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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
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(213) 236-1800**

**HOW TO PARTICIPATE IN MEETING
ON NEXT PAGE**

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Meeting ID: 142 774 637



Technical Working Group

May 16, 2019

Attendees April 18, 2019

Attendees Los Angeles Office

Deborah Diep

Warren Whiteaker

Shirley Medina

Miles Mitchell

Michael Morris

Gail Shiomoto-Lohr

Stephanie Cadena

Center for Demographic Research, California State University Fullerton

OCTA

RCTC

City of Los Angeles

FHWA

City of Mission Viejo

Gateway Cities COG

Attendees Web Meeting/Teleconference

Mike Behen

Alexander Fung

Charles Giam

Marika Poynter

Marnie Primmer

Bryn Lyndblad

Victor Duran

Diana Chang

Demi Espinoza

Nate Farnsworth

Todd Priest

Jenny Chan

Ivana Medina

Palmdale

San Gabriel Valley COG

City of Anaheim

City of Irvine

Orange County Council of Governments

Climate Resolve

SunLine Transit Agency

Culver City Bus

Safe Routes to School



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 | | |

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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)

	Growth Forecast	RHNA
Existing Housing	1,000	1,000
Existing Population	3,500	3,500
Existing Housing Need (per RHNA legislation)	0	200
Projected Housing Need	500	500
Total Housing Need	500	700
Total Housing	1,500	1,700
Total Population	5,000	5,000

SB 375 Relevant Requirements

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;

SB 375 Relevant Requirements (cont'd)

(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

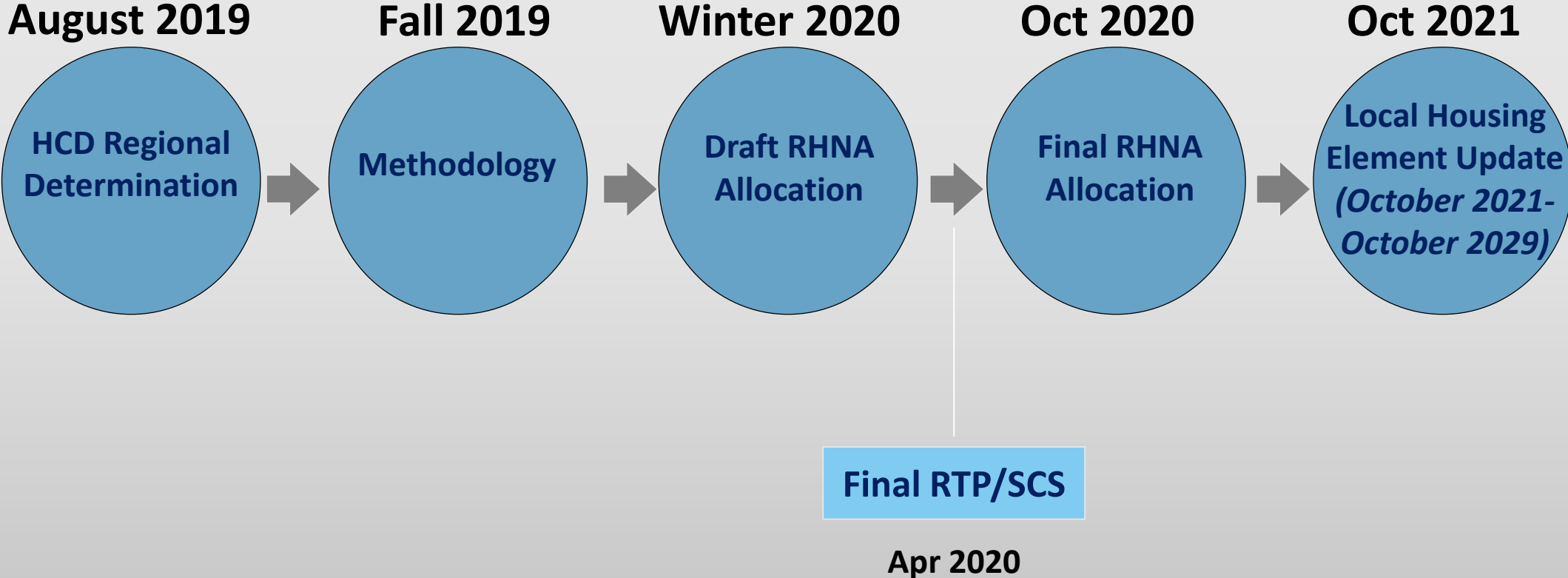
Agenda Item 2

RHNA Distribution Methodology: Projected Housing Needs

Ma'Ayn Johnson, AICP

Compliance and Performance
Monitoring

The RHNA Process



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



RHNA: Projected and Existing Need

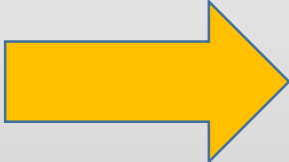
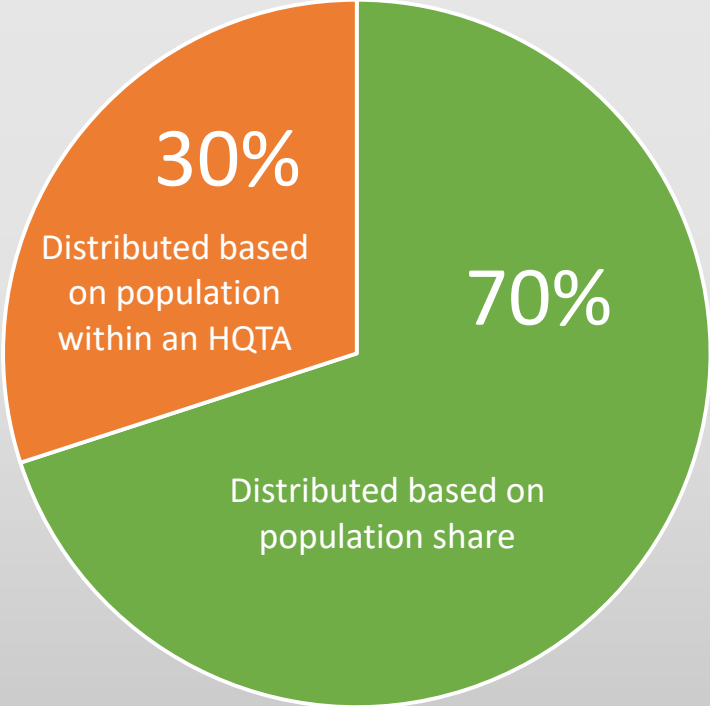
Region	Projected need	Existing need
Jurisdiction	Projected need	Existing need
Jurisdiction with social equity adjustment	Projected need	Existing need

Regional Projected and Existing Need

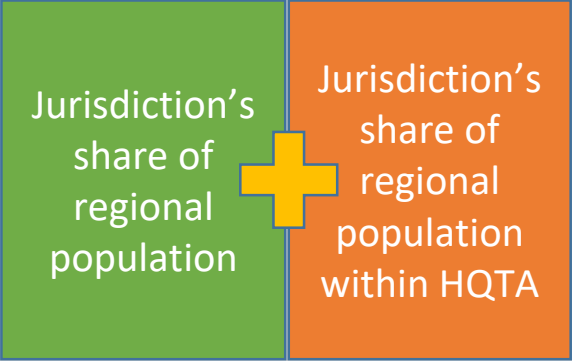
Regional Projected Housing Need	Regional Existing Housing Need
+Household growth	+Overcrowding
+Vacancy need	+Vacancy need
+Replacement need	+Cost-burdened
=Projected housing need	=Existing housing need

Possible Recommendation: Step 1 Determining Existing Need

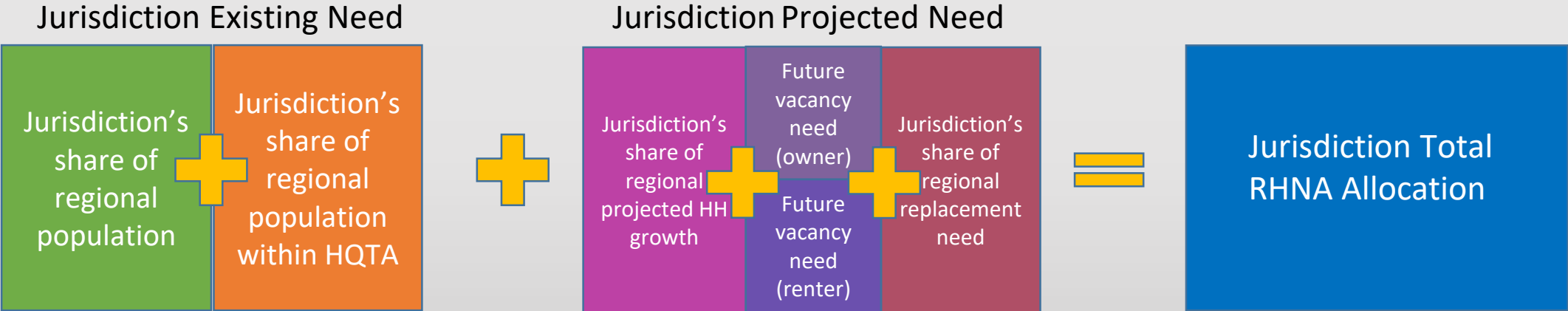
Regional Existing Need



Jurisdiction Existing Need



Possible Recommendation: Step 2 Determining Total RHNA Allocation



Possible Recommendation: Step 3 Determining Income Categories

Jurisdiction Total
RHNA Allocation



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 HQTAs
- 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 HQTAs

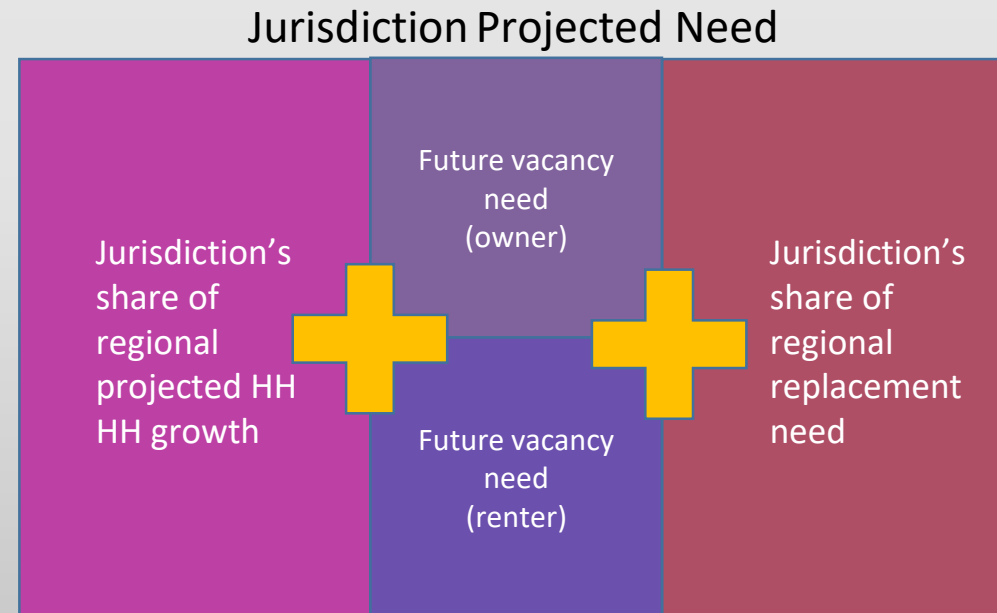
City A	Existing need
+Share of regional population (0.35%)	606
+Share of regional population within HQTAs (0.37%)	274
=Total existing need	880

City B	Existing need
+Share of regional population (0.35%)	606
+Share of regional population within HQTAs (0%)	0
=Total existing need	606

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

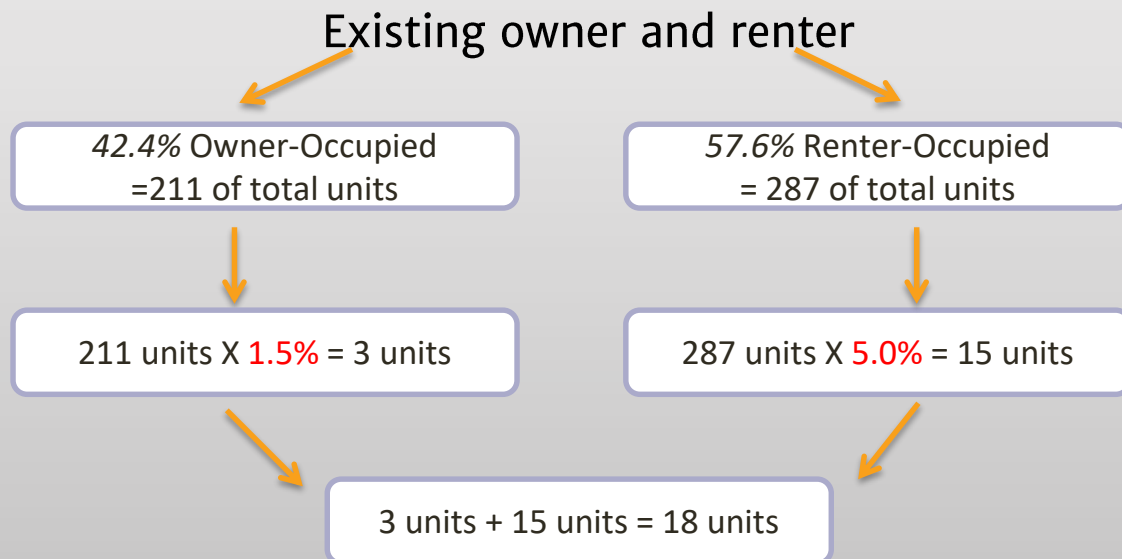
City A	
+Household growth (based on local input)	498

City B	
+Household growth (based on local input)	1,324

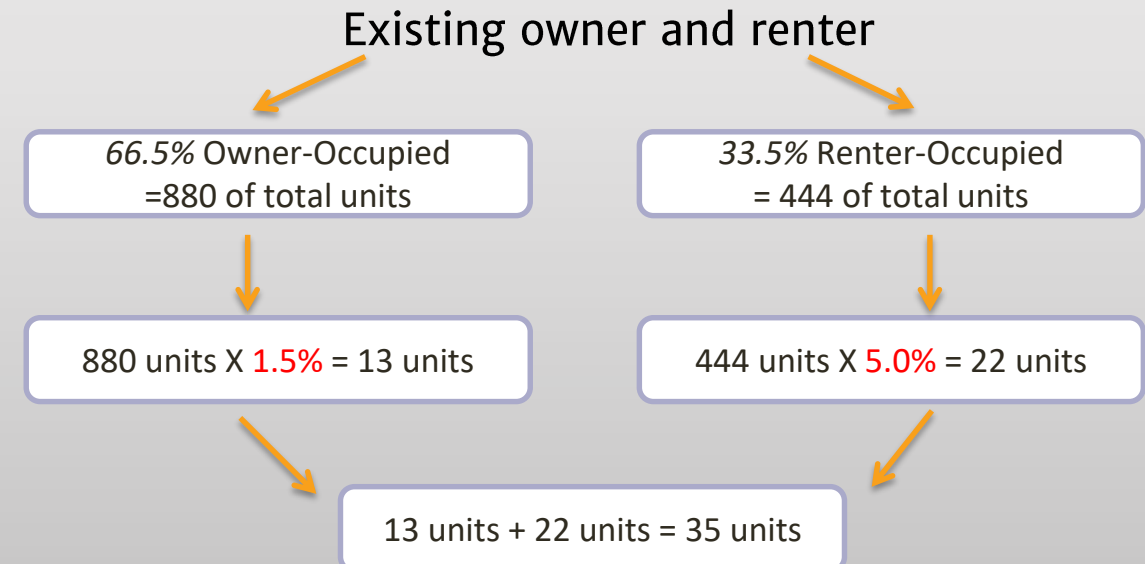
City A and City B: Step 2b Future Vacancy Need

- 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



City B: 1,324 Projected HH growth



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.

City A	
+Replacement need (based on adjustment from survey)	24

City B	
+Replacement need (based on adjustment from survey)	0

City A and City B: Step 2

City A	
+Projected household growth	498
+Future Vacancy Need	18
+Replacement Need	24
=Projected housing need	539

City B	
+Projected household growth	1,324
+Future Vacancy Need	35
+Replacement Need	0
=Projected housing need	1,360

City A and City B: Step 2

City A	
+Existing need	880
+Projected need	539
=Total draft RHNA allocation	1,419

City B	
+Existing need	606
+Projected need	1,360
=Total draft RHNA allocation	1,966

City A: Step 3 Social Equity Adjustment by County

County X Median Income: \$61,015

Income category	City A existing income distribution	County X income distribution	City A income distribution after 150% social equity adjustment	RHNA allocation by income category (total = 1,419)
Very low	30.1%	25.3%	22.9%	325
Low	23.2%	15.6%	11.8%	167
Moderate	17.6%	16.8%	16.4%	233
Above moderate	29.1%	42.3%	48.9%	694

City B: Step 3 Social Equity Adjustment by County

County Y Median Income: \$60,807

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

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



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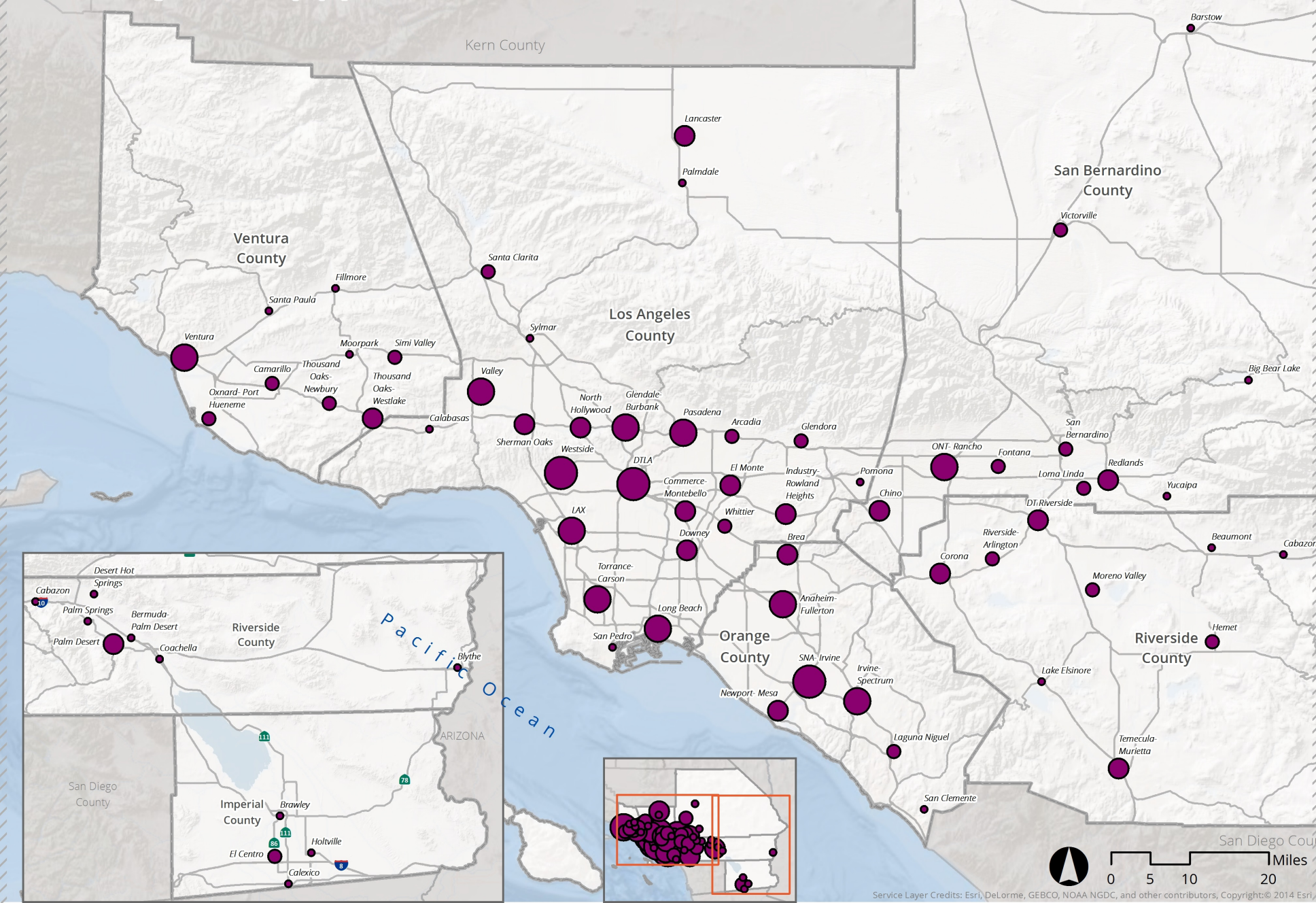
Agenda Item 3

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.

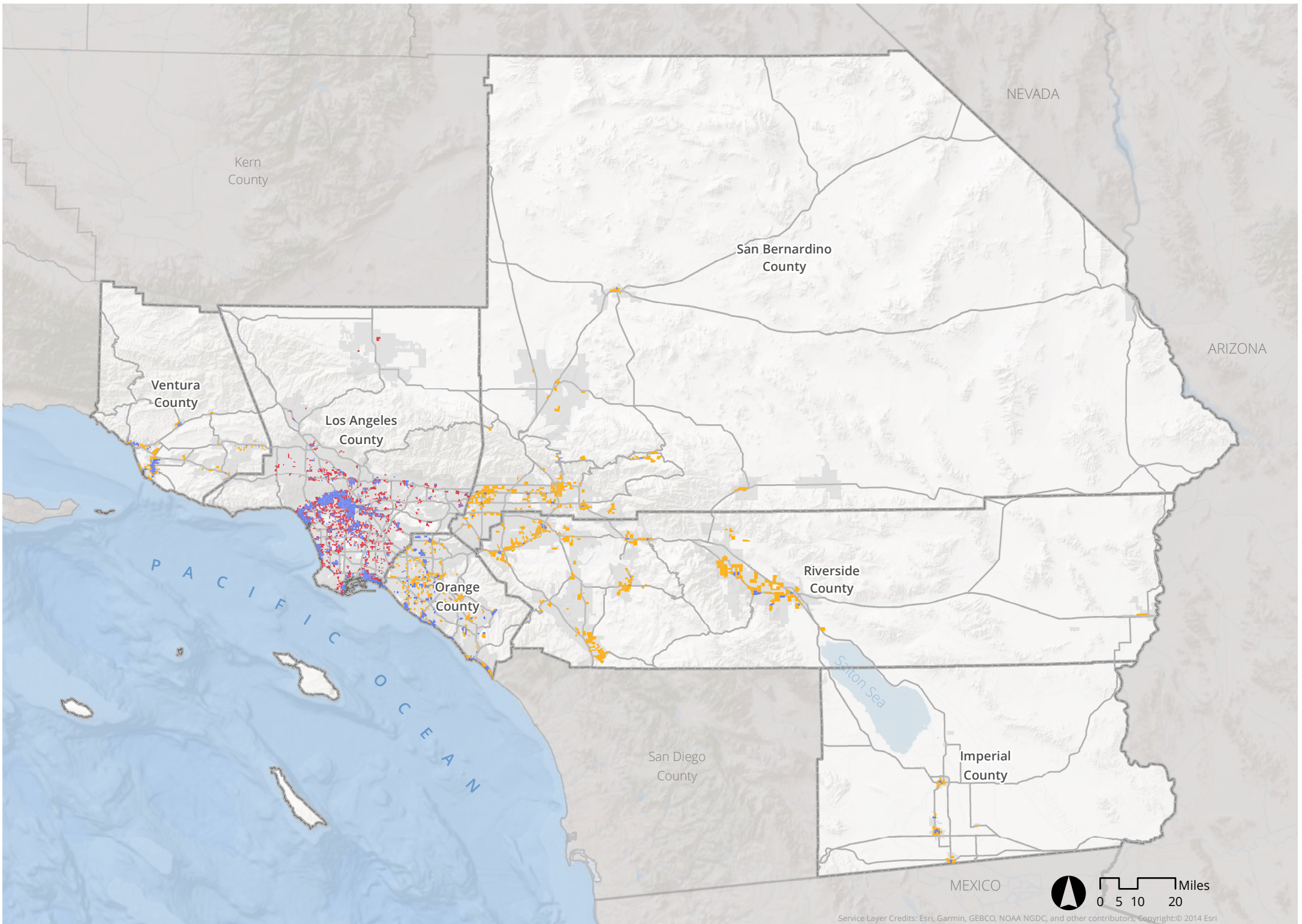
Feedback on either map by **Thursday May 23rd, 2019** would be appreciated so that any comments can be incorporated into the revision of the strategy. Please send comments to dominguezs@scag.ca.gov.



SCAG Region Proposed 2020 RTP/SCS Job Centers

Total Employment	● 1,561 - 10,000 (23)	● 10,001 - 20,000 (17)	● 20,001 - 50,000 (16)	● 50,001 - 100,000 (10)	□ County Boundaries
				● 100,001 - 265,820 (3)	

Notes:
 (1) Centers are areas with denser employment than their surroundings.
 (2) Dots represent the total employment in each center, not center boundaries.
 (3) Names are intended to be illustrative and may not reflect all the jurisdictions in which a center fully lies.



■ NMA - Overlap of Regional & County Top 20%
 ■ NMA - Regional Top 20%
 ■ NMA - County Top 20%
 County Boundaries
 City Boundaries
 — Freeway

Neighborhood Mobility Area - Draft



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