opposition to the project.

Community outreach and support included partnerships with local artists and non-profit groups to help with programming and enhancement of the site.

CHALLENGES MITIGATED

Existing uses on the site were commercial, but the zoning was split between C2 and R2. C2 zoning did not allow for residential uses. The project went through an expansive entitlement process with outreach, site plan review, General Plan amendment and zone change tailored to the site.

An existing commercial tenant on the project site had an ongoing long-term lease. The development team was able to use this as an advantage to advocate for keeping all the existing businesses and supporting them through the construction period and beyond, retaining valuable community amenities and protecting local businesses.

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Collaboration with Academia

USC PPD 623 - Site Planning



Example USC PPD 623 Project Scenario

SAMPLE PROJECT SCENARIO

BIG BOX SITE ADJACENT SINGLE-FAMILY NEIGHBORHOOD



KEY ISSUES FOR CONVERSION

- Zoning - residential use was not permitted
- Parking standards for residential did not support compact urban density
- Existing residents had concerns about density and height of new developments
- The frontage along arterial commercial street poses challenging for developing residential uses
- Lack of amenities to support more density of housing

ROADMAP FOR CONVERSION



DEVELOPMENT PROGRAM

HOUSING TYPOLOGIES	COMMUNITY OPEN SPACE	8.8 AC SITE AREA	412 NEW UNITS	47 UNITS/AC	+ RETAIL + PARKING + OPEN SPACE
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The Toolkit Structure

Fundamental Principles Based on Connect SoCal and Industry Best Practices

Intentional Identification of Suitable Sites

Creating a User-Friendly Toolkit

Fundamental Principles Based on Connect SoCal and Industry Best Practices

Compact Cities / Sustainable Development

Focus on Equity in Decision-Making and Development Outcomes

Housing Affordability and Diversity of Options



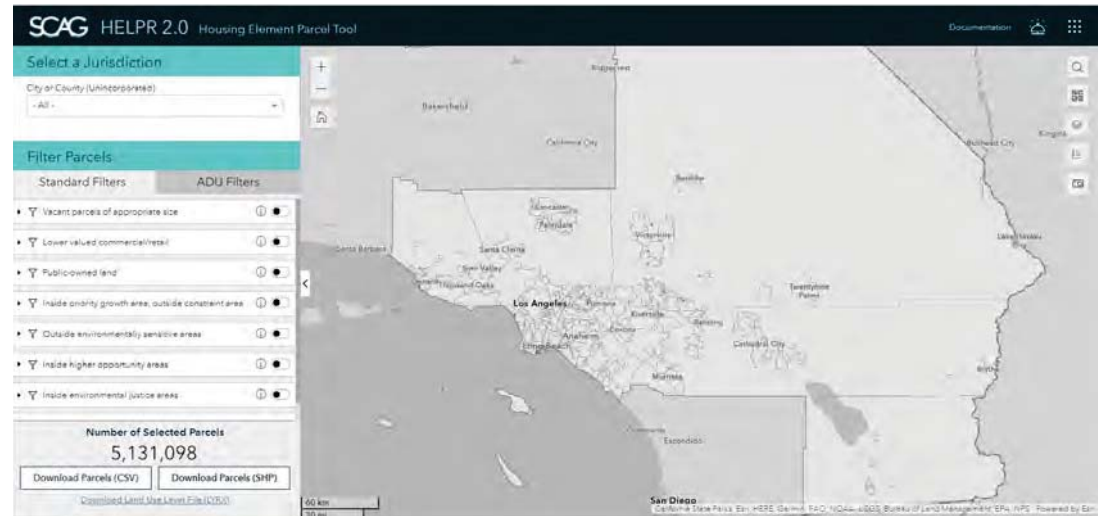
Intentional Identification of Suitable Sites

SCAG's Annual Land Use Data Help Tool

- Filters based on site constraints and site viability for residential development
- Physical site constraints
- Environmental constraints
- Access, equity, and opportunity

Results

- 55,776 acres in the SCAG region between all four typologies



GOLF COURSES



GAS STATIONS



RETAIL SITES

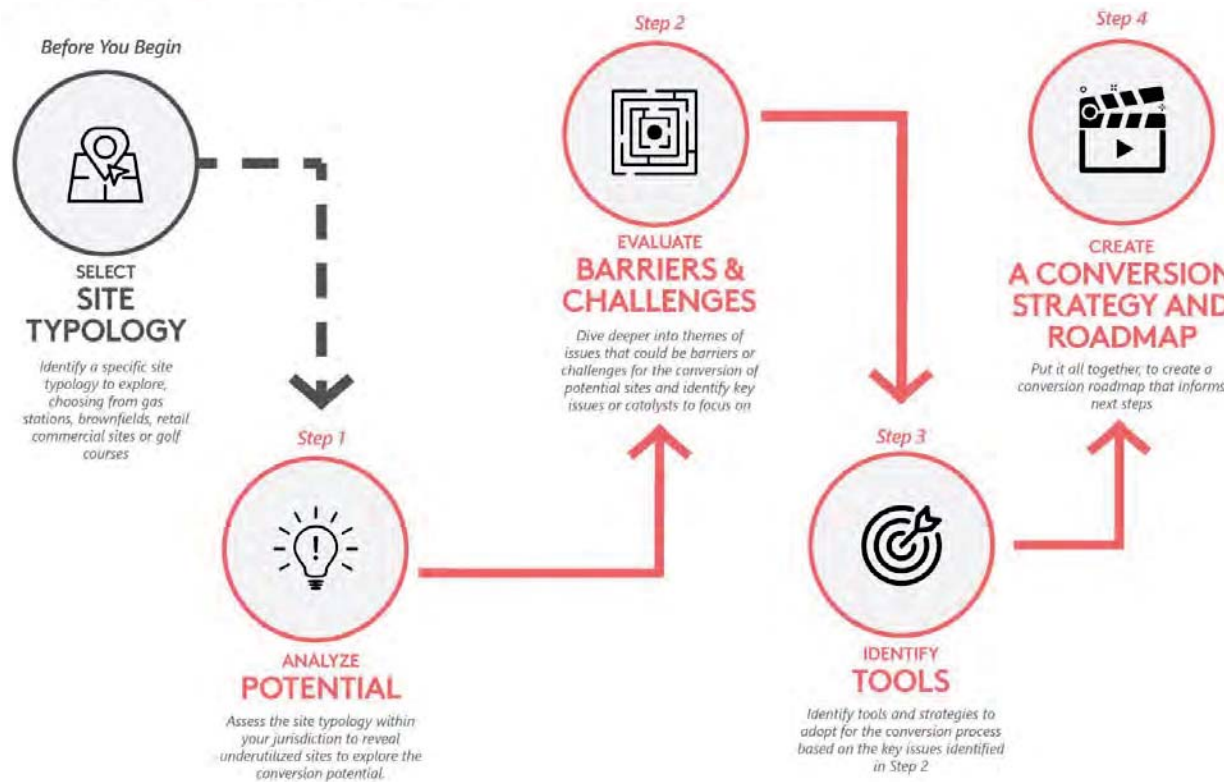


BROWNFIELDS



Creating a User-Friendly Toolkit

STEP-BY-STEP PROCESS



Creating a User-Friendly Toolkit

Step 2: Evaluate Barriers and Challenges

EVALUATE BARRIERS & CHALLENGES

BROWNFIELDS



A) Brownfield Remediation

Brownfield site remediation and cleanup efforts create one of the most significant challenges to redevelopment. Navigating technical and financial aspects of cleanup, as well as agency approvals process adds time and costs for developers that may be deterrents to redevelopment.

Consider -

Can the agency provide support on remediation and streamlined approvals for redevelopment on brownfield sites?

For Instance -

- Can the agency create a Brownfields Program to clarify and provide details on the remediation process, apply for grant funding and partner with property owners for site assessment and clean up?
- Can the agency create a dedicated Case Management Team to streamline the approvals process for sites requiring remediation, to incentivize developers in considering these opportunity sites?
- Can the agency partner with third party entities to provide technical assistance for grant writing and application preparation for community-based organizations or local developers who may be invested in redeveloping and enhancing the community?
- Can the agency create an area-wide planning effort to coordinate efforts on site assessment and cleanup?

B) Regulatory Barriers

Brownfields often have a history of polluting uses such as industrial facilities, located along commercial corridors, in industrial areas, or underinvested communities. In the absence of planning efforts the underlying zoning might not permit for residential uses by-right on these sites.

Consider -

For the brownfield sites identified, does the underlying zoning designation create barriers to redevelop the sites for residential use?

For Instance -

- Does the underlying zoning for the brownfield opportunity sites prohibit by-right residential and mixed-use development?
- Are there existing ordinances that expedite the entitlement process for the change of use on a brownfield site, to accommodate residential use?
- For urban infill sites that are brownfields, if multifamily residential is permitted, does it support compact development densities (min. 30 du/ac) and height (3 to 4 stories)?
- Can the City conduct a combined planning effort to address and update zoning regulations for eligible brownfield sites to permit residential development?



Creating a User-Friendly Toolkit

Step 3: Identify Potential Tools

IDENTIFY TOOLS TABLE OF TOOLS



CATEGORY	TOOL(S)	TOOL TYPE	AGENCY ROLE	TOOBOX PAGE #
Remove Regulatory Barriers	General Plan Amendment Along with Zoning Amendment or Ordinance <i>Use this tool when the underlying zoning designation for individual site(s) or the provisions of a zoning designation need to be updated to permit multifamily residential uses at urban densities.</i>	U	Facilitator	72
	Specific Plan, Area Plan or Corridor Plan <i>Use this tool when existing regulatory requirements for commercial sites within a certain opportunity area or district need to be amended to allow for multifamily residential or mixed-use development at urban densities.</i>	U	Facilitator	74
Incentivize Residential Infill and Mixed-Use	Parking Incentive/Amendment <i>Use this tool when site(s) can be made more attractive for redevelopment to residential by reducing the minimum parking requirement.</i>	U	Facilitator	77
	Flexible Development Standards or Development Incentives <i>Use this tool when site(s) can be made more attractive for redevelopment to residential by providing density or height bonuses or reductions on setbacks etc.</i>	U	Facilitator	80
	Streamlined or Expedited Review Process <i>Use this tool when site(s) can be made more attractive for redevelopment to residential by minimizing timelines for entitlement and any discretionary review processes.</i>	U	Facilitator	82
Minimize Physical Challenges	Lot Consolidation Incentives <i>Use this tool when combining several smaller commercial sites in an area or corridor could create viable and attractive redevelopment opportunities.</i>	(GS), (CR)	Facilitator	85
Promote Good Urban Design	Infill Site Design Guidelines <i>Use this tool to provide direction and guidance on best practices and appropriate design measures for redevelopment on tight urban infill sites.</i>	(GS),(CR)	Facilitator	88
	Urban Design Standards <i>Use this tool to provide direction and guidance on integrating redevelopment on infill sites into the existing community fabric or existing site context.</i>	(GS), (CR)	Facilitator	89
Reduce Redevelopment Risk	Program EIRs <i>Use this tool when area-wide program EIRs for change of use or intensity can speed up the entitlement process and timelines, and reduce risk for individual redevelopment projects.</i>	U	Facilitator	92
	Streamlined In-Lieu Fees / Development Impact Fees for Impact Mitigation <i>Use this tool to make redevelopment of sites attractive by reducing uncertainty on development timelines through a streamlined in-lieu fee process.</i>	U	Facilitator	94
	District-wide Traffic Impact Studies <i>Use this tool when streamlined impact fees for traffic impacts from new development can create more efficient entitlement processes for sites conversion, such as for commercial sites next to State freeway infrastructure.</i>	U	Facilitator	96
	Pollution Insurance <i>Use this tool to protect brownfield redevelopment projects from unforeseen costs and delays due to undetected contamination that could stall redevelopment efforts.</i>	(GS), (BR), (CR)	Facilitator	97

Legend - Tool Types

U - Universal (all site typologies)
GS - Gas Stations
CR - Retail Commercial
BR - Brownfields
GC - Golf Courses

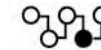
Agency Roles

Facilitator - Agency uses these tools to set the stage for redevelopment of opportunity sites to occur.
Initiator/Partner - Agency uses these tools to proactively initiate conversations and partnerships for redevelopment of opportunity sites.

CONTINUES ON
THE NEXT PAGE

Creating a User-Friendly Toolkit

Step 3: Identify Potential Tools



CATEGORY	TOOL(S)	TOOL TYPE	AGENCY ROLE	TOOLBOX PAGE #
Facilitate Community Involvement	Local Business Assistance Grants and/or Legacy Business Programs Use this tool when there are existing local businesses that need support to continue operations or be integrated into new development.	(GS), (BR), (CR)	Initiator/ Partner	99
	Proactive Community and Stakeholder Engagement Use this tool when working on a large-scale redevelopment project or a citywide, corridor or district level planning effort to set a set-up community outreach procedures to identify and gather community goals and priorities through a community advisory committee or broader outreach format.	U	Initiator/ Partner	100
	Tailored Community Benefits Agreements Use this tool to integrate equitable development objectives and community priorities into redevelopment on large-scale sites that will have an impact in the neighborhood or community.	U	Initiator/ Partner	103
Generate Development Interest	Opportunity Site Inventory/ Database Use this tool to document and share redevelopment opportunities in your jurisdiction with a developer audience to generate interest for sites conversion.	(BR), (CR), (GS)	Initiator/ Partner	105
	Marketing and Outreach Programs Use this tool to actively broadcast available development opportunity sites, regulatory incentives, and agency investments with the developer and business community to spur interest in redevelopment of sites.	U	Initiator/ Partner	107
	Municipal Brownfields Inventory Use this tool to create a public database of brownfields in the jurisdiction that provides transparency and showcases opportunity for redevelopment within the community.	(GS), (BR)	Initiator/ Partner	108
Fund / Implement New Infrastructure Projects	Enhanced Infrastructure Financing Districts (EIFDs)/ Community Revitalization and Investment Authorities (CRIAs) Use this tool to create investments in infrastructure upgrades in districts or opportunity areas that are identified for redevelopment potential.	U	Initiator/ Partner	111
	Community Facilities District (CFD) Use this tool help in funding upgrades and maintenance for infrastructure and facilities needed to support new development.	U	Initiator/ Partner	113
	Federal and State Funding for Infrastructure such as the Justice 40 Initiative Use this tool to fund infrastructure investments, such as water, sewer and broadband investments in disadvantaged areas within jurisdiction to support housing development.	U	Initiator/ Partner	114
Support Brownfield Remediation	Brownfields "Case Management Team" Use this tool to create a streamlined agency review process and assist and expedite brownfields redevelopment initiatives.	U	Initiator/ Partner	116
	Technical Assistance for CBOs Use this tool to enable community-based organizations to participate in redevelopment processes by providing technical assistance to navigate entitlement processes and environmental cleanup efforts.	(GS), (BR), (CR)	Facilitator	118

Creating a User-Friendly Toolkit

TOOLBOX

Tool Category
Incentivize Residential & Mixed-Use

Name of the Tool
PARKING INCENTIVE/ AMENDMENT

Applies to these specific site typologies

Description of the tool
Cities can amend their parking regulations in order to lower the required number of stalls for residential and residential development in all urban areas. This is especially helpful for sites with unique or otherwise challenging dimensions, allowing the developer to provide more housing. Reducing parking requirements can also discourage car dependency. This works particularly well on sites that are located along transit lines. Reduced parking requirements may be included in a larger package of flexible development standards, coupled with density bonuses, transit-oriented development incentives or affordable housing incentives, or embedded within a specific or corridor plan.

Step-by-step process

STEP-BY-STEP PROCESS

1. Consider prescribes under which parking requirements may be reduced or waived for economic, residential development in the fair-desirable streets such as proximity to transit, provision of affordable housing, etc.
2. Draft an ordinance meeting the proposed changes to the zoning code.
3. Pass, adopt, and implement the ordinance.

Examples / resources

EXAMPLES / RESOURCES

- San Mateo County

Agency Role: Facilitator

Scale/Scope: Township Approach, New Regulation

When to use this tool?: Sites can be made more attractive for redevelopment by revisiting by reducing the minimum parking requirements standards to support more compact densities.

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Example Tool Spread

Incentivize Residential & Mixed-Use

STREAMLINED OR EXPEDITED REVIEW PROCESS

Facilitator

New Regulation

USE THIS TOOL WHEN:

Sites can be made more attractive for redevelopment to residential by streamlining review processes.

STEP-BY-STEP PROCESS

1. Dedicate staff hours to identifying key bottlenecks in the development approval process.
2. Draft programs and policies to improve or speed up the process.
3. Approve, adopt, and implement the ordinance.

EXAMPLES / RESOURCES

- Shoreline Rowable Program
- State Law 507 lowers the threshold for residential projects that qualify for streamlined CEQA processes. This includes projects that are in-fill, have at least 10% affordable units, and involve a capital investment of \$15 million or more.

SAMPLE POLICY LANGUAGE

CREATE AN OMBUDS POSITION FOR EARLY PROJECT REVIEW WITH COORDINATED OUTREACH DURING PROJECT DEVELOPMENT

Sample General Plan Language

Sample Ordinance

Sample Policy

Implementation: Measure

Creating a User-Friendly Toolkit

CATEGORY 8 FUND / IMPLEMENT NEW INFRASTRUCTURE PROJECTS

- 1 ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) / COMMUNITY REVITALIZATION INVESTMENT AUTHORITY (CRIA) ●●●●
- 2 COMMUNITY FACILITIES DISTRICT (CFD) ●●●●●
- 3 FUNDING FOR INFRASTRUCTURE ●●●●●



Fund/Implement New Infrastructure Projects

AGENCY ROLE



Initiator / Partner

SCALE/SCOPE

Institutional Change, New Program

ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) / COMMUNITY REVITALIZATION INVESTMENT AUTHORITY (CRIA) CS BR CR GC

USE THIS TOOL TO

Initiate investments in infrastructure upgrades in districts or opportunity areas that are identified for redevelopment potential.

New development may require infrastructure investments, and agencies can identify fiscal incentives to offset improvement costs. A series of bills including SB 628 (2014) and SB 1145 (2018) have authorized Enhanced Infrastructure Financing Districts (EIFDs), which municipalities may form to help fund economic development projects, including their infrastructure costs. EIFDs are governed by Public Financing Authorities that oversee the procurement of a percentage of property tax in the designated district and the use of funds. Funds may be put toward updates or capacity improvements to sewer systems, water service, utilities, pedestrian and bicycle circulation, parking, and landscaping, among others. Parcels located in EIFDs may be more attractive investment opportunities for developers. However, there are several factors that have led to the slow adoption of EIFDs. They can be characterized by a slow or cumbersome approval process, they take time before they can reap substantial revenue, and may be met with hesitancy by local governments who faced the dissolution of redevelopment agencies. Community Revitalization and Investment Authorities (CRIAs) can also help with infrastructure costs in low-income areas that have high unemployment rates, high crime rates, deteriorated structures, or deteriorated infrastructure. CRIAs are specifically geared toward the preservation and creation of affordable housing. However, because of their narrow parameters, this tool will not be applicable in many cases.

STEP-BY-STEP PROCESS



Consider focus areas in the city that are well-suited for residential conversions, but may require new or updated infrastructure.

Other Tools in the *Fund/Implement New Infrastructure Projects* Category:

- Community Facilities District (CFD)
- Federal and State Funding for Infrastructure such as the Justice 40 Initiative

Creating a User-Friendly Toolkit

Reduce Development Risk



Facilitator

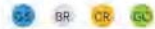
SCALE/ADAPT

New Regulation,
Streamlining /
Technical Approach

USE THIS TOOL
TYPE

Make redevelopment of sites attractive by reducing uncertainty on development timelines through a streamlined in-lieu fee process.

STREAMLINED IN-LIEU FEES/ DEVELOPMENT IMPACT FEES FOR IMPACT MITIGATIONS



Agencies can implement more consistent and equitable development fee structures. This may include adopting a single methodology for calculating fees, making fees uniform across different areas of the agency, and distributing them more fairly where infrastructure is old or insufficient. New fee structures may be able to favor infill development through new incentives, further aiding the conversion of non-residential parcels into housing.

STEP-BY-STEP PROCESS



Reduce Development Risk

EXAMPLES / RESOURCES

o In 2014, Sacramento embarked on a sweeping reform of its development fees system. The city had found that its previous structure was costly to city administration and developers, imposed an unfair burden on infill projects, and was limiting economic development. In addition, the fees were highly dependent on location. Their solution involved (1) a uniform process for all fees, (2) a more predictable and affordable fee structure, (3) incentive structures to favor infill projects, and (4) a fee estimation service.

https://terrificenter.berkeley.edu/wp-content/uploads/2020/10/Development_Fees_Sacramento.pdf

o San Diego Complete Communities - Cities can streamline their infrastructure fees through programs like San Diego's Complete Communities program. This program helps the city organize its fee structure so that there is a flat fee across the city that goes into a single pot. Previously, there were separate fees for every neighborhood of the city and two different methodologies for calculating them. This program allows the more equitable distribution of fee revenue to where it is most needed. It also scales the fee depending on unit size (square footage instead of number of units).

https://www.sandiego.gov/sites/default/files/ef-1ach-stream_infra-structure-fee.pdf

Other Tools in the *Reduce Development Risk* Category:

- Program EIRs
- District-wide Traffic Impact Studies
- Pollution Insurance

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Brownfields Remediation



Initiator / Partner

SCALE/SCOPE

Institutional Change, New Program

USE THIS TOOL

Create a streamlined agency review process and assist and expedite brownfields redevelopment initiatives.

BROWNFIELDS "CASE MANAGEMENT" TEAM



A "Case Management" Team for Brownfields or a City Brownfields and Site Reuse Program can facilitate the cleanup and redevelopment of brownfield sites. From its own budget or funding support from the EPA, a city may dedicate staff and resources to focus on identifying, assessing, and cleaning up brownfield sites. These sites may be part of a specific revitalization plan that includes a particular area with several target sites. By determining which parcels are best suited for residential redevelopment, the team or program staff can funnel appropriate resources to those sites. This may include preliminary Phase 1 and 2 Environmental Site Assessments (ESAs), which discover the historic uses, likely types of contaminants, and magnitude of contamination on the site. Some agencies may choose to undertake the entirety of the site cleanup themselves so that a prospective developer can focus on the typical construction process instead of the remediation process.

STEP - BY - STEP PROCESS



Brownfields Remediation

EXAMPLES / RESOURCES

o The City of Bakersfield obtained a Brownfield Community-Wide Assessment (CWA) Grant grant from the EPA for FY2017. It used the funds to convene a working group composed of city staff, stakeholders, and an environmental consulting firm. The group determined a focus area, created an inventory of potential brownfield sites in that area, and identified known environmental challenges on the sites. They commissioned Phase 1 and 2 ESAs to assess the contamination status of parcels. The work culminated in a corridor revitalization plan, which identifies the work already done in the focus area and plans for the future redevelopment of the parcels. This included a specific action plan and a community engagement strategy.

<https://www.bakersfieldonline.com/255/brownfield-site-reuse-program>

o From 2000 to 2009, the City of Gardena was awarded \$750,000 in Brownfield Environmental Assessment funds from the EPA. With help from the EPA, it was able to identify 72 potential brownfield sites, perform 25 Phase 1 ESAs, create construction and clean jobs, and leverage an additional \$14 million in remediation funds through private partnerships. Since then, the EPA has awarded the city additional funds for hazardous waste assessments. A major component of Gardena's work was community engagement conducted through Environmental Justice workshops hosted by the Brownfield Community Relations Committee. Gardena's Brownfields Program continues to identify brownfield sites that are well suited for redevelopment.

<https://cityofgardena.com/brownfields-program/>

Other Tools in the *Brownfields Remediation* Category:

- Technical Assistance for CBOs

Creating a User-Friendly Toolkit

Incentivize Residential & Mixed-Use



Facilitator

SCALE/SCOPE

New Regulation

USE THIS TOOL WHEN

Site(s) can be made more attractive for redevelopment to residential by minimizing time taken in entitlement and any discretionary review processes.

STREAMLINED OR EXPEDITED REVIEW PROCESS

One hurdle for many residential developments is the time taken to properly entitle a project. Lengthy processes may drive up costs for developers. Some agencies have instituted programs that streamline certain aspects of the process. This may include a streamlined Development Review Committee that can provide quick and early input on a proposed project from every relevant department. Agencies may also institute a Uniform Plan Check Turnaround that requires all departments to return plan review comments on the same day.

STEP - BY - STEP PROCESS



EXAMPLES / RESOURCES

- o Streamline Riverside Program
<https://www.riversideca.gov/ba/ldriverside/#streamline>
- o State law SB 7 lowers the threshold for residential projects that qualify for streamlined CEQA processes. This includes projects that are infill, have at least 15% affordable units, and involve a capital investment of \$15 million or more.
<https://sd39.senate.ca.gov/news/20210520-governor-newsom-signs-senate-leader-attends%E2%80%99sb-7-reasons-expand-ceqa-streamlining>

SAMPLE POLICY LANGUAGE

Source: Integrating Infill Planning in California's General Plans: A Policy Roadmap Based on Best-Practice Commitments (Center for Law, Energy & the Environment, UC Berkeley School of Law). http://www.law.berkeley.edu/files/CLEEL/Infill_Template_Sep16mbs_2014.pdf

CREATE AN OMNIBUS POSITION FOR EARLY PROJECT REVIEW WITH COORDINATED OUTREACH DURING PROJECT DEVELOPMENT

SAMPLE GENERAL PLAN LANGUAGE

Sample Goals: Developers are able to access sufficient information regarding the permitting processes required in infill priority areas early in the development process and can avail themselves to planning agency staff to assist with the coordination of permit reviews and [city or county] infrastructure development planning.

Sample Policy: [The city or county] shall consider establishing a position of infill program coordinator, either as a staff position or through contract, to coordinate infill development permitting activities and to assist in the implementation of infill incentives and planning programs.

Implementation Measures: Create a new position for [city or county] Infill Coordinator within the [City Manager's Office]. The Infill Coordinator position will serve to promote and market infill development, assist infill projects through the development process, identify infill project issues and coordinate issue resolution, and implement various infill incentive programs.

Other Tools in the *Incentivized Infill and Mixed-Use* Category:

- Parking Incentive/Amendment
- Flexible Development Standards or Incentives

Housing Element Status – SCAG Region

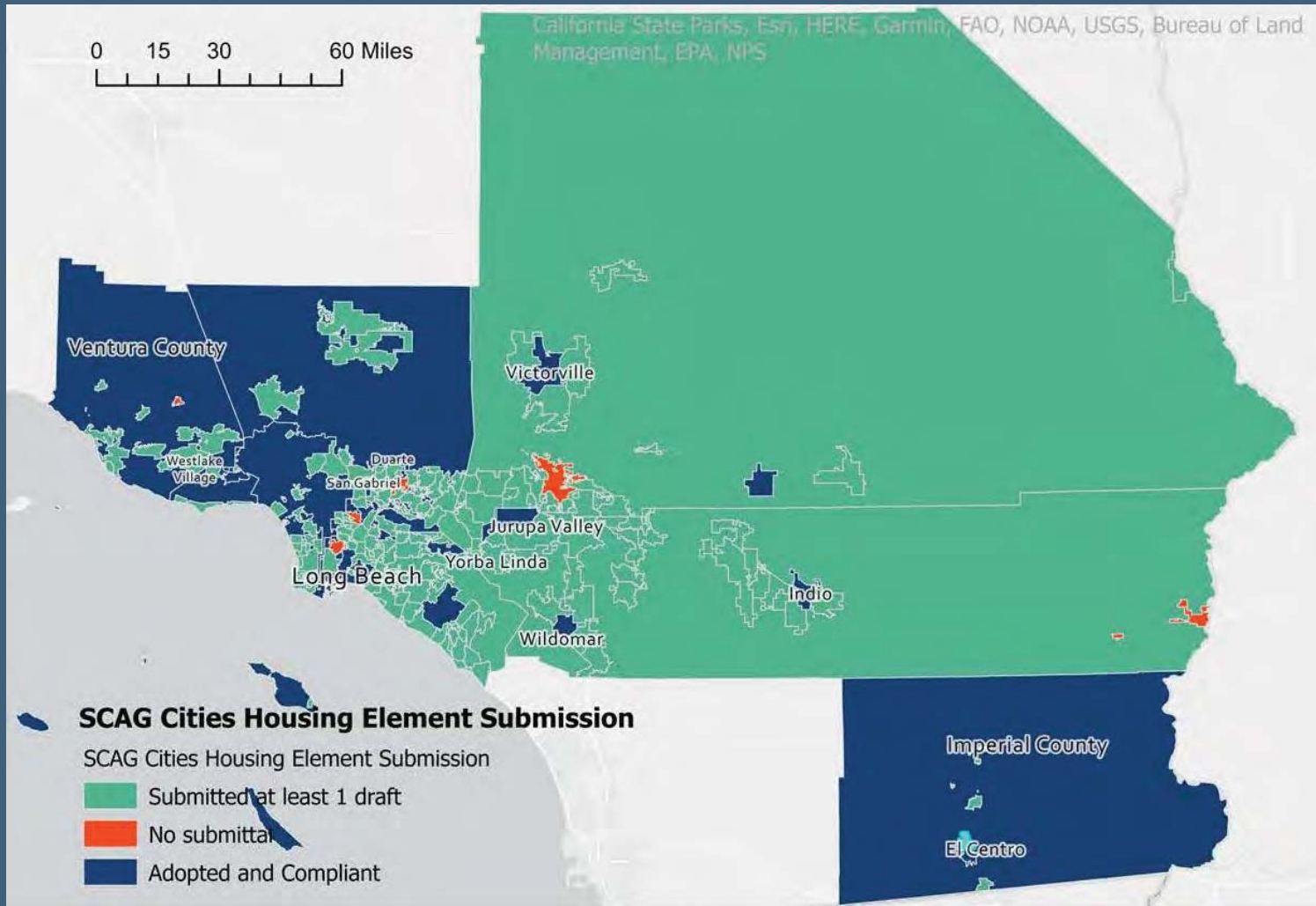
Status as of 07/19/22

Compliance Status	Adopted	Draft	No Submission	Total
In	19	--	--	19
Out	93	78	7	178
Total	112	78	7	197

No submission: Blythe, Commerce, Compton, Fillmore, Irwindale, San Bernardino, Westmorland

Adopted and In Compliance: Ventura County, Wildomar, Westlake Village, Victorville, Duarte, San Gabriel, Yorba Linda, Long Beach, Imperial County, El Centro, Jurupa Valley, Calabasas, Indio, Yucca Valley, Eastvale, Irvine, Los Angeles County, Los Angeles, Montebello

Housing Element Status – SCAG Region [As of 07/19/22]



SB 197: Extension of Housing Program Deadlines

- Enacted June 30, 2023
- Originally proposed as AB 197

- Extends HCD's RHNA reform report deadline to 12/31/2023
- Extends REAP 1.0 expenditure deadline to 12/31/2024
- Extends rezoning deadline for certain jurisdictions

SB 197: Rezoning Deadline Extension

- AB 1398 required that SCAG jurisdictions that did not adopt a compliant housing element by February 2022 had to complete rezonings by October 2022
 - Normally jurisdictions have 3 years to complete rezoning (February 2025)
 - Only 6 jurisdictions met this requirement

SB 197: Rezoning Deadline Extension

- SB 197 extends the rezoning deadline for SCAG jurisdictions that adopt a compliant housing element by **October 15, 2022**
 - Rezoning deadline is now February 2025 for jurisdictions that meet this date



To meet this deadline, jurisdictions should submit their adopted housing element no later than **August 15** (preferably earlier)



RHNA REFORM

Ma'Ayn Johnson, Housing Program Manager

RHNA Reform

- During the 6th RHNA cycle, a number of issues were raised by jurisdictions and stakeholders
 - Calculation of regional determination
 - Factors used to determine housing distribution in the methodology
 - Role of Connect SoCal household projections
 - And more!
- SCAG has committed to review these issues and facilitate conversations with HCD to reform RHNA

State RHNA Reform

- AB 101 (2019) requires the California Department of Housing and Community Development (HCD) to *“develop a recommended improved RHNA allocation process and methodology that promotes and streamlines housing development and substantially addresses California’s housing shortage”*
- Includes statewide stakeholder participation
- Limited to RHNA (Government Code 65584 through 65584.2)
 - **Does not include zoning or housing element issues**
- HCD must submit a report to the Legislature by December 31, 2023

SCAG RHNA Reform

Date	Action
July 6, 2022	Public Information and Input Session on RHNA reform
July 19, 2022	Housing Working Group meeting
July 21, 2022	Technical Working Group meeting
August 12, 2022	RHNA reform comments due to SCAG: housing@scag.ca.gov
TBD	Special CEHD Meeting
TBD	Presumed statewide workshops on RHNA reform by HCD
TBD	CEHD Meeting to review and approve recommendations to Regional Council
TBD	Regional Council approval of CEHD recommendations/submit final RHNA Reform recommendations to HCD
TBD	Presumed due date for comments to HCD on RHNA Reform
December 31, 2023	Due date for HCD's report to the Legislature on RHNA Reform

Regional Housing Needs Assessment (RHNA)



State housing law requirement to determine existing and projected housing needs for each jurisdiction

8-year planning period

Not a building quota

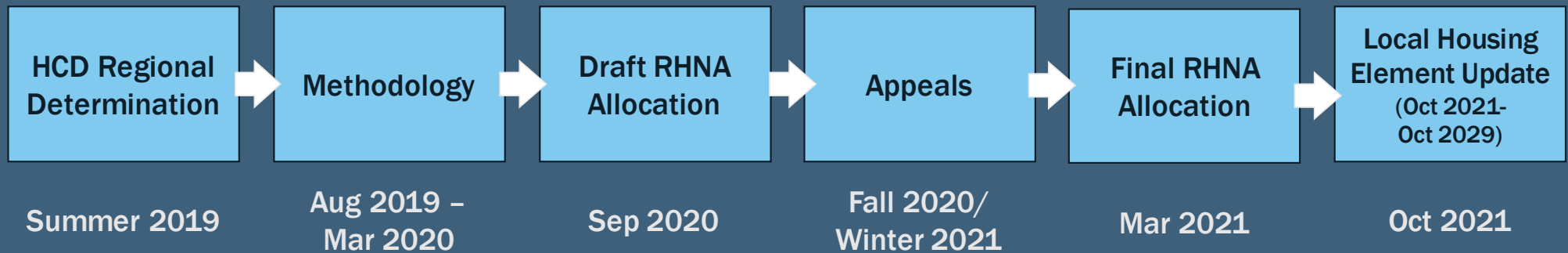


SCAG

5th cycle: 2013-2021

6th cycle: 2021-2029

6th Cycle RHNA Timeline



Regional Determination

HCD provides a regional determination in consultation with SCAG and the Department of Finance (DOF)

4th Cycle
regional determination
(2006-2014)

699,368

5th Cycle
regional determination
(2013-2021)

412,137

6th Cycle
regional determination
(2021-2029)

1,341,827

Regional Determination

SCAG: 10.1%
US avg: 3.4%

5 th cycle calculation	
Existing + Projected households	6,516,345
-Occupied Units (and Tribal HH)	-6,044,940
=Subtotal	468,595
+Vacancy need	13,445
+Replacement need, 0.5%	2,410
-Vacant units	-75,390
=Regional determination	409,060

6 th cycle calculation	
Existing + Projected households	6,801,760
+Vacancy need	178,896
+Overcrowding, 6.7% (new!)	459,917
+Replacement need, 0.5%	34,010
-Occupied Units	-6,250,261
=Subtotal	1,224,352
+Cost burden (new!)	117,505
=Regional determination	1,341,827

RHNA Methodology: Primary Factors

Based on:



Share of
household growth



Job Accessibility



Transit
Accessibility

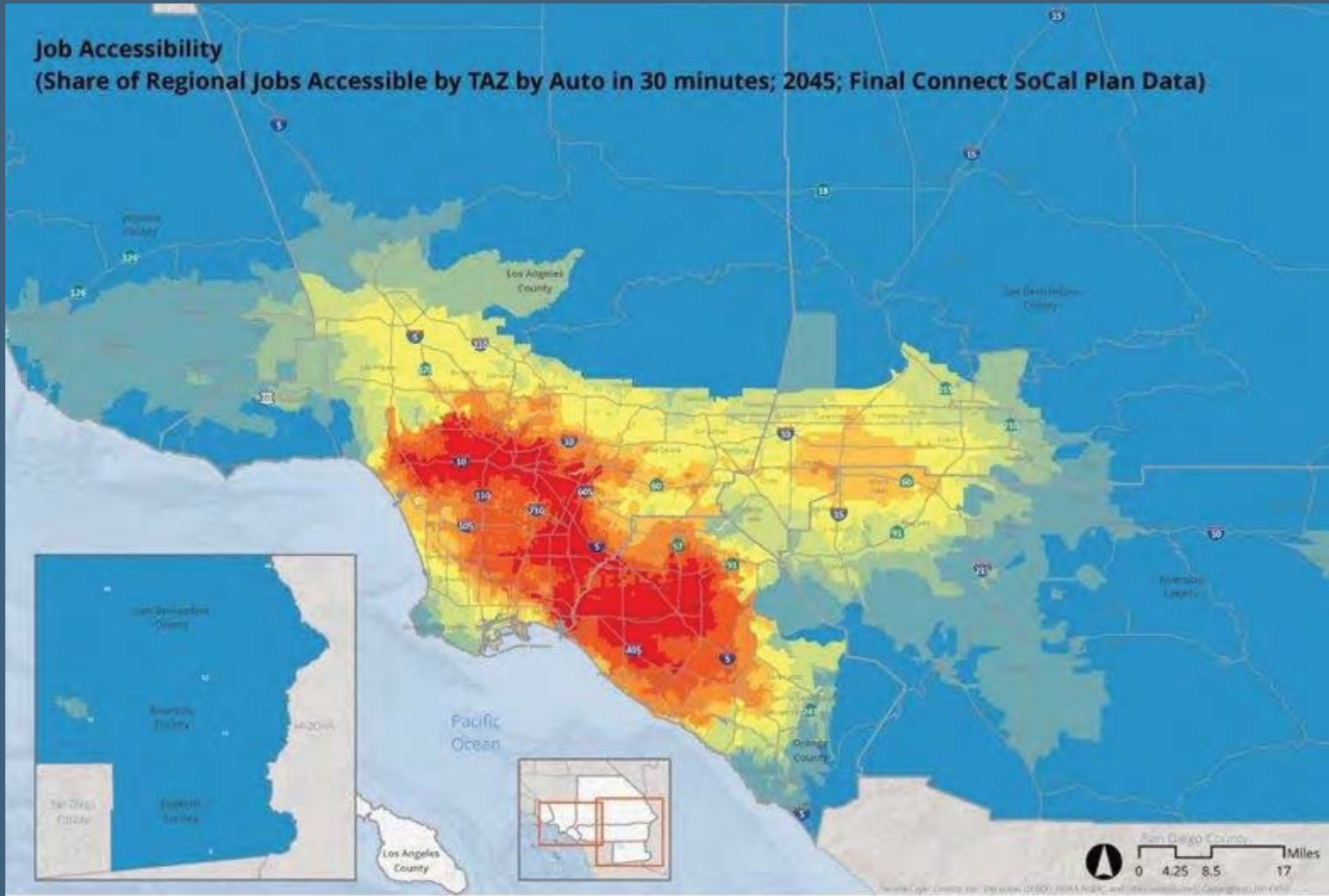


Social Equity
Adjustment

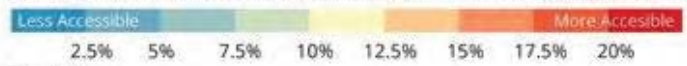
- Household income distribution
- Other indicators of resources (environment, education, economy)

Job Accessibility

(Share of Regional Jobs Accessible by TAZ by Auto in 30 minutes; 2045; Final Connect SoCal Plan Data)



Job Accessibility (Share of Regional Jobs Accessible by TAZ by Auto in 30 minutes; 2045; Final Connect SoCal Plan Data)



Source: SCAG, 2020

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Final RHNA Allocation

- Adopted March 2021
- Included redistribution of successfully appealed units
- Housing element deadline October 2021
 - As of early July, 19 jurisdictions have an adopted compliant housing element
- Rezoning deadlines adjusted due to recent enactment of SB 197

RHNA Reform Input Session: July 6

Comment highlights

- There should be a panel of experts to review the regional determination by HCD before its finalized
- HCD did not reflect all required factors in State housing law when providing a regional determination
- The regional determination should have been a range as in prior cycles
- The 6th cycle determination was not sufficient to meet SCAG housing needs

RHNA Reform Input Session: July 6

Comment highlights

- “Consistent with the development pattern of the SCS” should be more clearly defined
- More weight and emphasis should be put on transit accessibility and jobs access
- Transit and job access factors should be based on the planning period, not long-term
- Distribution methodology factors should include:
 - High wildfire risk
 - Exceeding prior RHNA need
 - Density
 - High median rents
 - Vacant office space and remote employee market
 - Aging infrastructure and cost of development

RHNA Reform Input Session: July 6

Comment highlights

- More time should be provided for jurisdictions appealing their RHNA
- Trade and transfer of RHNA units should be allowed between jurisdictions, maybe with parameters
- Trade and transfer of RHNA units should not be allowed between jurisdictions
- Subregional delegation should not be made available



Q&A

Discussion: General Outline

- Raise your hand if you'd like to comment
- One speaker at a time
 - Mute if you're not speaking
- Address the issue, not the person
- Be open minded!
- Remember why we're here
 - In 17 years, Ma'Ayn still hasn't met anyone who is actually satisfied with the RHNA process

Discussion: Regional Determination

- How do we minimize double counting for factors, such as overcrowding and cost-burden?
 - Should the factors be reordered in the calculation of regional determination?
- What are your thoughts on a panel of experts reviewing individual regional determinations from HCD before they are finalized?
 - Who should be on this panel? What role could it have?

Discussion: Methodology/Distribution

- What other factors should be included in the RHNA methodology?
 - Should these additional factors be codified statewide or at the discretion of the COGs?
 - What should be the basis year for the factors? Current, short-term, long-term?
- How can we continue furthering the objective of affirmatively furthering fair housing?

Discussion: Other

- How can the appeals process be less cumbersome for jurisdictions (and stakeholders)?
- Should trade and transfer of RHNA units be allowed?
 - When could this be applied during the process?
 - Should there be parameters, such as only applying to market rate units?
- Should the requirement for the methodology to be “consistent with the development pattern of the SCS” be further defined in State housing law?

SCAG RHNA Reform

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Announcements

Housing Policy Forum – Equitable Homeownership
Tuesday, August 2, 11 a.m. - 1 p.m.

Deadline to submit written comments on RHNA reform
Friday, August 12

Next HWG Meeting
Tuesday, October 18, 10 a.m. -12 p.m.



THANK YOU!

For more information, please visit:

<https://scag.ca.gov/housing>