

Housing Working Group (HWG) Outline and Roles

December 15, 2021

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Welcome!



- Housing Working Group (HWG)
- Part of the Regional Planning Working Group (RPWG) forum
 - Safe and Active Streets Working Group
 - Sustainable and Resilient Communities Working Group
 - Equity Working Group
 - Natural and Farm Land Conservation Working Group
- Forum for SCAG staff to engage stakeholders in the development of plans and policies to advance the region's mobility, economy, and sustainability
- Advisory support for the development of Connect SoCal

HWG Topics

- Connect SoCal 2024
- RHNA reform
- Affirmatively Furthering Fair Housing (AFFH)
- Housing Element compliance
- Other housing policy goals

HWG Membership



- Structured as open public forums for information gathering and sharing only
- SCAG staff organize and manage meetings, with no formal chair or assigned roles for participants
- Participants do not vote or take positions on any policy issues
- If you are an elected official or serve on a body subject to the Brown Act, we recommend that you notify your legal counsel and observe rather than participate

Today's Meeting



1. Presentation
2. Facilitated Q&A
 1. Chat box
 2. Raised hands (on phone press *9 to raise hand, *6 to unmute)
3. Facilitated discussion
 1. Raised hands
 2. Chat box, time permitting

SCAG staff will review all comments submitted in chat box.

Future Meetings

- Meeting frequency will be assessed after this meeting
 - Make sure to answer the post-meeting survey
- Make sure to sign up to the HWG mailing list for HWG-specific emails
 - Meeting announcements
 - Agendas and meeting materials
 - Separate from SCAG Housing Email List
 - Will be added to SCAG Housing Email List
- To join the HWG mailing list, sign up at
 - <https://scag.ca.gov/regional-planning-working-groups>
 - or email housing@scag.ca.gov

Facilitated Discussion

- Do you participate in any other RPWG?
- In addition to Connect SoCal, RHNA reform, housing element compliance, and AFFH, what other housing-related topics would you like to discuss at a future HWG meeting?

Thank you!

Questions?

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Housing Element Compliance Updates

December 15, 2021

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Housing Element Review Process: The Simplified Version 2021



SCAG 6th cycle housing elements were due October 15, 2021



1. Jurisdictions can submit multiple drafts for review.
2. Jurisdictions can adopt *without* making changes.

AB 1398 (Bloom): Rezoning Deadlines

- Removes four-year housing element cycle requirement if housing element is more than 120 days late
- If a compliant Housing Element is adopted within 120 days of due date (by Feb 11, 2022), rezonings identified in updated housing elements must be completed within 3 years
 - **February 11, 2025**
- If a compliant housing element is not adopted within 120 days of due date (by Feb 11, 2022), all rezonings must be completed within 1 year of the due date
 - **October 15, 2022**

AB 1398: Rezoning Deadlines

Compliant Housing Element Adoption Date	Rezoning Completion Deadline
Before or on Feb. 11, 2022	Feb. 11, 2025
After Feb. 11, 2022	Oct. 15, 2022

- Jurisdictions that adopt more than 1 year after the due date (October 15, 2022) cannot achieve compliance until after rezonings are complete.

AB 215 (Chiu): Public Comments

- Starting January 1, 2022, 1st draft housing elements must be available for public comment for at least 30 days and take at least 10 business days to consider comments prior to submittal to HCD.
- HCD cannot review a 1st draft housing element that has not completed this step
- Subsequent draft revisions, including first drafts submitted before January 1, 2022, must be posted and distributed to interested stakeholders at least 7 days before resubmittal to HCD.

AB 215 (Chiu): Public Comments

- First draft comments: HCD has 90 days to provide comments
- Subsequent drafts and adopted housing elements: HCD has 60 days to provide comments



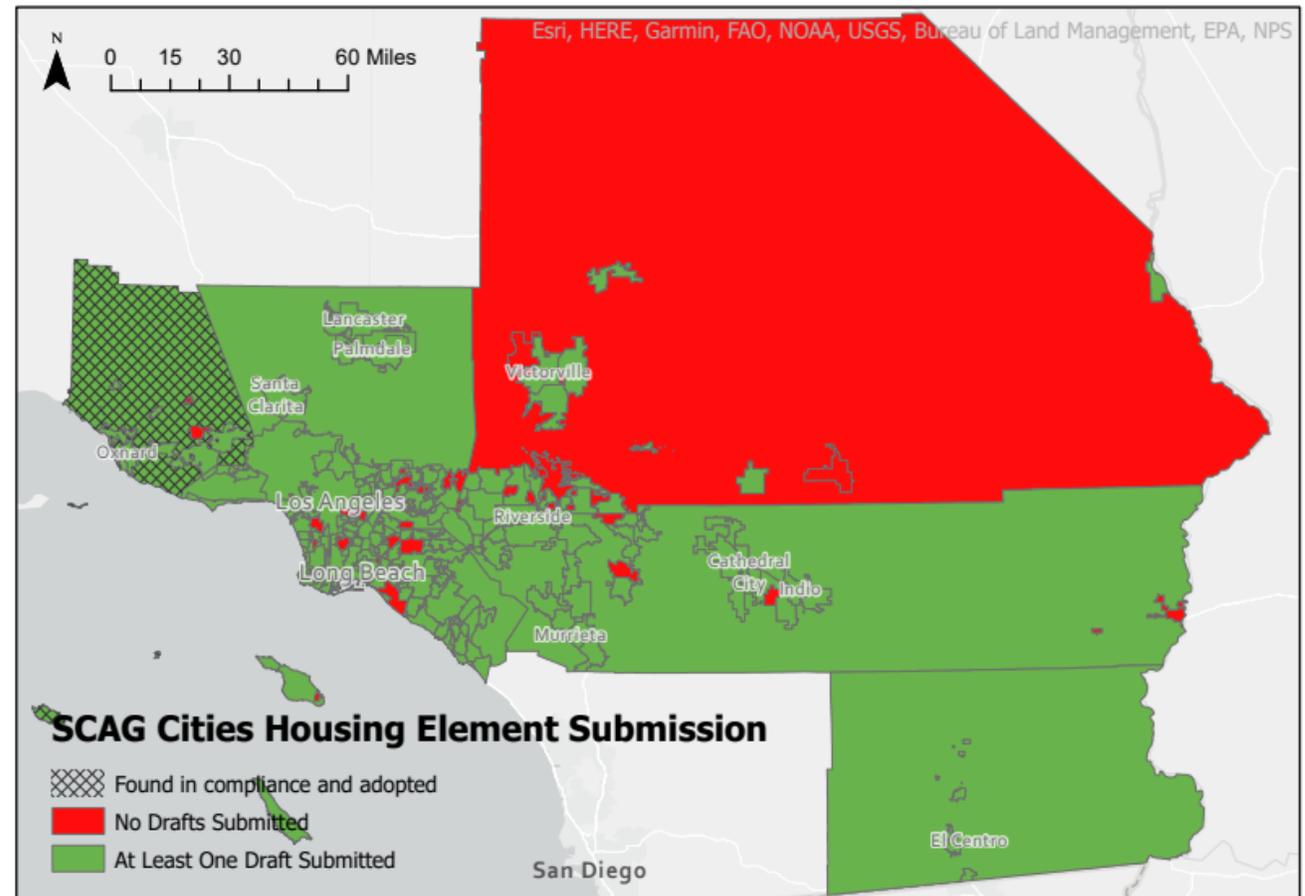
- The additional comment period and change to HCD review times will affect the timing of first drafts submitted after January 1, 2022.
- If subject to AB 1398, rezonings must be completed by October 15, 2022.

6th Cycle Housing Element Compliance

- Only 1 jurisdiction has an adopted and compliant housing element (County of Ventura)
- 28 jurisdictions do not have any drafts submitted to HCD and may be subject to the 30 and 10 day public comment and consideration requirement per AB 215

Housing Element Update in the SCAG Region

As of 12/8/21



Status of Housing Elements

	No drafts submitted	Submitted 1 st draft	Submitted 2+ drafts	Final*	Total
Adopted	0	30	2	1	33
Not adopted	28	108	28		164
Total	28	138	30	1	197

**Adopted and presumed in compliance*

Why This Matters

- Grant and funding eligibility often require an adopted and/or compliant housing element
 - AHSC
 - Permanent Local Housing Allocation (PLHA)
 - Infill Infrastructure Grant (IIG)
 - Local Housing Trust Fund
 - Others

- Many jurisdictions may not have compliant and adopted housing elements due to new requirements and may miss out on these grant and funding opportunities

Questions for Discussion

- What are the barriers jurisdictions are experiencing in achieving housing element compliance and adoption?
- What would help jurisdictions avoid non-compliance? What can we do as a region?

Thank you!

Questions?

Mairany Anaya, Junior Planner

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Connect SoCal 2024 – Regional Growth and Local Data

Generating a Forecasted Regional Development Pattern

Kevin Kane, PhD

Sustainability Department

Housing Working Group – December 15, 2021

www.scag.ca.gov



Outline of Presentation

- The *Forecasted Regional Development Pattern*
- How much will the SCAG region grow by 2050?
- Some insights into household growth
- Local Data Exchange (LDX)
- Discussion questions



Generating Connect SoCal 2024's Forecasted Regional Development Pattern



SCAG Region

(19 million people, 38,000 square miles)

6 SCAG Counties

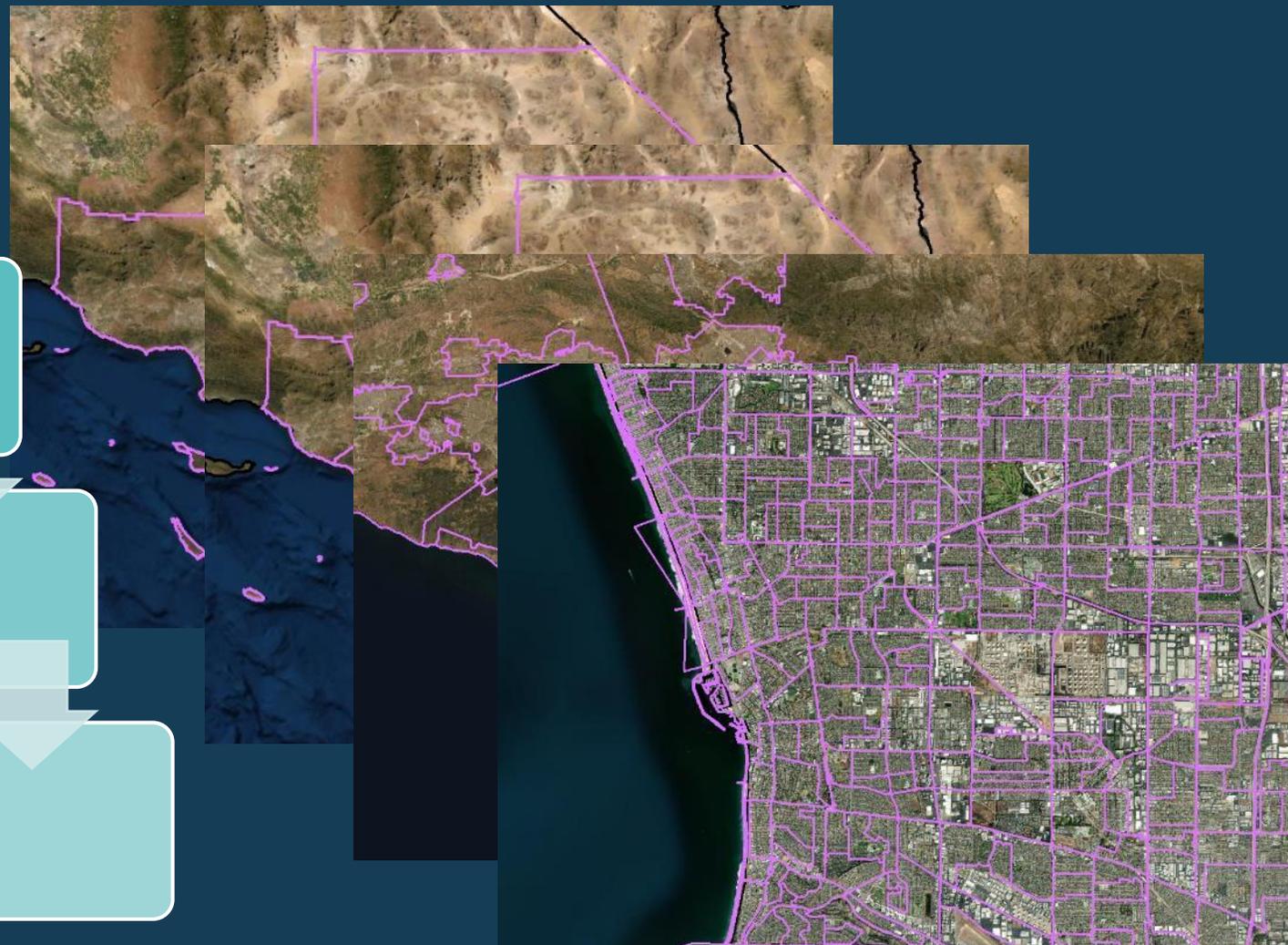
(180,000 – 10,046,000 people; average size 6,400 square miles)

197 SCAG Jurisdictions

(Average size: 85,000 people, 196 square miles)

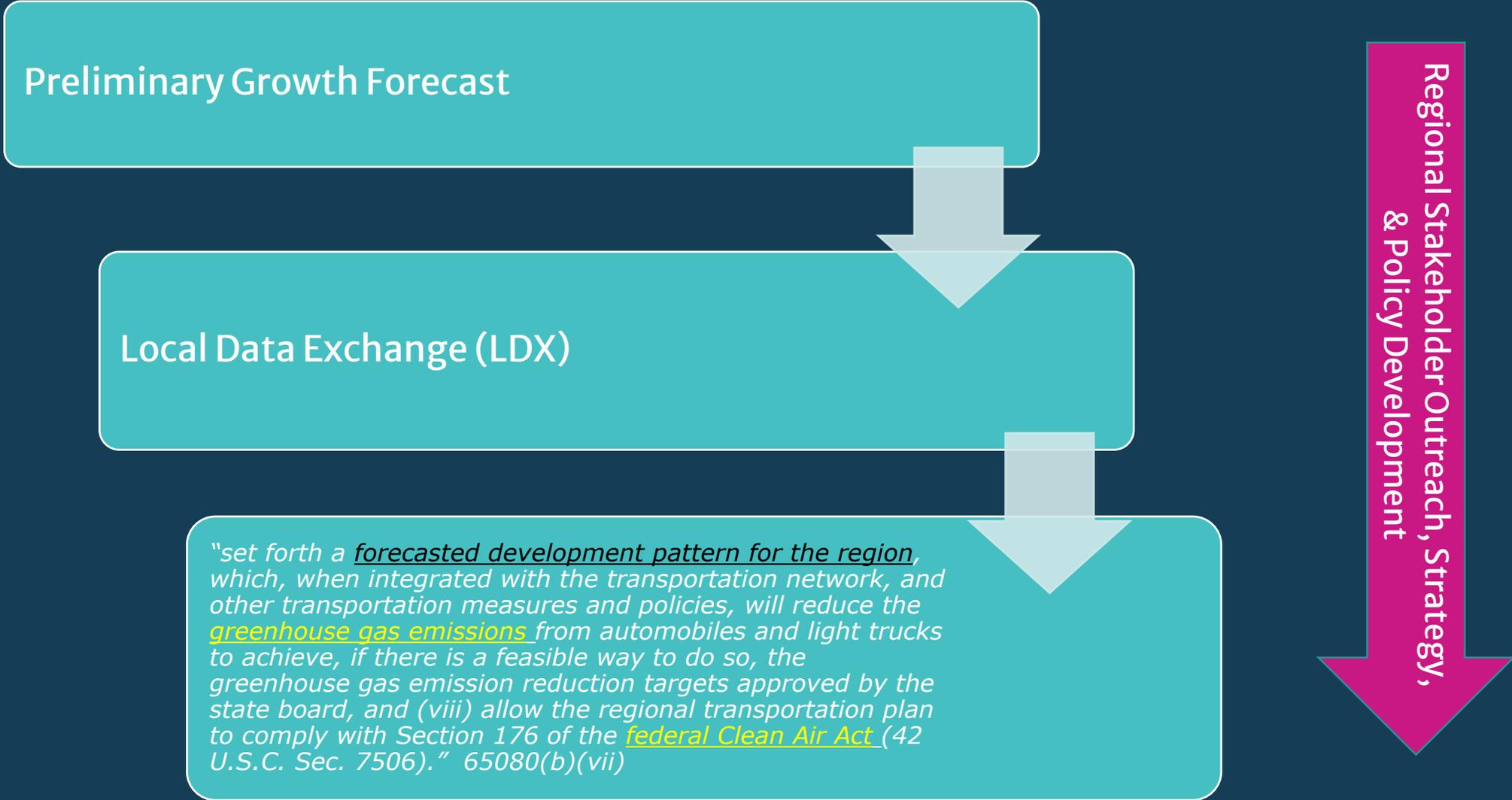
Transportation Analysis Zone (TAZ)-level growth

(Median: 1,200 people, 0.22 square miles)



Source: Connect SoCal, 2016. Area includes non-urbanized land.

Key steps to a forecasted regional development pattern



How much will the SCAG region grow?

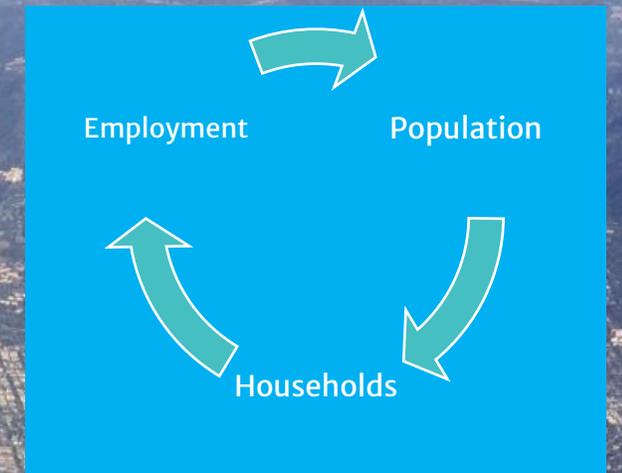
Connect SoCal 2024 Regional Forecast Ranges – Released Nov 2021

Forecast horizon: 2019–2050

Baseline: Slower Growth, Steady Improvement

Low: “Secular Stagnation”

High: Robust and Equitable Future Growth
Supported by Policy and Technology



Assumptions driving regional growth

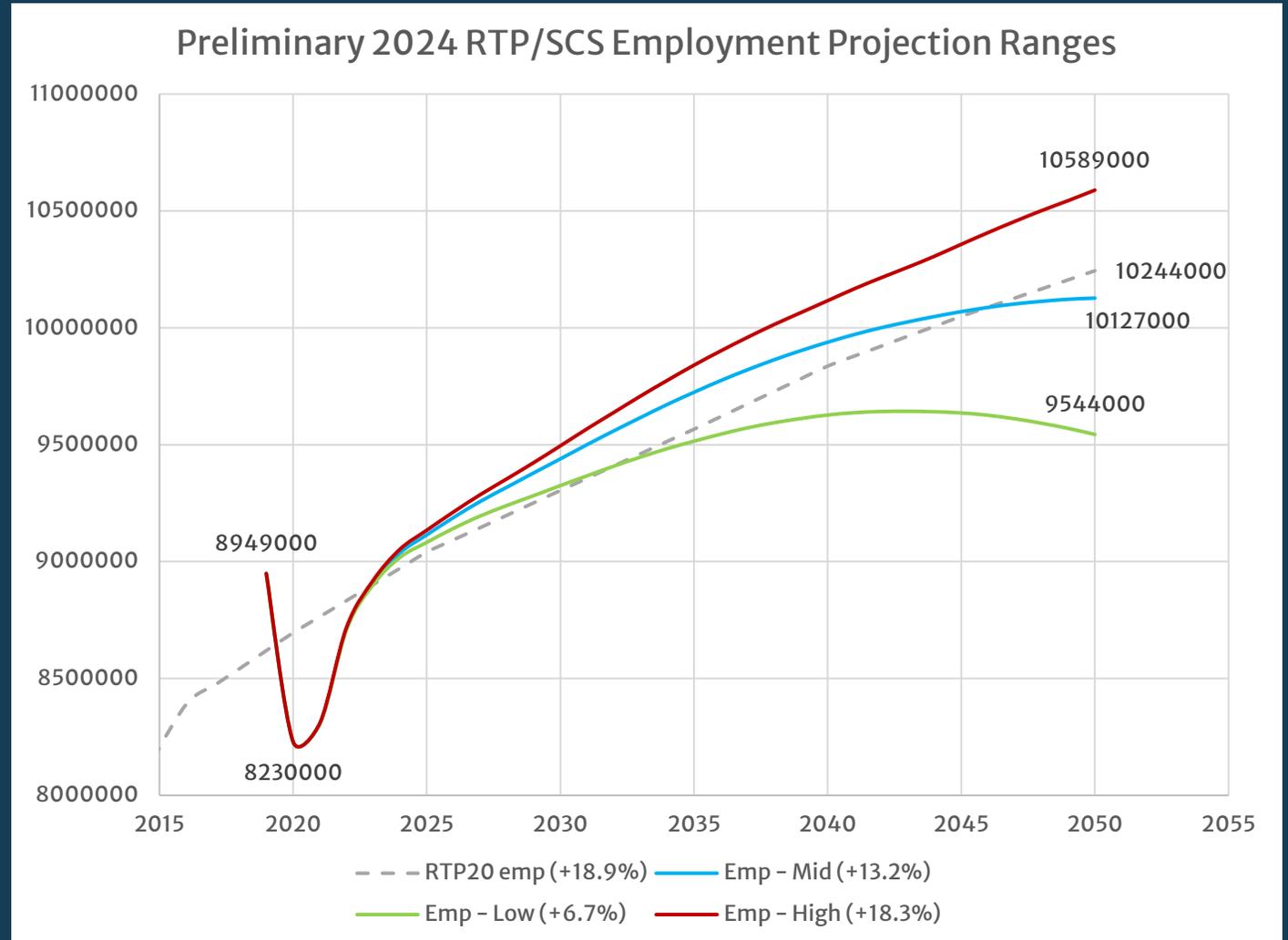
I.e., levers we have to explore scenarios:



Factor	Mid/Baseline	Low	High
Births	1.5 births/woman	1.4 births/woman	1.6 births/woman
Deaths	Stable rates (2019)	Same	Rates decline through equity improvements
Net Migration	Net int'l is high, net out migration moderate	Net int'l is low, net out migration continues	Net int'l. Is high, net out is low
Labor Force	Slight increase from 2019	Same	Same
Household Formation	Most groups return to 2005-07 levels.	No improvement (2015-19 levels; historic low)	Most groups return to 2005-07 levels.
Economic Competitiveness	Region remains competitive, innovative, and welcoming compared to rest of U.S.; high living cost	Climate change & high relative cost of living are challenges	Region captures a larger share of U.S. jobs, climate resilience and easing cost of living encourage growth

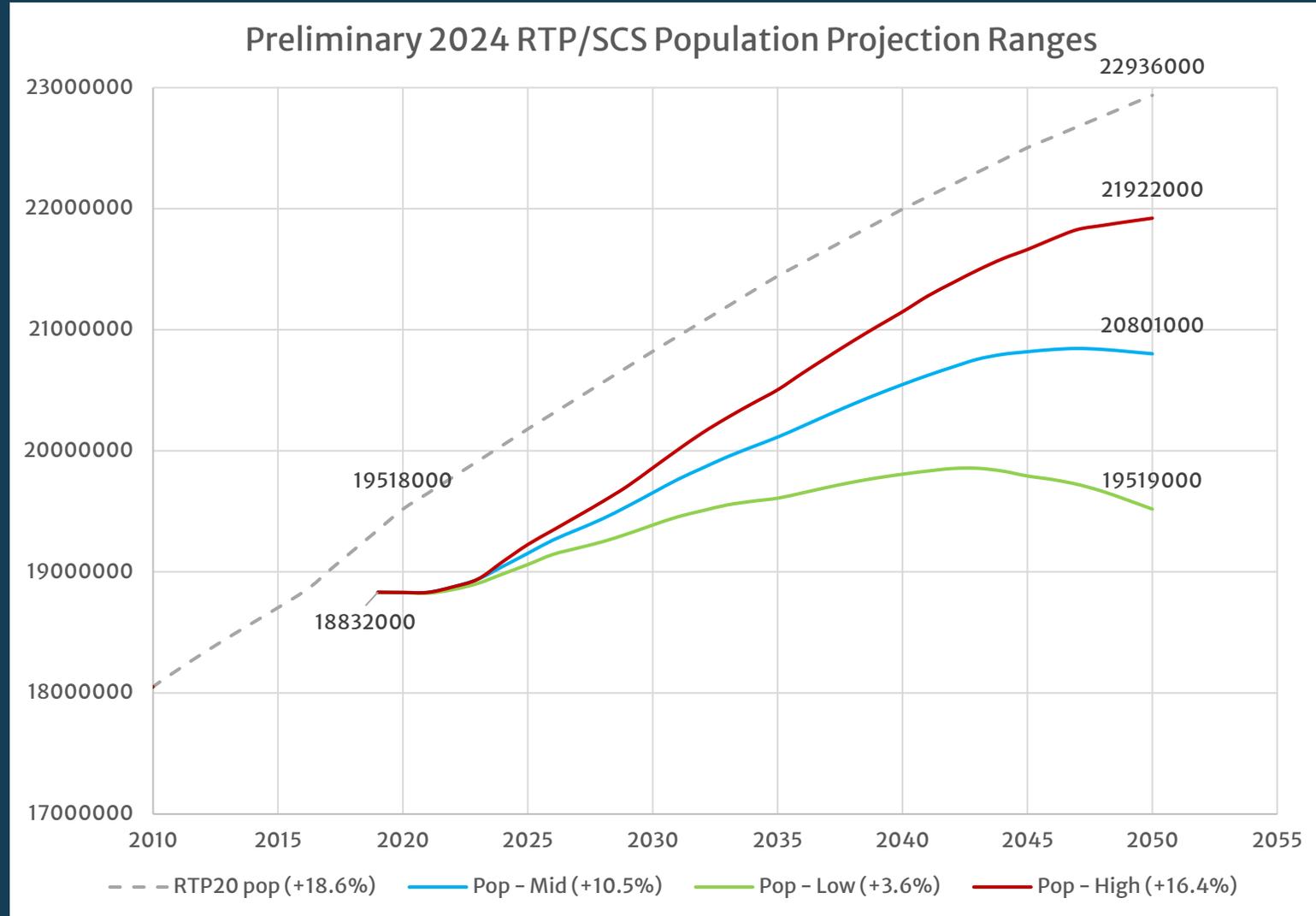
Job Growth

- Return to pre-pandemic trend by late 2022; strong growth through 2024
- Cost of living balanced by:
 - Diverse industry mix
 - Ports / logistics
 - Natural amenities
 - Educational institutions
 - Culturally welcoming compared to other regions -> innovation
- Unlikely SoCal's share of USA's jobs will appreciably decrease



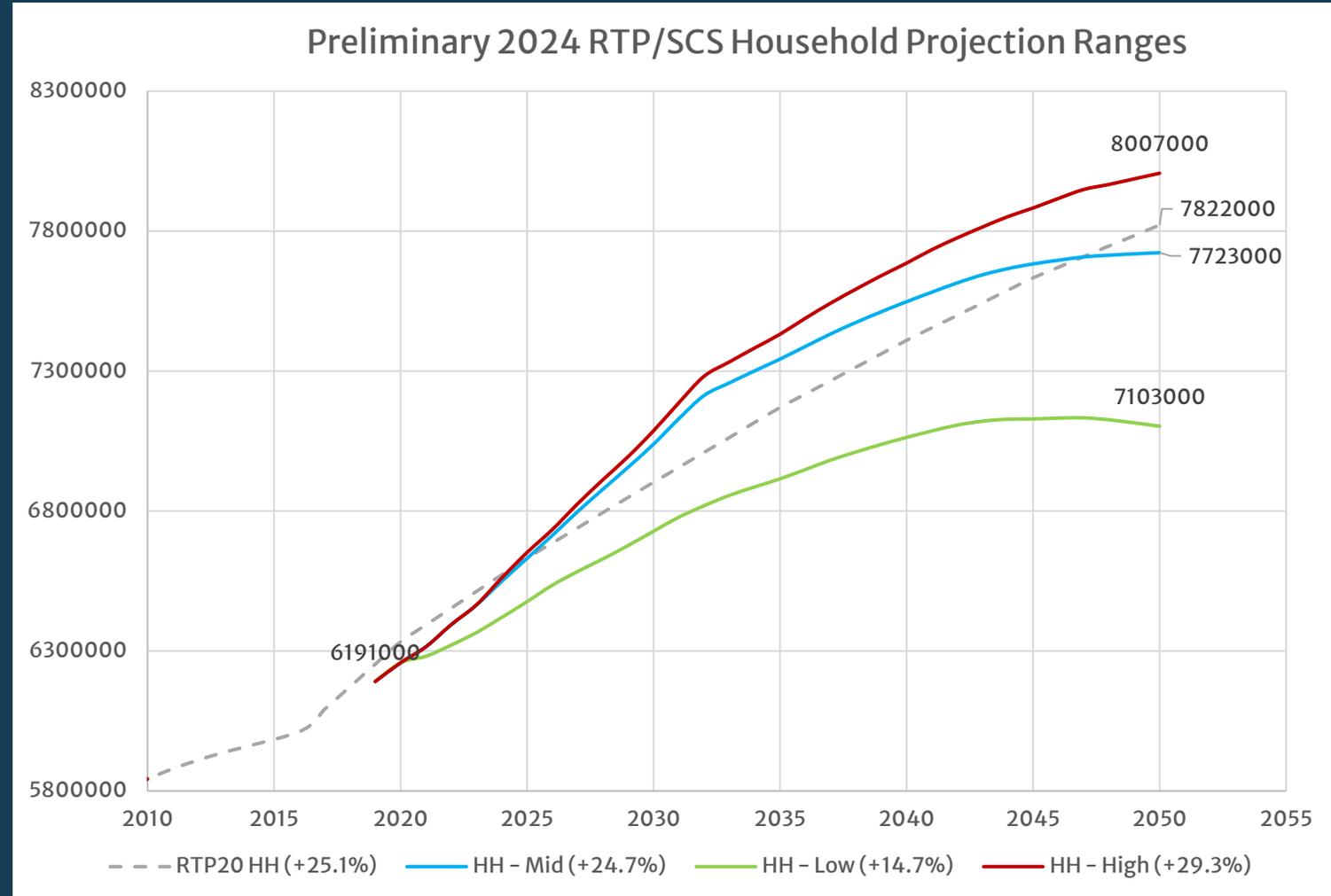
Population growth far slower than projected in 2017

- Census 2020: lower starting point
- COVID – a few “flat” years
- Moderate growth from natural increase and immigration
- Baby boomers hit their 80s and 90s...
- *Reflects regional, national, global trends*



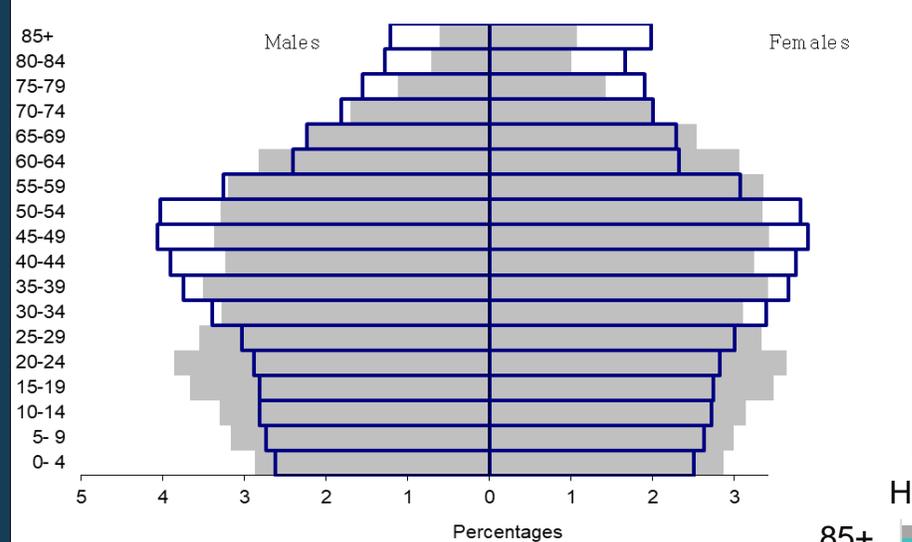
Households: Closer to prior projection

- Census 2020: similar starting point
- 2017: Household formation hits historic low; begins ticking up
- 2021 housing unit growth should exceed expectations
- Much stronger pro-housing policies

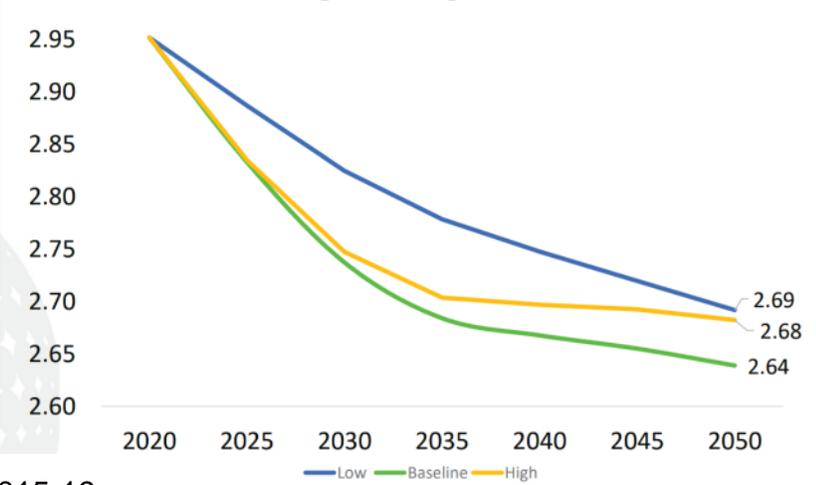


Aging population leads to smaller households

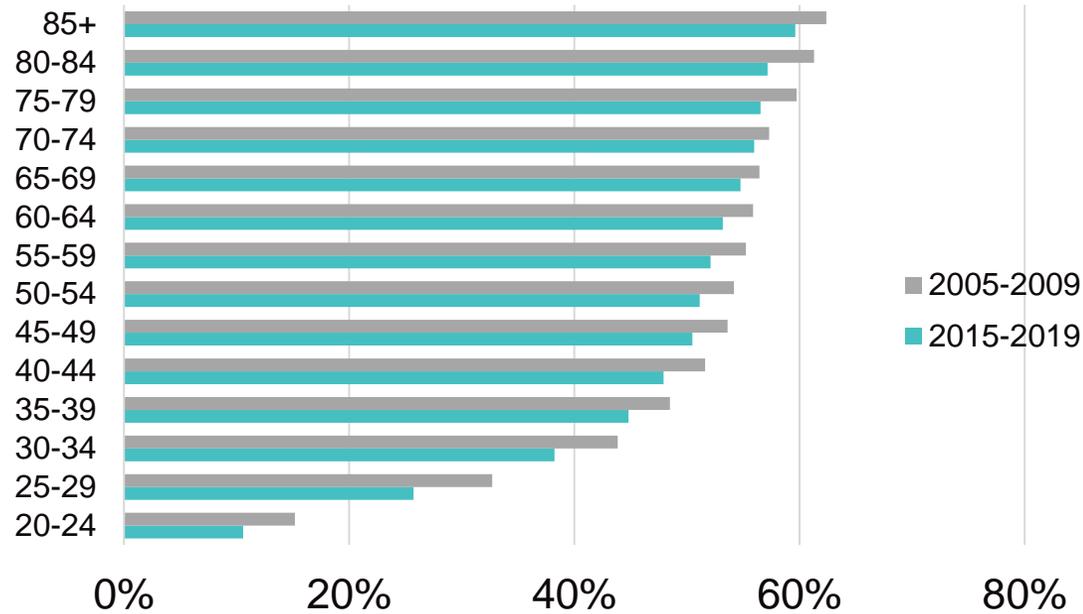
2019 (shaded) & 2050



SCAG Region Average Household Size



Household Headship Rates, SCAG Region, 2005-09, 2015-19



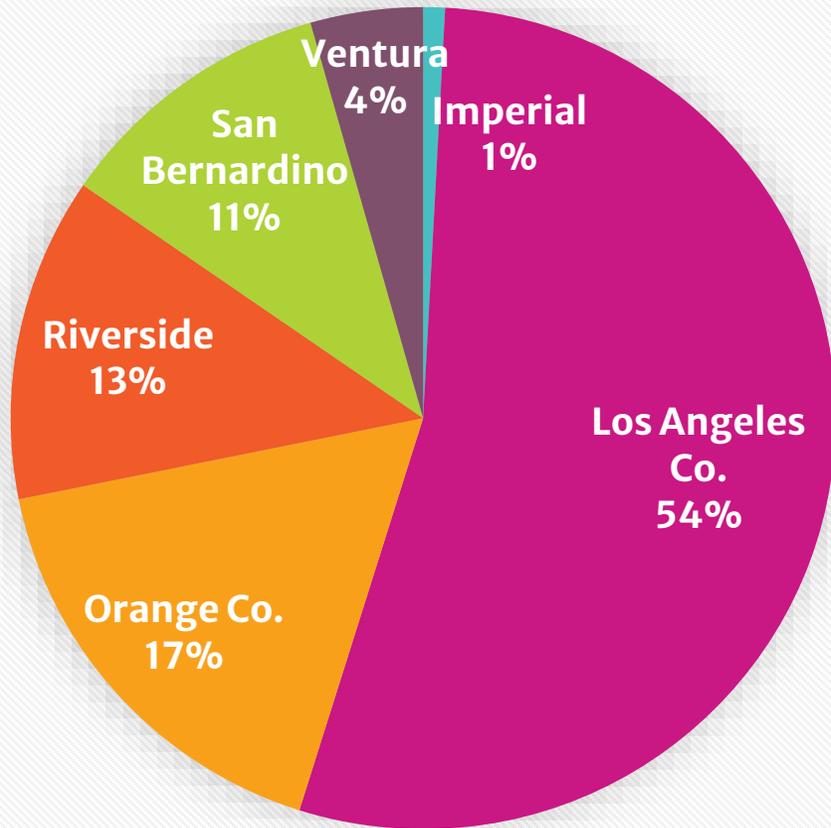
5-year estimates.

Moving to county forecasts...

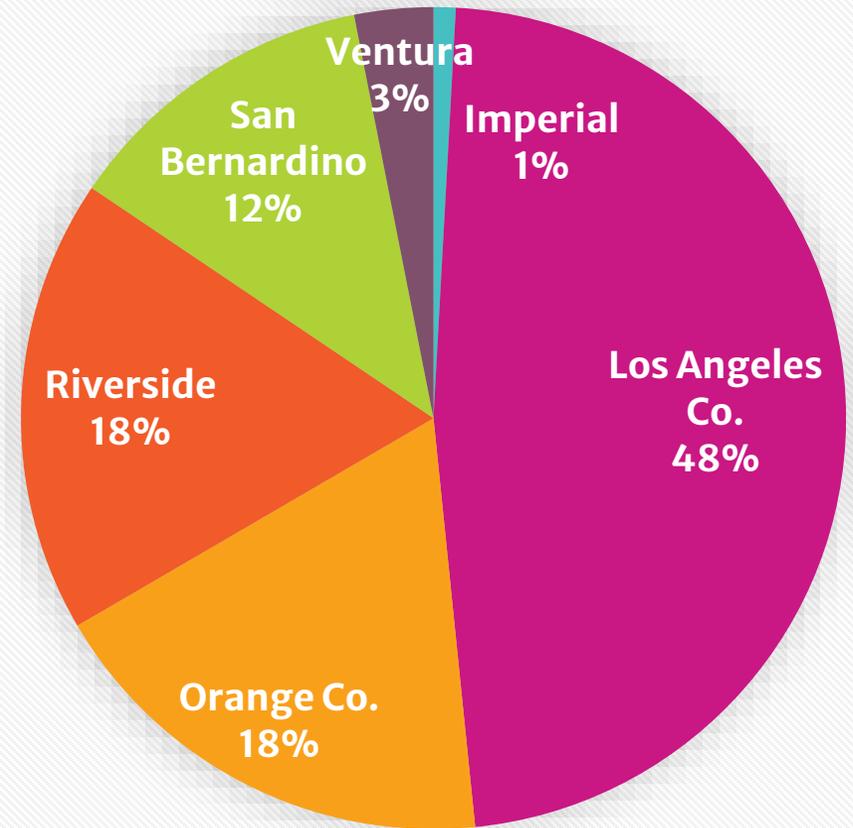
Housing Units: Current Stock vs. Recent Production



Census 2020 Housing Units (current stock)

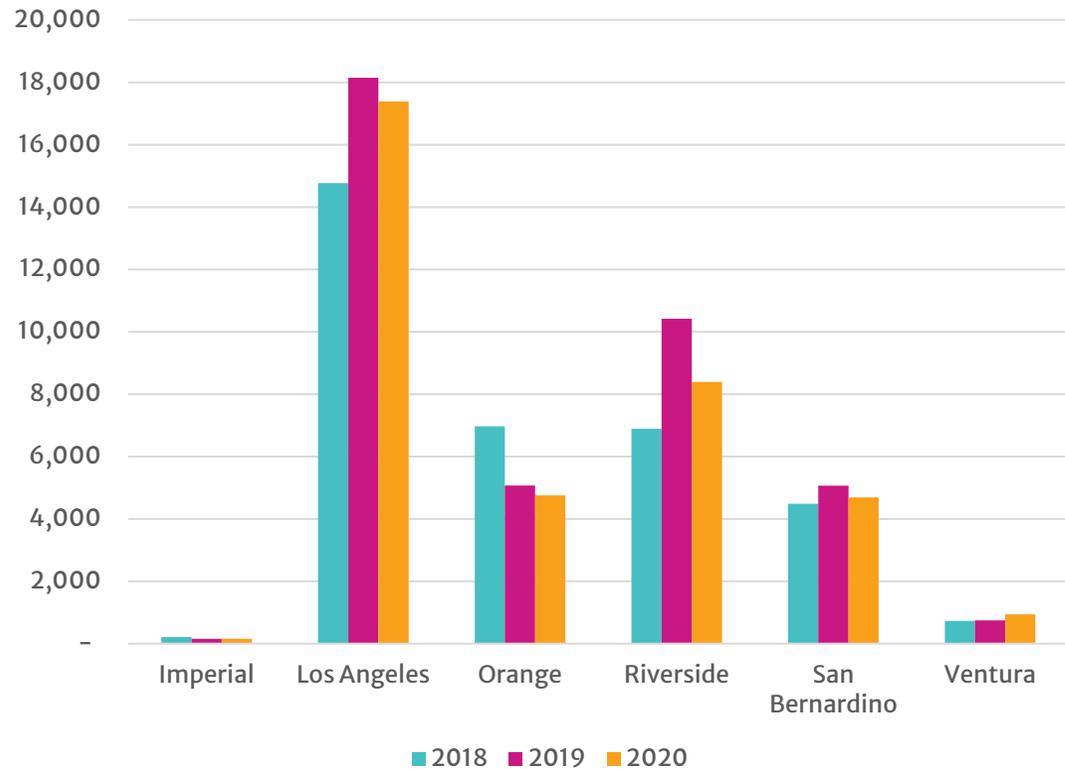


CIRB, 2017-present

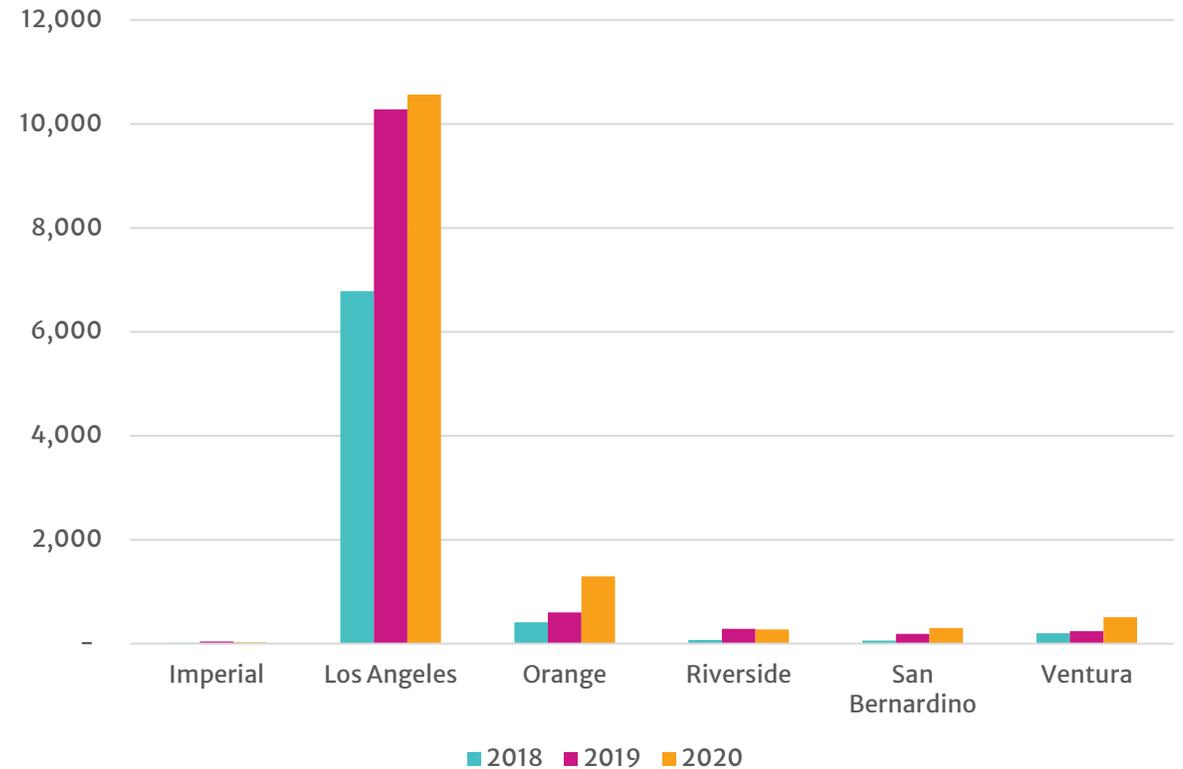


Compare with New Data Source: HCD Annual Progress Reports

Total New Units (HCD APR Data)



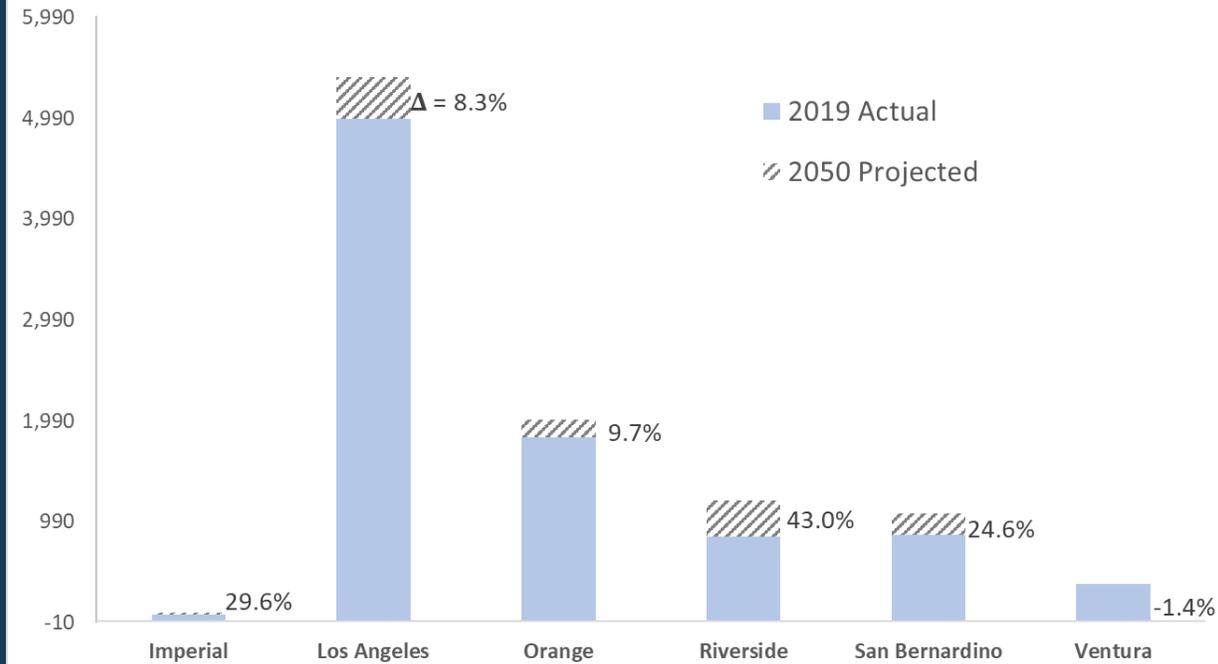
Accessory Dwelling Units (HCD APR Data)



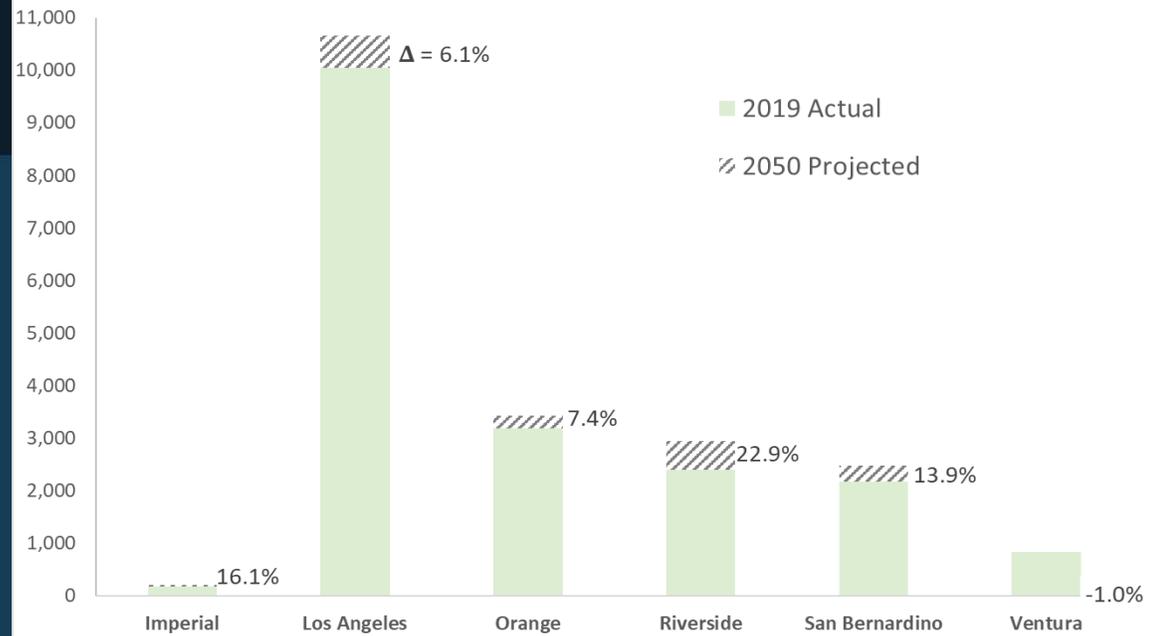
- HCD Annual Progress Report – newly available as open data (*possible undercount?*)
- **ADUs – substantial increase (above CIRB data?)**

SCAG Preliminary County-Level Forecast

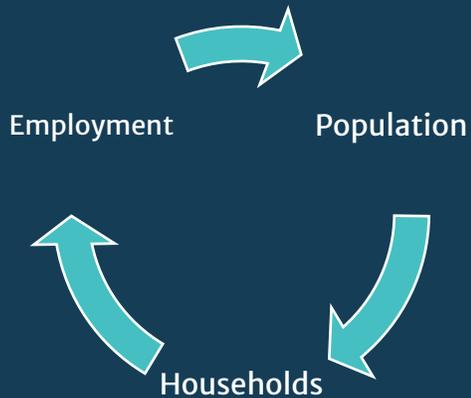
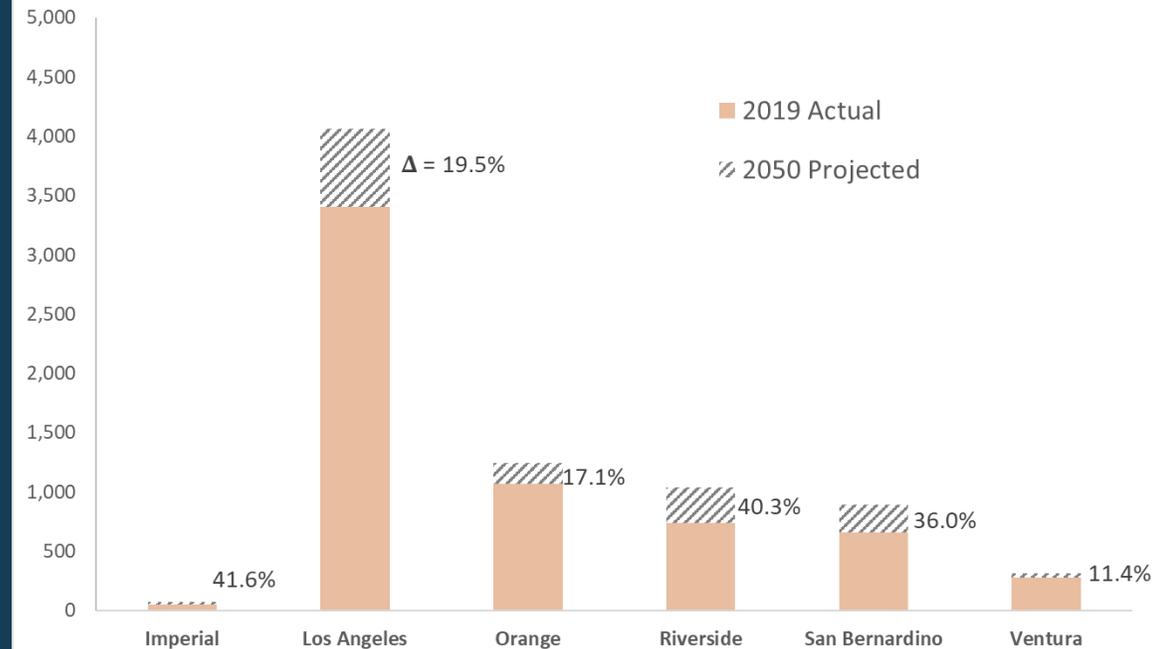
2050 Projected Total Employment (1,000s) in SCAG Counties



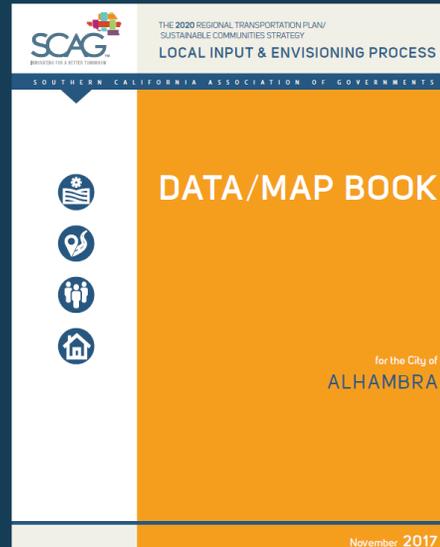
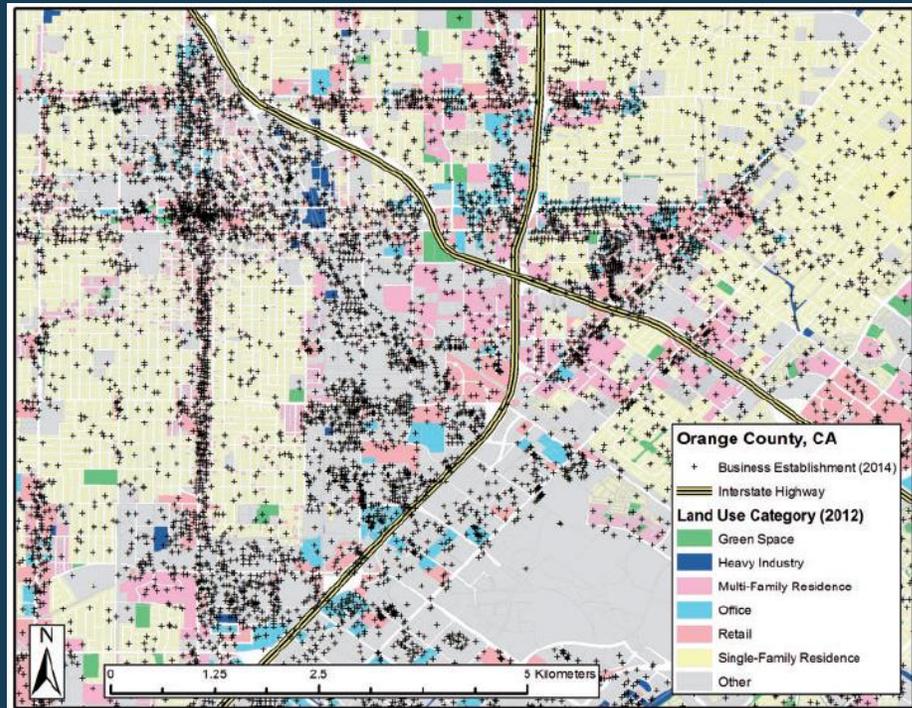
2050 Projected Total Population (1,000s) in SCAG Counties



2050 Projected Total Households (1,000s) in SCAG Counties



Local Data Exchange Process



- Connection between developing regional plan data and forecast development
- One-on-one meetings with all 197 jurisdictions
- Developed alongside Regional Data Platform – larger information sharing platform

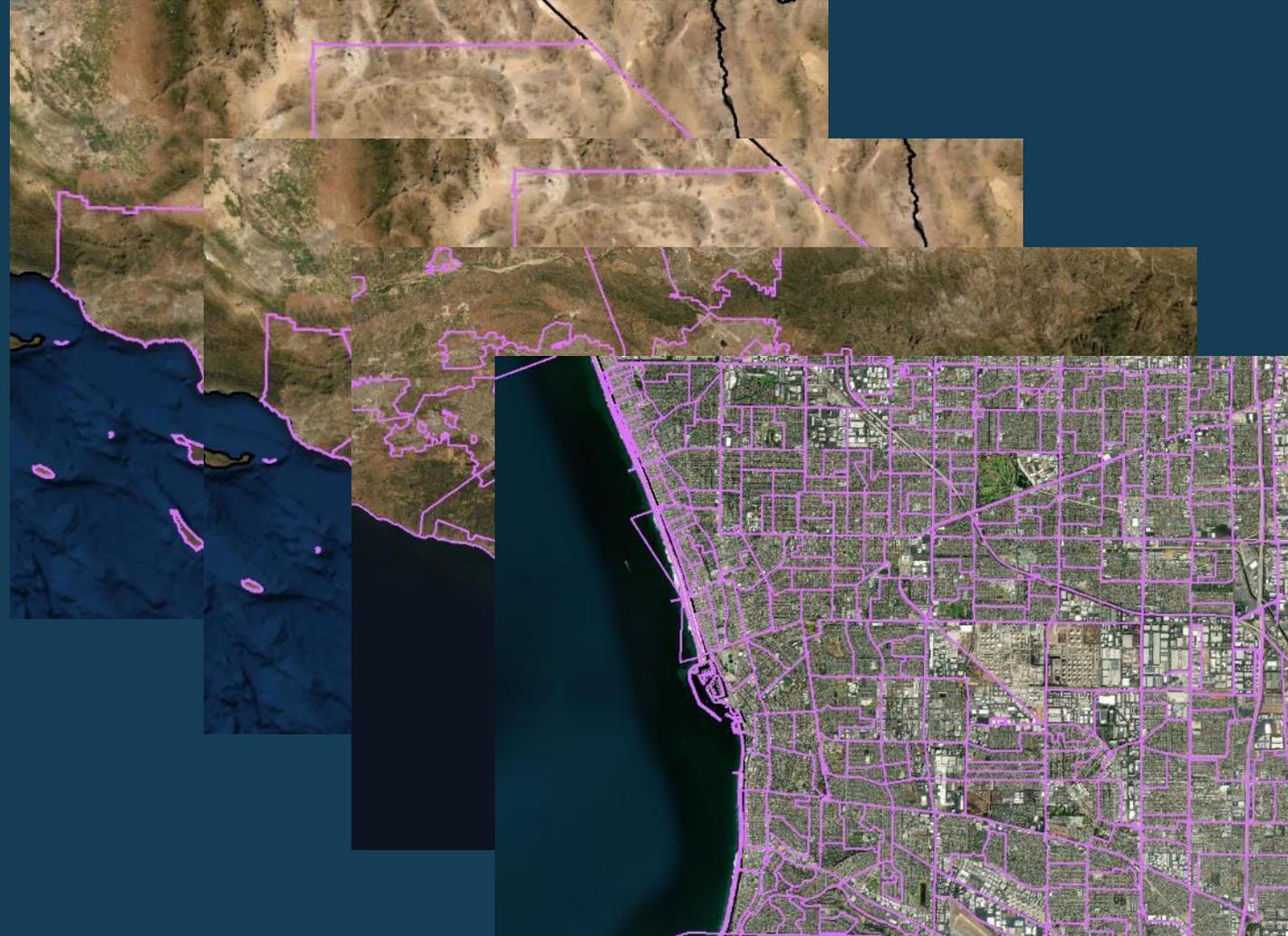
LDX Timeline as of December 2021



EVENT	ANTICIPATED DATE
LDX Soft Launch. Data/Map Book (non-growth layers); RDP release.	Est. February 2022
Subregional outreach and trainings on LDX and RDP platform.	Spring 2022
LDX Complete Launch. Data/Map Book and RDP updated to include preliminary growth data.	May 2022
One-on-one meetings with local jurisdictions to review data package and feedback opportunity.	Beginning May 2022
Feedback deadline for local jurisdictions for possible inclusion in Connect SoCal 2024.	Dec 2, 2022
Regional collaboration on plan development. Continued development of Connect SoCal 2024 strategies with stakeholders, working groups, and the general public.	Early 2023
Draft Connect SoCal 2024 release.	Fall 2023
Final Connect SoCal 2024 adoption.	April 2024

Connect SoCal 2024 Regional Growth and Local Data – Discussion

- Small area forecasts typically reliant on local general plans:
 - Housing element update: major changes to where housing may be allowed *currently in progress*
 - 1. *How to assess general plans, housing elements, and entitlements equally across all jurisdictions?*
 - 2. *How to predict (promote?) development types with far less historical precedent?*
 - 3. *What if SCAG needs to revise local data to hit regional GHG and Clean Air Act targets?*
- Planning for sustainability **and** equity:
 - COVID challenges; national/global focus on GHG emissions AND housing
 - 4. *What in SCAG's purview can reinforce both?*





Thank you.

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