



**ORANGE COUNTY  
COUNCIL OF GOVERNMENTS**  
*Technical Advisory Committee*

**Meeting Date / Location**

**Tuesday, November 9, 2010**

**9:00 a.m. – 12:00 p.m.**

**City of Orange**

**Conference Room C**

**300 Chapman Avenue**

**Orange, California**

**Agenda Item**

**Staff**

**Page**

**INTRODUCTIONS**

(Chair Marika Modugno)

**PUBLIC COMMENTS**

(Chair Modugno)

**Agenda Descriptions**

The agenda descriptions are intended to give members of the public a general summary of items of business to be transacted or discussed. The posting of the recommended actions does not indicate what action will be taken. The Technical Advisory Committee may take any action which it deems to be appropriate on the agenda item and is not limited in any way by the notice of the recommended action.

At this time members of the public may address the TAC regarding any items within the subject matter jurisdiction, which are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. NO action may be taken on items not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per person and an overall time limit of twenty minutes for the Public Comments portion of the agenda.

Any person wishing to address the TAC on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the TAC Chair prior to an individual being heard. Whenever possible, lengthy testimony should be presented to the TAC in writing and only pertinent points presented orally.

**PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS**

- |   |  |  |   |
|---|--|--|---|
| 1.  | <b>Orange County Projections (OCP-2010)</b> <ul style="list-style-type: none"><li>◆ OCP-2010 Status</li><li>◆ Housing Inventory System (HIS)</li></ul>                         | (Deborah Diep, Center for Demographic Research) – 10 minutes | 1 |
| <i><u>Recommended Action:</u></i> Receive report. Discussion. |  |  |   |
| 2.  | <b>Orange County Sustainable Communities Strategy</b> <ul style="list-style-type: none"><li>◆ White Paper Addressing SCAG's Subregional SCS Framework and Guidelines</li></ul> | (Tony Petros, OC SCS Consultant Team) – 30 minutes           | 2 |

Agenda Item		Staff	Page
	<u>Recommended Action:</u> Receive report. Discussion.		
3.	<b>SCAG 2012 Regional Transportation Plan and Growth Forecast</b> <ul style="list-style-type: none"> <li>◆ Update on SCAG's Climate and Economic Development Project</li> <li>◆ Agenda Review of SCAG's Regional Council, Joint Policy Committees, and Policy Committee meetings of November 4, 2010</li> <li>◆ Agenda Review of Subregional Coordinators Group meeting of November 2, 2010</li> </ul>	(David Simpson, OCCOG Executive Director and Chair Modugno) – 20 minutes	10
	<u>Recommended Action:</u> Receive report. Discussion.		
4.	<b>Regional Housing Needs Assessment</b> <ul style="list-style-type: none"> <li>◆ The RHNA and Sustainable Communities Strategy</li> </ul>	(Tracy Sato, City of Anaheim) – 30 minutes	11
	<u>Recommended Action:</u> Receive report. Discussion		
5.	<b>OCCOG Board Meeting of September 23, 2010</b>	(David Simpson, OCCOG Executive Director) – 10 minutes	25
	<u>Recommended Action:</u> Receive report.		
6.	<b>OCTA's Long Range Transportation Plan</b>	(Vice Chair Greg Nord, OCTA) – 10 minutes	26
<b>REPORTS FROM THE CHAIR</b>		(Chair Modugno)	
<b>MATTERS FROM OCCOG TAC MEMBERS</b>			
<b>OTHER BUSINESS</b>		(Chair Modugno)	
<b>ITEMS FOR NEXT MEETING</b>		(Chair Modugno)	
<ul style="list-style-type: none"> <li>◆ Establish a 2011 meeting schedule of dates, time and location of OCCOG TAC meetings</li> <li>◆ Election of TAC Officers for Calendar year 2011</li> </ul>			
<b>IMPORTANT DATES OR UPCOMING EVENTS</b>			
<ul style="list-style-type: none"> <li>◆ November 9, 2010: Plans and Programs TAC – SCAG Offices</li> <li>◆ December 2, 2010: Southern California's Road to Economic Recovery – Wilshire Grand Hotel Los Angeles</li> <li>◆ December 15, 2010: CEDP Project Stakeholder Committee</li> </ul>			
<b>ADJOURNMENT</b>			

**Adjourn to: December 7, 2010  
City of Orange Conference Room C  
300 Chapman Avenue  
Orange, California**



**Item 1:**

**CDR Update**

- **Orange County Projections (OCP-2010) Status**
- **Housing Inventory System (HIS)**

**Recommended Action:**

Discussion.

**Report**

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Ms. Deborah Diep, Director for the Center of Demographic Research, will provide a status update on Orange County Projections 2010 and the Housing Inventory System.

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**Attachments:**

1. Revised 2010 HIS sample form
2. HIS instruction sheet

**Contact:**

Ms. Deborah Diep, Director, CDR  
657/278-4596  
[ddiep@fullerton.edu](mailto:ddiep@fullerton.edu)



**Item 2:** **Orange County Sustainable Communities Strategy**

**Recommended Action:** Receive report. Discussion.

**Report**

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Mr. Tony Petros, Project Manager for the Orange County Sustainable Communities Strategy, will provide an update on the attached “OC SCS White Paper Addressing SCAG’s Subregional SCS Framework and Guidelines”. TAC members are requested to review the attached OC SCS White Paper and either submit comments/questions via the comment line on the OC SCS website prior to the TAC meeting or bring comments/questions to the TAC meeting on November 9, 2010.

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**Attachment:** 1. OC SCS White Paper

**Contact:** Ms. Marika Modugno, Chair, OCCOG TAC (City of Irvine)  
949/724-6456  
[mmodugno@cityofirvine.org](mailto:mmodugno@cityofirvine.org)

## OC SCS White Paper Addressing SCAG's Subregional SCS Framework& Guidelines

### Introduction

This white paper provides a proposed approach to addressing the eight required elements laid out in the SCAG Framework and Guidelines for Subregional Sustainable Communities Strategy (pp. 4, 5). It is intended for discussion purposes with the hope that after review, comment, and modification, it will become the agreed-upon approach for how the Orange County SCS will meet the required elements, along with the Center for Demographic Research's (CDR) OCP-2010 data elements at the Traffic Analysis Zone (TAZ) level.

### Required Element (i)

*Identify the general location of uses, residential densities, and building intensities within the subregion;*

#### ***Proposed OC SCS Approach***

All Orange County cities and the County of Orange provided parcel-level data to SCAG for the development of its Sustainability Tool, which included both existing land use conditions (2008) and General Plan build-out conditions (2035). SCAG then took this data and "flattened" it in the process of creating its Sustainability Tool. The resulting tool is beneficial for macro-level planning and Compass Blueprint visioning purposes for the larger SCAG region and possibly for countywide planning. However, by virtue of aggregating data and categorizing/generalizing data so that the tool works for broad planning purposes, there is a resulting loss of accuracy and specificity. While on a countywide basis the difference between original data and the Sustainability Tool output may appear to be small, when these small errors or deviations are aggregated across the county, the lost detail may add up to sizable, significant differences. Further, the broad-level planning tool is not suited to capture smaller projects that may be critical at the smaller 5.5-acre grid cell level, and even more so at the parcel scale, such as opportunities for infill, mixed-use, and transit-oriented development (TOD).

In order to provide the most accurate picture possible of the Orange County subregion and to preserve the detail and integrity of the data submitted by local jurisdictions, the OC SCS will obtain from SCAG and/or local jurisdictions, the data submitted to SCAG and agreed upon by local jurisdictions. The OC SCS will use the "existing conditions" data (2008) to fulfill the Required Element (i), mapping the location of existing uses, residential densities, and building intensities (floor-to-area ratio [FAR]) in Orange County.

## Required Element (ii)

*Identify areas within the subregion sufficient to house all the population of the subregion, including all economic segments of the population, over the course of the planning period of the RTP taking into account net migration into the region, population growth, household formation and employment growth;*

### **Proposed OC SCS Approach**

Assumptions foundational to fulfilling this required element:

- The OC SCS must show there is sufficient housing for all populations of the subregion on a countywide (subregional) basis as opposed to jurisdiction by jurisdiction
- The “planning period of the RTP” is that of SCAG’s 2012 Regional Transportation Plan (RTP), which has a base year of 2008, and future planning years, including 2020 and 2035
- Net migration, population growth, household formation, and employment growth projections for this planning period are being developed by CDR and approved by various entities including the Orange County Council of Governments (OCCOG) (Orange County Projections, OCP-2010).

The first step in accomplishing this required element is to identify the projected need for housing at various income levels in the target years of 2020 and 2035. The OC SCS will calculate this “demand” side by using data from the approved OCP-2010 demographic projections and from California Economic Development Department employment and salary data. The California Economic Development Department (EDD) calculates 10-year projected employment for Orange County, including occupational classifications and related salary levels in EDD’s “Industry Employment Projections” and “Occupation Employment Projections” data series, respectively. Using these data, the OC SCS will identify projected employment by median annual income levels and the housing needed to satisfy those employment numbers. These projections can be broken down by income levels/related housing needs to demonstrate the demand for housing within the subregion by various projected income levels.

The second step will be to identify the projected supply of available housing for the 2020 and 2035 target years. The OC SCS will first calculate the projected housing supply for 2035 using the data provided by the jurisdictions (see Required Element (i) above) for existing conditions (2008) and General Plan build-out (2035), then identify general areas within the subregion that can accommodate housing development. The change in land use(s) and/or densities between 2008 and 2035 will be considered the housing development opportunity. The OC SCS will map

the 2035 housing opportunities, as well as calculate the potential number of total housing units available in the subregion, based on the size of parcels and allowable building density.

For the 2020 target year, the OC SCS will use 2008 and 2035 data and conduct a straight-line interpolation of the data. For example, if 30,000 additional units are projected to be constructed between 2008 and 2035, this equates to approximately 1,111 per year. A straight-line interpolation results in a total of 13,333 additional units by the year 2020.

It is anticipated that the demonstrated opportunities for housing development during each time period will exceed the projected demand. The OC SCS will not tie specific housing developments to individual jurisdictions or parcels since the requirement is at the sub-regional, or countywide, level. For example, Step One may identify the need in 2035 for a total of 7,500 housing units: 5,000 housing units at a certain income level and another 2,500 housing units at another income level. (The OC SCS will align housing needs with the RHNA categories.) Step Two may identify the opportunity to build a total of 20,000 housing units countywide in 2035: 10,000 at a certain income level and 10,000 at another income level.

To meet this required element, the OC SCS will identify, compile tables and graphs, and map the geographic locations where housing development opportunities exist, adequate to meet the need identified through 2010 OCP/EDD data.

The product of the housing demand analysis will be tables/graphs that depict the housing demand for various income levels in Orange County in 2020 and 2035. The product of the housing supply analysis will be a map of housing development opportunities and tables/graphs describing the projected supply of housing by income level for 2020 and 2035.

### **Required Element (iii)**

*Identify areas within the subregion sufficient to house an eight-year projection of the regional housing need for the subregion pursuant to Section 65584;*

### ***Proposed OC SCS Approach***

The California Department of Housing and Community Development, in consultation with OCCOG, is the responsible party to determine existing and projected need for housing in each region, as outlined in Section 655483. OCCOG will identify the number of housing units needed for the 8-year period through OCP-2010 as prepared by CDR (the 8-year period is defined as x – x). Similar to Required Element (ii) above, the OC SCS will identify total housing development opportunity within the county that could be utilized to meet the identified 8-year housing need



through interpolation as spelled out previously. Housing development opportunities will be calculated using existing General Plan data related to zoning, parcel size, and allowable density, already provided by each Orange County city and the County of Orange to SCAG.

### **Required Element (iv)**

*Identify a transportation network to service the transportation needs of the subregion;*

#### ***Proposed OC SCS Approach***

Transportation plans, policies, and programs will be compiled from existing data sources. These elements will be aggregated by mode (i.e., trucks/goods movement, transit, automobile, bicycle, pedestrian) and generally by geographic location within the County. The array of data will be integrated with a County overlay map to coincide with data developed for land use and socioeconomic indicators.

The OC SCS will use the Draft Long-Range Transportation Plan (LRTP) currently being prepared by OCTA as the foundational source of transportation data. Individual cities, the County, and other affected agencies are participating in the development of the LRTP, creating a comprehensive transportation vision for the County. As such, it will reflect the most recent and best available data on transportation planning for Orange County. Maps illustrating capital projects (e.g., freeway, arterial highway, interchange, intersection), rail and transit enhancements, bicycle and pedestrian gap closures, and other physical improvements will be developed in a format consistent with mapping for other land use and socioeconomic indicators. Other plans and programs that affect transportation, such as Transportation Demand Management (TDM) or Transportation System Management (TSM) efforts, will be identified by jurisdiction. The goal of this mapping effort is to link changes in land use development and intensity with the future provision of transportation infrastructure to reduce vehicle trip lengths and to encourage modal choice for transportation needs.

The OC SCS will augment the LRTP data with other sources currently available. These include information being collected by CDR from the 34 cities and the County regarding transportation plans and programs underway by Orange County cities, as well as other planned and programmed efforts (e.g., Metrolink Service Expansion Program, Go Local plans, Transportation Corridor Agency plans, municipal Circulation Element plans). Each of these additional data sources will be cross referenced with the LRTP to ensure consistency and avoid duplication. Any new plan, policy, or program will be mapped and described in a manner consistent with the LRTP data source. The goal of this data research effort is similar to the LRTP summary: to link changes in land use development and intensity with the future provision of transportation

infrastructure to reduce vehicle trip lengths and to encourage modal choice for transportation needs.

#### **Required Element (v)**

*Gather and consider the best practically available scientific information regarding resource areas and farmland in the subregion as defined in subdivisions (s) and (b) of Section 65080.01;*

#### ***Proposed OC SCS Approach***

Using the existing land use (2008) and General Plan build out data (2035) provided by local jurisdictions described above, the OC SCS will identify resource areas and farmland in the subregion as defined in subdivisions (a) and (b) of Section 65080.01. The OC SCS will provide a map showing these resource areas/farmland and will ensure that these areas are not included as part of the development housing opportunities areas (unless depicted as such by a jurisdiction's General Plan build out).

#### **Required Element (vi)**

*Consider the state housing goals specified in Sections 65580 and 65581;*

#### ***Proposed OC SCS Approach***

These sections acknowledge the importance of housing for Californians of all economic levels and the desire to provide adequate housing opportunities, including housing for low- and moderate-income households. They acknowledge the responsibilities of the state and local jurisdictions to make adequate provision of housing and to prepare housing elements that move toward attainment of the state housing goal. They recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal.

The OC SCS will consider the state housing goals, referencing these sections and the language contained therein, as well as aligning the OC SCS with California Housing and Community Development policies, programs, and procedures. These consideration/references will be included in the discussion of housing needs and projected housing supply as described under Required Elements (ii) and (iii) above.

### Required Element (vii)

*Set forth a forecasted development pattern for the subregion, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve, if there is a feasible way to do so, the greenhouse gas emission reduction target approved by the ARB;*

#### **Proposed OC SCS Approach**

The OC SCS will draw from several agencies to fulfill Required Element (vii). The OC SCS will take direction from OCCOG and its member agencies with respect to the forecasted development pattern to be used for this element. The starting point will be the data submitted to SCAG by local jurisdictions and described under Required Element (i) above (General Plan Build Out–2035 and Target Year–2020). The transportation network will be defined through the development of Required Element (iv) above through collaboration with the Orange County Transportation Authority (OCTA) and the LRTP process. Additional transportation measures and policies to be implemented in order to reduce greenhouse gas emissions will be identified by the OCCOG, OCTA, and local jurisdictions.

An initial list of potential measures to reduce greenhouse gas emissions has been compiled by CDR using Best Management Practices (BMP) provided by Orange County jurisdictions, SCAG, and the California Air Resources Board (ARB). ARB is also working with researchers at the Universities of California Irvine and Davis to identify the impacts of key transportation and land use policies on greenhouse gas emissions based on scientific literature. The results of this analysis may be used to help develop and refine BMP measures and policies included in the OC SCS.

A measurement of the reduction in greenhouse gas emissions generated by the forecasted development pattern, transportation network, and BMPs will be included in the Southern California regional SCS and modeled and calculated by SCAG at the regional level.

### Required Element (viii)

*Allow the RTP to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506). See, Government Code §65808(b)(2)(B).*

#### ***Proposed OC SCS Approach***

The OC SCS will allow the RTP to comply with the identified Act/Code by virtue of its reduction of greenhouse gas emissions through the planned integration of future land use, housing, and employment development, as well as the future transportation network. The OC SCS will reference this compliance.



**Item 3:** **SCAG 2012 Regional Transportation Plan and Growth Forecast**

**Recommended Action:** Receive report. Discussion.

## **Report**

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Mr. David Simpson, OCCOG Executive Director, will brief the TAC on the key highlights of the following items:

- ◆ Update on the Southern California Association of Governments' (SCAG) Climate and Economic Development Project;
- ◆ Agenda Review of SCAG's Regional Council, Joint Policy Committees, and Policy Committee meetings of November 4, 2010; and
- ◆ Agenda Review of Subregional Coordinators Group meeting of November 2, 2010.

The agendas for all SCAG meetings are posted at [www.scag.ca.gov](http://www.scag.ca.gov) and are located on each committee's webpage included below. The Joint Policy Committees Meeting will include a presentation on SCAG's Regional Congestion Pricing Study. This update is being presented to highlight current activities and establish a context for subsequent dialogue on pricing options for Regional Council consideration for potential incorporation into the 2012 Regional Transportation Plan.

- ◆ Regional Council: <http://www.scag.ca.gov/committees/rc.htm>
- ◆ Energy and Environment Committee: <http://www.scag.ca.gov/committees/eec.htm>
- ◆ Community, Economic and Human Development:  
<http://www.scag.ca.gov/committees/cehd.htm>
- ◆ Transportation Committee: <http://www.scag.ca.gov/committees/tc.htm>
- ◆ Plans and Programs TAC: <http://www.scag.ca.gov/pptac/index.htm>
- ◆ Subregional Coordinators Group: <http://www.scag.ca.gov/agendas.htm>

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**Item 4: Regional Housing Needs Assessment**

**Recommended Action:** Receive report. Discussion.

**Report**

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Ms. Tracy Sato, City of Anaheim, will provide the OCCOG TAC with a brief overview of the presentation provided to the SCAG Plans and Programs Technical Advisory Committee at its October 12, 2010 meeting. Issues to be covered include the timeline for the Department of Housing and Community Development's release of the regional RHNA target, the RHNA appeal period, and the timing of the next housing element's due date.

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**Attachment:** 1. RHNA and SCS Presentation

**Contact:** Ms. Marika Modugno, Chair, OCCOG TAC (City of Irvine)  
949/724-6456  
[mmodugno@cityofirvine.org](mailto:mmodugno@cityofirvine.org)

# The RHNA and Sustainable Communities Strategy

Joe Carreras,  
Program Manager, Housing and RHNA  
Southern California Association of Governments

October 2010



## What is SCAG?

**Largest Metropolitan Planning Organization in US**

**6 counties**

**190 cities**

**19 million people**

**8 million jobs**

**SCAG REGION  
and Surrounding Area**



## What Does SCAG Do?

### Federal and State Government Mandates to Develop Regional Plans for:



Transportation



Housing  
Development



Air Quality

## Senate Bill 375 Calls for Addressing Green House Gas and Housing Targets together

- ▣ Requires regional **Sustainable Communities Strategy (SCS)**
- ▣ Includes these three related approaches
  - Land use planning
  - Transportation policies
  - Transportation investments





## SB 375 in a Nutshell

- Transportation Planning Requires California Air Resources Board (CARB) to set regional greenhouse gas emission targets by September 30, 2010
- Each region must incorporate its target in its Regional Transportation Plan (RTP)
- Each region's RTP must include a Sustainable Community Strategy (SCS) or, in the alternative, adopt an Alternative Planning Strategy (APS) that addresses the target
- Each region's Regional Housing Needs Allocation (RHNA) plan must be consistent with the development pattern in the SCS, but not with an APS

## Regional Housing Needs Assessment (RHNA)

*For use in updating the housing element of General Plans*

- Determines development capacity each local government must identify and zone for during the housing element planning period
- A policy based projection of household growth, with vacancy and replacement housing allowances
- Addresses the housing needs of all income groups resulting from population and employment growth and change – "Fair Share Plan"



## Eight Sustainable Community Strategy (SCS) Elements

- Identify existing land use
- Identify areas to accommodate long term housing need
- Identify areas to accommodate 8 year RHNA housing need
- Identify transportation need and planned network
- Consider resource areas and farmland
- Consider statutory housing goals and objectives
- Future growth and development pattern
- Comply with federal law for developing an RTP



## The SCS Housing Targets

- The SCS will identify areas in the region with sufficient capacity to house all economic segments of the population for the entire planning period of the Regional Transportation Plan and...
- The SCS must also identify areas within the region or subregion sufficient to house an 8 year projection of the regional housing need pursuant to Gov't Code 65584
- These determinations must utilize the most recent planning assumptions, local general plans and other factors and consider statutory housing goals and objectives



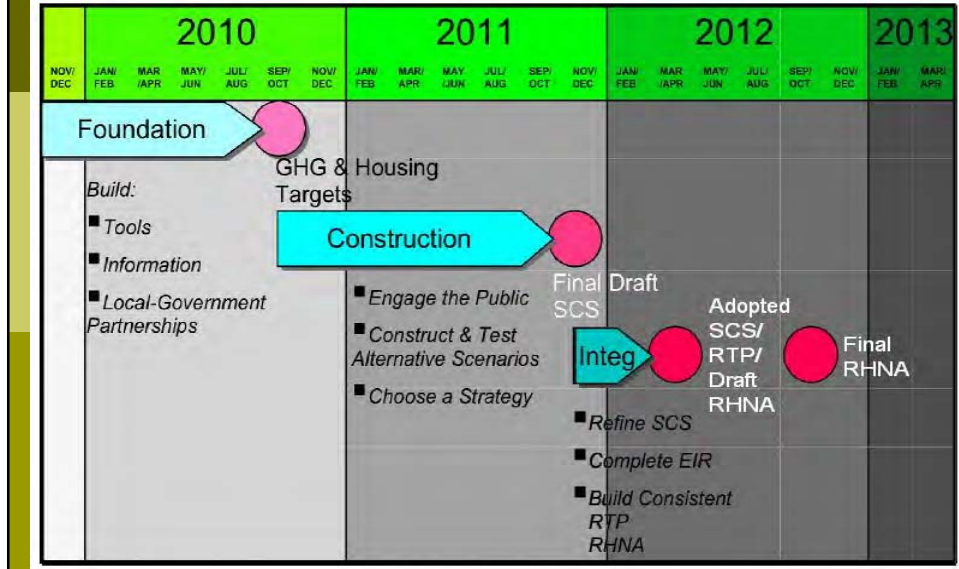
## Acknowledging Differences

- RHNA is assigned at the local jurisdictional level and may require re-zoning and changes in existing General Plans over the 8 year housing element planning period.
- The SCS covers the entire RTP planning period and extends out to 2035. General Plans are not required to be consistent with the SCS.
- The SCS focuses on Transit Project Priority areas and GHG reduction
- RHNA and SCS "Consistency" is not defined in statute. That said, there should not be a noticeable difference between the RHNA and SCS development pattern
- The SCS cannot "prohibit" the RHNA allocation from being accommodated in a locality
- SCAG must make a RHNA and SCS consistency finding as part of the RTP adoption every 8 years even though the RTP/SCS is updated every 4 years

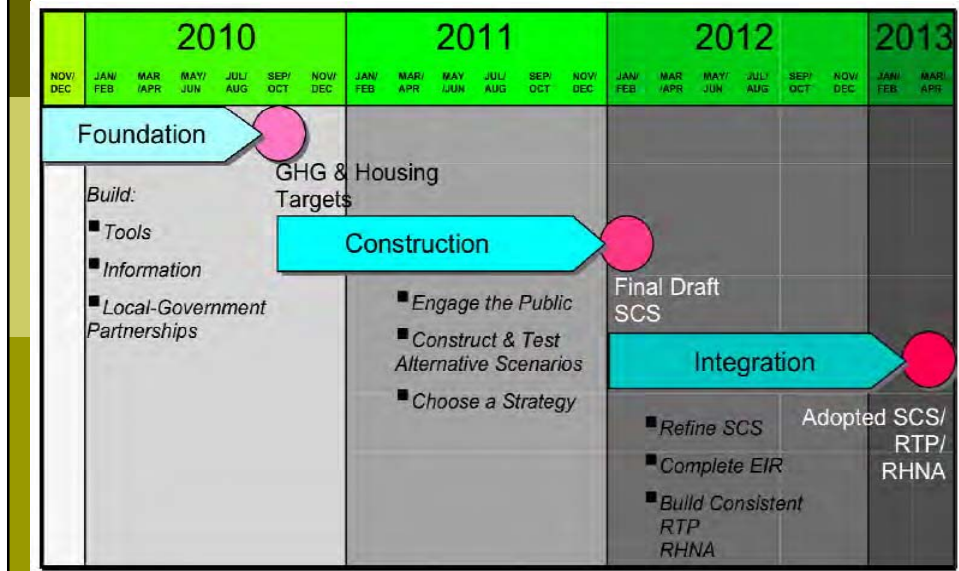
## Building a RHNA

- Population and housing demand must be proportional to employment growth
- The RHNA must be "consistent" with the SCS to house all economic segments of the population and its "development pattern" for the entire RTP and not just the 8 year housing element planning period
- The Local Housing Element update will be due 18 months after the adoption of the Regional Transportation Plan (RTP)/ SCS and 12 months after the RHNA is finalized.
- Active public and local government engagement in the RHNA begins with the issuance and development of the SCS housing targets
- Here are examples of integrated SCS and RHNA schedules...

## Draft Schedule for SCS and RHNA for the SCAG Region

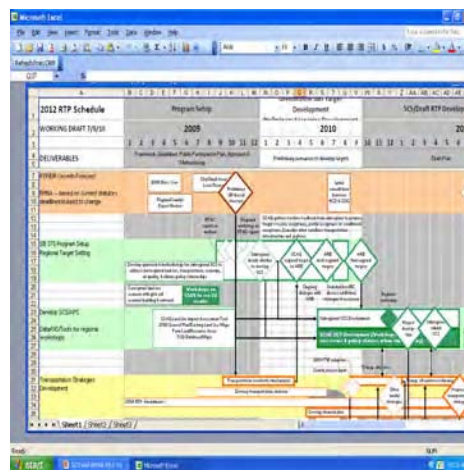


## Draft Schedule for SCS and RHNA for the ABAG Region



## SCAG faces a Compressed Schedule

- SCAG is the first multi-county and second MPO scheduled to implement SB 375 – only the San Diego County region is ahead of SCAG
- SCAG has less time than the Bay Area and other major metro areas to develop its SCS, integrate 2010 Census/ACS data, complete its environmental document and build its RHNA



## What needs to be Built in & Aligned

- Regional Emission and Housing target Issuance by CARB and State HCD
- Sub-regional delegation for SCS and RHNA with the HCD issuance of Regional Housing Target
- SCS scenario building and AB 2158 local survey under RHNA, including preparation of the EIR and Conformity analysis
- Coordinate the supporting public hearing and participation processes
- Adoption date of RTP and SCS since 18 months later – Housing Elements are due
- Final adoption of RHNA is expected to occur 12 months before Housing Elements are due

## Availability and incorporation of 2010 Census/ ACS data Impacts Housing Targets

- HCD may approve a 2 month extension of the RHNA process and Housing Element due date to allow COGs to incorporate “critical Census” information and allows local government more time to update their housing elements, but...
  - While current population and housing estimates will be updated by the 2010 Census/ACS for the SCAG region, the latest 2007 projections by DOF/HCD for future years will not.
  - This may result in a significant gap between the current regional population projection based on local input and the DOF projection.
  - DOF/ HCD are urged to revisit its projections and planning assumptions based on the new census and latest available data, especially for employment

## Flying Blind without an HCD Housing target for the Region

- Looking ahead...
  - The HCD regional housing target for RHNA is expected by September 2011 but it comes one year after the SCS emission and housing target release by CARB (September 2010)



## Flying Blind without an HCD Housing target for the Region

- The release of HCD regional housing target will come at the end of the SCS process and just before the draft RTP/SCS is to be adopted in Nov. 2011
- Consultation between HCD and SCAG is expected to begin in Aug. 2011
- This release along with new Census/ ACS data may affect the RHNA allocation assignments and impact “consistency” between the RHNA and the RTP/SCS and its environmental documents



## Draft RHNA & Housing Element Schedule

- Projected RTP/SCS Adoption - April 2012
  - **Housing Elements are due in 18 months or by October 2013**
- Regional Housing Target Base year: Jan. 2011
- Final RHNA due Oct. 2012 or one year in advance of housing element due date
- But a draft RHNA adopted in April 2012 may not be finalized by Oct. 2012 due to the statutory steps and time required to complete the revision and appeals process and obtain HCD approval



## Draft RHNA & Housing Element Schedule – Other Considerations

- The Housing Element planning period is the time “between the due date for one housing element and the due date for the next housing element.” (GC 65588(f)(1))
  - **Oct. 2013 to Oct. 2021 is the Housing Element planning period** – 8 years
  - **RHNA Base year & Projection Period: Jan. 2011 to October 2021** – 10.75 years
- Moreover, we note that:
  - **There is a 9 month overlap with current housing element planning period ending June 2014**
  - **The RHNA and HE due date may be adjusted by HCD for a 2 month extension to “access critical census data”** - GC 65584 (c)
  - **Alternative planning period cited in GC 65584.02** that specifies a planning period no longer than the RTIP – 5 or 6 years when requesting use of the RTP growth forecast for RHNA

## Understanding the New Integrated Regional Transportation Plan Process

- An updated set of RTP/ SCS guidelines have been prepared and adopted by the California Transportation April 12, 2010:  
[http://www.catc.ca.gov/programs/rtp/2010\\_RTP\\_Guidelines.pdf](http://www.catc.ca.gov/programs/rtp/2010_RTP_Guidelines.pdf)
- This update includes information on the SCS and RHNA
- Check the SCAG housing WebPages for RHNA information:  
[Housing Southern Californians - Regional Housing Needs Assessment \(RHNA\)](#)
- Here are some tips to keep in mind when preparing for the 5<sup>th</sup> revision of the RHNA...



## SCS, RHNA and Housing Element - Tips

- Since the RHNA fair share allocation will mirror the development pattern of the RTP/SCS, a locality's integrated growth forecast input will largely determine housing planning responsibilities
- Anticipate an RHNA that serves a wide array of planning goals:
  - Provides adequate sites and zoning serving "fair share" housing needs and transportation efficiency goals,
  - Accommodates balanced employment and population growth,
  - Reduces the disproportionate concentration of lower income households and:
  - Addresses regional emission targets and sustainability goals
- But be aware that there is the potential for these goals to be at cross purposes with each other or fall short of GHG emission targets

## SCS, RHNA and Housing Element - Tips

- Engage early on in the SCS process and note the new 8 year housing element planning period for the region
- The RHNA numbers may be higher if only because they must accommodate a longer projection and planning period...beware of **"sticker shock"**



## SCS, RHNA and Housing Element - Tips

- Do not wait for the RHNA allocation process to take place and then find that an extensive amount of reconciliation in planning assumptions may be needed to meet housing element obligations
- Housing elements that are 120 days late will revert to a 4 year housing element planning cycle...don't be late!
- Cities and Counties are required to complete the re-zoning of sites within 3 years or face sanctions



## Implementing SB 375 and RHNA

- Major MPOs from around the state are meeting over the next few months with HCD to address RHNA issues related to implementing SB 375
- SCAG will be scheduling a first round of SCS workshops around the region in December...We will keep you posted!



# Thank You

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For further information, please contact:  
Joe Carreras,  
Program Manager, Housing and RHNA  
Tel. 213.236.1856 and [Carreras@scag.ca.gov](mailto:Carreras@scag.ca.gov)





**Item 5:** **OCCOG Board Meeting of October 28, 2010**

**Recommended Action:** Receive report.

**Report**

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Mr. David Simpson, OCCOG Executive Director, will brief the TAC on the key highlights of the October 28, 2010 meeting of the OCCOG Board. Actions and discussions of the Board related to specific items on the TAC's agenda will be discussed relative to the respective item.

The agenda for the Board meeting is posted at <http://www.octa.net/occog.aspx>. This link was also provided to the TAC members via e-mail prior to the Board meeting. Please bring your copy of the OCCOG Board agenda packet to the TAC meeting for reference purposes.

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**Contact:** Mr. David Simpson, OCCOG Executive Director  
714/560-5570  
[dsimpson@octa.net](mailto:dsimpson@octa.net)



**Item 6:** **Orange County Transportation Authority's Long Range Transportation Plan – Destination 2035**

**Recommended Action:** Receive report.

**Report**

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Mr. Greg Nord, OCTA, will provide an update on the draft Long Range Transportation Plan – Destination 2035.

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**Contact:** Mr. Greg Nord, Vice Chair, OCCOG TAC (OCTA)  
714/560-5885  
[gnord@octa.net](mailto:gnord@octa.net)