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MEETING OF THE

TECHNICAL WORKING GROUP

*Thursday, May 21, 2020
10:30 a.m. – 12:00 a.m.*

(Web Meeting Only)

HOW TO PARTICIPATE IN MEETING ON NEXT PAGE

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Web Meeting

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Technical Working Group

May 21, 2020

10:30 a.m. – 12:00 a.m.

Web Meeting

Agenda

Introductions

Discussion Items

- | | | |
|---|----------------|------------|
| 1. Connect SoCal – 120 day outlook | Sarah Jepson | 20 minutes |
| 2. Entitlements | Kimberly Clark | 15 minutes |
| 3. Covid 19 Outreach | Marco Anderson | 15 minutes |
| 4. Possible Modeling Impact due to Covid 19 | Hsi-Hwa Hu | 15 minutes |
| 5. Proposed SCAG Technical Assistance for Housing Element Updates | Kevin Kane | 10 minutes |

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Technical Working Group

Agenda Item 2

DRAFT Proposed Approach for Addressing Entitlements in SCAG’s Tier 2 Transportation Analysis Zone (TAZ) level modeling data for Connect SoCal

May 21, 2020

EXECUTIVE SUMMARY:

On May 7, the Regional Council adopted Resolution No. 20-621-1 approving Connect SoCal for federal conformity purposes only as part of its action, directed staff to work with local authorities to identify and restore locally approved entitlements as conveyed by local jurisdictions, among other directives. This report describes the process SCAG staff plans to undertake to address these directives, while also meeting the requirements to provide a progress report describing anticipated modifications to the SCS and associated approximate modeling and analysis within 60 days of Resolution adoption.

Background:

SCAG’s regional transportation model relies on population, household and employment data at the neighborhood level—Tier 2 Transportation Analysis Zones (TAZs)—as part of a complex series of calculations to predict travel behavior and resulting outcomes, like vehicle miles travelled and greenhouse gas emissions. There are 11,267 Tier 2 TAZs in the SCAG region. SCAG coordinates an extensive local engagement process, called the Bottom-Up Local Input and Envisioning Process, with towns, cities and counties as part of the development of the plan to create this dataset, so that it respects local general plans while also reflecting the impacts of regional policy. For example, when projecting growth in a TAZ, if there is capacity to place more future growth within a regional Priority Growth Area, within the regulatory framework of a general plan, then staff would determine that this is the best reflection of regional policy.

In addressing the Regional Council directives, SCAG will continue to work closely with the development community and local jurisdictions to review how growth is reflected in areas with entitled projects. This becomes a particularly sensitive and challenging process for large-scale developments that may take several decades to come to fruition, but also challenging, because large scale development often comprise their own Tier 2 TAZs so the regional data can be misconstrued as reflecting the growth limits of an entitled project, when it is simply a point-in-time projection of the growth over a 25 year period for regional transportation planning purposes.

Analysis of Entitlement Data for Connect SoCal

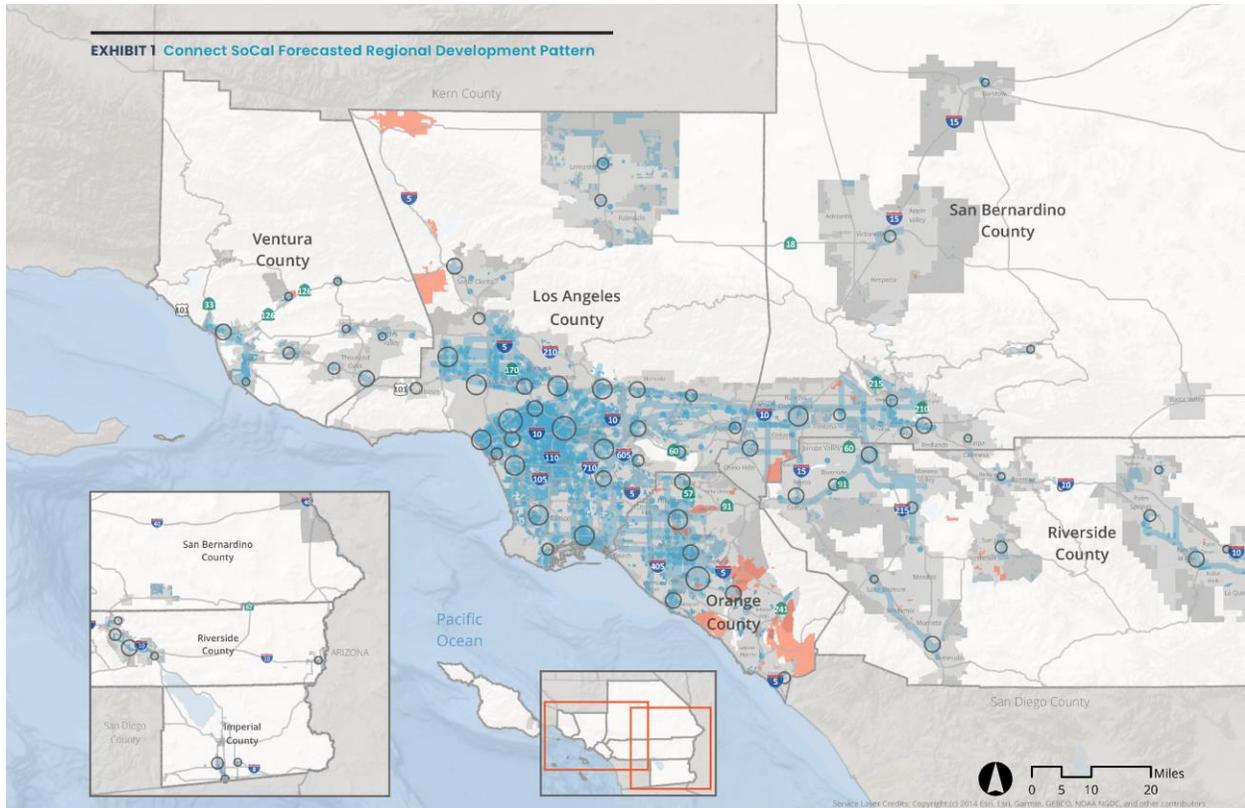
The *Planning Process* that was used for the Final Proposed Connect SoCal plan to capture entitlement data for consideration in the development of the growth forecast for the plan is described below. . Indeed, one of Connect SoCal’s Guiding Principles is to “Assure that land use and growth strategies recognize local input, promote sustainable transportation options, and support equitable and adaptable communities”. The proposed *Supplemental Review and Data Refinement* process follows the Planning Process description and includes additional steps to be

taken over the next 60 and 120 days as directed by the Regional Council to augment the planning process to-date with further opportunities for review and to identify and restore locally approved entitlements as conveyed by local jurisdictions.

Planning Process

An important aspect of projecting growth and planning our region's future development is taking into account new housing and employment related projects that are already in the pipeline – both in establishing a geographic database of entitled projects, and in collaborating with local jurisdictions to understand anticipated project impacts on future population, household, and employment growth through Connect SoCal's 2045 horizon year. To first establish a database of entitled projects in preparing for Connect SoCal, SCAG worked with local jurisdictions and private sector developers early in the process to develop an Entitlements Database - the first of its kind and breadth in the region. This began by engaging with developers in 2016 through an Entitlements Working Group to map the locations and understand intensities of 66 major housing and employment projects. SCAG then met one-on-one with all 197 jurisdictions in 2017 and 2018 to review and supplement this database with additional entitlements – since jurisdictions are the authority on entitled projects and development agreements. SCAG's towns, cities, and counties were asked to review the dataset by October 1, 2018, and 44 jurisdictions from all six counties offered feedback. In total, SCAG's dataset grew to 424 projects with entitlements for over 195,000 new single family and multifamily development units. Many of these projects also included plans for employment related uses, with over 132,000 jobs projected based on potential future building square footages. For regional planning purposes, entitlements change frequently and SCAG's 2018 Entitlements Database includes projects anticipated for near-term entitlement as conveyed by jurisdictions.

All of these entitled projects are depicted within the Forecasted Regional Development Pattern for the Final Proposed Connect SoCal plan, shown as Exhibit 1 in the Sustainable Communities Technical Report:



○ Job Centers ■ Priority Growth Areas ■ Entitled Projects ■ Incorporated Areas ■ Sphere of Influence*

* Priority Growth Areas include Spheres of Influence outside of constrained areas, as discussed further in the SCS Technical Report.

Source: County Transportation Commissions, LAFCO, Local Jurisdictions in SCAG region, SCAG, 2019

The next step in incorporating entitlements in Connect SoCal was understanding the likely phasing of these projects through 2045. Unlike many local general plans, Regional Transportation Plans and Sustainable Communities Strategies (RTP/SCSs) do not represent the region’s ultimate “build out.” Since there are many factors impacting the timeframe that bring entitlements to fruition - including market forces, local trends, anticipated phasing of development, amongst others – it was important to engage with local jurisdictions to understand neighborhood impacts and overall growth through 2045. This also supports Connect SoCal’s Guiding Principle to “assure that land use and growth strategies recognize local input, promote sustainable transportation options, and support equitable and adaptable communities.” In total, over 80 percent of SCAG’s 197 jurisdictions provided feedback in 2018 as part of the Bottom-Up Local Input and Envisioning Process on the anticipated phasing of population, household, and employment growth from 2016 to 2045. In comparing growth projected from entitlements to each jurisdiction’s overall growth, all 424 projects in the Entitlements Database are reflected in Connect SoCal. Further, Connect SoCal is adopted by SCAG at the jurisdictional level (not at the TAZ level) and jurisdictions have the authority to

determine consistency of any project with the plan. Nothing in Connect SoCal precludes a project from being determined consistent with the SCS, as entitled, by the applicable jurisdiction. Additionally, Government Code §65080 (b)(2)(K) expressly states: “Nothing in a sustainable communities strategy shall be interpreted as superseding the exercise of the land use authority of cities and counties within the region. ...Nothing in this section shall require a city’s or county’s land use policies and regulations, including its general plan, to be consistent with the regional transportation plan or an alternative planning strategy.”

SCAG has been notified of concerns from some stakeholders, including the Building Industry Association (BIA), regarding the representation of entitled projects in the neighborhood level growth forecast dataset. The neighborhood level growth forecast is specifically used for regional modeling purposes and is collaboratively developed with local jurisdictions to ensure growth projections reflect local knowledge of conditions, market forces and other factors contributing to future growth and do not exceed the capacity of local general plans. The data used in the Final Proposed Connect SoCal plan originates from the Bottom-Up Local Input and Envisioning Process and represents a local jurisdiction’s best understanding, at that time, of anticipated growth through 2045 taking into account the phasing of entitled projects. The neighborhood level data includes transportation analysis zone (TAZ)-level population, household, and employment growth projections, which are informed by the Entitlements Database. This data is not published in Connect SoCal and is typically released in consultation with local jurisdictions through a defined protocol to ensure it is understood as a tool for regional planning purposes only.

As part of the final review of Connect SoCal, SCAG conducted an analysis of the proposed Final Draft Plan with the entitlement database to assess the extent to which the growth anticipated from entitled projects was reflected in the plan’s growth forecast to 2045:

- Of the 424 projects in the 2018 Entitlements Database, 10 projects in six jurisdictions were identified where the households or jobs reflected in the Entitlement Database were not fully captured in the Tier 2 TAZ level growth projections for 2045
- SCAG understood the primary reason for this difference related to the anticipated phasing of a project, as conveyed and/or reviewed by jurisdictions, recognizing that the build out of the development would continue beyond the horizon year of the plan
- SCAG further estimated that the number of dwelling units phased for development beyond 2045 to be 2,515 units, representing less than one percent (0.15 percent) of the 1.6 million new households anticipated between 2016 and 2045
- SCAG also estimated the number of jobs that would come to fruition after the 2045 horizon to be 38,403, representing 2 percent of the 1.6 million new jobs expected from 2016 through 2045

The phasing of development at this scale can be assumed to be regionally insignificant, meaning if these units and jobs materialize earlier there would likely be minimal impact regionally to travel behavior and the model outcomes that SCAG produces for regional planning purposes. However, if further adjustments were made to the Tier 2 growth forecast dataset, the regional model would need to be re-run to confirm this assumption. More information on the process and datasets used in the development of Connect SoCal, and the process for requesting data, can be found on-line at <https://www.connectsocial.org/Pages/Local-Input-Process.aspx>

Supplemental Review and Data Refinements

To supplement the planning and review process, SCAG staff intends to pursue the following activities to work with local authorities to identify and restore locally approved entitlements as conveyed by local jurisdictions. Specific and targeted outreach will be conducted to the six jurisdictions impacted to confirm entitlements are expressed and growth is captured as conveyed by the local jurisdictions. SCAG will accept modifications to the TAZ level growth data to accommodate any needed modifications to capture entitlements while holding jurisdictional level growth constant.

In addition, a letter will be sent to all local jurisdictions on May 26 providing them with directions for accessing their Tier 2 TAZ data along with SCAG's publicly-accessible 2018 Entitlements Database (<https://www.connectsocial.org/Documents/DataMapBooks/EntitlementsSCAG.pdf>). Jurisdictions will be provided the opportunity to submit updated information on entitlements to SCAG as part of an ongoing effort to improve the quality of data available at the regional level on entitlements. Jurisdictions can also provide feedback on issues related to general plan capacity through this process. Adjustments to the neighborhood level growth data to reflect these entitlement updates and general plan capacities may also be submitted by local jurisdictions for review by SCAG and will be considered for inclusion in the plan if received by June 5. Time for review and comment by local jurisdictions is limited in order to ensure SCAG staff can be responsive to the Regional Council's direction to provide a progress report within 60 days of the May 7 adoption of Board Resolution No. 20-621-1 describing modifications to the SCS and associated modeling analysis. Given this is the third opportunity for review and feedback, the advisory nature of the data, and that the process is supplementary to analysis and outreach to address known discrepancies as described above, SCAG staff believes the timeframe is reasonable for addressing the Regional Council's directive.

Following the June 5 deadline, SCAG's Entitlements Database will remain a dynamic platform for capturing changes to entitlements for use in future planning updates. The Entitlement Database will be updated and made publicly accessible after this last round for review.

Additional enhancements to the Supplemental Review and Data Refinement process may be pursued by staff and based on input from the Technical Working Group and stakeholders. The suggested process improvements will be evaluated and pursued if consistent with Regional Council direction and achievable within established time constraints.

Next Steps

SCAG has initiated the process for reaching out to the targeted jurisdictions to confirm or revise growth forecast data to reflect growth anticipated during the horizon years of the plan. Letters to engage remaining jurisdictions will be distributed on May 26; feedback via email to SCAG's RTPLocalInput@scag.ca.gov account will be required, if changes are desired, by June 5. A report to the Regional Council on the Supplemental Review Process and Proposed Data Refinements will be provided on July 2, 2020.

DRAFT



Technical Working Group

Agenda Item 3

Connect SoCal & COVID-19



SCAG Regional Council adopted Connect SoCal for Federal conformity purposes. Our next steps:

- “(2) Allow for more time (120 days) to review Connect SoCal and consider its implications in light of the short and long-term impacts of the COVID-19 pandemic on the region as requested by many stakeholders;
- (4) provide a progress report describing modifications to the SCS and associated modeling and analysis within 60 days;
- (5) work with local authorities to identify and restore locally approved entitlements as conveyed by local jurisdictions...”



Connect SoCal & COVID-19



SCAG is listening to stakeholders and community based organizations:

- What are the immediate impacts of COVID-19 on your community's transportation and housing needs?
- How can SCAG and our partners better engage your communities during the pandemic recovery period?
- What are the long term considerations regarding COVID-19 and your communities?

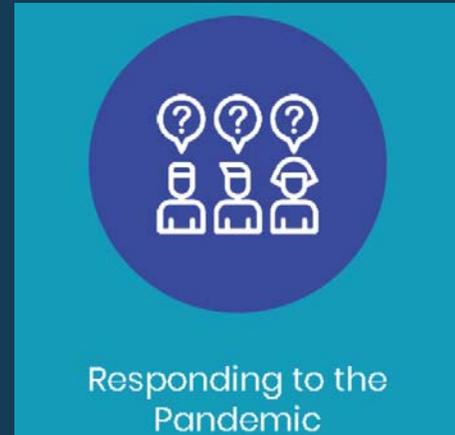


Connect SoCal & COVID-19



During the 120-day period:

- Listen to varied stakeholders
- Develop research and data to assist informed decision making
- Make limited technical refinements to Connect SoCal regarding entitlements
- Refine planned implementation programs based on community input to address a “post-pandemic recovery world”
- Identify long-term considerations for future plan amendments & the 2024 plan update



Opportunities for Engagement



- **Regional Planning & Technical Working Groups (May-July)**
 - Safety
 - Active Transportation
 - Natural and Working Lands
 - Public Health
 - Climate Adaptation
 - Sustainable Communities
 - Environmental Justice
 - Technical Working Group
- **Regional Workshop (June)**
- **Survey (June)**
- **Community Based Organizations (May-July)**
- **Stakeholder Briefings (Ongoing)**

