Housing Working Group

July 18, 2023

Agenda

- Welcome

- REAP Project Showcase:
  *Affordable Housing Catalyst Fund and Regional Plan
  to Spur Housing Development in the Coachella Valley*

- Housing Element Status Update & SB35

- HCD Prohousing Updates

- Connect SoCal 2024 Updates

- Wrap-up and Next Steps

REAP PROJECT SHOWCASE:

AFFORDABLE HOUSING CATALYST FUND AND REGIONAL PLAN TO SPUR HOUSING DEVELOPMENT IN THE COACHELLA VALLEY

- **Gwendy Silver (moderator), Project Manager, SCAG**

- **Ian Gabriel, Director of Data, Policy & Planning, Lift to Rise**

- **Kenny Rodgers, Deputy Market Director, Coachella Valley Low Income Investment Fund**

- **Peter Satin, Conservation Program Manager, Coachella Valley Association of Governments (CVAG)**
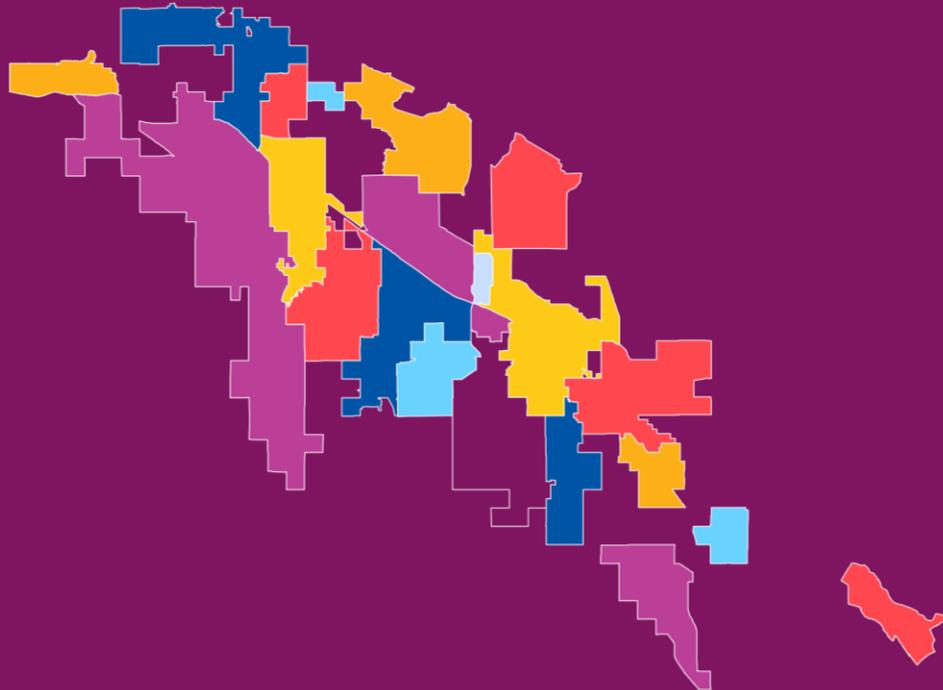
LIFT TO RISE

Driving Housing Stability Solutions in the Coachella Valley

July 18, 2023

OUR NORTH STAR

A future where all Coachella Valley families are healthy, stable, and thriving.

The Coachella Valley in Southern California's Riverside County

- **9 cities, several unincorporated communities, blend of urban, suburban, rural.**

- **Riverside County has the one of the nation's most severe shortages of housing available and affordable to low-income renters.**

- **Wages are half of what they need to be to afford the Fair Market Rate for a two-bedroom apartment.**

- **Half of residents are at or below 200% of federal poverty line and nearly two-thirds face housing cost burden.**

- **People of color, single mothers, and workers in the hospitality, agriculture, and healthcare industries are most acutely impacted.**

LIFT TO RISE

Reduce regional rent burden by 30% through the development of 10,000 units of affordable housing by 2028.

Lift to Rise's **Housing Stability Collaborative Action Network** comprises 60+ cross-sector partners organized around this result:

- All 9 Coachella Valley cities
- Riverside County
- Residents and community-based organizations
- Non-profit affordable housing developers
- Community Development Financial Institutions (CDFIs)
- Private funders

Our shared work is rooted in:

- Deep community listening
- Qualitative and quantitative data analysis
- Cross-sector collaboration around clear results

LIFT TO RISE

OUR KEY STRATEGIES

PIPELINE
- tracking affordable housing development and mapping out new opportunities throughout the region

FUNDING
- growing a regional housing catalyst fund to leverage public and private capital and mitigate risk for affordable housing developers

POLICY
- advocating at the local, state, and federal level for policies that promote affordable housing production in our region

RESIDENT ENGAGEMENT
- educating and mobilizing residents and elected officials in support of affordable housing in our communities

KEEPING RESIDENTS HOUSED
- developing a housing stability resource center to prevent evictions and foreclosures
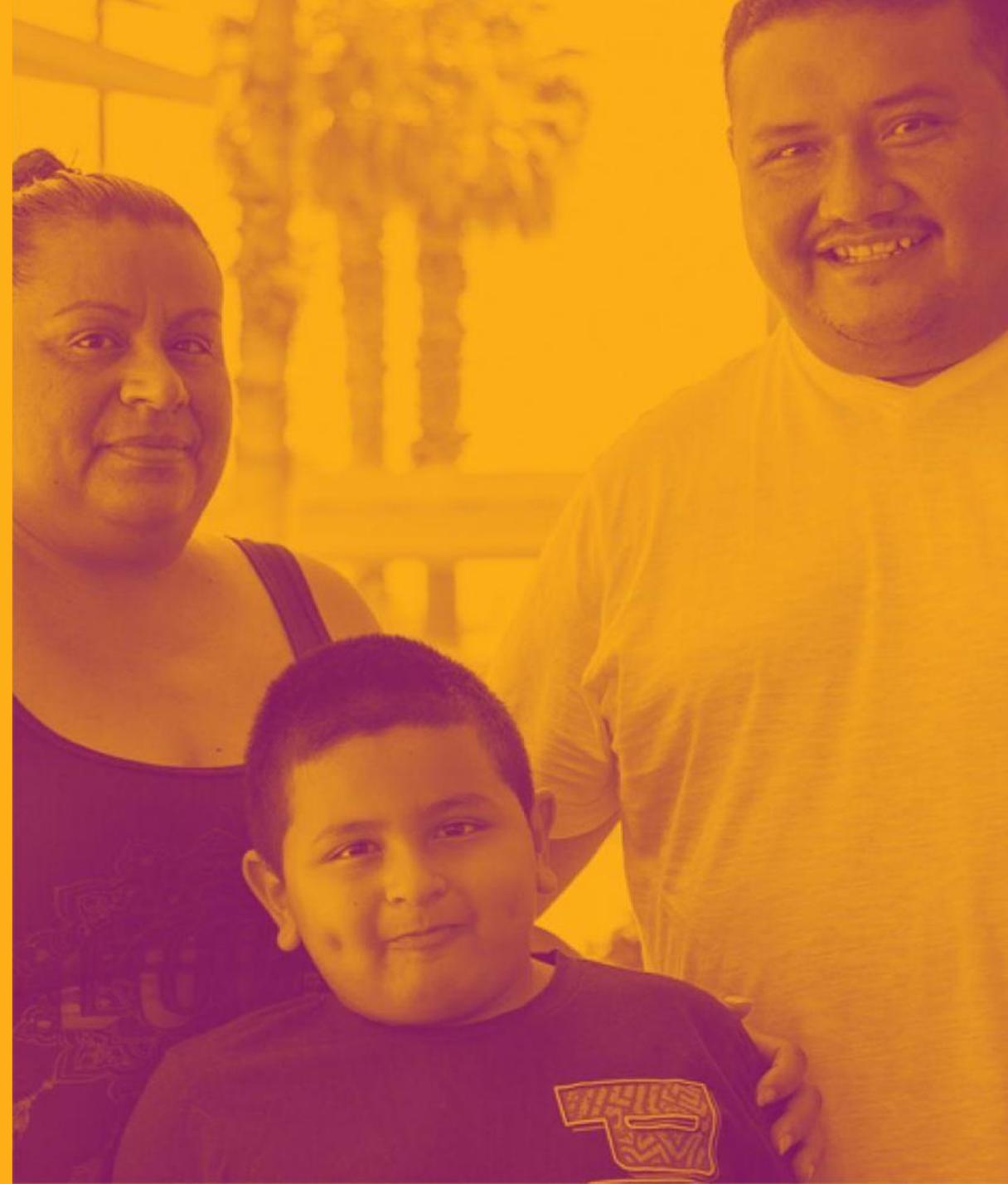
STRATEGY #1 – PIPELINE
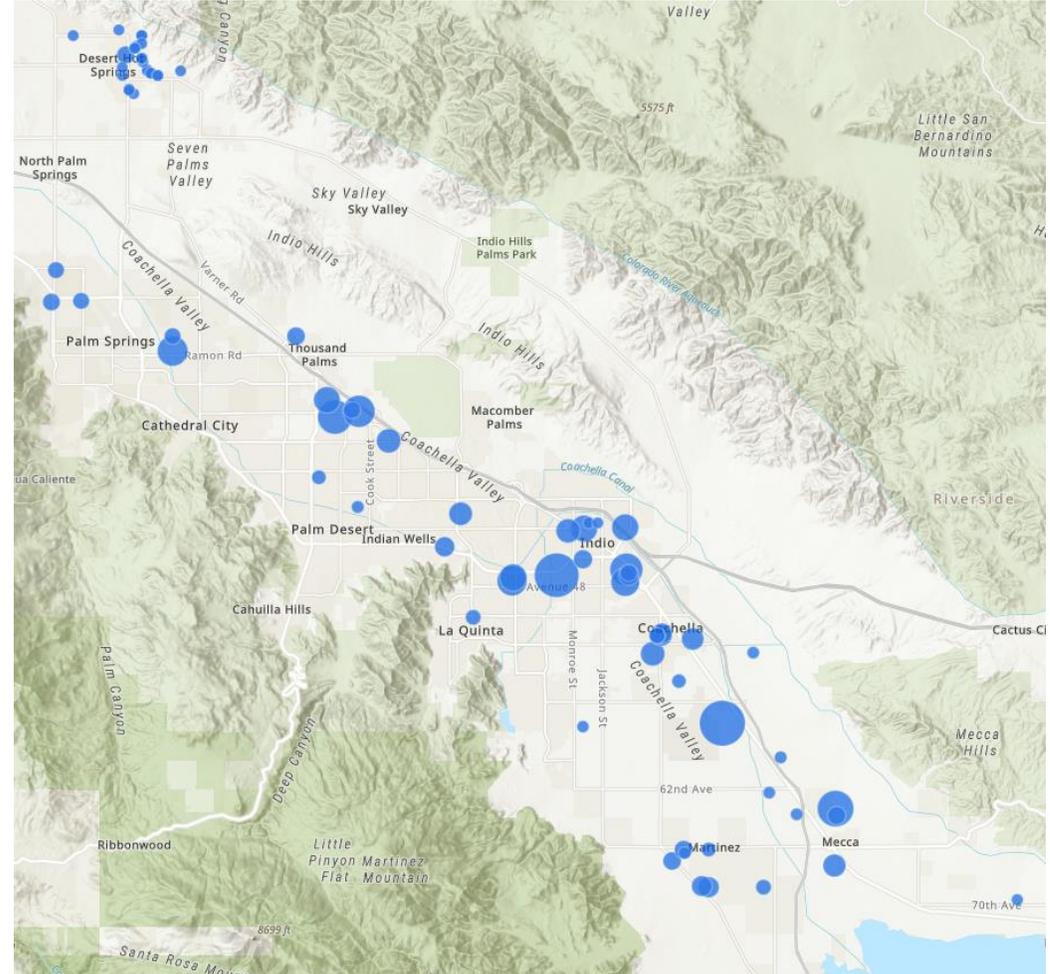
Aggregating a Regional Affordable Housing Pipeline

7,000+

Affordable Units across 70+ projects currently in the Pipeline

14-18 months

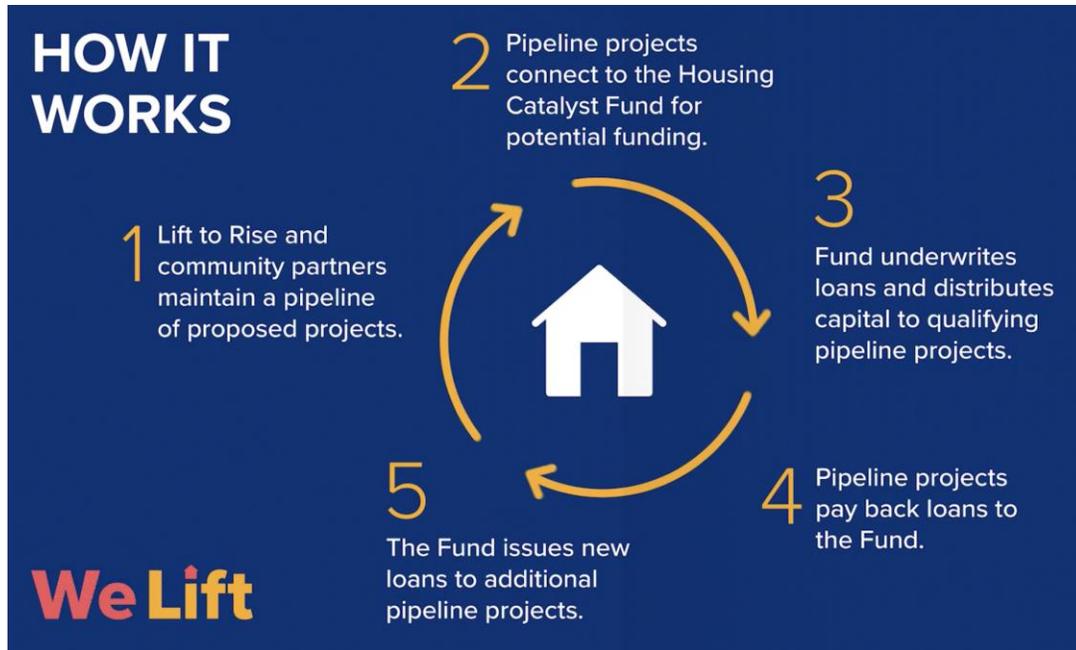Average Construction Timeline for Multi-Family Projects

$3 billion+

Total Development Costs

We Lift: The Coachella Valley's Housing Catalyst Fund

HOW IT WORKS

1 Lift to Rise and community partners maintain a pipeline of proposed projects.

2 Pipeline projects connect to the Housing Catalyst Fund for potential funding.

3 Fund underwrites loans and distributes capital to qualifying pipeline projects.

4 Pipeline projects pay back loans to the Fund.

5 The Fund issues new loans to additional pipeline projects.

We Lift

$14.5 million
Across 7 loans deployed since 2021 launch

650+ units catalyzed
since 2021 launch across 5 projects

1,700+ units ready for loans
across 12 projects in Palm Desert, Indian Wells, Coachella, Thermal, Indio, and La Quinta

$15 million
State budget allocation secured in 2022; $60 million loan pool target by 2024.

STRATEGY #3 – POLICY

Advocating for Policies that Work for Our Region

Local Advocacy

Host technical assistance workshops to assist local cities with program applications and coordinate alignment around pro-housing policies

State Advocacy

Work with elected officials to unlock state resources and amend rules and regulations to spur affordable housing development in our region

Federal Advocacy

Advocate for more funding for rural housing and infrastructure and apply for grants and funding requests to bring more resources to our region

LIFT TO RISE

Resident Leadership Table

Community Leaders

Mobilizing community leaders and their networks to show up at city council meetings in support of affordable housing

Lift 101

Inviting our community in to learn about our work

Town Halls

Educating local officials and the public about all aspects of affordable housing and equipping them to advocate for more affordable housing in their communities

United Lift: Riverside County's Emergency Rental Assistance Program

$300 million+

In federal and state rental and utility assistance distributed countywide

35,000+

households assisted

120,000+

renters kept housed during the pandemic

We Lift: The Coachella Valley's Housing Catalyst Fund

- Revolving loan fund

- 3 R's – Rent Burden, Readiness, Regional Equity

- Predevelopment, Acquisition, Construction, and more

- 4 cities so far, more to come

- Dollar for dollar match from CDFI partners

- Applying for REAP 2.0 PATH NOFA to further grow the Fund

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

CVAG

REAP HOUSING & TRANSPORTATION REVENUE STUDY: SUMMARY FOR CVAG EXECUTIVE COMMITTEE

June 5, 2023

kosmont companies
since 1986

2301 Rosecrans Ave., Suite 4140
El Segundo, CA 90245
TEL: 424-297-1070 | URL: www.kosmont.com

REGIONAL STRATEGIC PLAN (RSP) OUTLINE

Ongoing, Sustainable Revenues

One-Time Revenues

Regional Strategic Plan

Supportive Housing and Transportation Policies

Implementation Tools

Homelessness Committee

Briefing #1

Homelessness Briefing #2

Community Meeting #2:
Feedback on Alternatives

| April 2022 | June 2022 | September - October 2022 | December 2022 - March 2023 | April-June 2023 |

Community Meeting #1:

Project Introduction

Targeted outreach to interested jurisdictions
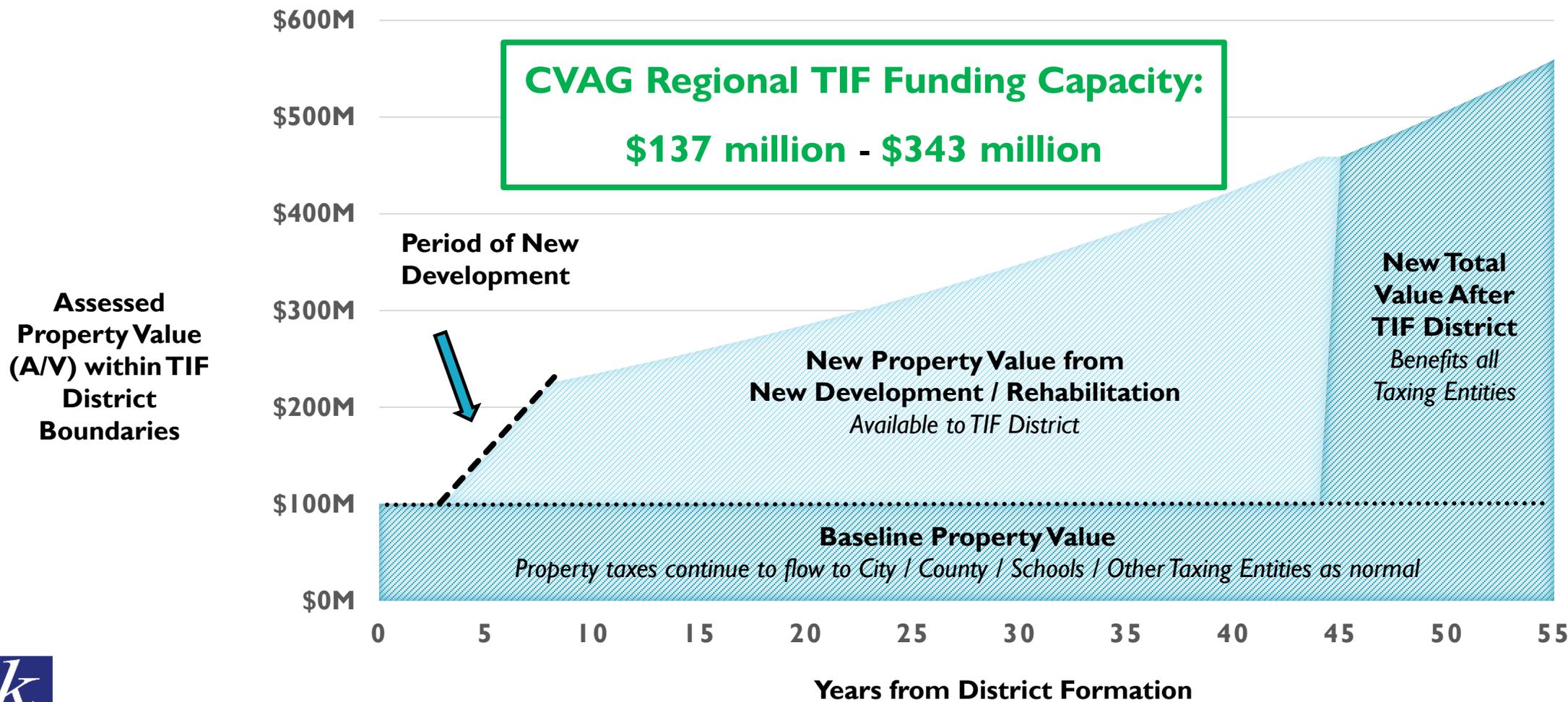
COMPLEMENTARY FUNDING

1. State and federal grants ($20-$265M identified)

2. Housing linkage fees (e.g., on industrial development)

3. Housing in-lieu fees

4. Development Opportunity Reserve / Community Benefit Programs

5. Public finance liquidity strategies

6. Monetization of public agency assets (Surplus Land Act)

SUPPORTIVE POLICY INITIATIVES

- Revenue tools can be significantly improved by supportive policy initiatives

- Certain state grant programs explicitly prioritize applications from communities with "Pro Housing" policies:

  1) Favorable zoning and land use policies

  2) Policies accelerating housing production timeframes

  3) Policies reducing construction and development costs

  4) Policies providing financial subsidies to housing development

IMPLEMENTATION TOOLS:
CLT / HOUSING TRUST / CATALYST FUND

a. Community Land Trust (CLT) to develop and manage affordable housing

b. Regional Housing Trust Fund for flexible acquisition funding, gap financing, leveraging other funds

c. Established Lift to Rise Coachella Valley Housing Catalyst Fund presents an opportunity to leverage existing infrastructure

EFID ESTABLISHMENT

EXISTING PROPERTY TAX REVENUE **+** FUTURE PROPERTY TAX REVENUE

SUPPORTIVE POLICIES

COMPLEMENTARY FUNDING

EIFD FUND

HIGH PRIORITY HOUSING AND INFRASTRUCTURE PROJECTS

HOUSING-FOCUSED TRUST FUND (CATALYST FUND)

LEGEND

→ Financial Contribution

⇢ Improved Competitiveness
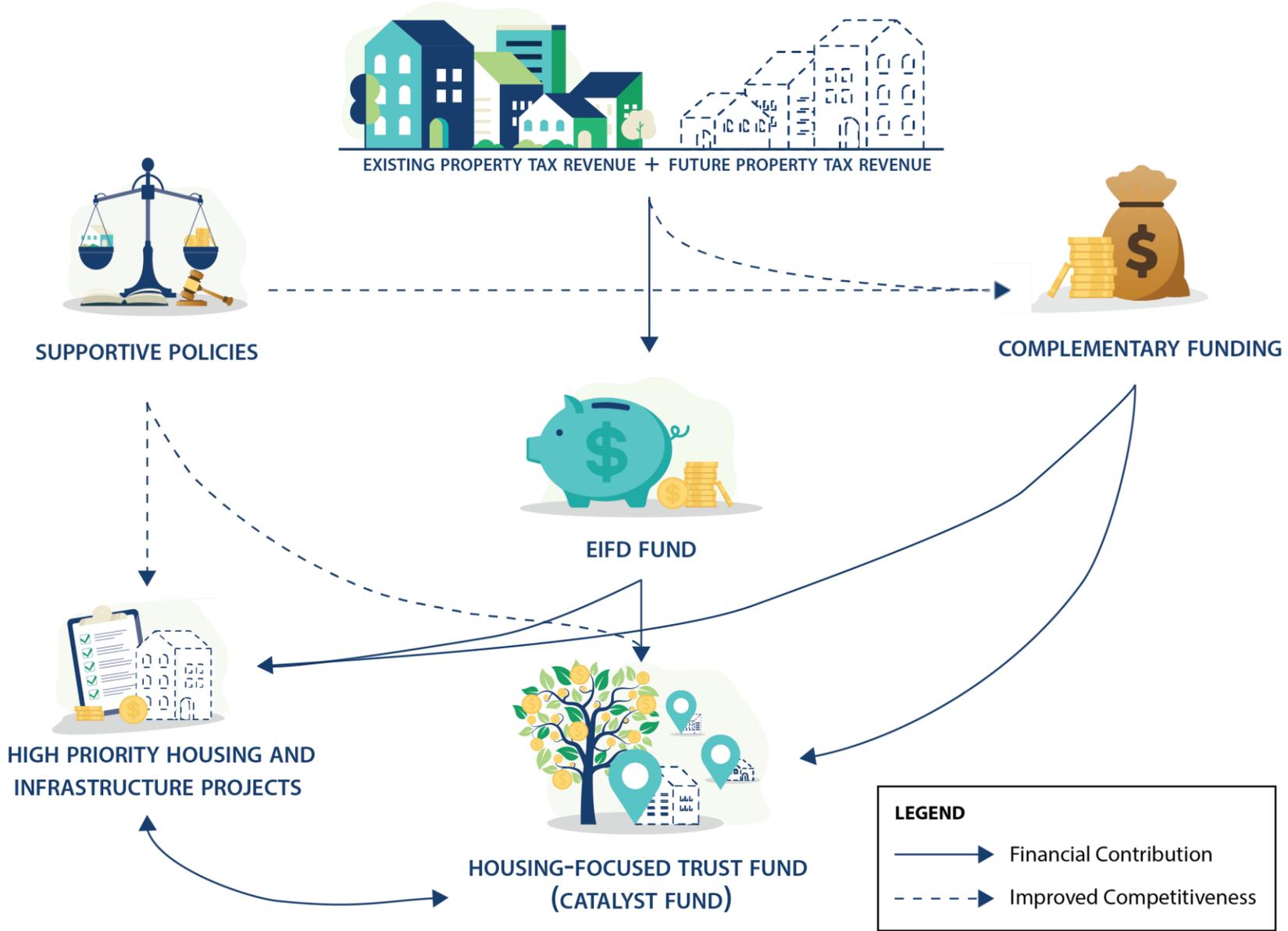
HOUSING ELEMENT STATUS UPDATE & SB 35

Lennox Chaiveera, Assistant Regional Planner, SCAG

SCAG Region Housing Element Status

AS OF 7/13/23

Compliance Status	Adopted	Draft	No Submission	Total
In	105	-	-	105
Out	48	42	2	92
Total	153	42	2	197

105 Fully compliant jurisdictions

Imperial County (5)
- Calipatria
- El Centro
- Holtville
- Imperial
- Imperial County

Ventura County (6)
- Camarillo
- Moorpark
- Oxnard
- Port Hueneme
- Simi Valley
- Ventura County

Los Angeles County (46)

Agoura Hills	La Verne	Rosemead
Avalon	Lakewood	San Dimas
Bell	Lancaster	San Fernando
Bell Gardens	Lawndale	San Gabriel
Bellflower	Lomita	Santa Monica
Burbank	Long Beach	Sierra Madre
Calabasas	Los Angeles	Signal Hill
Cerritos	Los Angeles County	Temple City
Culver City	Monrovia	Torrance
Diamond Bar	Montebello	West Hollywood
Downey	Monterey Park	Westlake Village
Duarte	Paramount	Whittier
El Monte	Pasadena	
Gardena	Pomona	
Glendale	Redondo Beach	
Hawthorne	Rolling Hills	
La Puente	Rolling Hills Estates	

Orange County (18)
- Brea
- Cypress
- Dana Point
- Fountain Valley
- Irvine
- La Habra
- Laguna Beach
- Lake Forest
- Los Alamitos
- Newport Beach
- Rancho Santa Margarita
- San Clemente
- San Juan Capistrano
- Santa Ana
- Stanton
- Tustin
- Westminster
- Yorba Linda

Riverside County (17)
- Beaumont
- Corona
- Desert Hot Springs
- Eastvale
- Indio
- Jurupa Valley
- La Quinta
- Lake Elsinore
- Menifee
- Moreno Valley
- Norco
- Palm Desert
- Perris
- Rancho Mirage
- Riverside
- Temecula
- Wildomar

San Bernardino County (13)
- Apple Valley
- Big Bear Lake
- Chino Hills
- Fontana
- Needles
- Ontario
- Rancho Cucamonga
- Redlands
- San Bernardino County
- Twentynine Palms
- Victorville
- Yucaipa
- Yucca Valley

Adopted HE but not yet compliant (48)

Los Angeles County (26)	
Arcadia	La Habra Heights
Artesia	Malibu
Azusa	Manhattan Beach
Beverly Hills	Maywood
Carson	Palmdale
Covina	Palos Verdes Estates
El Segundo	Rancho Palos Verdes
Glendora	San Marino
Hawaiian Gardens	Santa Clarita
Hermosa Beach	South Gate
Hidden Hills	Walnut
Industry	West Covina
Inglewood	
La Canada Flintridge	

Orange County (11)	
Aliso Viejo	Mission Viejo
Buena Park	Orange
Costa Mesa	Placentia
Garden Grove	Seal Beach
La Palma	
Laguna Niguel	
Laguna Woods	

Riverside County (5)
Banning
Canyon Lake
Cathedral
Indian Wells
San Jacinto

San Bernardino County (5)
Barstow
Chino
Colton
Highland
Upland

Ventura County (1)
Santa Paula

Draft (42)

Imperial County (3)

- Brawley
- Calexico
- Westmorland

Orange County (6)

- Anaheim
- Fullerton
- Huntington Beach
- Laguna Hills
- Orange County
- Villa Park

Los Angeles County (16)

Alhambra	La Mirada
Baldwin Park	Lynwood
Bradbury	Norwalk
Claremont	Pico Rivera
Commerce	Santa Fe Springs
Cudahy	South El Monte
Huntington Park	South Pasadena
Irwindale	Vernon

Riverside County (7)

- Blythe
- Calimesa
- Coachella
- Hemet
- Murrieta
- Palm Springs
- Riverside County

San Bernardino County (6)

- Adelanto
- Grand Terrace
- Hesperia
- Loma Linda
- Montclair
- Rialto

Ventura County (4)

- Fillmore
- Ojai
- Thousand Oaks
- Ventura

SCAG Region Housing Element Status

2 JURISDICTIONS WITH NO HE SUBMITTAL

- Compton
- San Bernardino

SB 35 Determination Update (6/27/23)

SB 35 Streamlined Ministerial Approval Process:
- Enacted in 2017
- Jurisdictions are subject to streamlined housing approval due to falling behind on addressing housing need (RHNA) and/or when latest Annual Progress Report (2022) is not submitted.
- These provisions sunset on January 1, 2026.

SB 35 Reporting Period:
- The Reporting Period is defined as the first half of the regional housing needs assessment (RHNA) cycle or the second half of the RHNA cycle.

Annual Progress Report (APR) Due Dates:
- Each April, all jurisdictions in California are required to submit their APRs, covering the prior calendar year's activities. These APRs are used to develop the SB 35 Determination.

18 jurisdictions not currently subject to SB 35 streamlining, but are still encouraged to promote streamlining

Los Angeles County (8)
Bell
Bellflower
Beverly Hills
Industry
Norwalk
Rolling Hills Estates
San Marino
West Hollywood

Orange County (8)
Buena Park
Fountain Valley
La Habra
Laguna Niguel
Newport Beach
Santa Ana
Villa Park
Westminster

Riverside (1)
La Quinta

San Bernardino County (1)
San Bernardino County

79 Jurisdictions must offer streamlining for developments with ≥10% affordability

*Did not submit their 2022 Housing Element Annual Progress Report (APR)

*submitted their 2022 APR but are falling behind on addressing their above-moderate income housing need

Imperial County (8)
Brawley
Calexico
Calipatria
El Centro
Holtville
Imperial
Imperial County
Westmorland

Orange County (3)
Aliso Viejo
Costa Mesa
Huntington Beach

Los Angeles County (35)		
Avalon	Lancaster	Santa Fe Springs
Azusa	Lawndale	Signal Hill
Burbank	Los Angeles County	South Gate
Carson	Lynwood	Torrance
Cudahy	Maywood	Westlake Village
Diamond Bar	Montebello	
El Monte	Monterey Park	
Hawaiian Gardens	Palmdale	
Huntington Park	Pico Rivera	
Inglewood	Pomona	
Irwindale	Redondo Beach	
La Habra Heights	San Dimas	
La Mirada	San Fernando	
La Puente	San Gabriel	
Lakewood	Santa Clarita	

San Bernardino County (15)
Adelanto
Apple Valley
Barstow
Colton
Hesperia
Highland
Loma Linda
Needles
Redlands
Rialto
San Bernardino
Twentynine Palms
Victorville
Yucaipa
Yucca Valley

Riverside County (13)
Banning
Beaumont
Blythe
Coachella
Desert Hot Springs
Lake Elsinore
Moreno Valley
Norco
Perris
Riverside
Riverside County
San Jacinto
Wildomar

Ventura County (5)
Fillmore
Ojai
Oxnard
Santa Paula
Ventura County

100 jurisdictions must offer streamlining for developments with ≥ 50% affordability

Jurisdictions falling behind on addressing their lower-income housing need

Los Angeles County (46)		
Agoura Hills	El Segundo	Paramount
Alhambra	Gardena	Pasadena
Arcadia	Glendale	Rancho Palos Verdes
Artesia	Glendora	Rolling Hills
Baldwin Park	Hawthorne	Rosemead
Bell Gardens	Hermosa Beach	Santa Monica
Bradbury	Hidden Hills	Sierra Madre
Calabasas	La Cañada Flintridge	South El Monte
Cerritos	La Verne	South Pasadena
Claremont	Lomita	Temple City
Commerce	Long Beach	Vernon
Compton	Los Angeles	Walnut
Covina	Malibu	West Covina
Culver City	Manhattan Beach	Whittier
Downey	Monrovia	
Duarte	Palos Verdes Estates	

Orange County (24)	
Anaheim	Los Alamitos
Brea	Mission Viejo
Cypress	Orange
Dana Point	Orange County
Fullerton	Placentia
Garden Grove	Rancho Santa Margarita
Irvine	San Clemente
La Palma	San Juan Capistrano
Laguna Beach	Seal Beach
Laguna Hills	Stanton
Laguna Woods	Tustin
Lake Forest	Yorba Linda

Riverside County (15)
Calimesa
Canyon Lake
Cathedral City
Corona
Eastvale
Hemet
Indian Wells
Indio
Jurupa Valley
Menifee
Murrieta
Palm Desert
Palm Springs
Rancho Mirage
Temecula

San Bernardino County (9)
Big Bear Lake
Chino
Chino Hills
Fontana
Grand Terrace
Montclair
Ontario
Rancho Cucamonga
Upland

Ventura County (6)
Camarillo
Moorpark
Port Hueneme
Simi Valley
Thousand Oaks
Ventura

HCD Resources

- **2023 SB 35 Streamlined Approval Determination Webinar:
  July 19, 2023, 2-3 PM**
  Webinar to discuss results of the determination

- **Interactive SB 35 Determination Online Map:**
  Online interactive map where users can quickly view detailed data for each jurisdiction:

- Additional information on the SB 35 Streamlined Ministerial Approval Program and the SB 35 Determination is available on the HCD website

HCD PROHOUSING UPDATES

Sergio Heredia-Melchor, Assistant Regional Planner, SCAG

SCAG Region Prohousing Designation Status

Awarded	Initial Review	On Hold	Pending Applicant Revision
Fontana	Inglewood	Adelanto	Los Angeles County
Long Beach	Placentia	Santa Monica	
Los Angeles City	Rancho Cucamonga		
Moreno Valley			
Needles			
Riverside City			

SCAG Region Prohousing Incentive Pilot Status

Jurisdiction	County	Funding
Los Angeles City	Los Angeles	$4,900,000
Needles	San Bernardino	$445,000
Riverside City	Riverside	$2,440,000

Email: housing@scag.ca.gov

CONNECT SOCAL 2024 UPDATES

Leslie Cayton, Associate Regional Planner, SCAG

Outreach Summary

Spring 2023

- **20** in-person workshops
- **7** virtual workshops
- **20** Pop-Up and Street Team Engagements
- **15** Community Partners
- Regionwide advertising campaign
- Resulting in over **3,600** surveys collected

What We Heard: Survey

*When you think about the **challenges** our region faces, please choose three (3) that are most important to you.*

Shortage of affordable and diverse housing options (51%)

Limited reliable travel options besides driving to everyday destinations (37%)

Climate change impacts (33%)

What We Heard: Survey

*When you **envision our region in 2050**, which three (3) choices best describes what you'd like to see?*

Healthy for all people to live in (53%)

Prosperous, with economic opportunity for all residents (46%)

Safe for all modes of travel (39%)

What We Heard: Community Partnerships

Limited transportation options and the housing affordability affect quality of life, particularly in historically disinvested areas.

Infrastructure improvements should be coupled with direct benefits and protections for residents/small businesses at risk of displacement.

Desire for continued engagement with community partners on Connect SoCal implementation including updates on strategies and performance metrics.

Policy Framework

July 2023 Update

Policy Development Framework Background

- First adopted by the Regional Council on June 2, 2022

- Documented draft vision and goals

- Outlined policy priorities from Connect SoCal 2020, recent Regional Council actions, and emerging issues

- Established the special subcommittees

- **Regional Council adopted the updated Policy Framework with Regional Planning Policies on July 6, 2023**

Regional Planning Policies
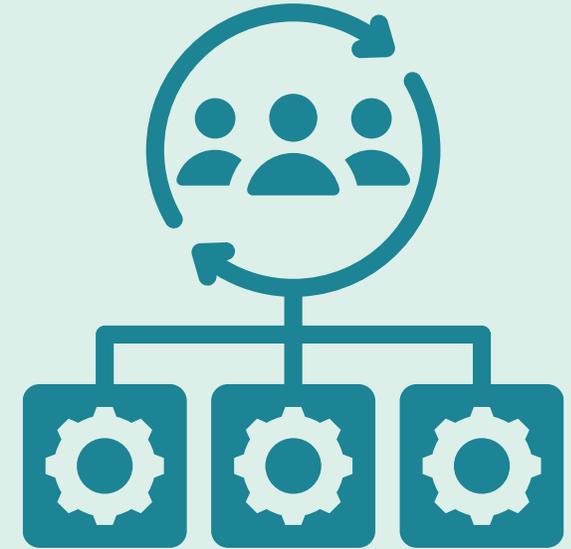
What is included in the Regional Planning Policies?

- Priorities established with the *Core Vision* of Connect SoCal 2020
- Policy direction from SCAG's Policy Committees since 2020 and recommendations from Connect SoCal 2024 special subcommittees

What is the purpose?

- Articulate broad and established regional policies to achieve goals and realize the regional vision of Connect SoCal 2024
- Provide a resource for transportation agencies or local jurisdictions to demonstrate alignment with RTP/SCS when seeking funding from state or federal programs

Updated Draft Vision & Goals

Draft Vision: A healthy, accessible, and connected region for a more resilient and equitable future.

1. Build and maintain a robust transportation network. (MOBILITY)

2. Develop, connect, and sustain communities that are livable and thriving. (COMMUNITIES)

3. Create a healthy region for the people of today and tomorrow. (ENVIRONMENT)

4. Support a sustainable, efficient, and productive regional economic environment that provides opportunities for all. (ECONOMY)

Updated Draft Vision & Goals

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Draft Vision: A healthy, prosperous, accessible and connected region for a more resilient and equitable future.

3. Create a healthy region for the people of today and tomorrow. (ENVIRONMENT)

- Develop communities that are resilient and can mitigate, adapt to, and respond to chronic acute stressors and disruptors such as climate change.

- Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions **and enable more sustainable use of energy and water.**

- Conserve the restore the region's natural agricultural resources.

Policy Categories by Goal

MOBILITY

- System Preservation
- Complete Streets
- Transit & Multimodal Integration
- Transportation Demand Management
- Transportation System Management
- Technology Integration*
- Safety
- Funding the System/User Fees

ENVIRONMENT

- **Sustainable Development**
- Air Quality & Clean Technology
- Natural & Working Lands Preservation
- Climate Resilience*

COMMUNITIES

- **15 Minute Communities ***
- **Housing the Region ***
- Priority Development Areas
- Equitable Engagement & Decision-Making*

ECONOMY

- Goods Movement
- Broadband *
- Universal Basic Mobility*
- Workforce Development*
- Tourism

*New policy area for Connect SoCal 2024

- **Housing the Region:** Encourage housing development in areas with access to important resources (economic, educational, health, social, and similar) and amenities to further fair housing access and equity across the region.

- **15 Minute Communities:** Promote 15-minute communities as places with a mix of complementary land uses and accessible mobility options that align with and support the diversity of places (or communities) across the region where residents can either access most basic, day-to-day needs within a 15-minute walk, bike ride, or roll from their home or as places that result in fewer and shorter trips because of the proximity of complementary land uses.

- **Sustainable Development:** Promote sustainable development and best practices that enhance resource conservation, reduce resource consumption, and promote resilience.

Stakeholder Engagement and Feedback

- **Spring 2023:** SCAG shared draft Regional Planning Policies and solicited feedback from several stakeholder groups:
  - County Transportation Council (**CTC**) Planning Directors
  - Subregional Executive Directors
  - SCAG's Regional Planning Working Groups (**RPWG**)
  - Technical Working Group (**TWG**)
  - Regional Transit Technical Advisory Committee (**RTTAC**)
  - Global Land Use & Economic (**GLUE**) Council

Next Steps

FALL 2023

- **Draft release of Connect SoCal 2024 in October**

Questions?
Comments?

FOR MORE INFORMATION, PLEASE VISIT
SCAG.CA.GOV/CONNECT-SOCAL

ANNOUNCEMENTS

Announcements

- REAP 2.0 Call for Applications

  https://scag.ca.gov/programs-accelerate-transformative-housing-path

  - **OPEN UNTIL JULY 31 at 5:00pm - NOFA for Lasting Affordability ($45M):** Supporting program-level investments in housing trust funds, land trusts, catalyst funds and organizations with a mission-driven focus on affordable housing and lasting affordability. Can fund business models and organizational planning, new loan products and finance strategies for increasing supply, choice, and lasting affordability.

  - **RECENTLY CLOSED: HIPP Pilot Program** (*Housing Infill on Public and Private lands*) ($8M) - Expanding potential for housing and affordability in infill areas and corridors.

  - **COMING UP: RUSH Pilot Program** (*Regional Utilities Supporting Housing*) ($35M) - Approaches for connecting utilities for housing development in infill areas.

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

- **August Special Community, Economic & Human Development (CEHD) Committee Meeting:**
  Wednesday, August 16, 9:30 AM

- **Save the Date! Next HWG meeting:**
  Tuesday, October 17, 2023, 10AM - 12PM

THANK YOU!

For more information, please visit:

www.scag.ca.gov/housing