



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

Meeting Date / Location

**Tuesday, January 10, 2023
9:30 A.M. – 12:00 P.M.**

Meeting Link:

https://teams.microsoft.com/join/19%3ameeting_NmY4N2FmNTQtODk4MC00ZGIzLWEyYzItNjU2ODZmMDNiMml2%40thead.v2/0?context=%7b%22Tid%22%3a%2247feb367-af81-4519-94d7-caab1dfa1872%22%2c%22Oid%22%3a%22a2e04a02-2df2-4f7f-8724-377325b47e13%22%7d

Or call in (audio only)

+1 949-522-6403,,650103999# United States, Irvine
Phone Conference ID: 650 103 999#

Agenda Item

Staff

Page

INTRODUCTIONS

(Chair Equina, City of Irvine)

PUBLIC COMMENTS

(Chair Equina)

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 include what action will be taken. The Technical Advisory Committee may take any action which it deems 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. A speaker's comments shall be limited to three minutes.

ADMINISTRATION

1. OCCOG TAC Meeting Minutes

(Chair Equina)

TAC 3

Draft OCCOG TAC minutes for the December 6th, 2022 meeting

Recommended Action: Approve OCCOG TAC minutes for the December 6th, 2022 meeting as presented or amended

PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS

2. Center of Demographic and Research (CDR) Update

(Deborah Diep, TAC 7
Director of CDR)
-- 20 minutes

Recommended Action: Receive report

3. SCAG Meeting Update

(Chair Equina) –
10 minutes

Recommended Action: Receive report

4. REAP Update

- WSP
- Curt Pringle and Associates
- ULI
- Placeworks

(Chair Equina) –
45 minutes

Recommended Action: Receive report

REPORT FROM CHAIR/VICE CHAIR

REPORT FROM THE OCCOG EXECUTIVE DIRECTOR

MATTERS FROM OCCOG TAC MEMBERS

ANNOUNCEMENTS FROM NON-MEMBERS

ITEMS FOR NEXT MEETING

IMPORTANT DATES OR UPCOMING EVENTS

Adjourn to: FEBRUARY 7, 2023



AGENDA ITEM # 1

Minutes of December 6, 2022

Draft Action Minutes

The Orange County Council of Governments Technical Advisory Committee (OCCOG TAC) meeting of December 6, 2022, was called to order at 9:30 am by Chair Justin Equina, City of Irvine. The meeting was held through video and telephone conferencing.

PUBLIC COMMENT:

There were no public comments at this time.

ADMINISTRATION

1. OCCOG TAC Meeting Minutes

Virginia Gomez, made a motion to approve the OCCOG TAC meeting minutes of November 1, 2022. Scott Voits, City of Westminster, seconded the motion and the minutes were unanimously approved by the TAC.

PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS

2. Center of Demographic and Research (CDR) Update

CDR Director Deborah Diep provided updates on several efforts:

2022 Housing Inventory System (HIS) Data Collection

It was noted that July-December 2022 HIS activity is due on January 20, 2023, using the form available here: <http://www.fullerton.edu/cdr/HISform.xls>.

For HIS questions, please contact Paul Lewis, Demographic Analyst, at 657-278-3417 or plewis@fullerton.edu.

Orange County Data Acquisition Partnership (OCDAP)

It was reported that OCDAP Cycle 2's 2022 aerial imagery processing has been completed by the vendor. Invoices for those agencies expressing interest were sent in November. Reminder emails were also sent with instructions on how to sign up via the Cycle 2 Participation Agreement (PA) which can be downloaded at http://www.fullerton.edu/cdr/OCDAP/OCDAP_Documents_Products.aspx. Participants were requested to email the electronically signed PA PDF document to OCCOG Director Marnie Primmer at marnie@occog.com.



SCAG Draft 2024 Connect SoCal Growth Forecast & Supplemental Data Review/Local Data Exchange Program (LDX)

It was reported that the OCP-2022 was approved on September 22, 2022, and submitted to SCAG on behalf of the 35 Orange County jurisdictions as part of the 2024 Connect SoCal development process.

It was also reported that the deadline for jurisdictions to provide SCAG with their data review and verification form regarding the OCP was December 2, 2022. Jurisdictions were encouraged to submit the verification form to SCAG even if the deadline was missed.

For more information, please contact Deborah Diep, Director, Center for Demographic Research at 657-278-4596 or ddiep@fullerton.edu.

3. SCAG Meeting Update

Chair Equina provided a brief update from the November 16, 2022, SCAG Regional Council meeting focusing on Agenda Item 13 regarding the Regional Advance Mitigation Planning – Advisory Task Group (RAMP-ATG). SCAG staff presented the revised draft policy framework to the ATG, which unanimously approved the framework for Regional Council review and approval.

4. REAP Updates

Marnie Primmer, OCCOG Executive Director, noted that OCCOG had put together workshops on public outreach and another on AB 2097 and AB 2011, along with other legislation. Those workshops would be occurring December 6, 2022, and December 8, 2022.

It was reported that the REAP 2.0 application would be coming before the OCCOG Board in February 2023, with a completed application targeted for submittal in March 2023.

For feedback or questions on REAP 2.0 efforts, contact Marnie Primmer, OCCOG Executive Director, at 949-698, 2856 or marnie@occog.com.

5. 2023 TAC Meeting Calendar

Chair Equina shared the upcoming dates for TAC meetings and solicited any feedback.

REPORT FROM CHAIR/VICE CHAIR

The Chair and Vice Chair had nothing to report.

THE EXECUTIVE DIRECTOR



Orange County Council of Governments

Marnie Primmer shared that the General Assembly is being planned for the end of March 2023. She requested input on speakers or topics by emailing marnie@occog.com.

OCTA will be presenting the LRTP at the next OCCOG TAC meeting.

MATTERS FROM OCCOG TAC MEMBERS

There were no items to report from OCCOG TAC Members.

ANNOUNCEMENTS FROM OCCOG TAC NON-MEMBERS

There were no items to report from non-OCCOG TAC Members.

ITEMS FOR NEXT MEETING

There were none suggested.

IMPORTANT DATES OR UPCOMING EVENTS

- OCCOG-Hosted Workshops on December 6 and 8, 2022

ADJOURNMENT

The meeting was adjourned by Chair Equina until January 10, 2023, due to the New Year Holiday, via video and teleconferencing.

Submitted by:

Benjamin Zdeba, City of Newport Beach
OCCOG TAC Vice Chair



Attendees:

Name	Agency
Amanda Lauffer	Anaheim
Amber Dobson	Laguna Beach
Andrew Gonzales	Placentia
Angel Garfio	OCTA
Anthony Viera	Laguna Beach
Belinda Deines	Dana Point
Benjamin Zdeba	Newport Beach
Chris Chung	Garden Grove
Chris Schaefer	Fullerton
Daniel Kesicbasian	Laguna Niguel
Deborah Diep	CDR
Derek Bingham	Rancho Santa Margarita
Eric Roess	Laguna Niguel
Gail Shiomoto-Lohr	Consultant
Jazmine Estores	Consultant
Jay Wu	Laguna Hills
Joel Rojas	San Juan Capistrano
Jonathan Hughes	SCAG
Jorge Maldonado	Tustin
Justin Equina	Irvine
Katie Cawelti	Curt Pringle + Associates
Lisa Telles	Consultant
Maribeth Tinio	Stanton
Matt Foulkes	Buena Park
Melissa Chao	Irvine
Michelle Baehner	CDR
Michelle Boehm	Consultant
Paul Lewis	CDR
Ricardo Soto	Santa Ana
Rose Rivera	Aliso Viejo
Ron Santos	Lake Forest
Shelley Scott	DOT
Virginia Gomez	TCA
Yuritzy Randle	County of Orange



AGENDA ITEM # 2 Center for Demographic Research (CDR) Updates

STAFF RECOMMENDATION

Receive reports and discussion.

1. 2022 Housing Inventory System (HIS) Data Collection

The July-December 2022 HIS data is due on January 20, 2023.

Please submit data to CDR using the HIS form located at <http://www.fullerton.edu/cdr/HISform.xls>. Revisions to prior years may use either the new or old form. Please verify that the same data reported to CDR is also provided to DOF in their annual Housing Unit Change Survey. For HIS questions, please contact Paul Lewis, CDR’s Demographic Analyst at 657-278-3417 or palewis@fullerton.edu.

2. Orange County Data Acquisition Partnership (OCDAP)

Invoices for those agencies expressing interest in OCDAP Cycle 2 were sent in November 2022.

Reminder emails have been sent with instructions on how to sign up via the Cycle 2 Participation Agreement (PA) that can be downloaded at

http://www.fullerton.edu/cdr/OCDAP/OCDAP_Documents_Products.aspx. Email the electronically-signed PA PDF document to Marnie Primmer at marnie@occog.com.

Payment must be made to the vendor before receipt of imagery, so it is critical that agencies sign up and remit payment to OCCOG. Imagery is expected to be delivered to Active members by the end of January 2023. Active= both signed PA and payment received by OCCOG

Agency	Date Agency signed PA	Date OCCOG signature	Cycle 2	Date Paid	Cycle 2 Status
Anaheim			\$6,500		
Brea	11/8/2022		\$3,000	12/15/2022	Active
Buena Park	11/17/2022	11/17/2022	\$3,000	12/19/2022	Active
Costa Mesa			\$3,000		
Dana Point			\$3,000		
Fountain Valley			\$3,000	11/23/2022	Pending PA receipt
Garden Grove		11/4/2022	\$3,000	12/15/2022	Active
Laguna Beach			\$3,000	12/29/2022	Pending PA receipt
Laguna Hills			\$3,000		
Laguna Niguel			\$3,000	12/15/2022	Pending PA receipt
La Habra			\$3,000	12/7/2022	Pending PA receipt
Lake Forest			\$3,000		
Los Alamitos			\$3,000	12/15/2022	Pending PA receipt
Mission Viejo			\$3,000	12/7/2022	Pending PA receipt
Newport Beach			\$3,000	12/19/2022	Pending PA receipt
Orange			\$5,000	10/14/2022	Pending PA receipt
Placentia	12/14/2022	12/15/2022	\$3,000		Pending payment



Agency	Date Agency signed PA	Date OCCOG signature	Cycle 2	Date Paid	Cycle 2 Status
San Clemente			\$3,000		
San Juan Capistrano			\$3,000	12/7/2022	Pending PA receipt
Santa Ana	11/21/2022	11/30/2022	\$6,500	12/7/2022	Active
Seal Beach			\$3,000		
Tustin			\$3,000	12/19/2022	Pending PA receipt
Yorba Linda			\$3,000	12/19/2022	Pending PA receipt
MWDOC	Routing		\$53,000	routing	
OCFA	SIGNED		\$58,702	En route	
OCCOG	MOU w/ County		\$20,000		Active
County of Orange	MOU w/ OCCOG		\$50,000		Active

For documents and more information, please visit the OCDAP website at <http://www.fullerton.edu/cdr/OCDAP/index.aspx>.

3. SCAG 2024 Connect SoCal Growth Forecast & Supplemental Data Review/Local Data Exchange Program (LDX)

The OCP-2022 was approved on September 22, 2022 and submitted to SCAG on behalf of the 35 Orange County jurisdictions as part of the 2024 Connect SoCal development process. CDR also submitted suggested changes to NMAs and a draft entitlement database to SCAG with the caveat that information provided by jurisdictions would supersede what CDR provided.

The deadline to submit corrections and feedback on the additional data layers within the Data/Map books vis the Supplemental Data Review/Local Data Exchange Program (LDX) was December 2, 2022. **Please submit the data review & verification form to SCAG** even if is past the deadline as submitting the forms will help to document and bolster the explanations and justifications for the data and growth submitted to SCAG by the jurisdiction for the 2024 RTP/SCS.

4. OCTA’s Master Plan of Arterial Highways (MPAH) & SB 743/Induced Demand

During the jurisdictional review of OCP-2022 and the draft SCAG Policy Growth forecast in 2022, additional information was also provided for context, review, and consideration. One of these was select segments of OCTA’s Master Plan of Arterial Highways (MPAH). The MPAH website includes zoomable and downloadable maps: <https://www.octa.net/News-and-Resources/Open-Data/MPAH-Overview/>. As OCTA continues to develop its Long Range Transportation Plan (LRTP) and regular programs, it is soliciting comments on the MPAH. CDR is assisting and the attached map contains MPAH segments where the values in the BUILT attribute are either "Not Constructed" or "Underbuilt". These are the same segments provided for consideration during the OCP review and are for feedback to OCTA.



Provide feedback to Anup Kulkarni, OCTA akulkarni@octa.net by January 27, 2023.

1. Do you have any general comments on the MPAH segments that are identified as either “Not Constructed” or “Underbuilt”?
2. Does OCP reflect planned future roadway capacity additions on the MPAH in your jurisdiction?
3. If any of the MPAH segments in your jurisdiction identified as “Not Constructed” or “Underbuilt” do not get built, would the OCP projections change?

Attachment: PDF map of select MPAH segments






STAFF CONTACTS

Contact:	Ms. Deborah Diep, Director, Center for Demographic Research 657/278-4596 ddiep@fullerton.edu
Employment data:	Ms. Ruby Zaman, Assistant Director, CDR 657/278-4709 ruzaman@fullerton.edu
For GIS:	Ms. Teresa Victoria, GIS Analyst, CDR 657/278-4670 tvictoria@fullerton.edu
For HIS:	Mr. Paul Lewis, Demographic Analyst, CDR 657-278-3417 palewis@fullerton.edu

Select Segments of OCTA's Master Plan of Arterial Highways: Not Constructed & Underbuilt



Legend

-  Metrolink Stations
-  OCTA MPAH- Not Constructed
-  OCTA MPAH- Underbuilt
-  Freeways
-  January 1, 2021 City boundary

Sources: Center for Demographic Research
Esri, TomTom, OCTA

CDR
Center for Demographic Research
March 2022



Southern California Association of Governments
January 5, 2023

To: Community Economic & Human Development Committee (CEHD)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Kevin Kane, Principal Planner
(213) 236-1828, kane@scag.ca.gov

Subject: Connect SoCal 2024: A First Look at Local Data Exchange (LDX) Input

RECOMMENDED ACTION:

Information Only – No Action Required

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 1: Produce innovative solutions that improve the quality of life for Southern Californians. 3: Be the foremost data information hub for the region.

EXECUTIVE SUMMARY:

On May 23, 2022, SCAG officially launched the Local Data Exchange (LDX) process, which is a local jurisdiction’s opportunity to provide input related to land use and the future growth of employment and households to help the development of Connect SoCal 2024. The LDX process aims to gather the most updated information from local jurisdictions to link and align local planning with regional plan vision, goals, and objectives in addition to a survey to help inform the plan’s policy direction. Throughout 2022, SCAG’s Local Information Services Team (LIST) met with local jurisdictions to provide background on the data, available tools, and describe the input opportunity. Feedback and data edits were due to SCAG by December 2nd. While staff are continuing to process input data, this staff report will provide an update of the LDX process status. As of December 2022, the LIST met with 164 of the region’s 197 jurisdictions (83 percent) and have received at least some input from 142 jurisdictions (72 percent).

BACKGROUND:

Connect SoCal and LDX Background

As required by federal and state law, SCAG prepares a long-range Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every four years, which provides a vision for integrating land use and transportation for increased mobility and more sustainable development. SCAG’s next RTP/SCS, Connect SoCal 2024, will incorporate important updates of foundational data,

enhanced strategies and investments based on, and intended to strengthen, the plan adopted by the SCAG Regional Council in 2020.

The passage of California Senate Bill 375 (SB 375) in 2008 requires that SCAG prepare and adopt a Sustainable Communities Strategy (SCS) that sets forth a *Forecasted Regional Development Pattern* which, when integrated with the transportation network, measures, and policies, will reduce greenhouse gas emissions from automobiles and light duty trucks (Govt. Code §65080(b)(2)(B)). SCAG's GHG target for 2035 is unchanged from the last planning cycle, which is a 19 percent per capita reduction in GHG emissions from light and medium-duty vehicles below 2005 levels.

SCAG relies on input and collaboration from regional partners and local jurisdictions in developing Connect SoCal—namely, the projects list provided by County Transportation Commissions (CTCs) and local land use and growth data from each of the 191 cities and 6 counties. SCAG also engages with other major stakeholders through working groups, technical advisory committees, and direct engagement with residents throughout the development of the plan.

To develop a regional plan that can meet federal and state requirements, reflect a regional vision, and meaningfully engage with local jurisdictions through the LDX process, staff produced a set of preliminary projections of household and employment growth and GIS maps for each jurisdiction to review (available at <https://scag.ca.gov/local-data-exchange>). In addition, staff designed and provided an interactive portal and tool through the related Regional Data Platform (RDP) effort (<https://hub.scag.ca.gov/pages/ldx>) to modernize the input process and improve its connection to available technical assistance and plan implementation.

LDX data, which can be seen as the key ingredients to a *Forecasted Regional Development Pattern* that achieves plan targets, fall into 6 categories:

- Land use
- Priority development
- Transportation
- Green region resource areas (SB 375)
- Geographical boundaries
- Preliminary growth projections

While some of these data are from third parties and provide context, as a non-implementing agency without direct land use authority, SCAG necessarily relies on local sources and local review of the land use and growth projection data.

The LDX also included a survey (<https://www.surveymonkey.com/r/LDX24>) for local planners to help improve SCAG's understanding of the trends, existing conditions, local planning initiatives,

opportunities and challenges to meeting growth objectives across Southern California’s jurisdictions. We also ask about the implementation of prior regional plans. The survey included the following topics:

- Land use and housing (23 questions)
- Transportation (5 questions)
- Environmental (5 questions)
- Public Health and Equity (5 questions)
- Data (1 question)

SCAG staff conducted substantial outreach to local jurisdictions to ensure participation in LDX:

LOCAL DATA EXCHANGE (LDX) OUTREACH STEPS	DATE
LDX Soft Launch. Email blast to local planning director & city manager contacts; Non-growth data available for local review via Data/Map Books and RDP.	February 23, 2022
Outreach and trainings. Presentations at subregional Council of Government planning director meetings, SCAG’s Toolbox Tuesday, SCAGnews releases, and at 2022 SCAG General Assembly for 1-on-1 discussions with LIST team members and local jurisdictions.	February – May 2022
LDX Complete Launch including preliminary growth forecast data and LDX Survey.	May 23, 2022
One-on-one meetings with local jurisdictions to review the data and explain the review opportunity.	May – November 2022
Eleven LDX Office Hours sessions conducted with SCAG and ESRI staff to answer additional questions and walk cities through the input process.	October – November 2022
Outreach to the development community through SCAG’s Global Land Use and Economic (GLUE) council.	November 2022
Deadline for local jurisdictions to provide feedback for possible inclusion in Connect SoCal 2024.	December 2, 2022
Continued follow-up with local jurisdictions to refine responses, identify missing pieces of input, and complete partnership work with subregions.	Until December 22, 2022

Jurisdictions were asked to submit a signed Data/Verification Form (example attached) in order to summarize and finalize their input.

Summary of LDX Input Received

Input was due to SCAG on December 2, 2022. Several jurisdictions indicated they needed additional time to complete edits—these jurisdictions were granted extensions to provide input no later than December 22nd in order to ensure data and feedback can be included in Connect SoCal 2024. The below table includes input received as of December 21st, 2022 and likely represents an undercount as of this committee’s January 5th, 2023 meeting date:

COUNTY	SUBREGION	Number of Jurisdictions	Formal 1:1 LDX Meeting Held	Received Input	Input on GIS Data/Maps	Input on Growth Forecast	Input on Survey	Data/Verification Form Provided
Imperial	ICTC	8	6	1	1	0	1	0
Los Angeles	Arroyo Verdugo	3	3	2	2	2	2	1
	City of Los Angeles	3	3	3	3	3	1	3
	GCCOG	26	22	16	14	10	12	9
	Las Virgenes Malibu COG	5	2	2	2	2	2	2
	North Los Angeles County	3	3	2	2	2	1	2
	SBCCOG	15	15	11	10	7	8	7
	SGVCOG	30	21	18	14	12	14	9
	WCCOG	4	4	4	4	4	3	3
Orange	OCCOG	35	35	35	30	35	28	29
Riverside	CVAG	10	3	4	1	3	4	1
	WRCOG	19	13	14	12	14	8	9
San Bernardino	SBCTA	25	25	25	25	22	11	13
Ventura	VCOG	11	9	5	5	5	4	4
TOTAL		197	164	142	125	121	99	92
<i>Percent</i>			<i>83%</i>	<i>73%</i>	<i>63%</i>	<i>61%</i>	<i>50%</i>	<i>47%</i>

Note that SCAG actively coordinated with subregional councils of government to conduct meetings and facilitate data exchange in Orange, Riverside, and San Bernardino Counties.

Response rates are generally strong for a regional data collection effort, but somewhat lower than those for the Bottom-Up Local Input and Envisioning Process conducted for the 2016 RTP/SCS—the last time there was an RTP/SCS developed without being associated with a Regional Housing Needs Allocation (RHNA) process. During that plan cycle, SCAG met one-on-one with 195 jurisdictions,

received GIS/Map data from 153 jurisdictions, received input on the growth forecast from 147 jurisdictions, and received a survey from 143 jurisdictions.

One of the most common survey responses was that local staff time was limited—an aspect which was apparent when scheduling meetings compared to during prior cycles. This stemmed from the COVID-19 pandemic and also housing element and other compliance requirements taking place contemporaneously. Despite these challenges, the option for virtual meetings as well as the choice between PDF-format data or the digital RDP-LDX platform for input likely increased staff's ability to conduct outreach compared to the approaches taken four and eight years prior. In order to ensure that the plan is reflective of input received from local jurisdictions as of the same point in time (i.e. December 2022), SCAG can no longer guarantee the inclusion of late-arriving edits and feedback into Connect SoCal 2024. Please contact LIST@scag.ca.gov for any.

Summary of LDX Survey Responses

Complete results from the survey will be shared with SCAG Policy Committees in spring 2023 to inform Connect SoCal policy development. The associated staff report on Connect SoCal 2024 land use strategies also contains additional detail about this process.

As of December 21st, 78 jurisdictions completed the survey in full; an additional 21 provided partial responses. Some general themes, especially related to barriers to implementing GHG-reducing strategies, included:

- Cities understaffed and/or under-resourced
- Funding
- Community buy-in
- Time, staff, and money required to update and implement plans regularly

A major focus of the survey was to understand to what degree local general plans support Sustainable Communities Strategies (SCS) from Connect SoCal. Amongst responding jurisdictions:

- 32% indicated their general plan is 15 years old or older
- 54% indicated their most recently adopted general plan supports Center-Focused Placemaking
- 69% of general plans support focusing growth near destinations and mobility options
- 86% of general plans support infill development
- 54% of general plans support Priority Development Areas (PDAs)
- 50% of general plans support Transit-Oriented Development (TOD)

The below word cloud was generated based on all the open-ended survey responses received by local jurisdictions in order to highlight the words most commonly used in open-ended survey responses:



Forecasted Regional Development Pattern – Development and Next Steps

The LDX's main role has been to provide locally-reviewed inputs to the statutorily-required Forecasted Regional Development Pattern (FRDP). The below provides a timeline to-date and outlines the stages of development from the preliminary, locally-reviewed draft, and final versions of the FRDP:

1. March 23, 2022: **Preliminary FRDP** released as part of the Local Data Exchange for review by local jurisdictions
2. January – February 2023: Staff uses LDX results to develop **Locally-Reviewed FRDP**
3. March 2023 (planned): Provide initial assessment of the Locally-Reviewed FRDP and recommended refinements to the Technical Working Group (TWG). This will include:
 - Technical assessment against the Demographic Panel of Experts recommendations and preliminary county-level projections reported to the Joint Policy Committee in February 2022
 - Assessment of sustainability measures embedded into the preliminary FRDP from Connect SoCal 2020 (see <https://scag.ca.gov/sites/main/files/file-attachments/twg111722fullagn.pdf#page=81>). This involves analysis based on Priority Development Areas (PDAs), Green Region Resource Areas (GRRAs), and a sketch-planning analysis of Vehicle Miles Travelled output from SCAG's Scenario Planning Model (SPM).
 - TAZ-level data of Locally-Reviewed FRDP used for this assessment will be made available
 - Will not include a run of the activity-based travel demand model
4. April 2023 (planned): Provide update of initial assessment of Locally-Reviewed FRDP to CEHD
5. June 2023: Begin activity-based travel demand model runs
6. September 2023: anticipated release of Draft Connect SoCal 2024, based on the **Draft FRDP**
7. April 2024: anticipated release of Final Connect SoCal 2024, based on the **Final FRDP**

FISCAL IMPACT:

Work associated with this item is included in the current Fiscal Year 2020.21 Overall Work Program (LIST—General Plan, RDP, or LDX Technical Assistance): 235.4900.01 and Regional Growth and Policy Analysis, 055.4856.01.

ATTACHMENT(S):

1. PowerPoint Presentation - LDX_update_Jan2023
2. SCAG_DataReviewVerificationForm2024_052322



Connect SoCal 2024

A first look at input from the

Local Data Exchange

January 5, 2023

Kevin Kane, PhD, Program Manager – Demographics and Growth Vision
Planning Division, Southern California Association of Governments

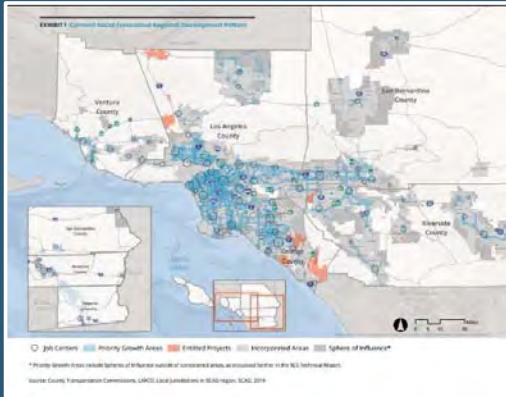
WWW.SCAG.CA.GOV

Presentation Outline

- Connect SoCal 2024 Local Data Exchange – Background
- Summary of Input Received
- LDX Survey – A First Look
- Next Steps toward a *Forecasted Regional Development Pattern*

Objective: Forecasted Regional Development Pattern

“set forth a forecasted development pattern for the region, 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 targets approved by the state board, and (viii) allow the regional transportation plan to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506).” California Government Code 65080(b)(vii)



Connect SoCal 2020 Forecasted Regional Development Pattern

Connect SoCal 2024 Local Data Exchange



SCAG LDX Editor

Select a Jurisdiction & Dataset:

Anheim

Existing Land Use

About Feedbacks Edit (BETA)

The base year of Connect SoCal 2024 is 2016. To develop the base year 2016 existing land use data, SCAG staff reviewed the 2014 existing land use information to 2019 parcel polygons and incorporated any recent land use changes since the year 2016. As part of the update process, SCAG staff made every effort to identify newly developed parcels that were previously undeveloped in the 2016 existing land use data by emerging county assessor's tax roll information, such as tax codes and assessed relationships, as well as locating historic information. Additionally, SCAG staff conducted geospatial processing to more accurately reflect the land information from various reference layers, including but not limited to California Protected Areas Database (CPAD), California School Campus Database (CSCD), Farmland Mapping and Monitoring Program (FMMP) tracts, Ranges, and Training Areas (MRTA) in this Data/Map Book, the 2019 existing land use map is presented at the jurisdictional level with SCAG's standardized land use codes. We kindly ask that local jurisdictions review the existing land use maps and

SCAG LDX Editor

Select a Jurisdiction & Dataset:

Santa Fe

Has Entitlements

About Feedbacks Edit (BETA)

The objective of this book is to improve SCAG's level of transparency and precision by sharing an online, single editor regionally significant project. As the land use authoritative, local jurisdictions being used to review the draft dataset provide several other land use datasets.

This dataset is not intended to reflect in and of itself specific projects or activities or should not be used in Connect SoCal 2024. Since Connect SoCal 2024 is based on a 2016 base year, it does not include projects or activities that have occurred since 2016. If you are reviewing the dataset and there are any discrepancies, please contact the SCAG staff. The 2024 growth data will be presented in a separate report in Connect SoCal 2024 and will be used in conjunction with the 2016 existing land use data.

We kindly ask that local jurisdictions review this draft data book, which was developed for Connect SoCal 2024. Please add or edit to their own assessment of data and to regionally significant projects. If an entitled project would be considered for growth in Connect SoCal 2024 and the dataset, in one of several reports in meeting to discuss these projects.

<https://hub.scag.ca.gov>
<https://scag.ca.gov/local-data-exchange>

- Land Use
- Transportation
- Priority Development
- Geographical Boundaries
- Green Region Resource Areas
- Growth

LDX Survey

LAND USE AND HOUSING
23 questions

DATA
1 question

TRANSPORTATION
5 questions

PUBLIC HEALTH AND EQUITY
5 questions

ENVIRONMENTAL
5 questions

Snapshot of LDX Outreach Conducted

LDX SOFT LAUNCH – FEB 2022
Non-growth data available for local review. Policy committees, subregions, SCAG updates

OFFICE HOURS – OCT-NOV 2022
11 sessions conducted

LDX COMPLETE LAUNCH – MAY 2022
All data available for local review. E-mail letter sent to planning directors & GIS contacts.

PUBLIC HEALTH AND EQUITY
5 questions

1-ON-1 MEETINGS – MAY-NOV 2022
90-minute technical assistance meeting and walk-through of input process

1-ON-1 MEETINGS – MAY-NOV 2022
90-minute technical assistance meeting and walk-through of input process

LDX discussed at nearly every Technical Working Group (TWG) meeting

TECHNICAL WORKING GROUP

The purpose of the Technical Working Group (TWG) for regional planning and growth is to enhance the quality, data integrity and transparency of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) by providing a venue for SCAG staff to discuss and receive feedback on growth-related technical approaches, data collection and technical tools associated with the development, implementation, and monitoring of the RTP/SCS with local and regional planning partners, regulatory and coordinating agencies, and technical experts. The working group shall not serve as a policy, legislative or voting body and thus meetings are not subject to the Brown Act.

[View the Technical Working Group Charter](#)

- Reconvened in July 2021
- Meets during odd-numbered months (third Thursday)
- Membership open to:
 - 1) All 197 local jurisdictions
 - 2) Subregional Councils of Government and County Transportation Commissions
 - 3) Key federal state, and regional agencies
 - 4) Field experts
- Visit scag.ca.gov/technical-working-group to see past agendas or sign up

LDX Current Status (as of 12/21/2022)

- Received input from **153/197 (78%)** of jurisdictions

County	Jurisdictions	Completed 1:1 Meeting	Received Input	Input on GIS Data/Maps	Input on Growth Forecast	Survey Submitted	Data/Verification form submitted
Imperial	8	6	1	1	0	1	0
Los Angeles	89	73	58	51	42	43	36
Orange	35	35	35	30	35	28	29
Riverside	29	16	18	13	17	12	10
San Bernardino	25	25	25	25	22	11	13
Ventura	11	9	5	5	5	4	4
TOTAL	197	164	142	125	121	99	92
Percent		83%	73%	63%	61%	50%	47%

- SCAG actively coordinated with subregional COGs to in Orange, Riverside, and San Bernardino Counties (thank you!)
- Data/Verification form submitted indicates that a jurisdiction has provided final sign-off on all their input

LDX Data/Verification Form

Please use this form to formally indicate that you have completed review of data for which SCAG is seeking update/corrections or optional review during the LDX process. For each layer reviewed, please indicate whether the review was provided through the Regional Data Platform (RDP) or via email to ldx@scag.ca.gov.

Category	Layer	Review Type	Review Provided Via:	Notes/Comments – Continue on back if needed
Land Use	General Plan	Update	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Zoning	Update	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Existing Land Use	Update		
	Specific Plan	Update		
Priority Development	Key Entitlements	Update		
	Neighborhood	Optional		
	Mobility Areas			
	Livable corridors	Optional		
Transportation	Housing trajectory	Update		
	Regional bikeways	Optional		
	Regional truck routes	Optional		

Growth/SED	Year	Jurisdiction-level	TAZ-level	Sent by:	Notes/Comments – Continue on back
Total Households	2019	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	2035	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	2050	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
Total Employment	2019	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	2035	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	2050	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> RDP <input type="checkbox"/> Email	

If growth/SED were revised, please select a reason and describe:

Category	Reason	Description – Continue on back if needed
Correction	<input type="checkbox"/> General Plan capacity (current or expected future)	
Correction	<input type="checkbox"/> Entitlements	
Local Policy	<input type="checkbox"/> Zoning/plan changes resulting from the 6 th cycle housing element update	
Local Policy	<input type="checkbox"/> Growth will be focused in other priority development areas	
Local Policy	<input type="checkbox"/> Higher development potential in green region/resource areas	

See Data Review and Verification form.

LDX Survey – Early Responses

One major focus: to what degree to local general plans support SCS strategies?

My most recently-adopted General Plan is:	Percent of Responding Jurisdictions
More than 15 years old	32%
Supports Center-Focused Placemaking	54%
Supports focusing growth near destinations and mobility options	69%
Supports infill development	86%
Supports Priority Development Areas (PDAs)	54%
Supports Transit-Oriented Development (TOD)	50%



Next Steps – Forecasted Regional Development Pattern

“set forth a forecasted development pattern for the region, 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 targets approved by the state board, and (viii) allow the regional transportation plan to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506).” California Government Code 65080(b)(vii)



- ✓ Demographic Expert Panel/Model
- ✓ Sustainability targets
- ✓ Data Available



THANK YOU!

For more information, please visit:

www.scag.ca.gov/local-data-exchange

Kevin Kane, PhD
Program Manager, Demographics and Growth Vision
kane@scag.ca.gov

Data Review and Verification Form – SCAG Connect SoCal 2024 – Local Data Exchange (LDX) Process

Date: _____ Jurisdiction: _____

Name: _____ Position/Title: _____

Email: _____ Phone: _____

Please use this form to formally indicate that you have reviewed of data for which SCAG is seeking update/corrections or optional review during the LDX process. For each layer reviewed, please indicate whether the review was provided through the Regional Data Platform (RDP) or via the Local Information Services Team (LIST) email to list@scag.ca.gov.

Category	Layer	Review Type	Sent by:	Notes/Comments – Continue on back if needed
Land Use	General Plan	Update	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Zoning	Update	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Existing Land Use	Update	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Specific Plan	Update	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Key Entitlements	Update	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
Priority Development	Neighborhood Mobility Areas	Optional	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Livable corridors	Optional	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Housing trajectory	Update	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
Transportation	Regional bikeways	Optional	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	Regional truck routes	Optional	<input type="checkbox"/> RDP <input type="checkbox"/> Email	

Please indicate whether you have completed a review of the preliminary growth forecast / socioeconomic data (SED). Please also indicate whether you made revisions at the jurisdiction or transportation analysis zone (TAZ) level, and the method of delivery. Note that changes will be integrated by SCAG and do not guarantee inclusion in the Final Connect SoCal 2024 due to state-mandated targets.

Growth/SED	Year	Jurisdiction-level	TAZ-level	Sent by:	Notes/Comments – Continue on back
Total Households	2019	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
	2035	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> Approve <input type="checkbox"/> Revise	<input type="checkbox"/> RDP <input type="checkbox"/> Email	
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Local Policy	<input type="checkbox"/> Zoning/plan changes resulting from the 6 th cycle housing element update	
Local Policy	<input type="checkbox"/> Growth will be focused in other priority development areas	
Local Policy	<input type="checkbox"/> Higher development potential in green region/resource areas	

Check if you have also submitted the LDX Survey via <https://www.surveymonkey.com/r/LDX24>

Name: _____ Title: _____ Signature: _____

Signature should be from city manager or planning director to be considered complete. Please email to list@scag.ca.gov.

Data Review and Verification Form – SCAG Connect SoCal 2024 – Local Data Exchange (LDX) Process

Date: _____

Jurisdiction: _____

Please include any additional notes, comments, or descriptions of changes below or in an attachment:

Attachment: SCAG_DataReviewVerificationForm2024_052322 (Connect SoCal 2024: A First Look at Local Data Exchange (LDX) Input)

Orange County Council of Governments Technical Assistance Panel

2022

*Conversion from
Commercial to Housing*

June 21st - 24th, 2022



Orange County/
Inland Empire



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About ULI

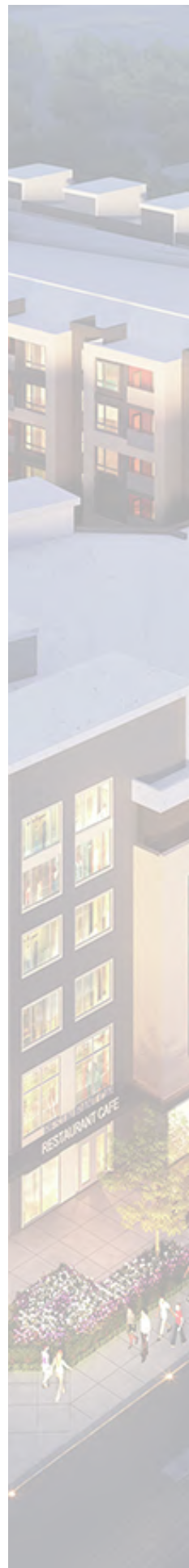
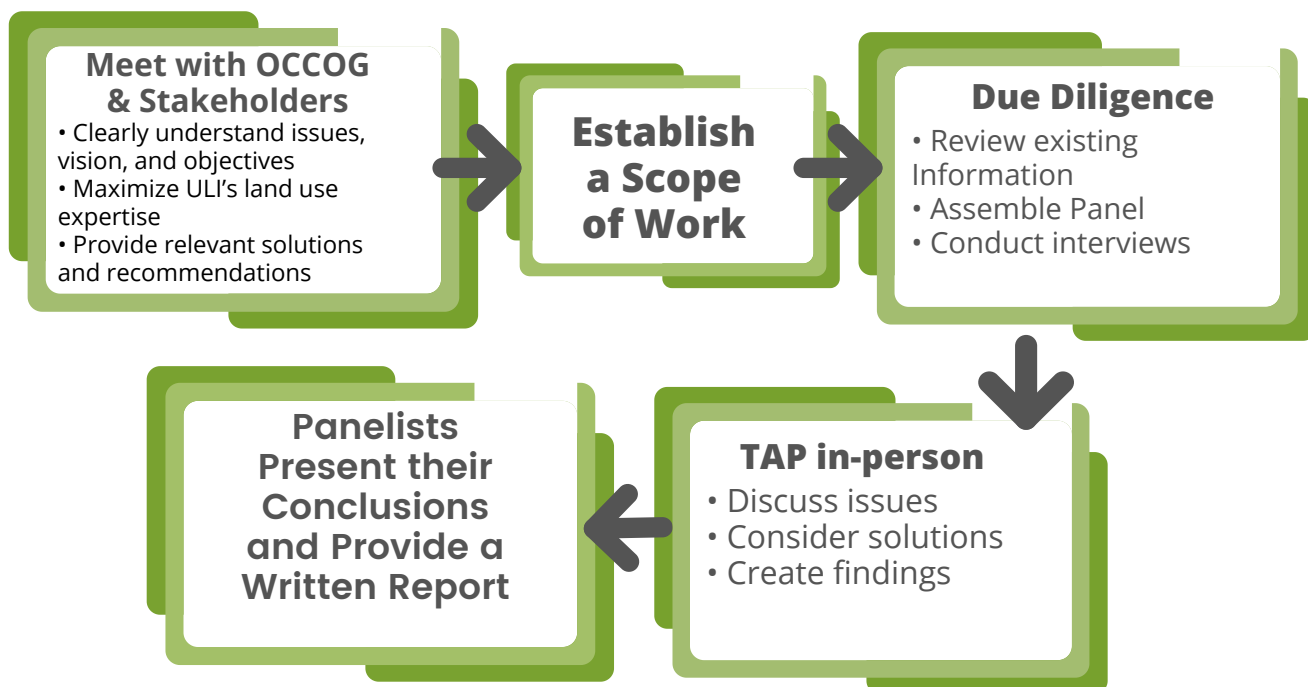
ULI is the oldest and largest network of cross-disciplinary real estate and land use experts in the world. Founded in 1936, ULI now has more than 42,000 members in 81 countries.

"The Mission of the Urban Land Institute is to shape the future of the built environment for transformative impact in communities worldwide."

The Orange County Inland/Empire District Council comprises 95 cities and spans three counties in Southern California. With more than 1,000 members, ULI OC/IE is the 13th largest District Council worldwide. ULI OC/IE carries out ULI mission by serving the Orange County and Inland Empire regions with pragmatic land use expertise and education.

Technical Assistance Panels

TAPs, or Technical Assistance Panels, are part of the ULI Advisory Services program. TAPs are run and implemented by the ULI District Councils. Panelists for these two-day work sessions are selected from the District Council's membership to address land use challenges that require local knowledge. Seasoned professionals volunteer their time, talent, and expertise to objectively complete a scope of work that is defined by the sponsoring organization. The recommendations of the TAP often build on the organization's or community's existing accomplishments.



Scope of Work

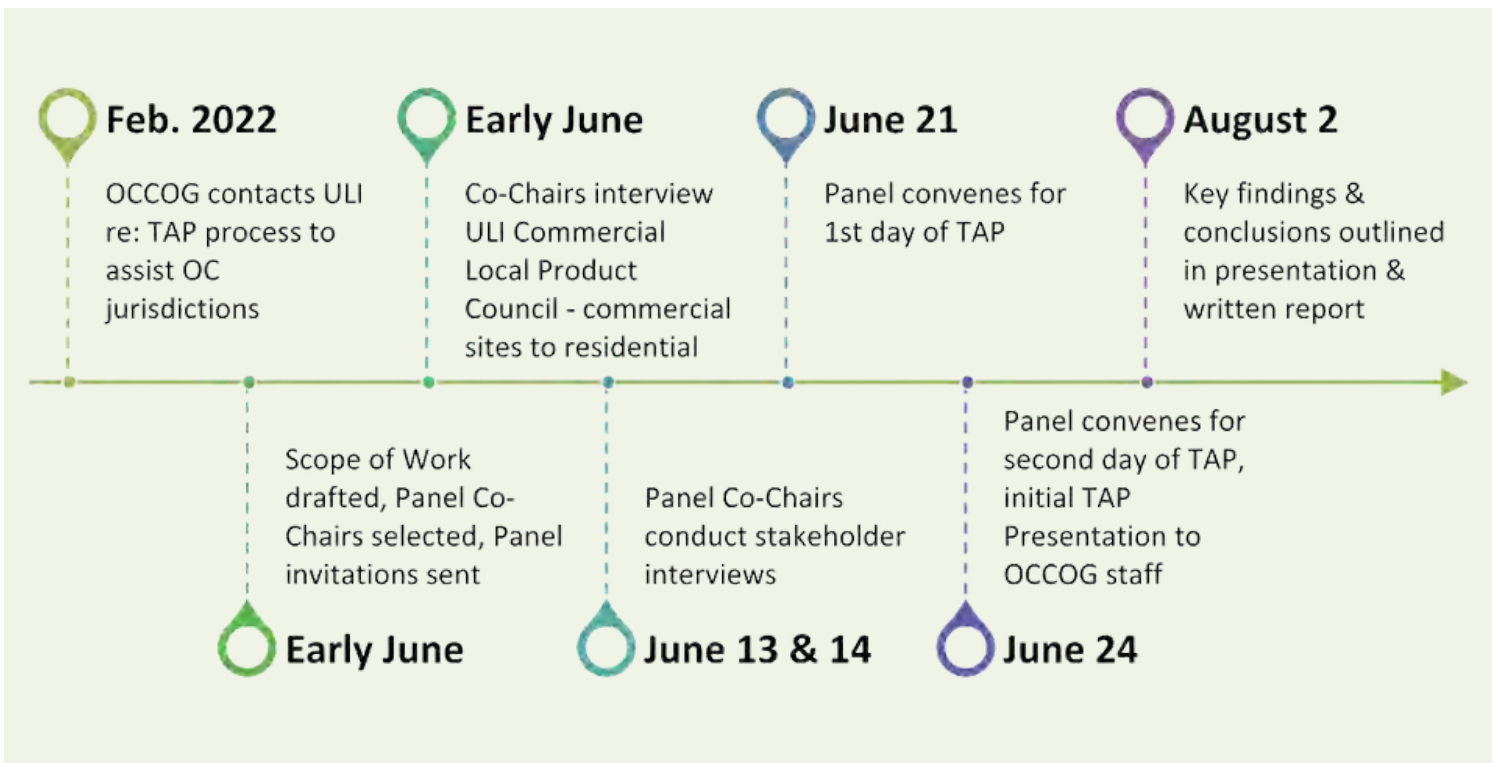
ULI's TAP #1 is focused on the topic most desired by Orange County Cities best practices to select and enable the conversion of underperforming commercial retail and services, industrial, and office properties to residential uses, including evaluating potential tax-revenue loss and, if such losses exist, strategies to make up for them. Topics discussed by the TAP included:

- How to obtain clearance by the California State Department of Housing and Community Development (HCD) on selected non-vacant sites to satisfy Regional Housing Needs Allocation (RHNA) obligations.
 - How to identify candidate sites with redevelopment potential.
 - Assessing the potential for various housing types, number of units, mix of income levels (i.e., low, very low, moderate and above moderate-income units).
- Assessing supportive infrastructure required. How to engage the community regarding conversion of uses.
- How to evaluate tax revenue implications.

It is important to note that because current state regulations require “substantial evidence” related to lower-income sites (i.e., very low and low income together), the focus will be on the redevelopment potential for lower-income housing.

TAP Schedule

The following is the timeline and events leading up to and including the two-day TAP.



TAP Process

1. Statement of Problem

The main issue to solve was how to select and qualify (with substantial evidence pursuant to state law and HCD standards) non-vacant sites with existing commercial uses and analyze related considerations of infrastructure, community engagement, and potential sales-tax revenue loss.

a. Background

California State law requires that all cities and counties have a housing element as part of the legally required general plan. The housing element is the primary planning document for how a jurisdiction will meet community housing needs, and it is required to be updated every eight years. One critical component of the Housing Element is the identification of the precise properties where housing is planned, the number of units on each property or “site,” and the household income levels for the units on each site (i.e., very low, low, moderate or above moderate-income/households based on the county median income). This list of properties is referred to as the “Site Inventory.”

HCD site inventory guidelines for housing element updates have changed since jurisdictions prepared the 5th cycle housing element updates in 2012 to 2014. It now has very specific requirements and parameters for what sites are allowed for the housing element. Additionally, if a jurisdiction relies on non-vacant sites for more than 50 percent of the lower-income units required by the RHNA, the existing use is presumed to be an impediment to residential development. (Very low and low-income units combined are considered “lower-income units.”) In this instance, the jurisdiction must provide substantial evidence that the non-vacant site will redevelop into lower-income housing. It is important to note that HCD’s definition of a “vacant site” is a property with no improvements and no current uses; for instance, a parking lot would be considered non-vacant because it has a current use.

Given the lack of vacant land in the Orange County region, the majority of jurisdictions will rely on non-vacant properties in the site inventory for these units. HCD’s guidance is provided in the Housing Element Site Inventory Guidebook (https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf), which states that substantial evidence would include proof of a lease expiring or a property owner letter stating their interest in developing residential uses. This information is considered the “gold standard” of evidence. However, this information is challenging to obtain—lease information is not publicly available and property owners may choose not to respond or be involved in the public/stakeholder outreach process—and many jurisdictions will need to rely on market analysis, county assessment roll data, development trends, and regulatory incentives to provide the evidence.

Additionally, lower income sites must be zoned to allow residential uses with a density of at least 30 units/acre. If the existing zoning for any site identified with lower income units does not allow for residential uses at this density, the jurisdiction must amend the zoning for those sites. For jurisdictions that do not meet the State-mandated deadline (in SCAG region, this deadline was October 15, 2021), rezoning must be completed within one year of the deadline, or October 15, 2022. However, the governor signed SB 197 on June 30, which changed State law to allow 3 years and 120 days from the statutory deadline for the adoption of housing elements in SCAG region jurisdictions and other jurisdictions in the state that adhere to certain requirements.

Moreover, State law changes and HCD guidance/interpretation has made identifying and justifying sites to meet RHNA obligations challenging. In addition, every jurisdiction will be required to complete zoning modifications that will result in residential development as planned in the housing element over the eight-year cycle.

b. TAP-Identified Topics

The TAP's goal was to provide the jurisdictions with strategies for obtaining certification of their 6th cycle housing elements as well as best practices for site selection. The TAP focused on the following topics:



Developer Criteria in ID Potential Housing Sites - What Cities Need To Know!



How Densities Align to Feasible Housing Products in OC Market



Best Practices For Zoning



Why Objective Design Standards are Needed



Retail Sales Tax Loss Concerns

2. Foundational Requirements For Viable Housing Projects

a. Developer Criteria



The diagram above illustrates the four cornerstones to a viable development project. During the TAP process, developers were asked what makes a housing project viable and to identify the minimum requirements. The diagram above identifies the four factors all developers assess about a property to determine if they will move forward with a project and whether the subject property involves a conversion from commercial to residential. Because development projects take years from the planning phase to completion, a number of risk factors are involved with this assessment. Will the residential market be in the same place in two or three years? Will the demand be there for this housing type? In addition to appropriate zoning to reduce risk, other factors are important to understand the viability of a site, the return on investment of a project, and whether the risk is worthwhile. These four requirements need to fall into place for a development of any type to happen.

Financial Feasibility

Housing developers have to show a return on a project unless it is funded with public housing tax credits or some other source that does not need a return. When private or institutional investors are involved, a project must show a return, and a number of considerations drive that return. A formula is used to underwrite deals to determine what that return will be. The issue that developers currently face is that typical benchmarks such as construction costs are unsteady, so it's hard to accurately assess the return on investments. Other data typically considered includes:

- Is there surplus publicly owned land available?
- Do funds need to be borrowed or through an investment partner?
- What kind of return is needed?
- What other cost can be expected, including infrastructure, roads, grading, site working, and environmental clearance?

Land cost is a big issue in Orange County, so looking at surplus or former redevelopment land, particularly the former housing assets of the redevelopment agency, can really increase project feasibility.

When the process is unpredictable, a site will sit idle, and costs will likely increase, making it harder to achieve the needed return on investment. These issues can also impact a developer's ability to get a deal financed and underway.

Willing Seller

As obvious as it sounds, there needs to be a willing seller. (This can be overlooked by a city when considering suitable sites to meet RHNA obligations). More importantly, there needs to be a seller that will agree to a sale in line with market conditions.

Zoning

Assessing risk is part of a developer's analysis. The zoning risk occurs when a parcel does not have the necessary zoning regulations in place to enable a housing project that is feasible. Those regulations go beyond allowable use and density to include regulations that support the type of housing that is feasible for the site. General plan or zoning amendments or a specific plan process can delay the entitlement and create greater uncertainty for the developer. Shorter entitlement and permit times really do help in that process because time is money in the development world. When that process can be expedited, it lowers risk. When the housing market is strong, as it is now in Orange County, processing a general plan or zoning amendment that is supported by a jurisdiction may be an acceptable risk. In these situations, the leadership of elected officials is also part of the risk analysis.

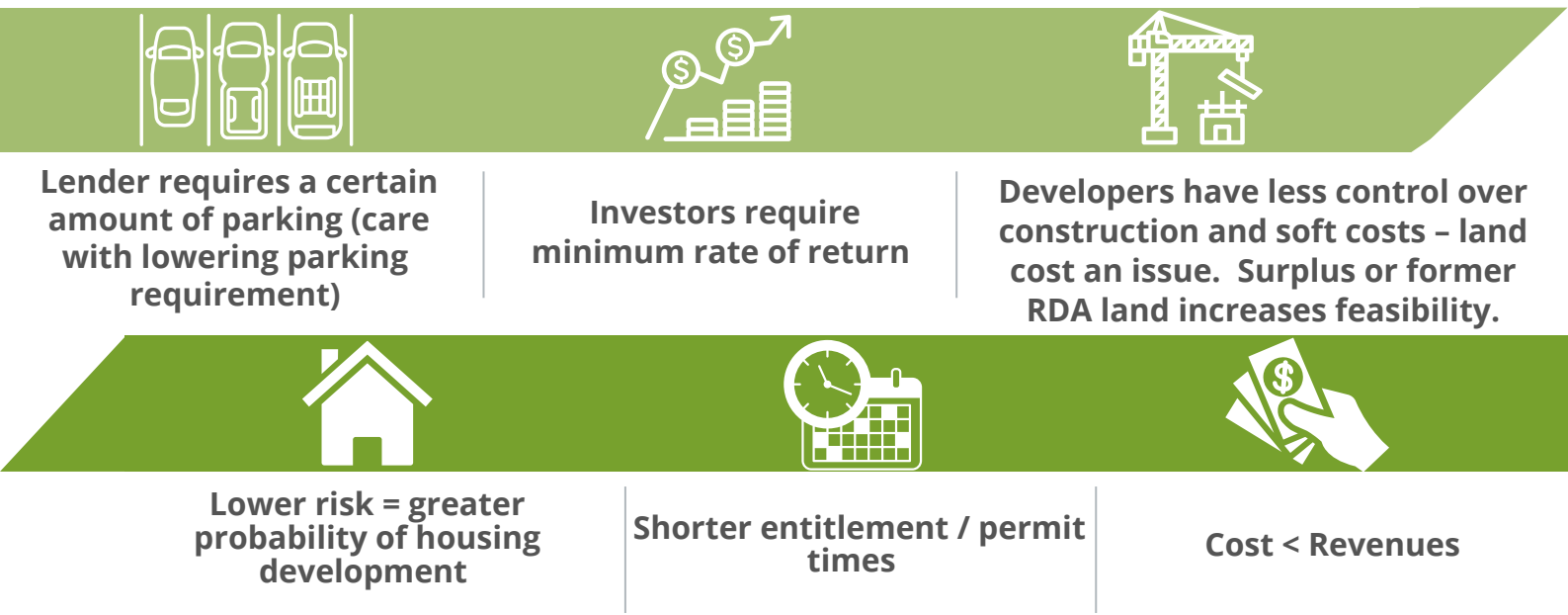
Parking requirements are also an important issue. Though reduced parking requirements are helpful to the financial feasibility of a project (the cost can be as high as \$50,000 per parking space), lenders will not provide financing to projects that are under-parked based on market demand. Therefore, understanding repercussions of lowering parking requirements to align with what lenders are looking for is an important consideration. Doing outreach with local developers may truly offer assistance with this matter.

In addition to zoning, other local or State policies can impact the viability of a project. These include rent control, inclusionary housing policies, prevailing wage requirements, and other community benefit expectations.

Parcel Considerations

Parcel considerations include the size and configuration of the site, site improvements needed, potential site remediation, adjacent uses, access, and other improvement costs. Developers want as much certainty as possible on each of these cornerstones so they can deliver the expected project and return on investment.

The following chart summarizes the key feasibility factors from the perspective of the development community, and these are the determining factors when deciding whether to pursue a residential development project.



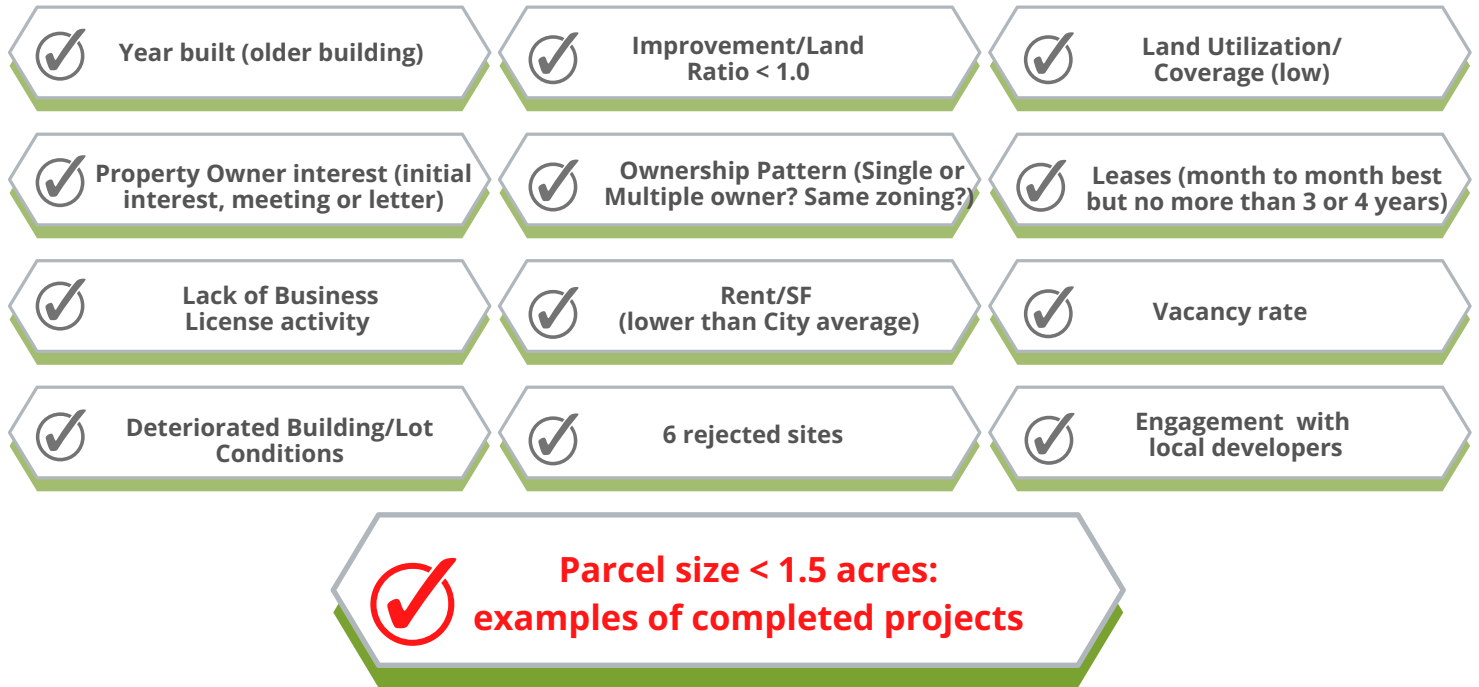
3. Detailed Checklist for Identifying Suitable Housing Sites

Cities have been tasked with a challenge to provide a site inventory for housing sites to meet their RHNA numbers. The following checklist was developed through the TAP based on developer experience in the Orange County housing market. This “Institutional Developer Certified” checklist is intended to assist jurisdictions with their site inventory exercise. The TAP suggested that each of these checklist items be considered when deciding if a parcel is a good candidate for residential development or future conversion to residential development.

A general note: this checklist primarily applies to properties of 1.5 acres or more. With that said, the panelists fully understand that many jurisdictions need to include smaller sites than that, when that is the case, examples of similarly sized parcels with completed projects can help provide evidence to HCD of site viability (see item noted in red). However, when including sites smaller than 1.5 acres, an important evidence point would be a table listing all completed redevelopment projects during the 5th cycle where commercial uses converted to residential uses on properties smaller than 1.5 acres.

These projects can be entirely within the jurisdiction or they can include properties in the county to demonstrate that conversion of smaller properties is possible and viable. An additional option would be to focus on parcel assemblage —multiple contiguous parcels under common ownership.

One-and-a-half acres was chosen as the ideal minimum because according to the developer panelists, that acreage or greater accommodates product types that have been successful in Orange County. That is not to say that other innovative ideas will not work, but when providing analysis to HCD, proven/fact-based data help with Housing Element site inventory approval.



Other considerations when determining if a commercial or industrial site is ripe for residential conversion is building age, vacancy rate, business license activity, or lack thereof. A shortfall of business license activity may indicate that there is a lack of investment or long-term viability. Vacancy rates as well as rents per square foot can be compared to city averages to understand the condition of the commercial/industrial property. If such metrics are below city averages, then a legitimate reason may be given for including that particular parcel on the inventory list. Similarly, leases that are month-to-month, invalid, or soon expiring can be indicators for the viability of a parcel's current use.

A jurisdiction should also consider whether the assessed value of the property is a fraction of the land value and also examine if the lot or building is showing deterioration. Both of these criteria can offer practical reasoning for selecting a parcel.

Another suggested strategy for the housing element inventory is to include six sites that were rejected from the site inventory for various reasons. This will demonstrate to HCD that a thoughtful analysis took place to identify appropriate sites. In addition, engagement with local developers is necessary to really understand what product types will work, given the attributes of your particular community.

4. Tips on Zoning

The TAP identified what jurisdictions need to consider when amending their zoning codes to accommodate the RHNA sites or modernize residential zones overall.

Not all densities will work on all lots or in all jurisdictions. Jurisdictions should look at their local markets to understand the housing types that can be feasible. Densities can be set too high for the market and will discourage development. There is a “sweet spot” for affordable housing and market rate “missing middle” housing that needs to be understood. In addition, if densities are set too high for the market or parcel size, landowners begin to believe that their property is worth more than it is, given what is feasible based on rents or sales price. This results in protracted negotiations that are potentially go nowhere.



Not all densities will work on all lots.

Mandatory vertical mixed use can be tricky—certain conditions and policies required for success.



Understand feasible housing product types in your community and zone accordingly.

Zoning with densities 18–25 units/acre will encourage missing middle ownership housing (Density Bonus).

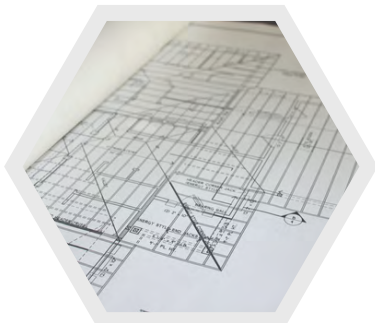


Zoning with densities 30–50 units/acre encourages very low/low Income Housing (Density Bonus).

- Developers like this range—anything higher will not incentivize density bonus that developers want.

Densities can be too high

- Barriers to development (SB 330)
- Hold-out Landowners



Reduce Zoning requirements for certain things (parking, open space, etc.).

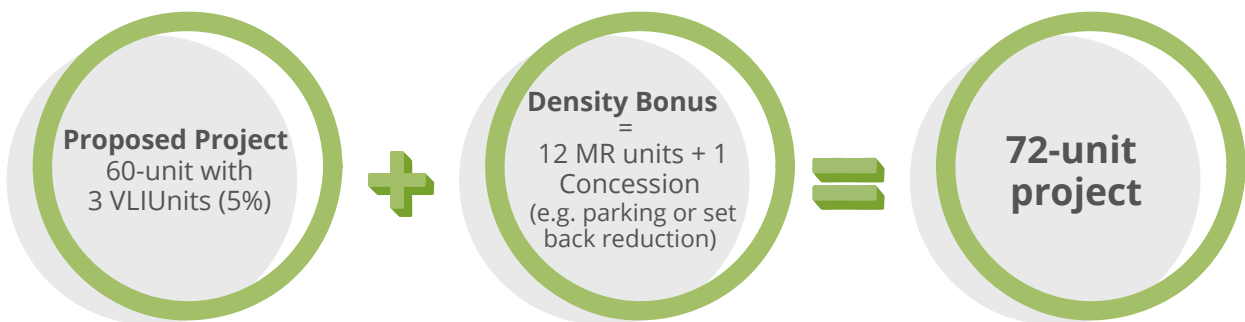
5. Density Bonus

California law allows all developers to obtain higher densities than a jurisdiction’s zoning code allows if affordable units are proposed as part of a project. The law contains a sliding scale on density bonuse —the more affordable units proposed as part of a project, the more density and development concessions are received.

A density bonus applies to rental projects with units that are income restricted to very low-and/or low-income households—moderate income set-aside units for rental projects are not eligible. For ownership units, density bonuses can be received for income-restricted units for very low-, low-, and/or moderate-income households. It is important to note that jurisdictions must have an adopted density bonus ordinance and can allow higher density bonuses than those specified under state law. A density bonus can be an incredibly useful tool for strategic solutions on any given site. It can give developers the ability to build higher-density projects inclusive of affordable units. There is flexibility inherent in the incentives, and concessions, and development standard waivers can be very powerful in increasing unit count and making a constrained site much more available to a robust variety of unit types.

The results of the TAP indicate that in Orange County currently, zoning for densities at 30 to 50 units per acre maximum will encourage for-profit developers to include very low-and low-income units through use of the Density Bonus.

Developers like to use density bonuses, especially because of the concessions. Therefore, if the zoning is slightly less dense than what a project would dictate, a density bonus can create the opportunity to include affordable units, especially if the developer needs a concession of some type. For example, if the maximum density is 50 units per acre and a developer would like to do a 70- or 80-unit project, they can utilize density bonus law that would include both market-rate units and affordable units. Zoning with higher densities will likely not incentivize affordable housing development in the current market, resulting in developers not choosing to go forward on that site. See the example below



Lastly, it is important to note how the density bonus law is anticipated to be used by a developer. Industry professionals have found that some cities have cultivated the expertise on how best to use density bonus law to help get proposed projects over the finish line and achieve affordable housing goals. All jurisdictions are strongly encouraged to dig into it to density bonus law and not be shy about wielding it from the city side to a developer with some suggestions. An excellent resource on this topic is a report by Meyers Nave: <https://www.meyersnave.com/california-density-bonus-law-2022-update/>.

6. Housing Product Types: What Works in OC?

Translating density to a real housing type being built in the marketplace was found by the TAP to be an important topic to include in this report. There is often a lack of understanding that results in density ranges that have no relationship to real world solutions for what's feasible in a jurisdiction. Because housing is a top priority, jurisdictions should also consider what character impacts such designations may have. Therefore, the TAP panelists put together a matrix illustrating what product types are typically found in certain densities. Furthermore, the red, yellow, and green colors indicate what currently works best in Orange County, with green being the best and red being the hardest to develop based on stated reasons.

It is important to note that these could change based on market conditions and that just because it is designated "red" today, it is not absolutely infeasible depending on the location and time frame .

2022 Housing Products in Orange County

Dwelling Units/ Acre	Product Type	Parking	Lot Size		Works in OC?	Other Observations
			Min.	Pref.		
12-25	2 Story (12-16 units)	2 car attached (tandem)	0.5	2+	Yes	For sale or rental
	3 Story (16-25 units)					
22-28 *	3 Story Garden	At grade or tuck-under	3	4+	Yes	Works best at min. 100 units
30-40	4 Story Garden	At grade or tuck-under	3	4+	Maybe	Expensive - works when low parking and land costs
50-60	4 Story Wrap	Above grade structure	2.5 **	4+	Yes	
65-80	5 Story Wrap	Above grade structure (1/bdrm + .1 guest)	2.5 **	4+	Maybe	Structural engineering required - works if rents support costs.
80-200	Podium	Below grade + above grade structure	0.75	1.5+	Seldom	Expensive to build - only in few OC locations with highest rents (Newport)
200+	Tower				Rare	

* - Density dependent on parking requirements and setbacks.

* not irregularly shaped sites.

The following are examples in Orange County that help illustrate what these product type and density ranges look like. In addition, these provide *evidence* of the conversion of non-vacant lots to residential uses.

Orange County Case Studies: Conversions

Cypress (2017)



**Replaced Obsolete
Commercial
Building On 3.7
Acres**

**52 For-Sale
2-Story
Townhomes
(14 Du/Ac)**



Orange County Case Studies: Conversions

La Habra (2018)



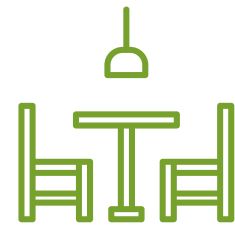
**Replaced Obsolete
Commercial
Building On 3.7
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2-Story
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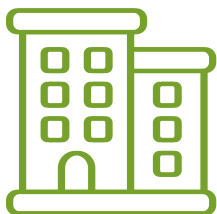


Orange County Case Studies: 4-Story Garden

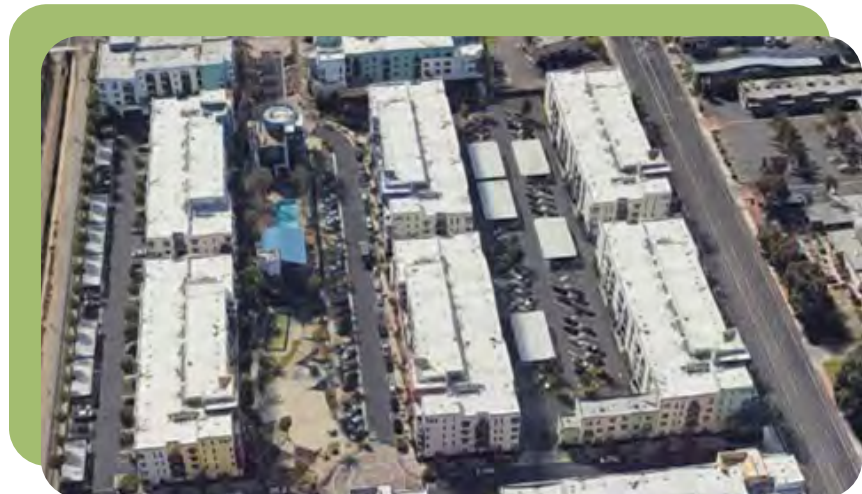
Huntington Beach (2015)



**Former Levitz
Furniture Site on
12.5 acres**



**487 units (39 du/ac)
Plus Retail**



Orange County Case Studies: 5-Story Wrap

Fullerton (2021)



**Vacant Car Dealership on
4.8 acres Next To a
Residential Neighborhood**

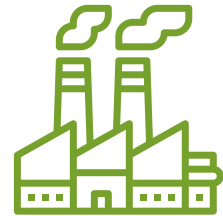


**290 Luxury Units Plus Retail
(60 du/ac)**



Orange County Case Studies L5-Story Wrap

Santa Ana (2021)



Former Light Industrial Building on 4.5-acre site



Mixed-Use Project, 403 Units

7. Why Are Objective Design Standards Needed?

State housing law requires local jurisdictions to have clear and objective zoning standards when processing a housing development. Gone are the days of relying on ambiguous design guidelines in decision-making to approve, deny, or reduce the density of a housing application. Furthermore, recent state housing laws also require that housing development applications be processed administratively, which means that most jurisdictions need to modernize their zoning regulations to address the full range of concerns related to site planning, building form and orientation, and other design aspects of a housing project. The TAP panelists suggest adopting “objective design standards” (ODS) for streamlining development projects and help further remove developer risk and uncertainty.

Design standards are “objective” if they are measurable, verifiable, and knowable to all parties prior to project submittal. Therefore, a planning review process that utilizes ODS removes subjective judgment by a public official.

Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that:

“involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

The main points that jurisdictions should understand about objective design standards include:

- Retain local control & legal compliance
 - By-right projects
 - Clear and transparent approval basis (HCD enforcement)
- Expedite approval process

Objective design standards for multifamily are now being prepared by organizations throughout the state. Each should be tailored to the locations where new multifamily housing is expected in order to address the following:

- Location-specific issues.
- Typical lot sizes and configurations.
- Possible architectural styles deemed desirable by a jurisdiction.
- More detailed standards related the design, function, and type of open space provided.
- Other aspects of a housing project to ensure quality and livability.

8. What to do About the Loss of Retail?

The loss of retail sales tax is a concern for many jurisdictions, and with the additional focus on converting underutilized retail and commercial properties into housing sites, public officials are concerned about how to fill that economic gap. The retail industry has been changing for years, with the loss of brick-and-mortar retail in favor of on-line shopping. In addition, many cities have been over-retailed in hopes of capturing as much sales tax as possible. The pandemic only accelerated the trend to online shopping, resulting in vacant stores and commercial centers in every jurisdiction.

The TAP panelists acknowledge the concern about the loss of sales tax and recommend that a jurisdiction seek to strengthen remaining retail by adding amenities to improve performance and longevity. Sales tax is not generated by the store, but by consumers, particularly residents in an area. Infill housing around retail and services can result in higher sales taxes per square foot, particularly if the center becomes more of an experience or destination. And finally, because the value of new residential is so high in Orange County, the conversion of vacant or underperforming retail centers will result in higher property tax revenues to a jurisdiction.



Ecommerce Has Changed Consumer Preferences — Experiential Retail & Restaurants

- Adding To Residential Base Supports Retail



Add Residential To Larger Retail Centers—Right Sizing Retail Can Result in Higher Sales/Sq. Ft.



Converting Underperforming Retail/Commercial = Higher Property Taxes

- $\text{Sales Price/Appraised Value} = \text{Assessed Value}$ Property Tax Revenue A Portion Of 1% Of AV

A future TAP is suggested to study this concern more comprehensively.

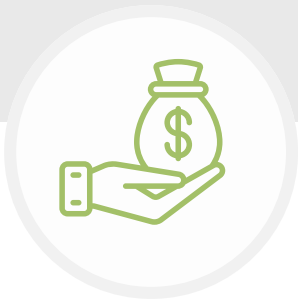
9. Recommendations for Advocacy

TAP panelists were asked to identify potential topics that OCCOG may want to advocate related to the impacts of all the housing element laws that primarily involve increased state funding. The following are suggestions from the private-sector perspective:

1. Continue to look for grants to assist with general plan updates, modernizing zoning regulations and covering associated environmental review.
2. Advocate for more State funding to assist in implementing the host of new programs agreed to in the housing element. Many cities are challenged with staff constraints, which is expected to continue into the foreseeable future. Additional grants can assist in supplementing staff to accomplish housing objectives.
3. Advocate for State funding to enable local jurisdiction to assemble small sites so they become more desirable for developers to acquire and build.

Other advocacy topics are noted.

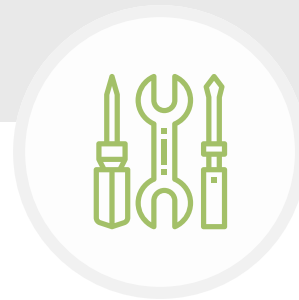
LEAP And Other Grants
For General Plan
Updates/Right-size
Zoning/Environmental
Review



State Funding For
Housing Element
Implementation
(Programs And Actions)



State Funding/Local
Tool For Assembling
Small Sites



State Funding to Fill
Retail Sales Tax
Gap/Fund Services For
New Housing Residents



Outreach Plan Toolkit
(NIMBYS)



SCAG
Recommendations for
RHNA/CEQA Reform

Summary/Conclusion

In conclusion, the TAP recommendation includes the following recommendations to jurisdictions in Orange County related to achieving housing element compliance and implementation:



Use ULI/Developer Certified Checklist to Find and Qualify Sites (Substantial Evidence)



Right-Size Zoning to Support Financial Feasibility (Product Types that Work in OC)



Adopt Objective Design Standards to Retain Local Control



Advocate for State Funding to Backfill Retail Sales Tax Gap and Fund Services For New Housing Residents

A wide cross-section of seasoned development, planning, real estate, and financial professionals with deep experience in the Orange County market area were involved in this TAP. A complete listing of participants is provided below.

Hitta Mosesman, Harris & Associates

Vice President

Hitta Mosesman has spent decades building a better California. In her 20 years of consulting experience, she has worked with cities, counties, special districts, and other entities in the areas of municipal finance, housing, real estate, and economic development—always with the goal of helping communities thrive. Hitta brings to Harris a keen understanding of the unique issues different communities face and how to find sustainable solutions. Her expertise across multiple service areas allows Hitta to understand how legislation and municipal financing affects desired public agency initiatives, such as general fund sustainability/revenue opportunities, affordable housing and economic development. The strong relationships she has cultivated with city managers and agency department heads has established Hitta as a highly trusted advisor to public sector clients.



Karen Gulley, PlaceWorks

Managing Principal

Karen Gulley has a talent for strategy and innovative problem solving that has been honed by 30 years of experience in community planning and design. As a Managing Principal at PlaceWorks, she leads an immensely talented team of urban designers, site planners/designers, landscape architects, and planners to imagine and produce highly creative plans and designs that are as workable and implementable as they are unique. She has led more than 40 specific plans, including two prominent specific plans in Orange County: Beach Boulevard Specific Plan for Anaheim and the Tustin Legacy Specific Plan for the City of Tustin. Over the years, Karen has developed a solid practice and portfolio in transit-oriented development (TOD), urban infill development, and corridor revitalization projects. Her work ranges from vision plans to implementation strategies, each developed in a collaborative effort with city staff, regional agencies, and the public. Karen's an active member of the Urban Land Institute, including: ULI Women's Leadership Council; co-chair of ULI/IE Technical Advisory Committee; and ULI National Product Council for Urban Revitalization.



Julia Malisos, WHA

Principal

Julia is a planner with 15 years of progressive experience across a range of professional functions in the development industry. She has proven ability to obtain jurisdictional approvals, manage large-scale multi-faceted projects, and lead teams of both internal and external personnel. Julia is experienced in physical and policy planning for infill development as well as greenfield master-planning. From 2012-2019, Julia was a Planning and Transportation Commissioner for the City of Mission Viejo and served as the Chair and Vice Chair as well as a Traffic Subcommittee and Design Review Subcommittee member. Julia's unique experience in both the private and public sector has tremendously contributed to her success in the planning industry from both sides of the process.





Alan Loomis, PlaceWorks

Principal, Urban Design

An award-winning urban designer, planner and educator with over 25 years of experience, Alan recently joined PlaceWorks as Principal of Urban Design. Based in the firm's Los Angeles office, he is responsible for growing PlaceWorks' urban design practice and plays a key role in high-profile design projects throughout California. From 2017 to 2020 Alan was the City Urban Designer for Santa Monica. In this role, he was the City's lead for Promenade 3.0 a strategic design plan to re-envision the iconic Third Street Promenade. Alan is a frequent commentator and tour guide on Los Angeles urbanism and history. He has served on juries for APA Awards, the "LA Lights the Way" street light design competition, and on interview panels to select new planners, urban designers and architects for the Cities of Los Angeles, Pasadena, Santa Monica, and Santa Ana, among others. From 2014 to 2022 he served on the Pasadena Design Commission, and since 2019 on the Board of Advisors to the Woodbury University School of Architecture, where he previously taught for ten years.



Richard Gollis, The Concord Group

Co-Founder & Principal

Richard M. Gollis is a Co-Founder and Principal of The Concord Group based in the Newport Beach office. Richard's expertise in strategic market analysis, development programming, transaction due diligence and valuation extends across all real estate asset classes. With a career beginning in Atlanta and spanning the country Richard offers an exceptional breadth of experience that makes him a trusted advisor. He works frequently with investors, developers and public agencies solve complex development challenges. Across the country, Richard has led TCG teams on projects that have positively influenced infrastructure and development patterns including transit-oriented nodes and corridor plans; new redevelopment in the urban core; redevelopment of suburban retail to mixed use; and master planned communities.



Cecilia Kim, Harris & Associates

Senior Planner

Cecilia Kim blends the disciplines of planning, design, and engineering with an analytical, detail-oriented approach to leadership and problem solving. She has provided technical expertise in urban planning and design for more than 15 years—both in the United States and in her native South Korea. As a project manager, urban designer, and policy planner, Cecilia is skilled at coordinating projects across diverse professional disciplines, mediums, and departments. From land use and community engagement to development regulations and sustainability policies, Harris clients benefit from Cecilia's wide range of knowledge and experience. She also excels at creative design and translating the essence of a project into engaging visual graphics.



Genevieve Sharrow, MIG

Senior Project Manager

Genevieve Sharrow is a highly versatile urban planner whose experience encompasses a diversity of award-winning projects, including zoning codes, housing policy, general plans, specific plans, parks and recreation master plans, and environmental impact analyses. Genevieve's work as a Senior Project Manager at MIG, Inc. focuses on viable implementation, responding to immediate issues while planning with the fluidity and flexibility to adapt to change. Genevieve has a B.A. in Social Anthropology from the University of Michigan and a M.A. in Urban Planning from the University of California, Los Angeles.



Sergio Ramirez, City of Anaheim

Director of Economic Development

Sergio Ramirez is director of Economic Development for the city of Anaheim, where he has serviced since August 2021. Ramirez plays a leading role in once-in-a-generation investment and development planned around Honda Center and throughout the Platinum Triangle, and in and around the Disneyland Resort. He is leading revitalization of Beach Boulevard, the economic heart of west Anaheim, with new shopping, dining spaces, and homes. Ramirez is also focused on revitalizing Brookhurst Street, Euclid Street, State College Boulevard, and other major corridors and retail centers across the city. In the Anaheim Canyon, Ramirez is enhancing the 2,600-acre business park with a diverse range of business clusters focused around industry and innovation.



Ryan Aeh, City Ventures

Senior Vice President

For nearly 20 years Ryan's efforts has led to the development over 2,500 homes in Southern California's supply constrained coastal infill markets. Ryan is responsible for land acquisition, asset management, project design, entitlement, and permitting. Ryan and his team work closely with local public agencies and private landowners to transform underutilized sites into vibrant new homes and mixed-use communities. Ryan currently serves as a Board member on the Irvine Community Land Trust, a nonprofit organization dedicated to creating permanently affordable housing in Orange County. In 2019, Ryan was promoted to Partner at City Ventures and was named "40 Under 40" in Orange County by the Greater Irvine Chamber of Commerce.



Andrew Nelson, Red Oak Investments

Principal

Andrew B. Nelson is a principal with Red Oak Investments, an urban real estate development company focused on infill neighborhoods in Los Angeles and Orange County. The firm creates value by redeveloping and converting obsolete commercial property into multi-family and mixed use projects. The firm has special expertise in project entitlements requiring general plan updates, zone changes, and adaptations addressing sensitive neighborhood and contextual concerns. Prior to his work at Red Oak, Andrew managed the orderly liquidation of bank-owned properties for Lehman Brothers Bank, asset-managed a Class A multifamily portfolio for Irvine Company Apartment Communities, and directed a wide range of acquisitions, financing and development activities for affordable housing developer Wasatch Advantage Group.



John Santry, Ledcor Development

Senior Vice President

John Santry is the Senior Vice President, California and leads the Costa Mesa office within Ledcor Development LP. He has over 26 years of real estate investment experience and his depth of experience includes all facets of real estate development and acquisition, including site selection, due diligence, market research analysis, contract negotiation, financial modeling and development analysis, project entitlement, design consultant team management, and project financing. His expertise also includes construction oversight, property management oversight, asset management, and property dispositions.



Susan Hori, Manatt

Partner, Land Use

Susan Hori's practice focuses on obtaining land use development entitlements for landowners and developers, including local land use approvals, California Environmental Quality Act (CEQA) compliance, and state and federal regulatory agency permits for real estate development projects. The hallmark of Susan's practice is her track record of success in navigating the complex process of multiagency permits and approvals. Her clients include landowners, financial institutions, developers and builders in the residential, retail, hotel/resort, and commercial and industrial development industries. Susan has represented clients on issues involving CEQA, the National Environmental Policy Act (NEPA), the California Coastal Act, Section 404 permitting under the Clean Water Act, National Historic Preservation Act compliance and Endangered Species Act permitting, including work on habitat conservation plans.



David Smith, Manatt

Partner, Land Use

David Smith counsels land developers, conservation companies, for-profit and nonprofit organizations, and individuals at the intersection of law and government on land use entitlement, real estate development and regulatory compliance. He is frequently engaged in entitlement and permitting matters for development projects that are, or have the potential to be, particularly contentious and complicated. David is a skilled negotiator with local and state jurisdictions, as well as federal agencies. His practice includes California's climate change law (SB 375, AB 32, et al.) and water supply law (SB 211, SB 610), and state and federal endangered species acts. Other specific areas of focus are the McAteer-Petris Act, the federal Clean Water Act and Porter-Cologne Water Quality Control Act, the National Environmental Policy Act and California Environmental Quality Act, and California's planning and zoning laws.

ULI Staff & Support

**Kendra
Chandler**

Executive Director

**Kelly
Mann**

Project Manager

**Clair
Enlow**

Writer

**Olivia
Mosesman**

Student Intern