



Housing Working Group

April 16, 2024

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Agenda

- Welcome
- REAP 1 Program and Project Highlights
- Housing Element Compliance Update
- Agency Spotlights: Challenges and Opportunities in Preparing Housing Elements
- Connect SoCal 2024 Updates
- Legislative Updates
- Wrap-up and Next Steps



REAP 1 PROGRAM AND PROJECT HIGHLIGHTS

David Kyobe, Senior Regional Planner, SCAG

Subregional Partnership Program (SRP)

- Over 80 SRP projects in total, majority of projects completed in 2023
- All SRP projects are projected to be completed by mid-2024

Project Highlights

- Westside Cities Council of Governments (WSCCOG) Affirmatively Further Fair Housing Strategy
- San Fernando Valley Council of Governments Regional Housing Analysis Tool
- Los Angeles City Planning (LACP) CEQA Streamlining Template
- Coachella Valley Association of Governments (CVAG) – The Affordable Housing Catalyst Fund

Sustainable Communities Strategy (SCS) Integration

Project Highlights

- The Housing Supportive Tax Increment Financing Districts
- LA Metro Partnership
- Affordable Housing Preservation Strategy
- Grant Writing Technical Assistance



HOUSING ELEMENT COMPLIANCE UPDATE

Lennox Chaiveera, Assistant Regional Planner, SCAG

SCAG Region Housing Element Status

AS OF 4/16/24

Compliance Status	Adopted	Draft	Total
In	138	0	138
Out	29	30	59
Total	167	30	197

Los Angeles County

Agoura Hills	La Canada Flintridge	San Gabriel
Arcadia	La Puente	Santa Clarita
Avalon	La Verne	Santa Monica
Azusa	Lakewood	Sierra Madre
Baldwin Park	Lancaster	Signal Hill
Bell	Lawndale	South Gate
Bell Gardens	Lomita	Temple City
Bellflower	Long Beach	Torrance
Bradbury	Los Angeles	Unincorporated Los Angeles County
Burbank	Manhattan Beach	Walnut
Calabasas	Maywood	West Hollywood
Cerritos	Monrovia	Westlake Village
Covina	Montebello	Whittier
Cudahy	Monterey Park	
Culver City	Norwalk	
Diamond Bar	Palmdale	
Downey	Paramount	
Duarte	Pasadena	
El Monte	Pico Rivera	
Gardena	Pomona	
Glendale	Redondo Beach	
Glendora	Rolling Hills	
Hawthorne	Rolling Hills Estates	
Huntington Park	Rosemead	
Industry	San Dimas	
Inglewood	San Fernando	

Imperial County

Brawley
Calipatria
El Centro
Holtville
Imperial
Unincorporated Imperial County

Orange County

Brea
Buena Park
Cypress
Dana Point
Fountain Valley
Garden Grove
Irvine
La Habra
Laguna Beach
Laguna Niguel
Lake Forest
Los Alamitos
Mission Viejo
Newport Beach
Orange
Placentia
Rancho Santa Margarita
San Clemente
San Juan Capistrano
Santa Ana
Stanton
Tustin
Westminster

Riverside County

Beaumont
Cathedral
Corona
Desert Hot Springs
Eastvale
Indio
Jurupa Valley
La Quinta
Lake Elsinore
Menifee
Moreno Valley
Murrieta
Norco
Palm Desert
Palm Springs
Perris
Rancho Mirage
Riverside
San Jacinto
Temecula
Wildomar

San Bernardino County

Apple Valley
Big Bear Lake
Chino Hills
Fontana
Highland
Needles
Ontario
Rancho Cucamonga
Redlands
Twentynine Palms
Unincorporated San Bernardino County
Victorville
Yucaipa
Yucca Valley

Ventura County

Camarillo
Moorpark
Ojai
Oxnard
Port Hueneme
Santa Paula
Simi Valley
Ventura
Unincorporated Ventura County

JURISDICTIONS OUT OF COMPLIANCE

Los Angeles County	Orange County
Alhambra	Aliso Viejo
Artesia	Costa Mesa
Beverly Hills	La Palma
Carson	Laguna Hills
El Segundo	Laguna Woods
Hermosa Beach	Riverside County
Hidden Hills	Banning
La Habra Heights	Coachella
La Mirada	San Bernardino County
Palos Verdes Estates	Barstow
San Marino	Chino
Santa Fe Springs	Loma Linda
South El Monte	Rialto
South Pasadena	San Bernardino
Vernon	Ventura County
West Covina	Thousand Oaks

DRAFT SUBMITTED

Imperial County	Villa Park
Calexico	Yorba Linda
Westmorland	Riverside County
Los Angeles County	Blythe
Claremont	Calimesa
Commerce	Canyon Lake
Compton	Hemet
Hawaiian Gardens	Indian Wells
Irwindale	Unincorporated Riverside County
Lynwood	San Bernardino County
Malibu	Adelanto
Rancho Palos Verdes	Colton
Orange County	Grand Terrace
Anaheim	Hesperia
Fullerton	Montclair
Huntington Beach	Upland
Seal Beach	Ventura County
Unincorporated Orange County	Fillmore



AGENCY SPOTLIGHTS: CHALLENGES AND OPPORTUNITIES IN PREPARING HOUSING ELEMENTS

- Tina Fung, Supervising Planner, [LA County](#)
- Nick Melloni, Principal Planner, [City of Palm Desert](#)

County of Los Angeles 6th Cycle Housing Element Update

SCAG HOUSING WORKING GROUP

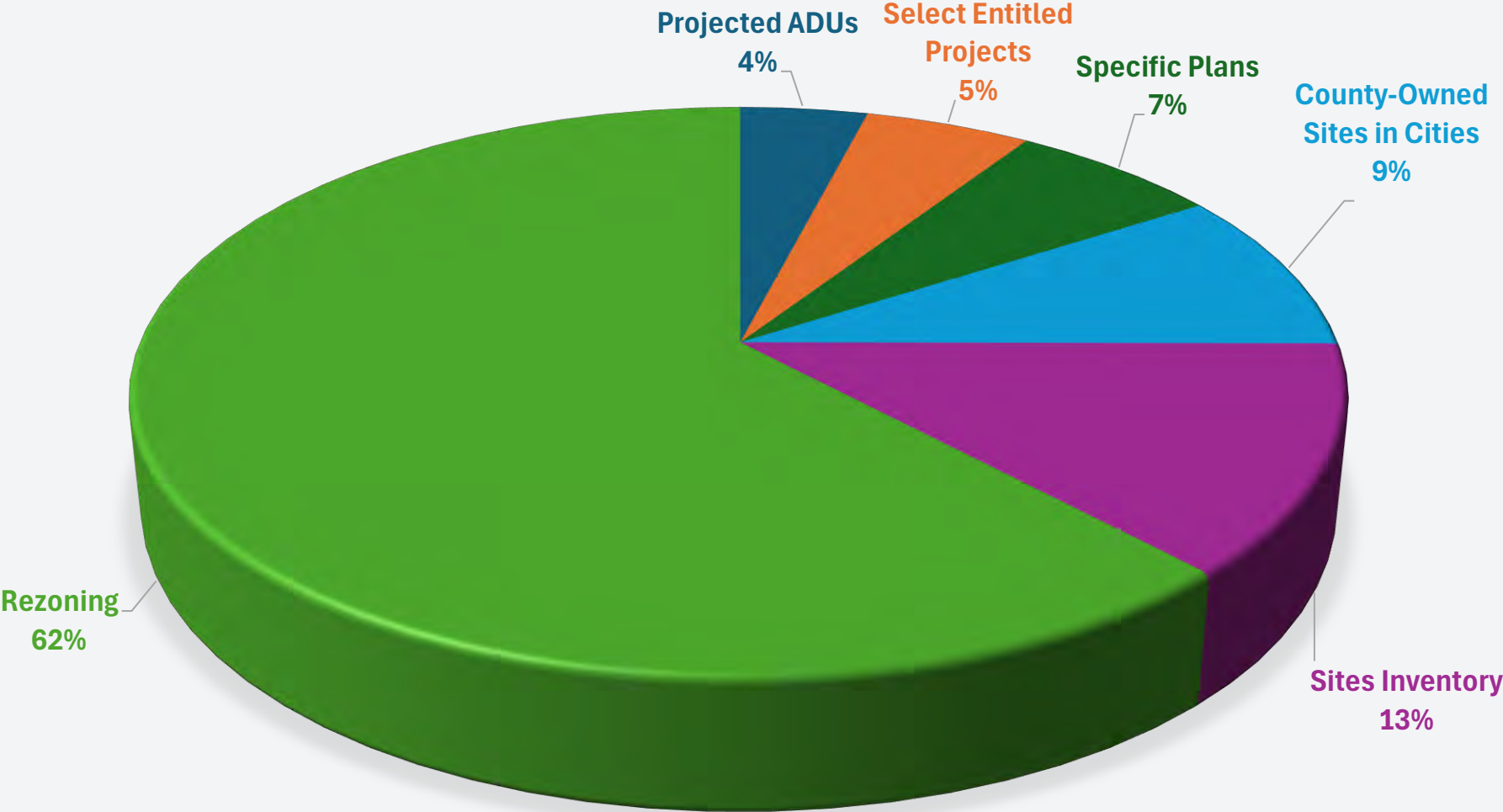
April 16, 2024

Overview

Regional Housing Needs Allocation (RHNA)

Income Level	RHNA Allocation 2021-2029
Extremely Low / Very Low	25,648
Lower	13,691
Moderate	14,180
Above Moderate	36,533
Total	90,052

Resources to Meet the RHNA



Rezoning – Site Selection

86% of the unincorporated areas have one or more natural constraints, such as:

- Fire Hazard Severity Zones
- Flood Zone
- Significant Ecological Areas
- Sensitive Environmental Resource Areas
- Active Fault Trace
- Seismically Induced Landslide Zone

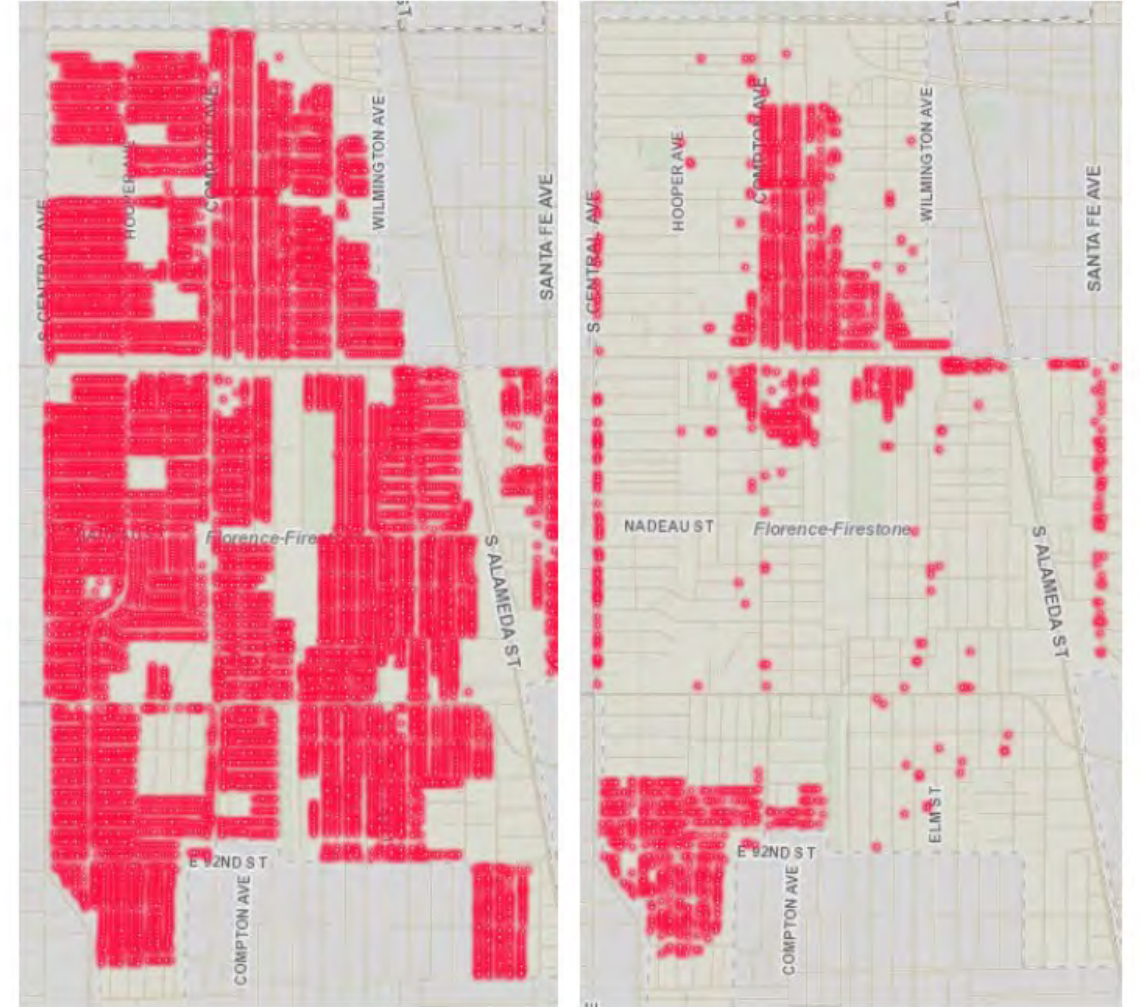


Rezoning – Site Selection

Scoring System: Rank Candidate Parcels under 7 Categories:

- Parcel Location/Proximity
- Infrastructure
- Natural Constraints
- Development Potential
- ***Economic Mobility***
- ***Environmental Justice***
- Transportation

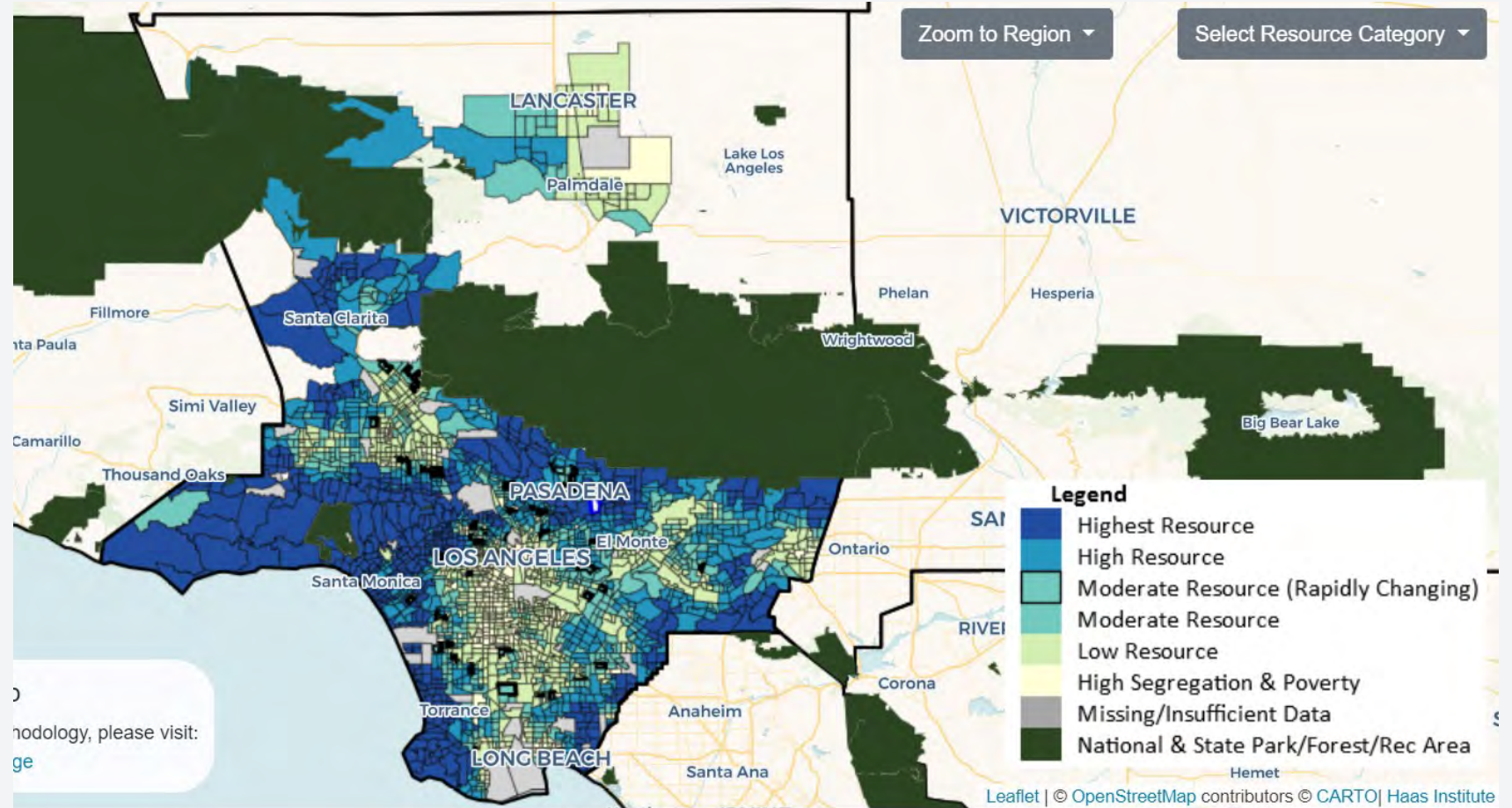
Figure G-4: Parcels Unfiltered and Filtered by Weighted Score (Sample Images)



Rezoning – Site Selection

Where should multi-family housing be built?

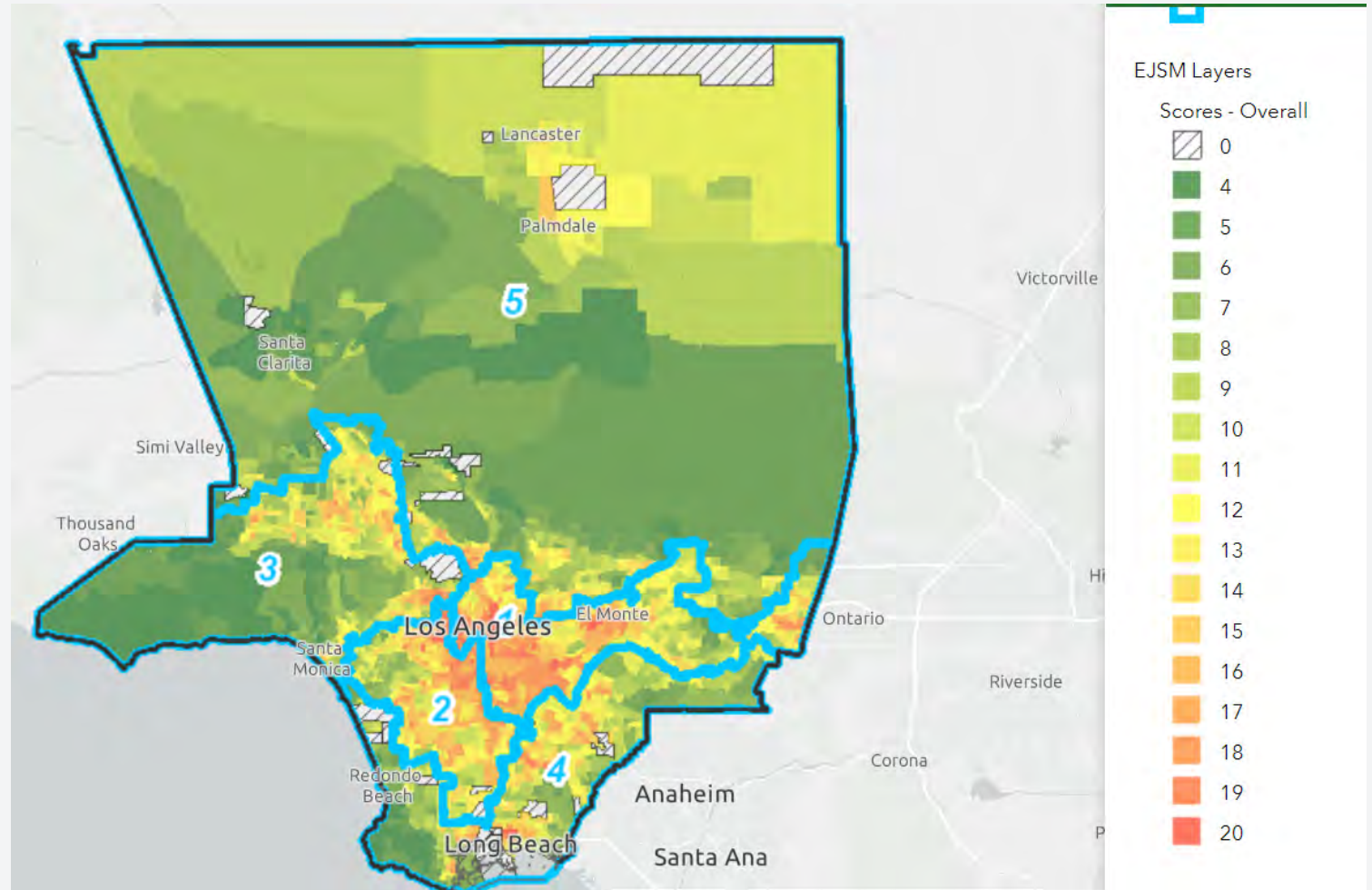
In areas with more educational and economic opportunity, as identified by the State TCAC maps.



Rezoning – Site Selection

Where should multi-family housing be built?

In areas less burdened by and vulnerable to multiple types of pollution and health risks.



Public Engagement



- Interactive storymap on rezoning
- *What is the Housing Element?* (Website with infographics & made-up storylines) to explain the Housing Element's "Big ideas"
- Working meetings with community groups to refine proposed rezoning

Rezoning to be Completed by February 2025

Housing Element Program 17: Adequate Sites for RHNA

Complete the rezoning through community-based planning efforts

- **2023**
 - Florence-Firestone TOD Specific Plan
 - Gateway Planning Area Rezoning Program
- **2024**
 - East San Gabriel Valley Area Plan
 - Metro Area Plan
- **2025**
 - South Bay Area Plan
 - West San Gabriel Valley Area Plan
 - Westside Area Plan



Challenges & Opportunities

LA County 6th Cycle Housing Element Update



LA County 6th Cycle Housing Element Update



Lessons Learned:

- Start early!
- Allocate sufficient resources (e.g., staffing, technical assistance)
- Use data to tell a story
- Engage stakeholders in a two-way conversation

LA County 6th Cycle Housing Element Update

<https://planning.lacounty.gov/long-range-planning/housing-element/>



Thank you!

TINA FUNG (she/her/hers)

SUPERVISING PLANNER, Housing Policy

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Challenges and Opportunities in Preparing Housing Elements

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

APRIL 16, 2024

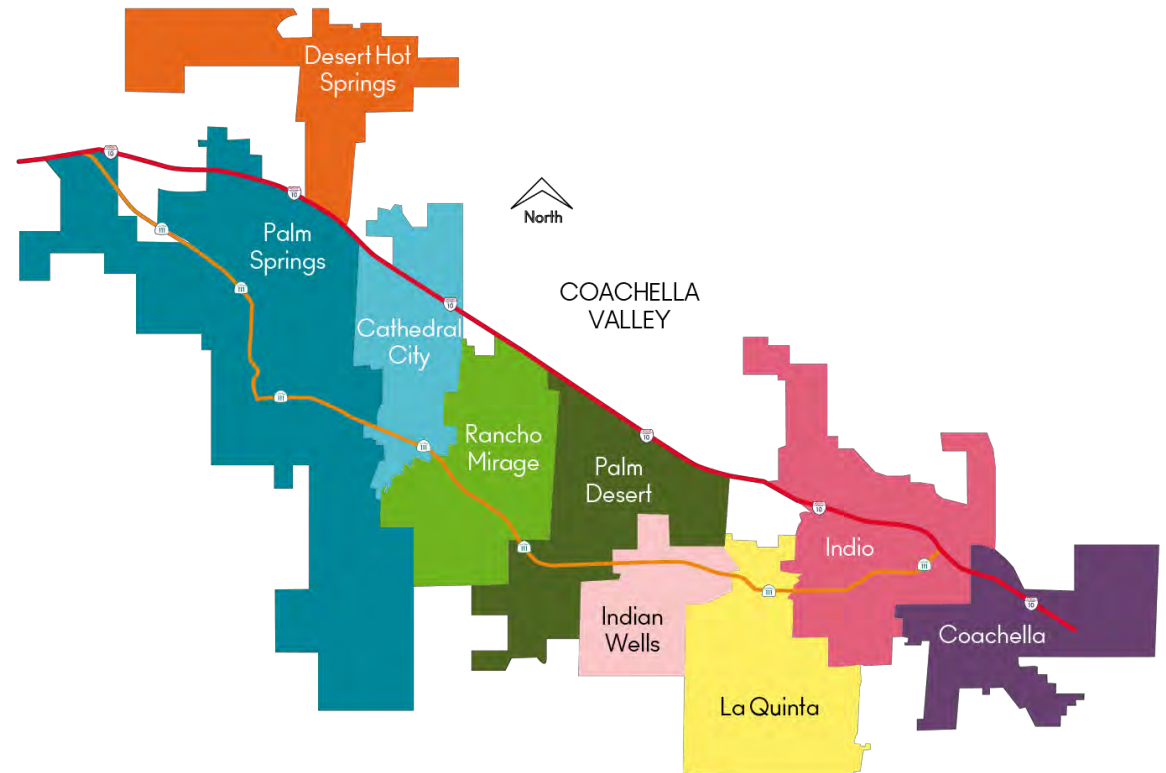


Introduction

Nick Melloni, AICP, Principal Planner – City of Palm Desert

Palm Desert population

- 2022 population: 52,284
- 2021 population: 52,530
- 2010 population: 48,445
- 2010-2021 Growth: 8.4%
- 2026 (projected): 55,079



Map Source: Munselle Group

Background

- **Housing Element Certified by HCD in 2023**
 - **Terra Nova Planning & Research – City Consultant to prepare document**
 - **Multiple drafts presented to City Council**

RHNA by Income Category 2022-2029	
Category	RHNA Allocation
ELI	337
VLI	338
LI	460
Mod.	461
Above Mod.	1,194
Total Units	2,790



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Opportunities and Challenges

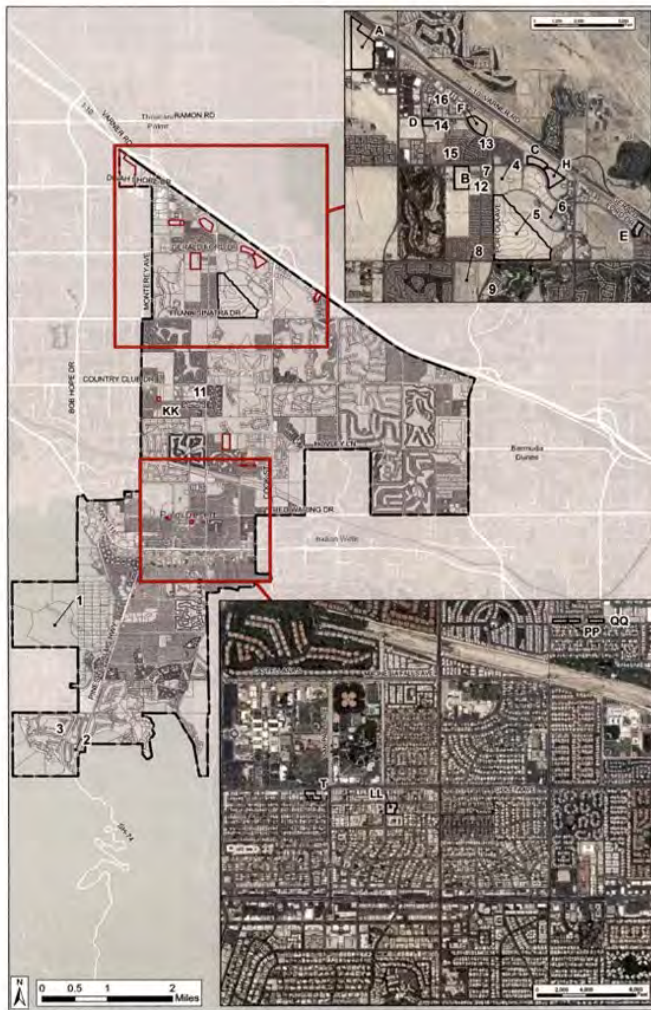
Opportunities

- **New Construction and Development**
- **Financing Strategies – TCAC, Housing Authority, SARDA**
- **Streamlining –General Plan, Specific Plans, Entitlements**
- **Vacant sites**

Challenges

- **Zoning**
- **Outreach to property owners – Vacant sites**
- **Prevailing Development**

TN/City of Palm Desert
General Plan/Housing Element

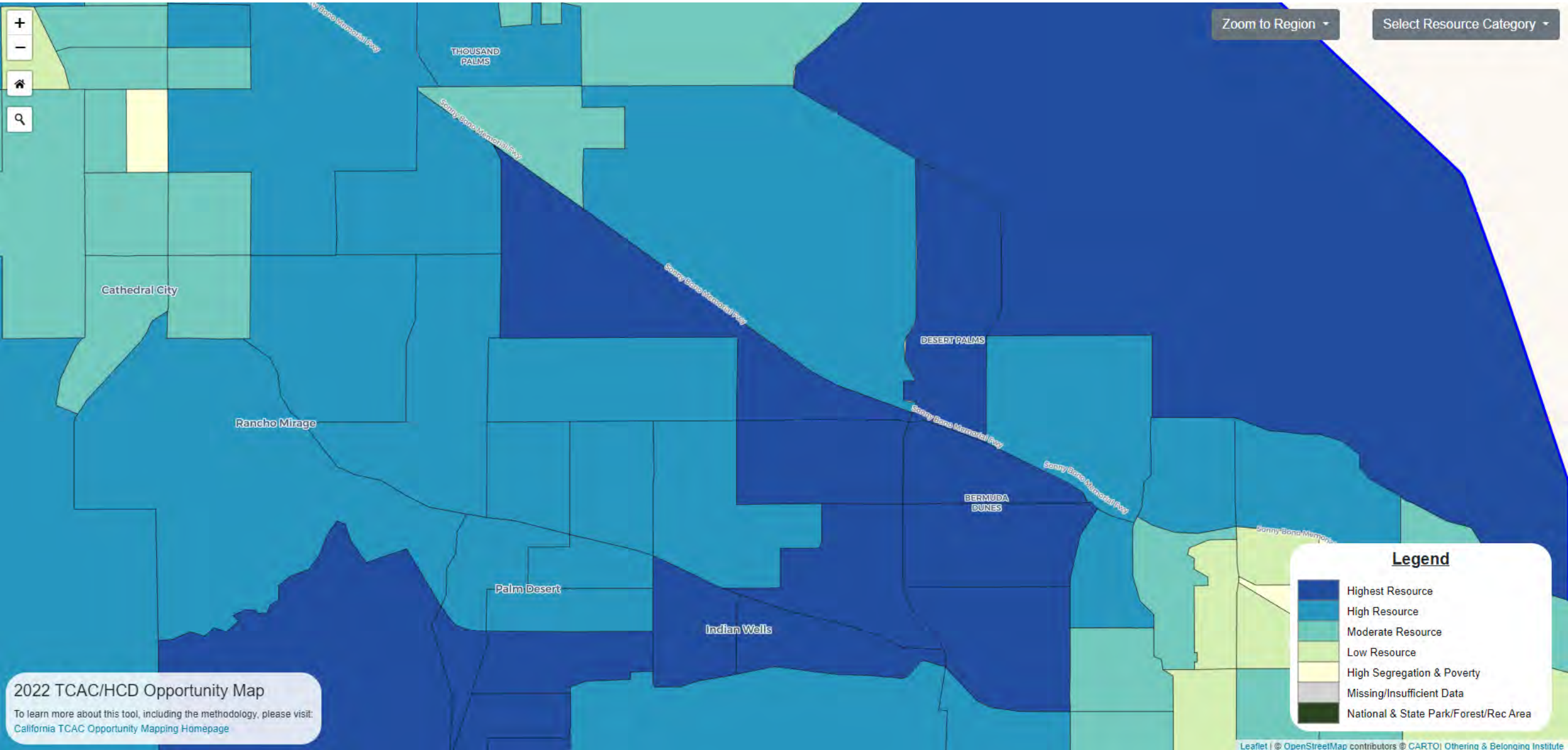


Housing Element
III-96

Table III-46
Quantified Objectives Matrix, 2022-2029

Activity	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	337	338	460	461	1,194	2,790
Rehabilitation			67			67
Conservation			67			67





Zoom to Region ▾

Select Resource Category ▾

Legend

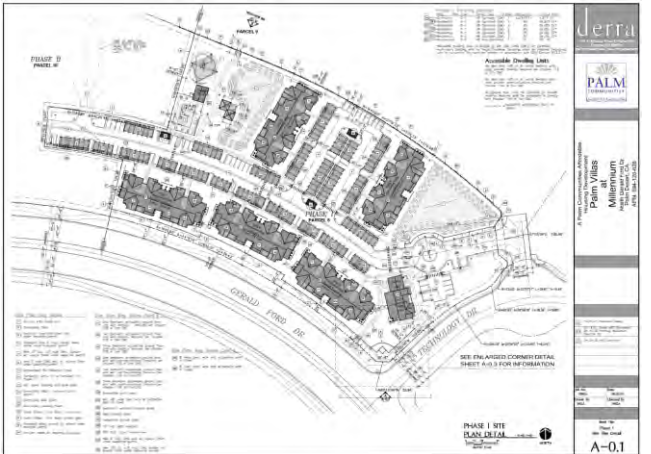
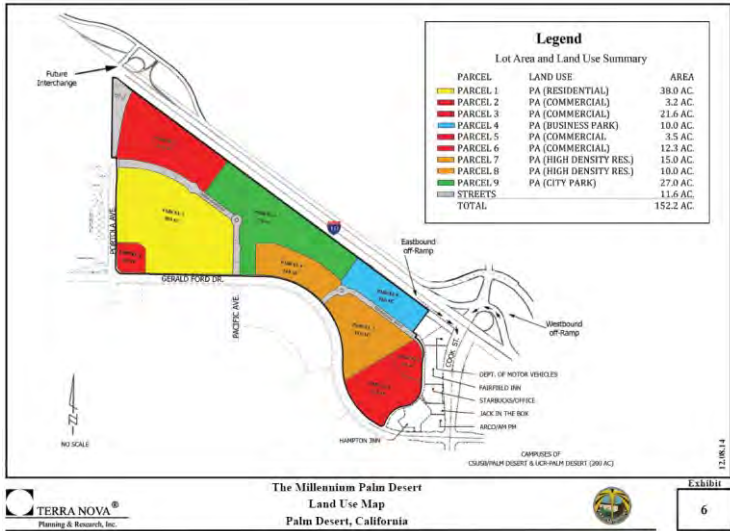
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data
- National & State Park/Forest/Rec Area

2022 TCAC/HCD Opportunity Map
 To learn more about this tool, including the methodology, please visit:
[California TCAC Opportunity Mapping Homepage](#)

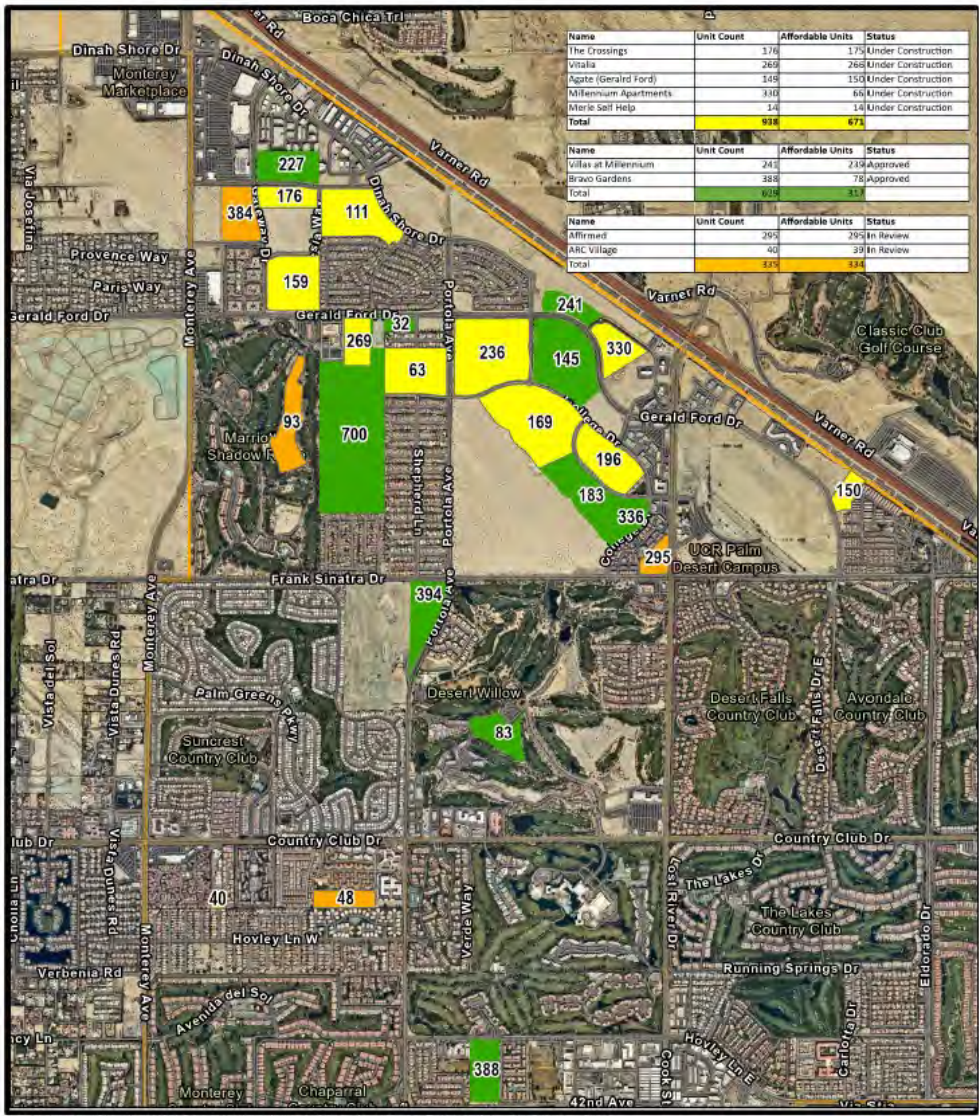
Leaflet | © OpenStreetMap contributors © CARTO | Othering & Belonging Institute

Specific Plan

Development Plan



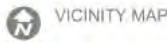
BUILDING PERSPECTIVES A6-0



North Sphere Palm Desert Current Development Projects - February 2024



1:36





CITY OF PALM DESERT

Multifamily and Mixed-Use Objective Design Standards

MARCH 2024

City of Palm Desert: Current Development Projects - December 2023

Project Status: 1 Completed 4 Pending Review 1 Approved 1 Under Construction

PP 18-0009 - DSRT Surf

Approved - Precise Plan for the development of a six-acre lagoon and surf center with 92 hotel rooms, 83 residential villas, support facilities, sports lighting, and site improvements, on a vacant 18-acre site located at the Desert Willow Golf Resort

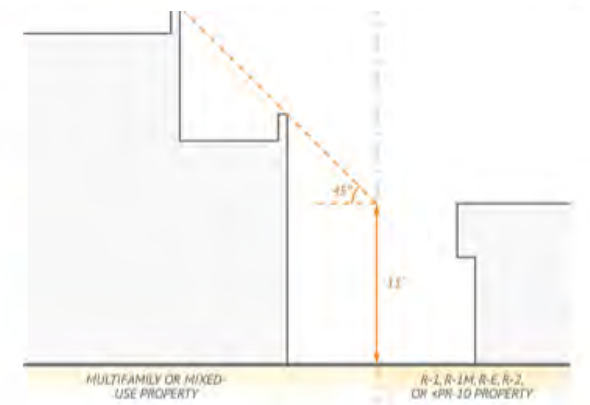
- 1 PP 18-0009 - DSRT Surf
- 2 PPEA23-0005 - Vesta Apartments
- 3 PP21-0009 - Millennium Apartments
- 4 MISC21-0023, PP18-0002, TPM 37488 - Staybridge
- 5 S/PEA22-0002, PP22-0009, TPM38728 - University
- 6 PP/CUP 17-059 Amendment #1 - CarMax Auto Superstore
- 7 P/EA22-0001 - The Living Desert Expansion

sri A Story Map

at least 60% of the ground floor building frontage, which permits the building to only require one parkway. See ODS 4.1.3.



This multifamily project drops down to a single story at the rear of the site because of a transitional height requirement mandating a transition between the building and the adjacent single-family neighborhood.

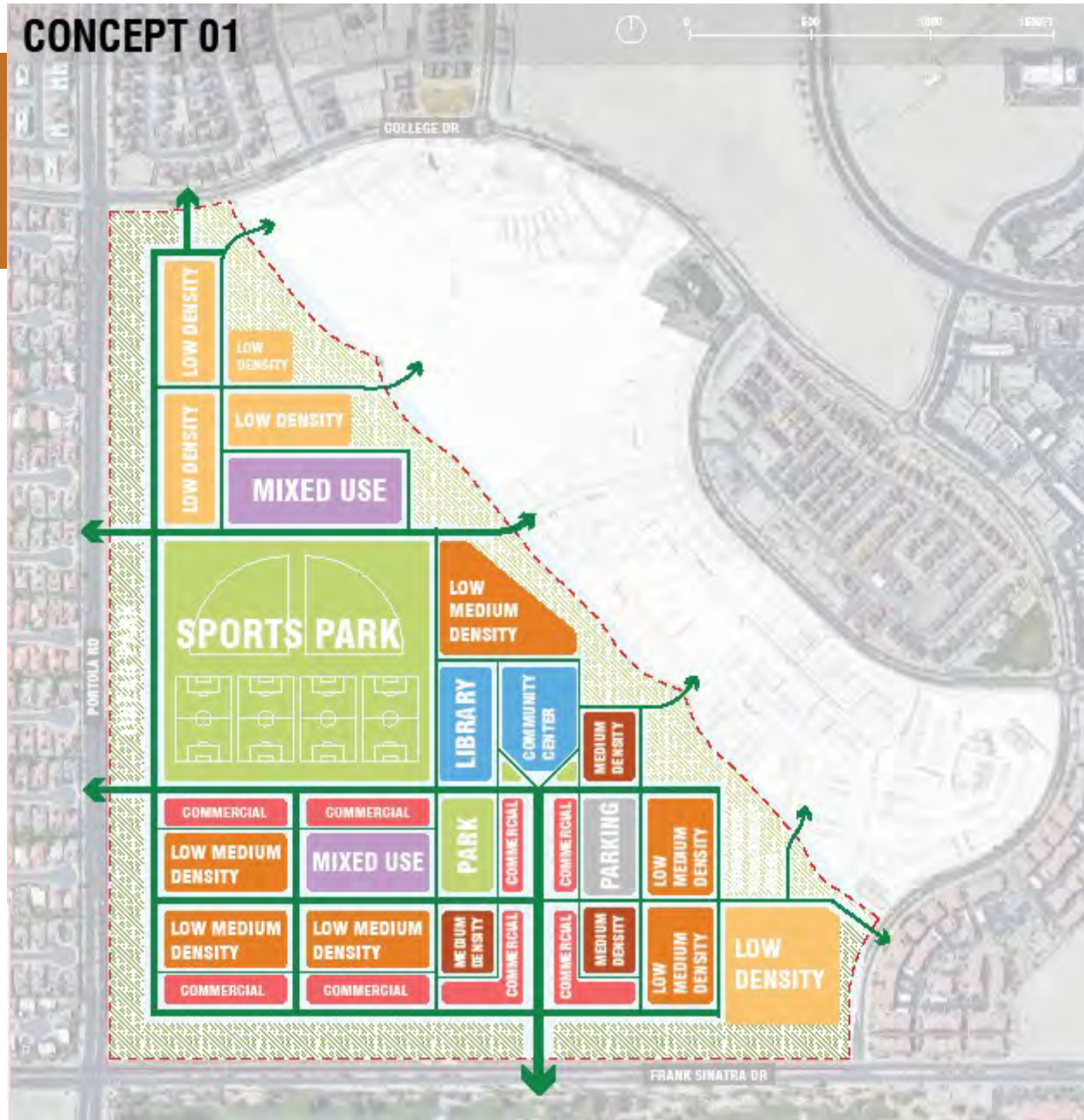


4.1.4. Maximum building height at public-street-facing frontages. In addition to the minimum horizontal setbacks otherwise required by the Municipal Code, the maximum height of a building abutting a public street frontage shall be determined by its distance from the street-facing setback line, per the table below.

Distance from Street-Facing Setback (feet)	Maximum Building Height (feet/stories)
Less than or equal to 30 feet.	24 feet / 2-stories (w/ flat roof)
Greater than 30 feet	Per Municipal Code 35

4/16/2024

CONCEPT 01



Thank you!

- Nick Melloni, AICP, Principal Planner
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760-776-6479



CONNECT SOCIAL 2024 UPDATES

Sarah Dominguez, Planning Strategy Planning Supervisor, SCAG



Connect SoCal 2024 Update

April 16, 2024

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Presentation Agenda

- 1 Connect SoCal 2024 Overview**
- 2 Regional Planning Policies**
- 3 Implementation Strategies**

Connect SoCal 2024

Proposed Final



The Southern California Association
of Governments' 2024–2050
Regional Transportation Plan/
Sustainable Communities Strategy

A Compass for the Region



Connect SoCal



- ✓ Meets federal and state requirements
- ✓ Ensures the region receives critical transportation funding and approvals
- ✓ Creates the foundation and framework for collaboration

Continued collaboration can close the gap between local actions and achievement of our regional goals

The Region in 2050

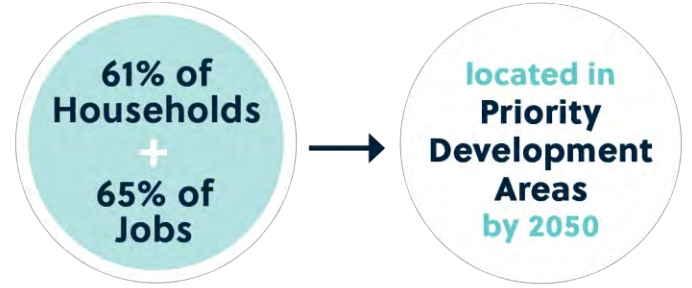


SCAG™

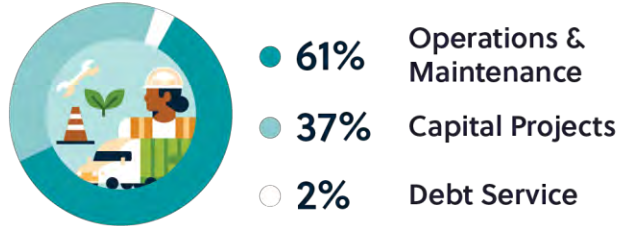
Demographic Forecast



More Efficient Development Pattern



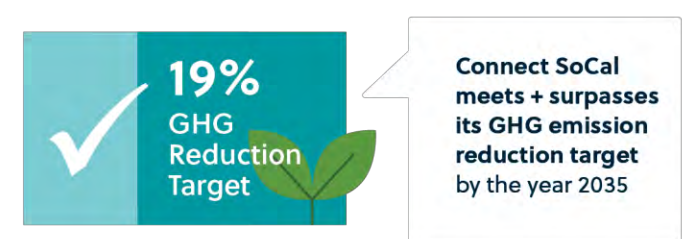
\$751.7 Billion in Investments through 2050



Less Congestion



Reduced GHG Emissions from Passenger Vehicles



More Travel Options



Direct Economic Impacts

\$2.00 in benefits for each \$1.00 invested and 480,100 annual new jobs from transportation investments and increased competitiveness.



Vision and Goals



“A Healthy, Prosperous, Accessible and Connected Region for a More Resilient and Equitable Future”



MOBILITY

Build and maintain an integrated multimodal transportation network



ENVIRONMENT

Create a **healthy** region for the people of today and tomorrow



COMMUNITIES

Develop, connect and sustain **livable and thriving** communities



ECONOMY

Support a sustainable, efficient and productive regional environment that provides **opportunities for all** people in the region

Connect SoCal is a Vision for the Future



Mobility

Communities

Environment

Economy



Regional Planning Policies



Mobility

Communities

Environment

Economy

Housing the Region

- Encourage housing development in areas with access to important resources and amenities (economic, educational, health, social and similar) to further fair housing access and equity across the region
- Encourage housing development in transit-supportive and walkable areas to create more interconnected and resilient communities
- Prioritize communities that are vulnerable to displacement pressures by supporting community stabilization and increasing access to housing that meets the needs of the region

Implementation Strategies



Mobility

Communities

Environment

Economy

Housing the Region

- Provide technical assistance for jurisdictions to complete and implement their housing elements and support local governments and Tribal Entities to advance housing production
- Research and explore innovative homeownership models that can reduce costs and increase housing production in the region. Explore strategies to engage households of color and communities that are underrepresented as homeowners
- Research community stabilization (anti-displacement) resources that can be utilized to address displacement pressures, such as preservation and tenant protections for communities across the region and Affirmatively Further Fair Housing



**HOW DO WE WORK
TOGETHER TO MAKE
THE PLAN A REALITY?**



Plan Impact: Implementation



Regional Leadership

**Collaboration and Policy
Leadership**

**Federal Funding
Administration**

**Data Collection, Analysis
and Research**

**Local Technical Assistance
Resources**

THANK YOU!

For more information, please visit:

www.scag.ca.gov



The Southern California Association
of Governments' 2024–2050
Regional Transportation Plan/
Sustainable Communities Strategy



LEGISLATIVE UPDATES

Kevin Gilhooley, Legislation Department Manager, SCAG



SCAG Housing Working Group

April 16, 2024

Kevin Gilhooley, Legislative Affairs Manager

WWW.SCAG.CA.GOV

LEGISLATIVE ADVOCACY EFFORTS:

1. Sacramento Summit
2. REAP 2.0 Coalition Building
3. Asm. Budget Sub-Committee #5
4. SCAG "Strike Teams"
5. AB 2485 (Carrillo)



2024 Sacramento Summit

- March 19-20, 2024
- Meetings
 - 15 Members
 - 14 Legislative Staff
- Priorities Shared
 - Protect REAP 2.0 funding
 - Support AB 2485 (Carrillo)
 - Honor promises made to ATP and IIG programs



2024 Sacramento Summit

- Senator Ben Allen (D-Santa Monica)
- Chair, Senate Committee on Environmental Quality.



2024 Sacramento Summit

- Assemblymember Juan Carrillo (D-Palmdale)
- Chair, Assembly Committee on Local Government.
- Author of AB 2485, SCAG's sponsor bill on RHNA transparency



2024 Sacramento Summit

- Gabe Petek, Legislative Analyst
- Tomiquia Moss, Secretary to the Business, Consumer Services, & Housing Agency





2024 Sacramento Summit

- Assemblymember Buffy Wicks, Chair, Assembly Appropriations Committee
- Assemblymember Lori Wilson, Chair, Assembly Transportation Committee



2024 Sacramento Summit

- Nine (9) additional signatures to Assemblymember Friedman's Protect REAP 2.0 budget letter!
- Assemblymember Diane Dixon (R-Newport Beach) to co-author AB 2485!



Regional Early Action Planning Grants of 2021 (REAP 2.0)

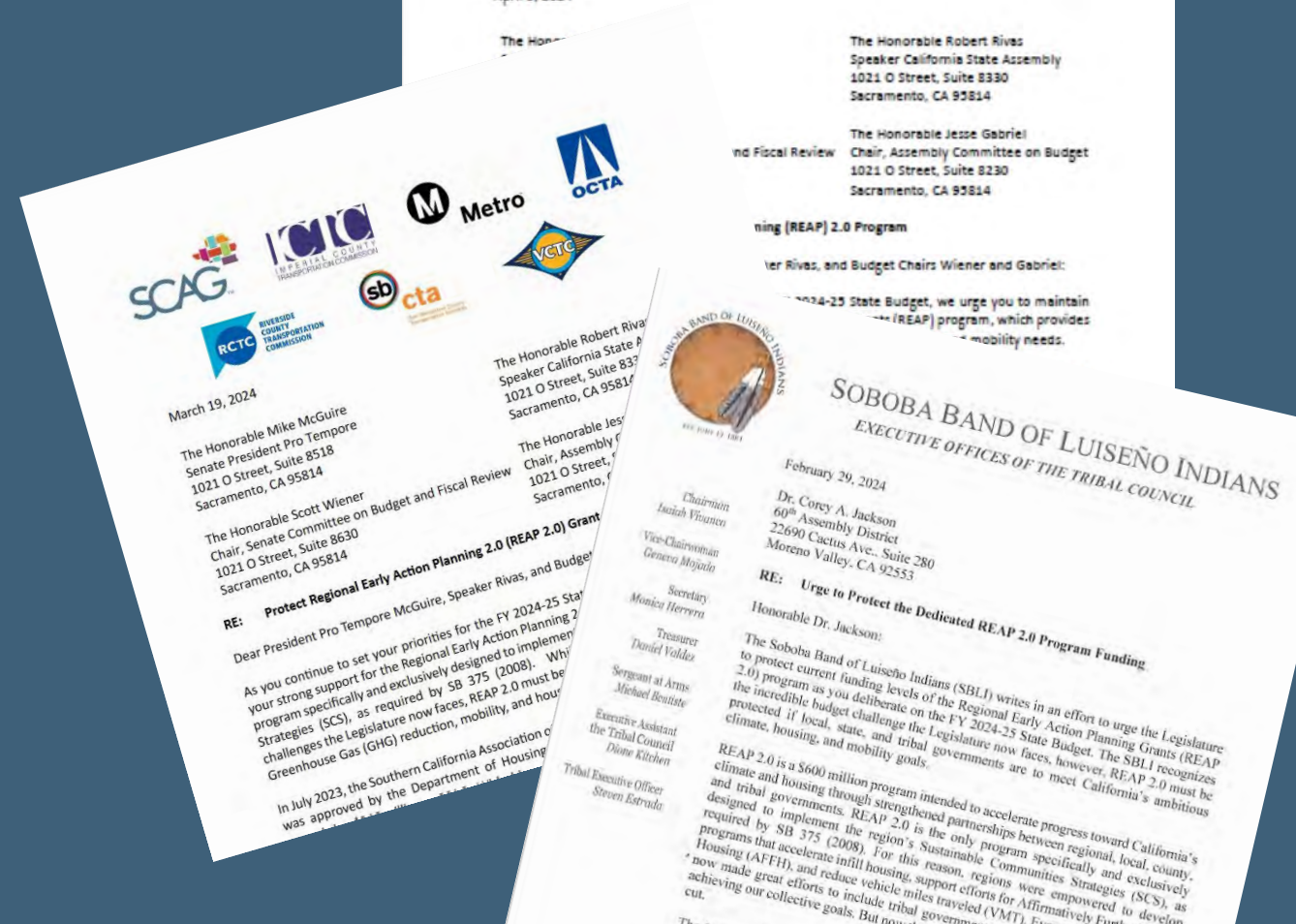
McGuire, Speaker Rivas, Chair Wiener and Chair Gabriel:

\$300 million rescission of the Regional Early Action Planning
funds included in Governor Newsom's 2024-25 January Budget proposal.
This budget challenge we now face, transportation and housing
to meet our ambitious housing and climate goals.

State funding that specifically supports implementation of the
plans developed by Metropolitan Planning Organizations (MPOs).
California's housing and climate goals through strengthened
county and tribal governments. These funds are to be

REAP 2.0 Coalition Building

- 33 Support Letters from member and partner agencies!
- CTC Partnership Letter signed by all six county transportation commissions!
- Private Sector Letter signed by 11 private sector entities, including eight GLUE Council Members.



Asm. Budget Sub-Committee Hearing – April 9, 2024

- Assembly Budget Sub-Committee #5 on State Administration.
- Public comments offered by San Gabriel Valley COG, Palm Desert, Housing Trust Fund of Ventura County, Century Housing.



April “Strike Team” – April 10, 2024

- Senator Monique Limón (D-Santa Barbara), Assemblymembers Greg Wallis (R-Palm Desert) and Freddie Rodriguez (D-Pomona).
- Staff to Assembly Speaker Emeritus Anthony Rendon (D-Lakewood) and Bill Essayli (R-Corona).
- Strike Team #2 – April 24, 2024



AB 2485 (Carrillo) – RHNA Transparency

- Assembly Housing Committee:
 - Wednesday, April 17, 2024
 - LCMC Chair Lock Dawson and Vice Chair Jose Luis Solache.
- Support:
 - CalCities
 - Calif. State Association of Counties
 - Calif. Association of Councils of Governments
 - Seven (7) SCAG-region cities, partners



Thank you

Questions?



THANK YOU!

For more information, please visit:

[SCAG.CA.GOV/LEGISLATION](https://www.scag.ca.gov/legislation)



ANNOUNCEMENTS

Announcements

- **Save the Date! Next HWG meeting:**
Tuesday, July 16, 2024, 10 AM – 12 PM



THANK YOU!

For more information, please visit:

www.scag.ca.gov/housing