



Housing Working Group

January 17, 2023

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Agenda

- Welcome, Introductions, Overview
- HPLA Policy Proposal Presentations
- Housing Element Status Update
- Turner Center Housing Policy Dashboard
- Development Streamlining Toolkit
- Connect SoCal General Update
- Wrap-up and Next Steps

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HPLA POLICY PROPOSAL PRESENTATIONS

Alisha James, Senior Public Affairs Specialist, SCAG

- **Coachella Valley Community Land Trust:**
Greg Rodriguez, Carol Rogers, Grace Garner
- **Congregational Overlay Zone, City of Fullerton:**
Daniel Gehman, Elizabeth Hansburg, Melanie Schlotterbeck, Barry Ross



The Challenge

Many of our local elected leaders, businesses, and community organizations interested in homelessness and housing are looking for new tools to help accelerate production.

Affordable housing developers face financing challenges throughout California, but often run into challenges with projects in the Coachella Valley.

- Funding streams require transit orientation, rural designation, and climate provisions, many of our projects can't pencil out.
- Ways to decrease costs for builders in order to make up such gaps in funding.
- One such way to reduce expense on a project would be to offer land to our developers in the form of a Coachella Valley Community Land Trust.

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COACHELLA VALLEY COMMUNITY LAND TRUST

- Community land trusts are nonprofit, community-based organizations designed to ensure community stewardship of land. Community land trusts can be used for many types of development (including commercial and retail) but are primarily used to **provide** long-term housing affordability.
- To do so, the trust acquires land and maintains ownership of it permanently. With prospective homeowners, it enters into a long-term, renewable lease instead of a traditional sale.
- When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, **preserving** the affordability for future low- to moderate-income families.
- In addition to single-family units some CLTs produce and preserve multi-family projects.



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BARRIERS



RENT BURDEN

- Renter households: 56,569
- Rent-burdened households: 31,774 (56%)
- Severely rent-burdened households: 17,011 (30%)

LACK OF HOUSING

- Not one of our 9 cities has met their RHNA numbers
- Very few affordable developments have been built

HOMELESSNESS

- Palm Springs and Indio are in the top 4 cities for homelessness in Riverside County
- Throughput to Housing
 - Transitional
 - Permanent

INFRASTRUCTURE

- Challenges for East Valley development due to lack of water and sewer
- IID electrical load challenges
- Transportation infrastructure
- Relatively low public land availability

FUNDING

- Limited resources statewide
- Costs to build are higher than the rents that could be charged in CV
- Disadvantaged by funding tied to transportation and climate
- Local initiatives that need complimenting sources
 - Public dollars
 - Catalyst Fund

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SOLUTION

COMPLIMENTS CURRENT HOUSING INITIATIVES

- Public Dollars/Land
- LTR Housing Collaborative
- Leverage State/Federal Dollars

STRUCTURE

- Existing 501c3 collaboration
- Separate Board
- Multifamily and Shared Equity
- Capacity building of residents to operate and manage properties within the CLT

FUNDING

- Public agencies
- Foundations
- Estate plans
- CVAG REAP 1 revenue study
- Inclusionary in lieu fees

LAND ACQUISITION

- Direct Purchase
- Surplus public land
- Estates
- Gifted land from foundations
- Land banks created by Cities and gifted
- Foreclosures
- Tribal land

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IMPLEMENTATION

COMMUNITY ENGAGEMENT

- CVAG Homeless/Executive Committees
- DHCD, RAP, Berger/Foundation
- LTR Housing CAN
- DVBA
- Realtors/Developers
- Chambers

DEVELOP STRUCTURE AND OPERATIONS

- Identify 501c3 partner
- Develop Board
- Determine Staff
- Develop operating budget



MARKETING

- Traditional media campaign for launch
- Ongoing social media
- Chamber, Realtor, Rotary meetings, City council meetings



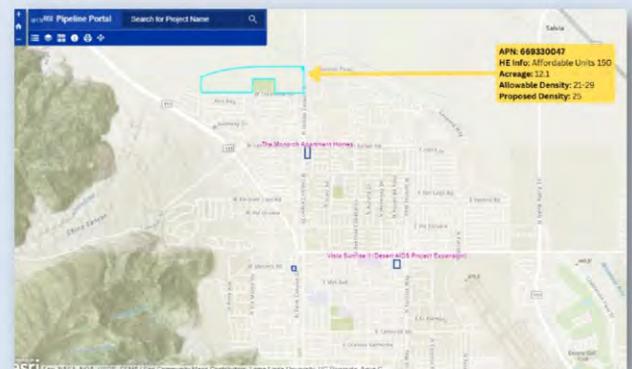
METRICS AND GOALS

- Set short, medium, and long-term property acquisition goals
- Annual benchmarks
- Annual community/stakeholder updates

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Potential Partnership Case Study

- Regional approach through the collaboration of all 9 cities and the county
- Palm Springs Case Study
 - Desert Highland Gateway Estates
 - Adjacent Land



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- Community land trust residents are shielded from paying for the increasing market value of the land itself.
- Through this model, California land trust groups have managed to secure more than \$220,000,000 in community assets.
- Housing is proven to improve social determinants of health that leads to greater income potential, reduced costs in healthcare and an overall better quality of life that directly impacts the economic vitality of a region.

Required Capital for CLT Implementation by Stages

Stage	One Time Cost	Recurring Costs	Estimated
Early Feasibility	<input checked="" type="checkbox"/>		Varies
Acquisition	<input checked="" type="checkbox"/>		Varies
Rehabilitation & Permanent Financing	<input checked="" type="checkbox"/>		Varies
Conversion to Resident Ownership		<input checked="" type="checkbox"/>	Varies
Long-Term Stewardship/Operations		<input checked="" type="checkbox"/>	\$1-2 million/year for 8-10 staff
Resident Services		<input checked="" type="checkbox"/>	Varies

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STATE LAW HELPS

- A 2019 state law sought to remedy this problem. [Senate Bill 196](#) [exempts](#) community land trusts from property taxes between the time that a trust acquires a property and when housing is sold.
- Land trusts are then [taxed](#) on the affordable housing sale value instead of the market value of the property, and resale restrictions are accounted for.
- After acquiring real estate, community land trusts also [enjoy](#) a “welfare exemption” from state property taxes for five years. In this way, the state [treats](#) trust property in the same ways as other property owned by nonprofits.

LAND USE

We may have to address some land use issues including zoning and general plan amendments.

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KEY TAKEAWAYS



State legislation has made Community Land Trusts a viable source for many jurisdictions to increase the supply of affordable housing.



A Community Land Trust is an additional tool for the Coachella Valley and is a perfect complement to the Housing Catalyst Fund created and managed by the Lift to Rise Housing Collaborative. Aligns with cross-sector approach taken by the collaborative.



A Coachella Valley Community Land Trust will benefit all the residents of the Valley and provide a mechanism to decrease rent burden and increase economic vitality.





FULLERTON CONGREGATIONAL OVERLAY ZONE

*A Policy to Promote the **Production** of Affordable Housing on Church Land*

Daniel Gehman, Elizabeth Hansburg, Barry Ross, and Melanie Schlotterbeck
LeSar Development Consultants/SCAG Housing Policy Leadership Academy
December 5, 2022

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VPSA

Fullerton's **values**:

- inspire innovation
- keep communities thriving
- bring Fullerton's unique culture to life

V - Value
P - Problem
S - Solution
A - Action

◦Downtown Fullerton

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Decent housing is becoming more out of reach for more people



Cost Burden on Fullerton Households by Tenure

Households Spending More than 30% of Income on Housing



Source: 2014-2018 American Community Survey

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Fullerton's 6th Cycle RHNA



Income Category	5 th Cycle RHNA	6 th Cycle RHNA	%
Very low**	411	3,198	24%
Low	299	1,989	15%
Moderate	337	2,271	17%
"Market Rate"	794	5,751	44%
Total	1,841	13,209	100%

**Includes the Extremely Low category

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Table B-5. Religious Institution Properties

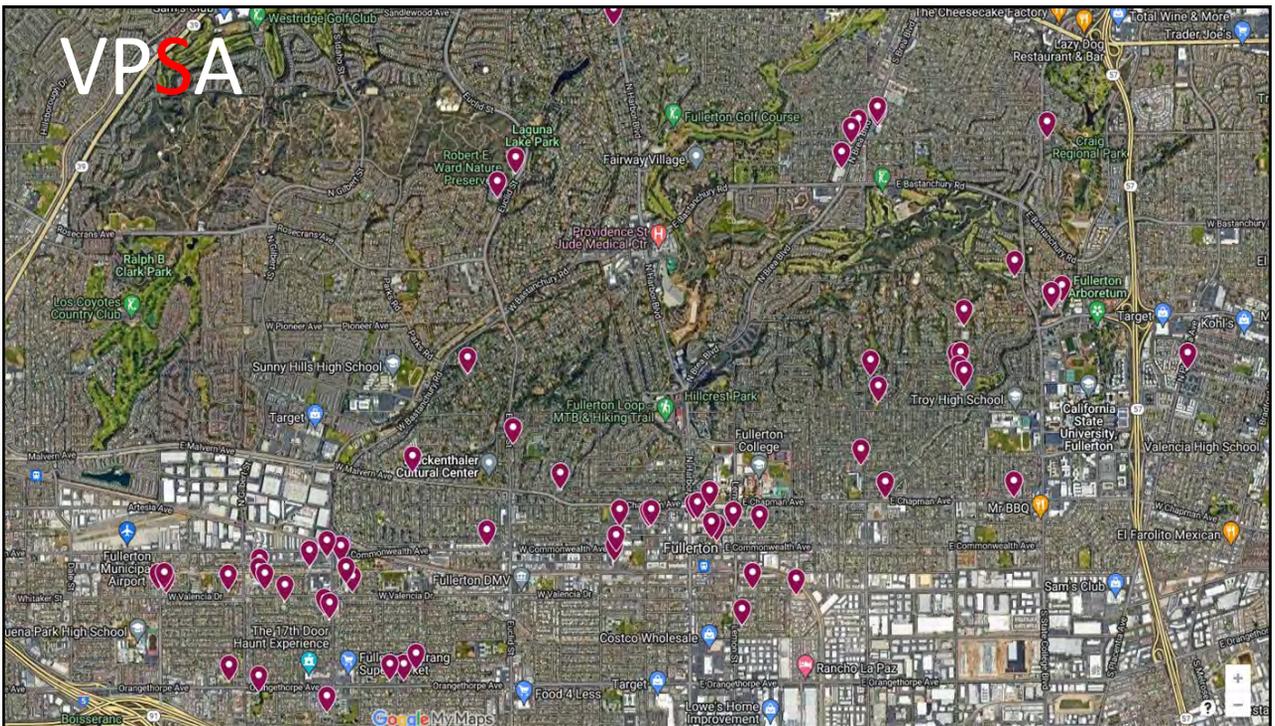
Address	Name	APN	Zone	Acres	Potential Units
404 W Wilshire Ave	California Martus Church	032-151-26	R-3	0.82	25
2904 Brea Blvd	Church First Evangelical	284-382-14	G-C	2.14	64
2904 Brea Blvd	Church First Evangelical	284-382-13	G-C	0.08	2
2906 Brea Blvd	Church First Evangelical	284-382-15	G-C	2.03	61
1330 N Placentia Ave	Church In Fullerton	339-234-01	R-3	0.53	16
2225 N Euclid St	Church Of Jesus Christ Of Lds	287-043-01	R-1-20	6.18	185
801 N Raymond Ave	Church Of Latter Day Saints	283-221-01	R-1-72	2.89	81
404 W Commonwealth Ave	Diocese Of Orange Church	032-160-13	G-C	1.54	46
706 S Lemon St	Durrano Community Church	033-114-01	R-3	0.63	19
2450 Almirra Ave	Dongshin Church	337-031-19-B	R-1-10	0.24	7
2460 Almirra Ave	Dongshin Church	337-031-22-B	R-1-10	0.25	8
2505 Torba Linda Blvd	Dongshin Church	337-031-22-A	R-1-10	7.85	233
2200 W Orangefhorpe Ave	Eden Presbyterian Church	071-461-30	R-1-72	2.13	64
1145 W Valencia Mesa Dr	Emmanuel Episcopal Church	281-181-03	R-1-20	3.10	93
109 E Wilshire Ave	First Christian Church Of Fullerton	033-012-32	C-3	0.29	9
115 E Wilshire Ave	First Christian Church Of Fullerton	033-012-32	C-3	0.48	14
1300 N Raymond Ave	First Church Of Christ Scientist	029-211-21	R-1-10	3.46	104
2801 Brea Blvd	First Evangelical Free Church	293-061-01	R-G	11.82	351
2901 Brea Blvd	First Evangelical Free Church	293-236-10	G-C	0.22	7
2901 Brea Blvd	First Evangelical Free Church	293-236-08	G-C	0.14	4
2901 Brea Blvd	First Evangelical Free Church	293-236-09	G-C	0.14	4
1425 S Brookhurst Rd	First Korean Baptist Church	071-043-25	R-1-20	2.15	63
215 N Lemon St	First Lutheran Church	033-023-22	R-3	0.32	10
838 N Euclid St	First Presbyterian Church Of Fullerton	031-182-20	R-2	1.69	51
1465 W Orangefhorpe Ave	Fullerton Calvary Church	072-394-26	R-1-72	2.14	64
114 N Pomona Ave	Fullerton First United Methodist Church	033-024-24	C-3	0.45	14
114 N Pomona Ave	Fullerton First United Methodist Church	033-024-24	O-P	0.44	13
1818 West Ave	Fullerton Presbyterian Church	030-422-36-B	O-P	0.28	8
511 S Brookhurst Rd	Fullerton Presbyterian Church	030-422-37-D	O-P	0.64	19
200 N Lawrence Ave	General Assembly Of First Born Long Beach	033-083-28	R-3	0.32	10
1119 Lambert Dr	Grace Bible Chapel	072-394-25	R-1-72	2.15	64
1845 W Valencia Dr	Grace Korean Church	030-280-48	G-C	8.82	265
1845 W Valencia Dr	Grace Korean Church	030-290-23	G-C	3.79	114
165 S Brookhurst Rd	Grace Korean Church Parking Lot	030-210-11	G-C	2.84	85
1808 W Commonwealth Ave	Grace Korean Church Parking Lot	030-210-05	G-C	0.42	13
1808 W Commonwealth Ave	Grace Korean Church Parking Lot	030-210-04	G-C	0.42	12
1808 W Commonwealth Ave	Grace Korean Church Parking Lot	030-210-03	G-C	0.45	13
1701 W Valencia Dr	Grace Korean Church At Norwalk	030-280-56	G-C	6.15	185
1701 W Valencia Dr	Grace Korean Church At Norwalk	030-280-56	G-C	0.87	26
1701 W Valencia Dr	Grace Korean Church At Norwalk	030-280-56	G-C	0.67	20
2001 N State College Blvd	Great Light Korean Church	286-121-08	R-1-20	2.80	84
235 S Magnolia Ave	Hungarian Christian Church	033-035-17	G-C	0.13	4
601 E Valencia Dr	Immanuel Baptist Church	033-341-10	R-1-6	0.75	23
214 N Highland Ave	Inchist Community Church Valley Chapel	033-022-12	C-3R0D	0.18	5
214 N Highland Ave	Korean Methodist Church	032-231-24	O-P	0.32	10
238 W Wilshire Ave	Korean Methodist Church	032-231-03	O-P	0.32	10

Table B-5. Religious Institution Properties

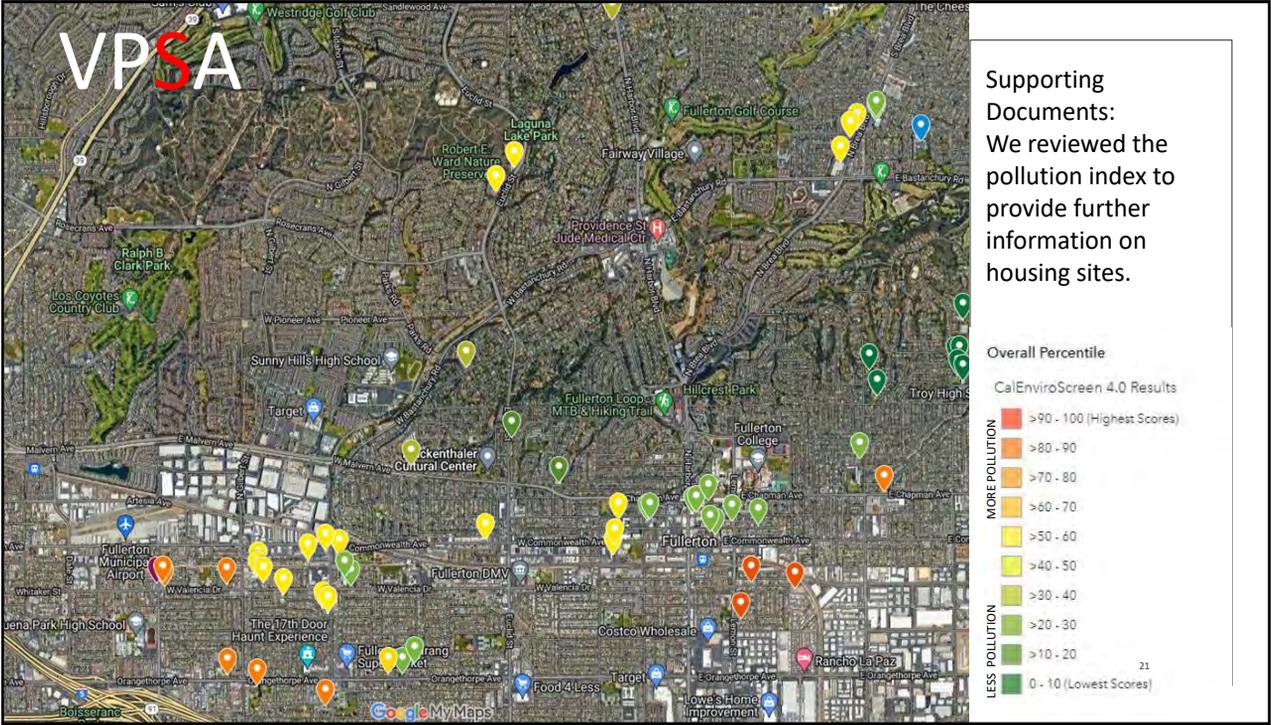
Address	Name	APN	Zone	Acres	Potential Units
1201 E Dorothy Ln	Morningside Presbyterian Church	029-671-07	R-1-10	3.61	108
643 W Malvern Ave	Orange Korean Christian Reformed Church	032-044-18	R-1-72	0.85	26
643 W Malvern Ave	Orange Korean Christian Reformed Church	032-045-20	R-1-72	0.86	26
2351 W Orangefhorpe Ave	Orangefhorpe United Methodist Church	071-313-49	R-G	3.65	109
336 E Trustlow Ave	Pure Water Church	033-094-03	R-3	0.20	6
1340 N Acacia Ave	Rosary High School	283-031-06	R-1-10	4.28	128
1340 N Acacia Ave	Rosary High School	283-031-01	R-1-10	0.19	6
3635 W Valencia Dr	Sayed Jamaludeen Afghan Islamic Cntr 1	030-482-25	R-1-6	0.47	14
3634 Louise Pl	Sayed Jamaludeen Afghan Islamic Cntr 1 - Parking	030-482-24	R-1-6	0.14	4
142 E Chapman Ave	Self-Realization Church	033-011-24-A	C-3	0.30	9
2355 W Valencia Dr	Seventh Day Adventist Church	030-101-20	R-3	5.03	151
1231 E Chapman Ave	St Andrews Episcopal Church	283-175-07	G-C	2.22	67
1316 N Acacia Ave	St Juliana Falconieri School	283-031-01	R-1-10	0.40	12
1316 N Acacia Ave	St Juliana Falconieri School	283-031-08	R-1-10	0.96	29
1316 N Acacia Ave	St Juliana Falconieri School	283-031-09	R-1-10	0.39	12
1316 N Acacia Ave	St Juliana Falconieri School	283-031-11	R-1-10	4.09	123
200 W Valencia Dr	St Luke's Lutheran Church	030-224-56	R-1-6	1.68	50
200 W Commonwealth Ave	St Mary's Catholic Church	032-160-12	G-C	0.55	17
111 W Las Palmas Dr	St Paul's Lutheran Church	292-011-11	R-1-20	1.99	60
205 Pine Dr	St Philip Benizi Church	030-180-63	R-1-6	0.29	9
230 Pine Dr	St Philip Benizi Church	030-180-56	R-1-6	1.18	35
2311 E Chapman Ave	St Stephen's Lutheran Church	283-212-32	R-1-72	3.09	93
215 Pine Dr	St Phillips Elementary School	030-180-64	R-1-6	4.95	149
2255 N Euclid St	Sunny Hills Church Of Christ	287-081-27	R-1-20	2.01	60
1601 W Malvern Ave	Temple Baptist Church	281-151-19	R-1-72	3.46	104
1600 N Acacia Ave	Temple Beth Tikvah	283-021-02	R-1-20	4.21	126
2850 N State College Blvd	The Church Of Jesus Christ Of Latter Day Saints	337-311-30	R-1-10	2.29	69
1521 W Orangefhorpe Ave	True Love Korean Lutheran Church	072-395-23	R-3	2.37	71
1201 W Commonwealth Ave	United Pentecostal Church	031-124-19	G-C	0.27	8
Totals				142.2	4,267

Solution: Church property development opportunities identified in the City's updated Housing Element

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Specific	Measurable	Achievable	Relevant	Timed
S	M	A	R	T
G	O	A	L	S

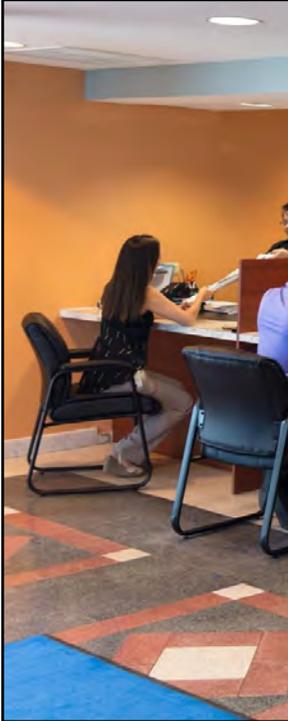
SMART Goal

- Prepare the City of Fullerton to heartily accept, implement, and deploy a COZ policy by 2024.

VPSA

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OZs that allow by-right development can expedite the overall approval and permitting process.

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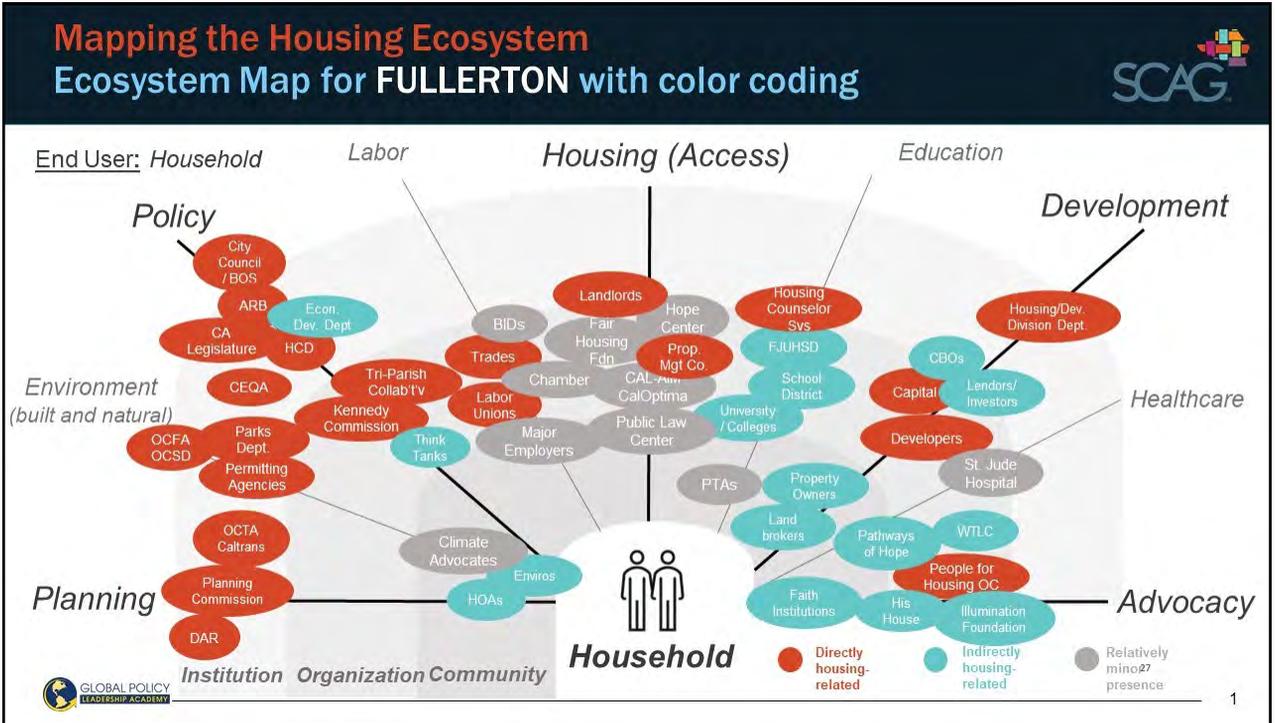
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REGULATIONS THAT NEED UPDATING

- Zoning
- Environmental review
- Agency approvals

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Costs/Investments

- City staff time
- Impact on infrastructure
- Possible additional funding sources for affordable housing
- CEQA analysis required to establish a baseline environmental review

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Introducing COZ

Churches surrounded by housing is not a new idea.

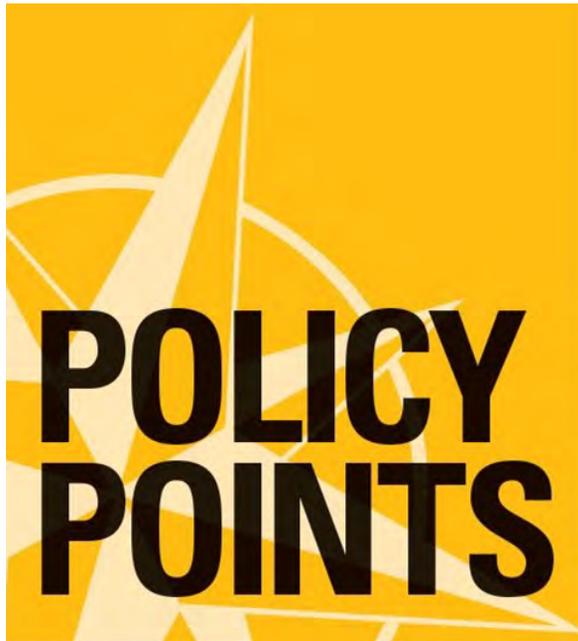
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Congregational overlay zones have emerged as a solution to make land available for Affordable Housing Developers

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POLICY POINTS

Key Policy Points

- Expedite **production** of affordable housing through **by-right** policies
- Reserve land available to **affordable** developers
- Provide potential **benefits** to partner churches
- **Equitably distributes** new housing opportunities across the City

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Next Steps/ Implementation Timeline

- Advocacy
- Conversations
- Outreach
- Policy decision

Advocacy Partner
Outreach
(Winter '23)

City Leader
Outreach
(Winter '23)

Congregation
Outreach
(Spring '23)

Community
Outreach
(Summer '23)

Planning
Commission
(Fall '23)

City Council
(Winter '24)

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Coalition Building

- Congregations and church leadership/interchurch associations
 - Fullerton ACT
 - OC United
 - Tri-Parish Council
 - Fullerton Interfaith
 - Pathways of Hope
- Local neighborhoods
 - Center for Healthy Neighborhoods (Richman)
 - Woodcrest Association
- Affordable Housing Developers
 - National CORE, Jamboree Housing, Innovative Housing Opportunities, C & C, Community Development Partners
- City Leaders
 - Fullerton Collaborative

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**MANY CHURCHES
ALREADY MAINTAIN
SYMBIOTIC
RELATIONSHIPS WITH
THEIR COMMUNITIES**

*“Love Your Neighbors and
House Them”*



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BENEFITS TO CHURCHES

- Generate new revenue
- Be part of the housing solution while remaining a part of the community
- Provide housing opportunities for members and the community

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Stakeholder



- Congregations
- City staffs
- Developers (Jamboree and National CORE)
- Design Professionals
- Planning Commissioners
- Environmental Activists

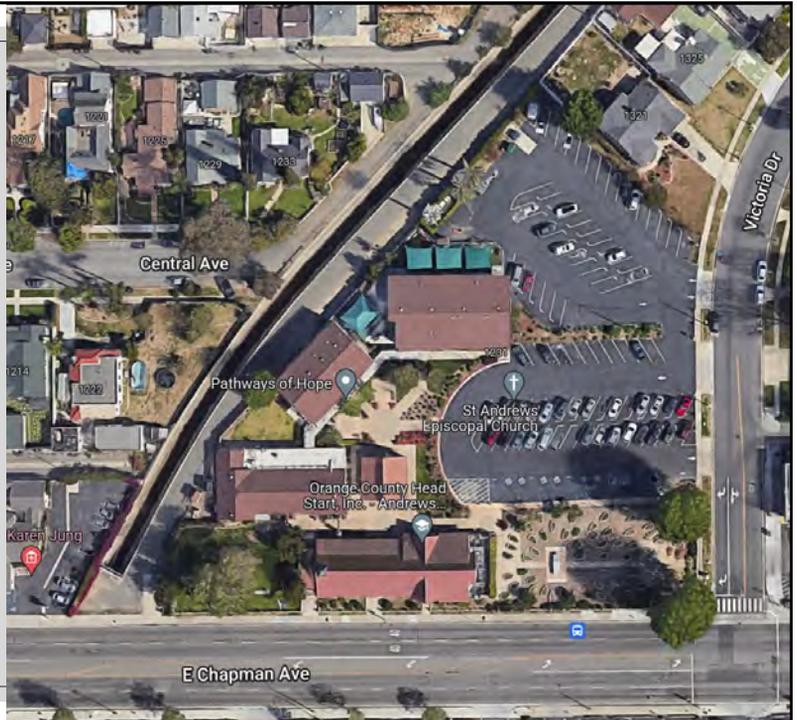
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CASE STUDY

ST. ANDREW'S EPISCOPAL CHURCH, FULLERTON

Identified in the Housing Element as a candidate site for up to 67 dwelling units



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PROPOSAL:

REMOVE (1) EXISTING CHURCH BUILDING

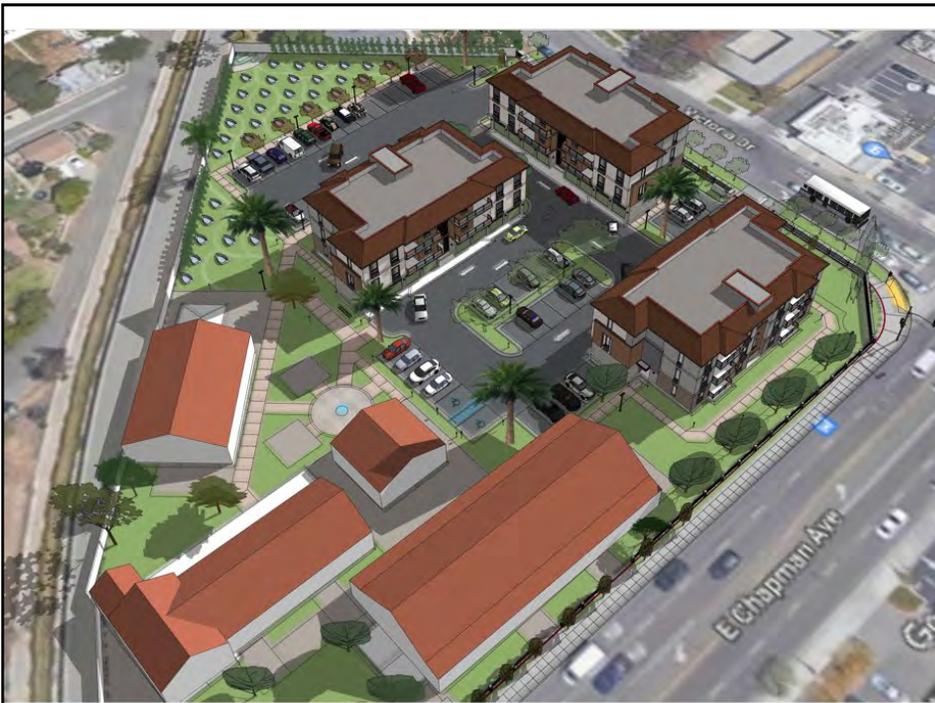
30 STACKED FLAT UNITS WITH 1 TUCK-UNDER PARKING SPACE PER UNIT

RELOCATE COMMUNITY GARDEN ADJACENT TO SINGLE FAMILY NEIGHBORS

MAINTAIN **55** CHURCH PARKING SPACES



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Aerial View

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View of existing community garden from Chapman and Victoria

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VIEW FROM CORNER OF CHAPMAN AND VICTORIA

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*Let's take **bold action** to solve one of the most urgent problems of our time and make sure everyone has a decent place to live by passing the Fullerton Congregational Overlay Zone Ordinance.*

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HOUSING ELEMENT STATUS UPDATE

Lennox Chaiveera, Assistant Planner, SCAG

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SCAG Region Housing Element Status

AS OF 1/13/23

Compliance Status	Adopted	Draft	No Submission	Total
In	87	-	-	87
Out	60	45	5	110
Total	147	45	5	197



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87 Fully compliant jurisdictions

Imperial County (5)	Los Angeles County (39)			Orange County (13)	Riverside County (16)	San Bernardino County (11)
Calipatria	Agoura Hills	Lawndale	Signal Hill	Brea	Beaumont	Big Bear Lake
El Centro	Avalon	Lomita	Temple City	Cypress	Corona	Chino Hills
Holtville	Bell	Long Beach	Torrance	Dana Point	Desert Hot Springs	Fontana
Imperial	Bell Gardens	Los Angeles	Westlake Village	Fountain Valley	Eastvale	Needles
Imperial County	Bellflower	Los Angeles County	Whittier	Irvine	Indio	Ontario
	Burbank	Monrovia		Newport Beach	Jurupa Valley	Rancho Cucamonga
	Calabasas	Montebello		Rancho Santa Margarita	La Quinta	Redlands
	Cerritos	Paramount		San Clemente	Lake Elsinore	San Bernardino County
	Culver City	Pomona		San Juan Capistrano	Moreno Valley	Victorville
	Diamond Bar	Redondo Beach		Santa Ana	Norco	Yucaipa
	Downey	Rolling Hills		Stanton	Palm Desert	Yucca Valley
	Duarte	Rosemead		Tustin	Perris	
	El Monte	San Dimas		Yorba Linda	Rancho Mirage	Ventura County (3)
	Hawthorne	San Fernando			Riverside	Oxnard
	La Puente	San Gabriel			Temecula	Port Hueneme
	La Verne	Santa Monica			Wildomar	Ventura County
	Lakewood	Sierra Madre				

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SCAG Region Housing Element Status

5 JURISDICTIONS WITH **NO HE SUBMITTAL**

- Commerce
- Compton
- Irwindale
- Adelanto
- San Bernardino



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TERNER CENTER HOUSING POLICY DASHBOARD

Ben Metcalf, Managing Director, Turner Center for Housing Innovation

Alex Casey, Data Lab Director, Turner Housing Innovation Labs

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Housing Policy Dashboard

Terner Housing Innovation Labs

*Terner Housing Innovation Labs is a sister nonprofit of the **TERNER CENTER FOR HOUSING INNOVATION AT UC BERKELEY**. We formulate and advance bold strategies to house families from all walks of life in vibrant, sustainable, and affordable homes and communities. We do this by transforming research and policy expertise into actionable tools, programs, and partnerships with the public and private sector.*



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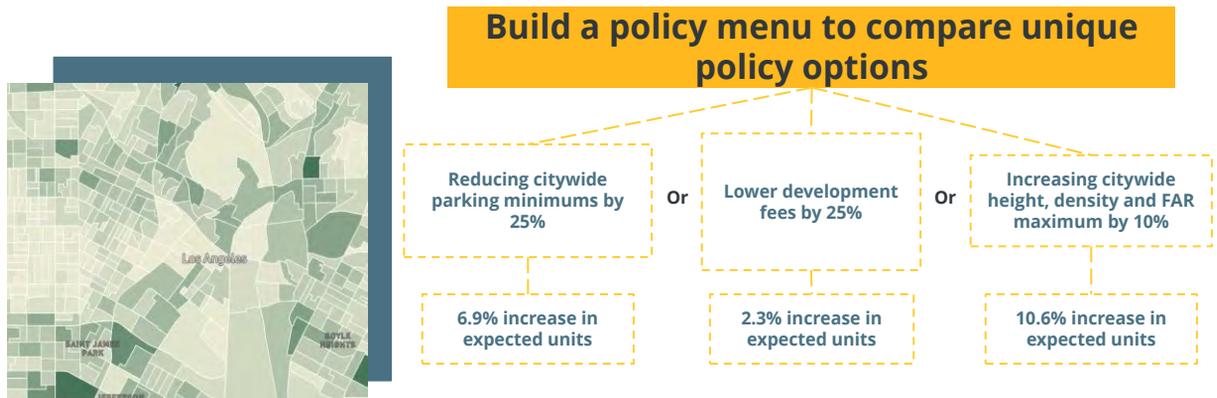
Which policies present the binding constraint on adding new housing?

Entitlement duration
 Fees per dwelling
 Vacancy rates
 Construction cost
 Fees per square foot
 Parking minimums
 Inclusionary zoning
 Lot coverage maximums
 Maximum dwelling units
 Entitlement fees
 Average setback
 Floor area ratio
 Maximum dwelling units
 Height limits

Terner Housing Innovation Labs

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Empowering stakeholders with data on what is required to meet housing goals



Estimates from the Los Angeles Dashboard pilot. Likely additional housing units defined as the relative increase from the status quo assumptions of the expected units.

Terner Housing Innovation Labs

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Test and measure policy change impacts on likely housing production

Sample evaluation ideas from some city officials:

- Evaluate how various levels (and structures) of impact fees affect development potential
- Calibrating an inclusionary zoning-type policy by testing the inclusion percentages and levels to maximize BMR units while minimizing any reduction in market rate units
- Compare impacts of different increases in maximum density
- Test what type of land use changes are associated with more likely housing in targeted areas with low-VMT and high transit access relative to the rest of the city

Terner Housing Innovation Labs

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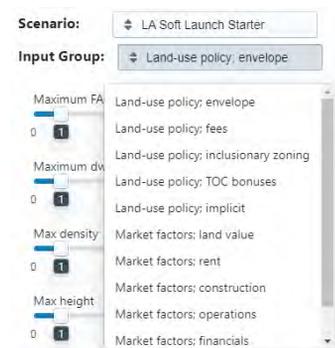
Simulate implications of equity oriented policy

- Understand displacement risk by overlaying high redevelopment potential with economically vulnerable communities
- Compare policy changes to highlight which most disperse or concentrate benefits and impacts of new housing redevelopment across communities
- Simulate progress towards goals to generate rental housing in previously exclusionary, high-opportunity neighborhoods
- Test and calibrate inclusionary affordability requirements

Development influenced by dozens of market conditions and policy choices

How does it work? For each parcel:

1. Based on existing zoning and regulations, **what structure types and unit counts are allowed?**
2. For each of these allowed structures, **what are the estimated financials?**
3. Based on financials, **which structure and unit count is optimal?**
4. For the optimal structure, using the relationship between these financial metrics and past development outcomes,

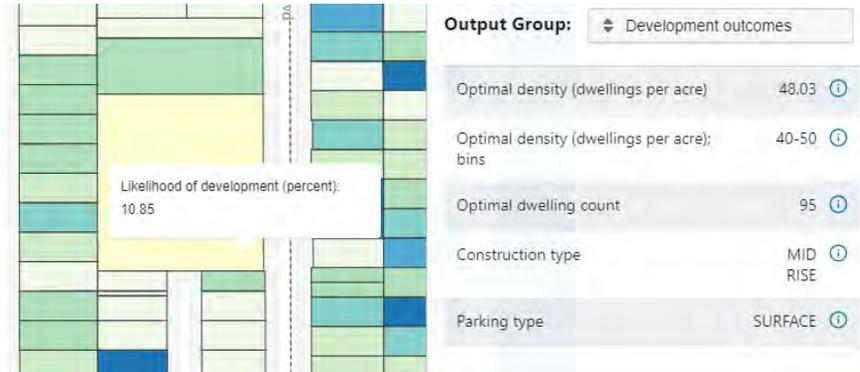


Deep Dive: Housing Policy Dashboard

Baseline:

- 4.2 floor area ratio
- 3 stories maximum height
- 90% lot coverage

95-unit mid-rise



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Deep Dive: Housing Policy Dashboard

Baseline:

- 4.2 floor area ratio
- 3 stories maximum height
- 90% lot coverage

95-unit mid-rise

Based on financial performance outcomes



Center for Housing Innovation Labs

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Deep Dive: Housing Policy Dashboard

Policy Scenario: *Adjust maximum FAR, maximum height, and setbacks by 25%*

- 5.25 floor area ratio
- 3 stories maximum height
- 92% lot coverage

100-unit mid-rise



RENDER HOUSING INNOVATION LABS

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Deep Dive: Housing Policy Dashboard

Policy Scenario: *Adjust maximum FAR, maximum height, and setbacks by 25%*

- 5.25 floor area ratio
- 3 stories maximum height
- 92% lot coverage

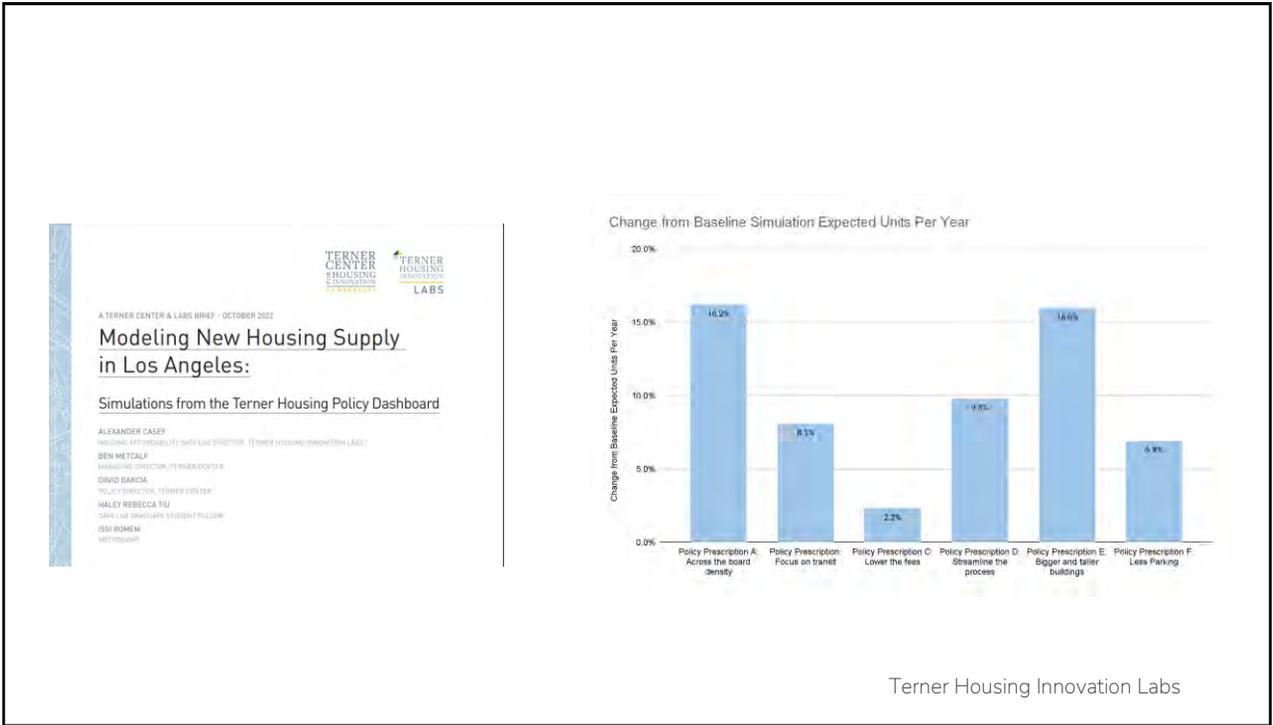
100-unit mid-rise

Based on financial performance outcomes

- **11.3% probability of**



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Roadmap for 2023 and 2024

Second Cohort:
Expand Dashboard to reach a diverse cohort of 8-10 California jurisdictions beyond city of Los Angeles.

Continued Research & Engagement:
Expanded proforma capabilities and flexibility to measure more policy options, and overlap with other data sets. Identify opportunities to engage with the broader public with findings.

Enhanced Precision:
Updated data inputs, methodology refinement, computing speed upgrades and UX improvements.

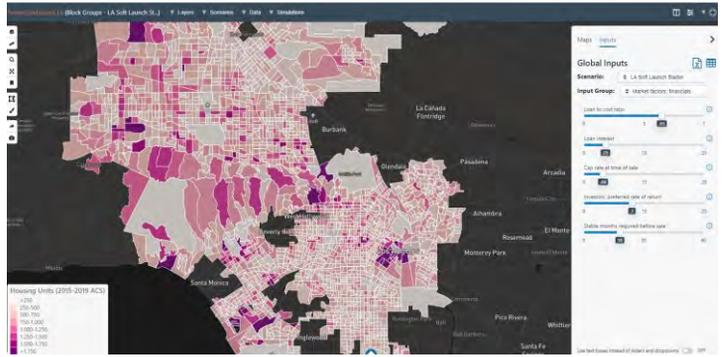
- **Q2-Q3:** Assemble data, build out Dashboards
- **Q4:** Deliver Dashboards and begin policy simulation consulting with cities
- **Q1 2024:** Finalize selection of COG partner and assemble data for COG-level Dashboard

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Interested in learning more?

Email me:

alex.casey@turnerlabs.org



Turner Housing Innovation Labs



SCAG DEVELOPMENT STREAMLINING TOOLKIT

Nashia Lalani, Associate Regional Planner, SCAG



Development Streamlining Efforts

January 17, 2023 | Housing Working Group

WWW.SCAG.CA.GOV

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PROJECT OVERVIEW AND SURVEY

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PROJECT OVERVIEW AND SURVEY

PROJECT SCOPE

- WHAT is the Project?  Preparation of user-friendly guidance materials and host facilitated workshops to support local agencies more easily identify appropriate streamlining tools and better understand state laws aimed to expedite reviews for housing projects
- WHY is it needed?  To address the housing crisis in the SCAG region where there is a shortage in affordable housing supply even with availability of streamlining and expediting options for housing development
- WHO is it for?  Local agencies but also can be utilized by others such as developers and land use professionals

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PROJECT OVERVIEW AND SURVEY

KICK-OFF AND SURVEY

- Project kick-off in Fall 2021
- A survey was circulated to stakeholders in January 2022
- Questions included general demographic information, familiarity with and use of existing CEQA streamlining or exemption tools, and knowledge of state laws

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SURVEY RESULTS

- A total of **163** respondents – combination of city planning staff, elected officials, community members, consultants, developers, and members of non-profit/advocacy groups
- Respondents generally indicated some familiarity with available streamlining tools
- *Over half* of the respondents indicated that their respective jurisdiction did not have the programs and processes in place to implement streamlining tools largely due to lack of staff time or understanding
- Many respondents also indicated that additional support (e.g., educational materials) would be significantly helpful in reviewing projects

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GUIDANCE MATERIALS

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GUIDANCE MATERIALS

- Per the feedback obtained from the survey, a series of Guidance Materials were prepared
- In addition to information on different state laws, exemptions, and streamlining options, the materials also include implementable tools such as checklists and worksheets
- These guidance materials have been published on SCAG's website: <https://scag.ca.gov/streamlining>

WEBSITE PREVIEW

Development Streamlining Materials

Recent changes in State laws to CEQA's environmental review process as well as new State laws to streamline administrative review processes have created new opportunities for jurisdictions with regulatory land use control to streamline and shorten the entitlement process and accelerate the production of much needed housing.

The guidance materials below were developed to provide support and pathways for local jurisdictions and land use practitioners to address these challenges.

DEVELOPMENT STREAMLINING GUIDANCE MATERIALS

- What is CEQA Streamlining?
- Senate Bill 375: CEQA Streamlining
- CEQA Streamlining Options for Non-Exempt Housing Projects Covered by an Existing EIR: Project Eligibility Review Matrix
- CEQA Streamlining For Infill Projects and Projects Consistent With Community Plan and Zoning
- CEQA Categorical Exemptions
- CEQA Exemptions for Housing Projects: Project Eligibility Review Matrix
- Transit Priority Project and Transit-Oriented Project CEQA Exemptions
- CEQA Article 12.5 - Exemptions For Agricultural Affordable and Infill Housing
- Legislative Summary of AB 2345 - Density Bonus Law
- Density Bonus Law: What are Incentives, Concessions, and Waivers?
- Senate Bill 9: Ministerial Approval of Duplexes and Urban Lot Splits
- Senate Bill 10: Local Rezoning for "Missing Middle" Housing Production
- Senate Bill 35: Affordable Housing Streamlined Approval
- Senate Bill 330 and Senate Bill 8: Summary of Housing Crisis Act of 2019

GUIDANCE MATERIALS PREVIEW

- [CEQA Categorical Exemptions](#) (Example)
- *The guidance materials are provided for general information purposes only and are to be used by agencies and other entities at their discretion*



NEXT STEPS

NEXT STEPS

NEXT STEPS

- SCAG is currently sharing out the publication of these guidance materials
- Virtual workshops are scheduled for Spring 2023 with dates and details to follow soon!
- Office Hours with more individualized support will also be offered
- For further questions regarding the ongoing Development Streamlining efforts, please contact Nashia Lalani – Lalani@scag.ca.gov

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THANK YOU!

For more information, please visit:

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

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CONNECT SOCIAL 2024 GENERAL UPDATE

Leslie Cayton, Associate Regional Planner, SCAG

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THE 2024 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY
OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS



CONNECT
SoCal

Leslie Cayton
Associate Regional Planner
January 17, 2023

The slide features a dark blue background with abstract, colorful geometric shapes in teal, yellow, and red. The SCAG logo is positioned in the upper right, and the "CONNECT SoCal" logo is on the left. The text at the top describes the document as the 2024 Regional Transportation Plan/Sustainable Communities Strategy. The presenter's name and title are listed at the bottom left.

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What is Connect SoCal?



REGIONAL TRANSPORTATION PLAN/ SUSTAINABLE COMMUNITIES STRATEGY

Connect SoCal is a 20+ year plan with 6,000+ transportation projects, a regional development pattern and many supportive programs and strategies.

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What is required for the RTP/SCS?



State Requirements (SB 375)

- Integrated regional development pattern & transportation network
- Reduce GHG emissions from passenger vehicles to meet targets

Federal Requirements

- Updated every 4 years
- 20+ years into the future
- Revenues = Costs
- Demonstrate transportation conformity
- Public involvement

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Why meet the requirements?



Meeting our Federal and State requirements is critical for projects in the region to receive **transportation funding or approval**.

- **Federal Transportation Conformity**

- Required for federal funding or approval of projects
- \$41.1 Billion of Federal Revenue Sources in Connect SoCal 2020

- **State GHG Emission Reduction Target**

- Required by Solutions for Congested Corridors Program and the Trade Corridor Enhancement Program
- In 2020, SCAG projects won a total of \$925 Million in funding from both programs

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Development Update

Connect SoCal 2024 Overview



Foundations
and
Frameworks

2021

Data
Collection and
Policy
Development

2022

Outreach
and
Analysis

2023

Draft
Plan and
Adoption

2024

COMPLETED 2022 MILESTONES

- ✓ Draft Goals & Vision
- ✓ Draft Performance Measures
- ✓ Launched Policy Subcommittees
- ✓ Project List (Nov. 1)
- ✓ Local Data Exchange (Dec. 2)

UPCOMING MILESTONES

- Early 2023: Submit draft Technical Methodology to CARB
- March 2023: Joint Policy Committee
- Spring 2023: General Outreach

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What is the Technical Methodology?



- **Methods for calculating GHG emissions**
 - Explains how SCAG will estimate GHG reductions from Connect SoCal using the activity-based model or other off-model method
- **Required by California Air Resources Board (CARB)**
 - Every MPO must submit a draft to CARB prior to starting their formal public participation process
 - Connect SoCal 2024 public workshops slated to start in Spring 2023

SCAG's 2035 GHG
Reduction Target:
**19% from
2005 levels**

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Local Data Exchange (LDX)



Objective: Forecasted Regional Development Pattern

- LDX helps us get to the *Forecasted Regional Development Pattern* by being:
 - Rooted in local planning
 - Steered by a regional vision
 - Aligned with state and federal policy
- scag.ca.gov/local-data-exchange
- hub.scag.ca.gov

Status

- LDX 1:1 Sessions Completed: 164 (83%)
- Input Deadline was Dec. 2
- 145 Jurisdiction Responses

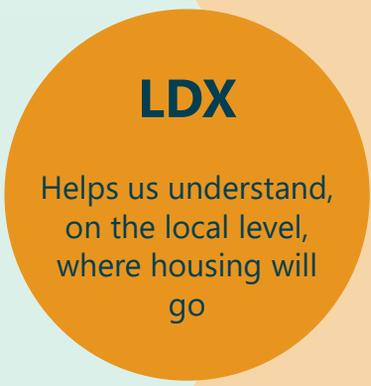
LDX Update

- Technical Working Group
- Jan. 19, 10 AM – 12 PM

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Housing in Connect SoCal 



LDX

Helps us understand, on the local level, where housing will go



CONNECT SoCal

Housing Technical Report

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Connect SoCal 2024 Subcommittees 

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NEXT GENERATION INFRASTRUCTURE
- 

RESILIENCE & CONSERVATION
- 

RACIAL EQUITY & REGIONAL PLANNING

PURPOSE

Dive deeper into key areas for Connect SoCal and provide recommendations to the Policy Committees on how to address these issues in the Plan

REPRESENTATION

Members from each county with invited participation from business or civic leaders and practitioners

DURATION

Launched in September 2022
Final Meeting and Recommendations: January 19 (RE&RP) and 23 (R&C), February 15 (NGI)
 More info: scag.ca.gov/subcommittees

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Joint Policy Committee: March 2023



 NEXT GENERATION INFRASTRUCTURE

 RESILIENCE & CONSERVATION

 RACIAL EQUITY & REGIONAL PLANNING

Tune in to the upcoming **Joint Policy Committee**

Thursday, **Mar. 2**

Recommendations by the three Subcommittees will be presented and discussed at the JPC

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Questions?
Comments?



FOR MORE INFORMATION, PLEASE VISIT
[SCAG.CA.GOV/CONNECT-SOCAL](https://scag.ca.gov/connect-socal)



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Announcements

- Grant writing technical assistance available!
 - SCAG is offering technical assistance to all jurisdictions and Tribal Governments applying for housing-supportive grants and funding
 - PLHA, Super NOFA, IIG, and more!
 - Contact: housing@scag.ca.gov
- Save the date! Next HWG meeting:
Tuesday, April 18, 2023, 10AM - 12PM

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THANK YOU!

For more information, please visit:

www.scag.ca.gov/housing

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