MEMO

DATE: April 5, 2007

TO: Community, Economic and Human Development Committee (CEHD)

FROM: Peter Brandenburg, Senior Regional Planner, (213) 236-1937, brandenburg@scag.ca.gov
Regional Comprehensive Plan Task Force

SUBJECT: Land Use and Housing Chapter of the Regional Comprehensive Plan - Initial Performance Outcomes and Strategy

BACKGROUND:
The development of the RCP has proceeded through several stages, including process design and approach, policy compilation and review, and development of preliminary action plans. The process calls for the crafting of specific quantified performance outcomes as a central feature in each chapter. The outcomes represent the region's desired future position among a range of factors. Subsequent to defining these outcomes, the planning process will focus on crafting strategies to assure that the outcomes are achieved.

At the recommendation of the RCP Task Force the CEHD Committee approved the preliminary outcomes described in the attachment. However, at the December meeting of the CEHD, there was not sufficient time to review and discuss the proposal. Staff is reporting at this time in order to facilitate a fuller understanding and discussion of this material. In the coming months, staff will seek input from cities, counties, sub-regions, other regions, and various other stakeholders and experts on whether these outcomes are appropriate, achievable, and a good representation of the policy priorities of the region.

Outcomes at this stage should be viewed as preliminary, and refinements will continue to be made based on input from stakeholders and based on technical considerations. Further, at the point when outcomes are developed for all chapters, staff will work with the Task Force to integrating outcomes and strategies across multiple plan topics.

In approximately six months, staff will present refinements to the outcomes and strategy along with the final draft of the chapter. The final RCP is scheduled to be adopted along with the Regional Transportation Plan (RTP) in December 2007.

FISCAL IMPACT:
Work performed for the Regional Comprehensive Plan is included in the current year SCAG Overall Work Program (07-035.scgs1).

Attachment:

Approved Preliminary Performance Outcomes and Strategy

Reviewed by:

Division Manager

SOUTHERN CALIFORNIA ASSOCIATION of GOVERNMENTS

131140, CEHD
February 2007
Lieb, 1/11/07

MEMO

Reviewed by: _____
Department Director

Reviewed by: _____ ACTING
Chief Financial Officer

REGIONAL COMPREHENSIVE PLAN
Land Use and Housing Chapter

Preliminary Performance Outcomes and Strategy
Approved by CEHD Committee December 2006

DESCRIPTION: The initial performance outcomes and strategy included in this proposal were approved by the Community, Economic, and Human Development Committee (CEHD) at the recommendation of the RCP Task Force. Action by the CEHD directed staff to make technical refinements, and to seek input and participation from stakeholders and interested parties. At the conclusion of this public participation phase (approximately 6 months), staff will make a final proposal to the RCP Task Force, and subsequently, the CEHD and the Regional Council.

The Performance Outcomes will be the central feature of each RCP Chapter. They establish the goals for the plan, and define the region's values across the range of planning and resource categories covered by the plan. Outcomes should be ambitious but achievable. In some cases outcomes will be consistent with various requirements in established regional planning processes (such as air quality conformity). In these cases, the RCP outcome will be at least as stringent as the existing requirement.

Outcomes at this stage should be viewed as preliminary, and refinements will continue to be made based on input from stakeholders and based on technical considerations. Further, at the point when outcomes are developed for all chapters, staff will work with the Task Force to integrating outcomes and strategies across multiple plan topics.

The following are initial proposed outcomes for the Land Use and Housing Chapter:

1. **Outcome**: Vehicle Miles Traveled per Household
   Description: Measures household vehicle usage as a proxy for jobs/housing balance, urban design, transit accessibility, and other urban form issues. The assumption is that a functioning urban form results in less vehicle usage. Measure is at regional scale measured to plan horizon year (2035)
   Initial Proposed Quantified Outcome: 10% reduction from current conditions[1]
   Data considerations: This is an output from the SCAG transportation model. May be isolated for implications of land use effects solely.
2. **Outcome**: Housing supply
   Description: Measures availability of housing units in comparison to population and jobs in order to ascertain adequacy of the region's housing market.
   Initial Proposed Quantified Outcome: 1 housing unit to stock for every 3 persons in population growth.[2] 1 housing unit added to stock for every 1.5 jobs.
   Data considerations: Relies on variables from SCAG socio-economic forecast.

[1] 10% is proposed as an aggressive initial proposal. Can be scaled in accordance with input and scenarios considered for the RTP.
[2] This proposed outcome proposes for the region's housing to keep up with future population growth. The region may wish to establish additional goals to correct the existing housing shortfall.

3. **Outcome:** Urban Density
   Description: Requires identification of "urbanized" parts of the region, then simply measures housing unit density per acre within that area.
   Initial Proposed Quantified Outcome: Increase over current urbanized density at plan horizon year (allowing that the total urbanized acreage will increase).

3a. **Outcome:** Total land consumption
   Description: Measures increase in total urbanized acreage in comparison to population increase
   Initial Proposed Quantified Outcome: Newly urbanized areas develop at higher density than existing urbanized area.
   Data considerations: Requires creation/validation of a new dataset, based on analysis of aerial photography.

4. **Outcome:** Green Building
   Description: Outcome measures implementation of green building standards as part of local planning and permitting.
   Initial Proposed Quantified Outcome: 30% of jurisdictions adopt green building standards.

Activities/Plan provisions – The above-proposed outcomes will be achieved by the application of a strategy involving the following actions. Through the development of the chapter, SCAG will establish the necessary levels of implementation action to achieve the specified outcomes.

Provide programmatic incentives for implementation, including finance

SCAG will identify resources to direct toward local agencies that choose to implement the provisions of this plan. Among these resources will be the funds identified in State infrastructure bonds for regional planning incentives. SCAG, however, will propose various new innovative finance mechanisms for this purpose. The general purpose of incentive funding is provide discretionary revenue for cities to provide services and amenities associated with accepting new urban growth.

Implement 2% Strategy

SCAG will continue working with individual jurisdictions to collaborate on planning and development of key strategic growth areas identified in the 2% strategy.

Building and design standards

SCAG will develop a set of simple, broadly applicable standards for various types of urban development consistent with the 2% strategy. For example, regional centers identified in the 2% strategy should feature housing at a given range of density, floor area ratio, and orientation, etc. Further, SCAG will describe desired targets for green building.

Low income housing implementation

SCAG will continue to develop consensus based policy approaches for the State mandated housing allocation process. The key to this approach is to foster collaboration among communities, and to provide incentives and other tools to those local agencies that agree to take on housing need.

Identify and define urban/non-urban areas

SCAG will categorize the whole of the region's land area in the following groups:

- Current urbanization
- Future urbanization
- Current non-urban (includes habitat, agriculture, and open space)
- Future non-urban (includes habitat, agriculture, and open space)

Allocate growth to urban areas sufficient to accommodate growth

SCAG will prepare its growth forecast such that the allocation of future growth is focused on locations identified for urbanization. Areas identified for non-urban uses (habitat, agriculture, and open space) will accommodate very little population and housing growth.

State and federal policy framework and legislation

SCAG will review the existing system of incentives and disincentives for land use practice embedded in State and Federal law. As appropriate, SCAG may propose legislation to correct or improve current systems.