



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS  
900 Wilshire Blvd., Ste. 1700  
Los Angeles, CA 90017  
T: (213) 236-1800  
[www.scag.ca.gov](http://www.scag.ca.gov)

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**Cindy Allen, Long Beach**

First Vice President  
**Ray Marquez, Chino Hills**

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#### COMMITTEE CHAIRS

Executive/Administration  
**Cindy Allen, Long Beach**

Community, Economic, &  
Human Development  
**David J. Shapiro, Calabasas**

Energy & Environment  
**Rick Denison, Yucca Valley**

Transportation  
**Mike T. Judge, Ventura County**  
Transportation Commission

## MEETING OF THE

# COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE

***Members of the Public are Welcome to Attend  
In-Person & Remotely***

***Thursday, September 4, 2025  
9:30 a.m. – 11:15 a.m.***

### ***To Attend In-Person:***

**SCAG Main Office – Policy B Meeting Room  
900 Wilshire Blvd., Ste. 1700  
Los Angeles, CA 90017**

### ***To Watch or View Only:***

**<https://scag.ca.gov/scag-tv-livestream>**

### ***To Attend and Participate on Your Computer:***

**<https://scag.zoom.us/j/82448520609>**

### ***To Attend and Participate by Phone:***

**Call-in Number: 1-669-900-6833  
Meeting ID: 824 4852 0609**

#### ***PUBLIC ADVISORY***

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at [aguilarm@scag.ca.gov](mailto:aguilarm@scag.ca.gov). Agendas & Minutes are also available at: [www.scag.ca.gov/committees](http://www.scag.ca.gov/committees).

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation to participate in this meeting. SCAG is also committed to helping people with limited proficiency in the English language access the agency's essential public information and services. You can request such assistance by calling (213) 630-1410. We request at least 72 hours (three days) notice to provide reasonable accommodations and will make every effort to arrange for assistance as soon as possible.



## Instructions for Attending the Meeting

**To Attend In-Person and Provide Verbal Comments:** Go to the SCAG Main Office located at 900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017 or any of the remote locations noticed in the agenda. The meeting will take place in the Policy B Meeting Room on the 17<sup>th</sup> floor starting at 9:30 a.m.

**To Attend by Computer:** Click the following link: <https://scag.zoom.us/j/82448520609>. If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically. Select “Join Audio via Computer.” The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.

**To Attend by Phone:** Call **(669) 900-6833** to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully. Enter the **Meeting ID: 824 4852 0609**, followed by #. Indicate that you are a participant by pressing # to continue. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.

## Instructions for Participating and Public Comments

**Members of the public can participate in the meeting via written or verbal comments.**

**In Writing:** Written comments can be emailed to: [ePublicComment@scag.ca.gov](mailto:ePublicComment@scag.ca.gov). Written comments received **by 5pm on Wednesday, September 3, 2025**, will be transmitted to members of the legislative body and posted on SCAG’s website prior to the meeting. You are **not** required to submit public comments in writing or in advance of the meeting; this option is offered as a convenience should you desire not to provide comments in real time as described below. Written comments received after 5pm on Wednesday, September 3, 2025, will be announced and included as part of the official record of the meeting. Any writings or documents provided to a majority of this committee regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the Clerk, at 900 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017 or by phone at (213) 630-1420, or email to [aguilarm@scag.ca.gov](mailto:aguilarm@scag.ca.gov).

**Remotely:** If participating in real time via Zoom or phone, please wait for the presiding officer to call the item for which you wish to speak and use the “raise hand” function on your computer or \*9 by phone and wait for SCAG staff to announce your name/phone number.

**In-Person:** If participating in-person, you are invited but not required, to fill out and present a Public Comment Card to the Clerk of the Board or other SCAG staff prior to speaking. It is helpful to indicate whether you wish to speak during the Public Comment Period (Matters Not on the Agenda) and/or on an item listed on the agenda.

## General Information for Public Comments

Verbal comments can be presented in real time during the meeting. Members of the public are allowed a total of 3 minutes for verbal comments. The presiding officer retains discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting, including equally reducing the time of all comments.

For purpose of providing public comment for items listed on the Consent Calendar, please indicate that you wish to speak when the Consent Calendar is called. Items listed on the Consent Calendar will be acted on with one motion and there will be no separate discussion of these items unless a member of the legislative body so requests, in which event, the item will be considered separately.

***In accordance with SCAG’s Regional Council Policy, Article VI, Section H and California Government Code Section 54957.9, if a SCAG meeting is “willfully interrupted” and the “orderly conduct of the meeting” becomes unfeasible, the presiding officer or the Chair of the legislative body may order the removal of the individuals who are disrupting the meeting.***



## COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

### TELECONFERENCE AVAILABLE AT THESE ADDITIONAL LOCATIONS\*

<b>Don Caskey</b> City of Laguna Hills - City Hall 24035 El Toro Road Laguna Hills, CA 92653	<b>Debra Dorst-Porada</b> City of Ontario - City Hall 303 East B Street Conference Room 2 Ontario, CA 91764	<b>Bob Engler</b> City of Thousand - City Hall 2100 Thousand Oaks Boulevard Thousand Oaks, CA 91362
<b>Rose Espinoza</b> City of La Habra - City Hall 110 East La Habra Boulevard La Habra, CA 90631	<b>Martin Fuentes</b> TOP SIDE by NDMK 708 Crescent Avenue Avalon, CA 90704	<b>John Grass</b> SCAG Imperial County Regional Office 1503 N. Imperial Avenue, Suite 104 El Centro, CA 92243
<b>Peggy Huang</b> City of Yorba Linda - City Hall 4845 Casa Loma Avenue Yorba Linda, CA 92886	<b>William "Bill" Hussey</b> City of Grand Terrance - City Hall 22795 Barton Road Grand Terrace, CA 92313	<b>Matt LaVere</b> Supervisor LaVere Hall of Administration 800 S. Victoria Ave, 4th Floor Ventura, CA 93009
<b>Jed Leano</b> City of Claremont - City Hall 207 Harvard Avenue 2nd Floor Junior Conference Room Claremont, CA 91711	<b>Anni Marshall</b> City of Avalon - City Hall 410 Avalon Canyon Road Avalon, CA 90704	<b>Betty Martinez Franco</b> City of Irvine - City Hall 1 Civic Center Plaza Conference Room L104 Irvine, CA 92623
<b>John A. Mirisch</b> City of Beverly Hills - City Hall 455 N. Rexford Drive, 4th Floor Beverly Hills, CA 90210	<b>Joseph Morabito</b> City of Wildomar - City Hall 23873 Clinton Keith Road Wildomar, CA 92595	<b>Rocky Rhodes</b> Dolce Vita Hotel 3rd Floor Conference room 43 Avenue Mwungu Bujumbura, Burundi
<b>Sonny Santa Ines</b> City of Bellflower - City Hall 16600 Civic Center Drive Bellflower, CA 90706	<b>Becky A. Shevlin</b> City of Monrovia - City Hall 415 S Ivy Avenue Monrovia, CA 91016	<b>Mary Solorio</b> 1425 Hollister Street San Fernando, CA 91340
<b>Judy Woolsey</b> City of Yucaipa - City Hall Executive Conference Room 34272 Yucaipa Boulevard Yucaipa, CA 92399	<b>Tony Wu</b> 4509 Temple City Boulevard Temple City, CA 91780	

\* Under the teleconferencing rules of the Brown Act, members of the body may remotely participate at any location specified above.



## COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

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### **CEHD - Community, Economic, and Human Development Committee** ***Members – September 2025***

- 1. Hon. David J. Shapiro**  
CEHD Chair, Calabasas, RC District 44
- 2. Hon. Rocky Rhodes**  
CEHD Vice Chair, Simi Valley, RC District 46
- 3. Hon. Cindy Allen**  
2nd Vice President, Long Beach, RC District 30
- 4. Hon. Valerie Amezcua**  
Santa Ana, RC District 16
- 5. Hon. Joe Baca**  
Rialto, SBCTA
- 6. Hon. Debbie Baker**  
La Palma, RC District 18
- 7. Hon. Drew Boyles**  
El Segundo, RC District 40
- 8. Hon. Wendy Bucknum**  
Mission Viejo, RC District 13
- 9. Hon. Don Caskey**  
Laguna Hills, OCCOG
- 10. Hon. Tanya Doby**  
Los Alamitos, OCCOG
- 11. Hon. Debra Dorst-Porada**  
Ontario, Pres. Appt. (Member at Large)
- 12. Ms. Lucy Dunn**  
Business Representative, Non-Voting Member
- 13. Hon. Keith Eich**  
La Cañada Flintridge, RC District 36
- 14. Hon. Shaunna Elias**  
Glendora, RC District 33
- 15. Hon. Bob Engler**  
Thousand Oaks, VCOG
- 16. Hon. Rose Espinoza**  
La Habra, OCCOG



## COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

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- 17. Hon. Waymond Fermon**  
Indio, CVAG
- 18. Hon. Margaret Finlay**  
Duarte, RC District 35
- 19. Hon. Claudia Frometa**  
Downey, RC District 25
- 20. Hon. Martin Fuentes**  
Cudahy, GCCOG
- 21. Hon. Victoria Garcia**  
San Fernando, Pres. Appt. (Member at Large)
- 22. Hon. Gary Gardner**  
Desert Hot Springs, RC District 2
- 23. Hon. John Grass**  
Brawley, ICTC
- 24. Hon. Mark Henderson**  
Gardena, RC District 28
- 25. Hon. Peggy Huang**  
Yorba Linda, OCCOG
- 26. Hon. Cecilia Hupp**  
Brea, OCCOG
- 27. William Hussey**  
Grand Terrace, SBCTA
- 28. Hon. Lynda Johnson**  
Cerritos, GCCOG
- 29. Hon. Megan Kerr**  
Long Beach, Pres. Appt. (Member at Large)
- 30. Sup. Matt LaVere**  
Ventura County, Pres. Appt. (Member at Large)
- 31. Hon. Jed Leano**  
Claremont, SGVCOG
- 32. Hon. Anni Marshall**  
Avalon, GCCOG
- 33. Hon. Andrew Masiel**  
Tribal Govt Regl Planning Board Representative



## COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

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- 34. Hon. Betty Martinez Franco**  
Irvine, Pres. Appt. (Member at Large)
- 35. Hon. John Mirisch**  
Beverly Hills, Pres. Appt. (Member at Large)
- 36. Hon. Geneva Mojado**  
Soboba Band of Luiseño Indians
- 37. Hon. Joseph Morabito**  
Wildomar, WRCOG
- 38. Hon. Joseph Murphy**  
Pechanga Band of Indians
- 39. Hon. Sharona Nazarian**  
Beverly Hills, WSCCOG
- 40. Hon. Misty Perez**  
Port Hueneme, Pres. Appt. (Member at Large)
- 41. Hon. Nithya Raman**  
Los Angeles, RC District 51
- 42. Hon. Sheila Rossi**  
South Pasadena, AVCJPA
- 43. Hon. Sonny Santa Ines**  
Bellflower, GCCOG
- 44. Hon. Becky Shevlin**  
Monrovia, SGVCOG
- 45. Hon. Mary Solorio**  
San Fernando, SFVCOG
- 46. Hon. Helen Tran**  
San Bernardino, RC District 7
- 47. Hon. Valerie Vandever**  
San Jacinto, WRCOG
- 48. Hon. Mark Waronek**  
Lomita, RC District 39
- 49. Hon. Acquanetta Warren**  
Fontana, SBCTA
- 50. Hon. Jeff Wood**  
Lakewood, RC District 24



## COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

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- 51. Hon. Judy Woolsey**  
Yucaipa, SBCTA
- 52. Hon. Tony Wu**  
West Covina, SGVCOG
- 53. Hon. Frank A. Yokoyama**  
Cerritos, RC District 23
- 54. Hon. Frank Zerunyan**  
Rolling Hills Estates, Pres. Appt. (Member at Large)
- 55. Hon. Jesse Zwick**  
Santa Monica, RC District 41



## COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT COMMITTEE AGENDA

Southern California Association of Governments  
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room  
Los Angeles, CA 90017  
**Thursday, September 4, 2025**  
**9:30 AM**

The Community, Economic, and Human Development Committee may consider and act upon any of the items on the agenda regardless of whether they are listed as Information or Action items.

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

*(The Honorable David J. Shapiro, Chair)*

### **PUBLIC COMMENT PERIOD (Matters Not on the Agenda)**

This is the time for public comments on any matter of interest within SCAG's jurisdiction that is **not** listed on the agenda. For items listed on the agenda, public comments will be received when that item is considered. Although the committee may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon at this time.

### **REVIEW AND PRIORITIZE AGENDA ITEMS**

#### **CONSENT CALENDAR**

##### Approval Items

1. Minutes of the Meeting – June 5, 2025 PPG. 9

##### Receive and File

2. Connect SoCal 2050: Subregional Sustainable Communities Strategy Framework and Guidelines PPG. 17

#### **INFORMATION ITEM**

3. Panel on Shared Equity Homeownership Models 40 Mins. PPG. 51  
*(Margy Brown, Executive Director, UHAB and Devin Culbertson, Vice President of Innovative Finance, Grounded Solutions Helo)*
4. Demographic Data Update 15 Mins. PPG. 71  
*(Kevin Kane, Planning Supervisor, SCAG)*
5. CEHD Committee Outlook and Future Agenda Items 5 Mins. PPG. 82  
*(Elizabeth Carvajal, Deputy Director, SCAG)*

#### **CHAIR'S REPORT**

*(The Honorable David J. Shapiro, Chair)*

#### **STAFF REPORT**

*(Jonathan Davis, Government Affairs Officer, SCAG)*

#### **ANNOUNCEMENTS**

#### **ADJOURNMENT**





# AGENDA ITEM 1

## REPORT

Southern California Association of Governments  
September 4, 2025

### MINUTES OF THE REGULAR MEETING COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD) THURSDAY, JUNE 5, 2025

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD). A VIDEO AND AUDIO RECORDING OF THE FULL MEETING IS AVAILABLE AT: <http://scag.ig2.com/Citizens/>.

The Community, Human and Development Committee (CEHD) of the Southern California Association of Governments (SCAG) held its regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

#### **Members Present**

**Hon. David Shapiro, Chair**

**Hon. Rocky Rhodes, Vice Chair**

Hon. Cindy Allen

Hon. Debbie Baker

Hon. Wendy Bucknum

Hon. Tanya D. Doby

Ms. Lucy Dunn

Hon. Keith Eich

Hon. Bob Engler

Hon. Rose Espinoza

Hon. Claudia M. Frometa

Hon. Gary Gardner

Hon. Mike Goodsell

Hon. John Grass

Hon. Mark Henderson

Hon. Peggy Huang

Hon. Cecilia Hupp

Hon. William Hussey

Hon. Lynda Johnson

Hon. Jed Leano

Hon. Anni Marshall

Hon. John Mirisch

Hon. Joseph Morabito

***Calabasas***

***Simi Valley***

*Long Beach*

*La Palma*

*Mission Viejo*

*Los Alamitos*

*La Cañada Flintridge*

*Thousand Oaks*

*La Habra*

*Downey*

*Desert Hot Springs*

*Holtville*

*Brawley*

*Gardena*

*Yorba Linda*

*Brea*

*Grand Terrace*

*Cerritos*

*Claremont*

*Avalon*

*Beverly Hills, Pres. Appt.*

*Wildomar*

**District 44**

**District 46**

District 30

District 18

District 13

OCCOG

Ex-Officio

Distric

VCOG

OCCOG

District 25

District 2

ICTC

ICTC

District 28

OCCOG

OCCOG

SBCTA

GCCOG

SGVCOG

GCCOG

Member at Large

WRCOG

Hon. Zizette Mullins	<i>Burbank</i>	AVCJPA
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Mary Solorio	<i>San Fernando</i>	SFVCOG
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG
Hon. Jeff Wood	<i>Lakewood</i>	District 24
Hon. Judy Woolsey	<i>Yucaipa</i>	SBCTA
Hon. Tony Wu	<i>West Covina</i>	SGVCOG
Hon. Frank Yokoyama	<i>Cerritos</i>	District 23
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG
Hon. Jesse Zwick	<i>Santa Monica</i>	District 41

## **Members Not Present**

Hon. Valerie Amezcua	<i>Santa Ana</i>	District 16
Hon. Joe Baca	<i>Rialto</i>	SBCTA
Hon. Drew Boyles	<i>El Segundo</i>	District 40
Hon. Don Caskey	<i>Laguna Hills</i>	OCCOG
Hon. Debra Dorst-Porada	<i>Ontario, Pres. Appt.</i>	Member at Large
Hon. Shaunna Elias	<i>Glendora</i>	District 33
Hon. Waymond Fermon	<i>Indio</i>	CVAG
Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Hon. Betty Martinez Franco	<i>Irvine, Pres. Appt.</i>	Member at Large
Hon. Martin Fuentes	<i>Cudahy</i>	GCCOG
Hon. Megan Kerr	<i>Long Beach, Pres. Appt.</i>	Member at Large
Sup. Matt LaVere	<i>Ventura County</i>	CoC
Hon. Andrew Masiel, Sr.	<i>Tribal Gov't Reg'l Planning Rep.</i>	
Hon. Geneva Mojado	<i>Soboba Band of Luiseño Indians</i>	
Hon. Joseph Murphy	<i>Pechanga Band of Luiseno Indians</i>	
Hon. Misty Perez	<i>Port Hueneme, Pres. Appt.</i>	Member at Large
Hon. Freddy Puza	<i>Culver City</i>	WCCOG
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Helen Tran	<i>San Bernardino</i>	SBCTA
Hon. Acquanetta Warren	<i>Fontana</i>	SBCTA

## **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The Honorable David Shapiro called the meeting to order at 10:05 a.m. and asked Councilmember Gary Gardner, Desert Hot Springs, District 2, to lead the Pledge of Allegiance.

### **PUBLIC COMMENT PERIOD**

Chair Shapiro provided detailed instructions and general information on how to provide public comments.

Chair Shapiro opened the public comment period and noted this was the time for members of the public to offer comment for matters that are within SCAG's jurisdiction but are not listed on the agenda.

SCAG staff noted there were no written public comments received via email before or after the 5pm deadline on 5pm on Wednesday, June 4, 2025. SCAG staff also noted that there were no public comments for matters not listed on the agenda.

Chair Shapiro closed the public comment period for matters not listed on the agenda.

### **REVIEW AND PRIORITIZE AGENDA ITEMS**

There were no reprioritizations made.

### **CONSENT CALENDAR**

#### **Approval Items**

1. Minutes of the April 3, 2025 Meeting

#### **Receive and File**

2. CEHD Agenda Outlook and Future Agenda Items
3. Connect SoCal 2024: Sustainable Communities Strategy Acceptance Target Updates
4. Connect SoCal 2024: Implementation Strategies Update

MOTION was made (Bucknum) to approve Consent Calendar Approval Item 1; and Receive and File Items 2-4. Motion was SECONDED (Gardner). The motion was passed by the following roll call vote:

**AYES:** Baker, Bucknum, Doby, Eich, Engler, Espinoza, Gardner, Goodsell, Grass, Henderson Huang, Hupp, Hussey, Johnson, Mirisch, Mullins, Rhodes, Santa Ines, Shapiro, Shevlin, Solorio, Tran, Waronek, Wood, Woolsey, Wu, Yokoyama, Zerunyan and Zwick (29)

**NOES:** None (0)

**ABSTAIN:** None (0)

There were no public comments on this item.

## **INFORMATION ITEMS**

### **5. Built Housing**

Chair Shapiro provided background information and noted that today's presentation would explore innovations and a variety of tools and strategies that can support increasing housing production, of all types, reducing cost and production timelines. He noted that one of those strategies is factory-built housing. He asked Mr. Eduardo Santana, Chief Communications Officer, Impact Housing, to share the company's work on delivering high-quality attainable housing through a scalable modular development model.

Mr. Santana provided an overview of the factory-built housing model to address the housing crisis in Southern California. He highlighted Impact Housing's success in San Diego and their desire to expand to Los Angeles, emphasizing the need for supportive policies to delivering high quality attainable housing through a scalable modular development model. To date, Impact Housing has completed five projects, manufactured over 1,200 modular units and is actively developing and operating hundreds of multifamily homes. Mr. Santana explained their vertically integrated approach, which includes in-house design, engineering, manufacturing, and general contracting, allowing for cost savings of 20-35% compared to traditional construction. Additional highlights included discussion on plans to expand to a larger facility and work with third-party developers to increase production. The presentation concluded with a discussion of cost savings, workforce considerations, and potential opportunities in rebuilding efforts after wildfires.

Mr. Santana responded to the comments and questions expressed by the Councilmembers which focused on the opportunities and challenges faced in delivering emergency housing and ADUs after the wildfires; concerns for affordable housing financing requirements, including prevailing wages; reduced parking requirements including challenges for emergency response vehicles and policies that affect building codes or zoning. Mr. Santana noted he would share ADU pricing and information with the CEHD members.

The CEHD members expressed gratitude for the speaker's thorough presentation.

There were no public comments on this item.

The comprehensive staff report was provided in the agenda packet. Copies of the video link and PowerPoint presentation will be distributed to the CEHD members after the meeting and posted on the website.

#### 6. Advancing Local Economic Development through Placemaking

Chair Shapiro provided background information and introduced Ms. Jennifer Lilley, AICP Director of Community and Economic Development for the City of Riverside. He asked Ms. Lilley to begin her presentation on the efforts made to advance placemaking and economic development in the city of Riverside, CA.

Ms. Lilley's presentation focused on Riverside's placemaking strategies, highlighting efforts to promote economic development and improve the city's image. She discussed the city's focus on streamlining development processes, incorporating A.I., and other technology tools, attracting green technology companies, and updating their economic development strategic plan.

Ms. Lilley noted that key achievements included the opening of the AG Innovation Center, the Ohmio, Inc. manufacturing and distribution center for autonomous electric shuttles, and the attraction of several green technology companies such as Voltu Motor Inc. and Hyundai Rotem. Highlights included the expansion of Riverside airport and the future development of a water adventure park in the Northside neighborhood. She noted the importance of community engagement and communication in implementing these projects, noting that the proposed Riverside Adventure Park received positive community feedback. The city is also working on updating their general plan and climate action plan to better align with community desires for placemaking. Ms. Lilley concluded by addressing the challenges in older commercial corridors such as safety issues and outdated regulations, and described efforts to improve these areas through grants, regulatory reforms, and public-private partnerships.

The CEHD members thanked Ms. Lilley for a great presentation.

Ms. Lilley responded to the comments and questions expressed by the Councilmembers including questions regarding permit streamlining and placemaking strategies to assist businesses now, successful community outreach efforts, overcoming infrastructure challenges with business retailers, funding, and required income levels for the affordable housing units being proposed at the Riverside Adventure Center project.

There were no public comments on this item.

The comprehensive staff report was provided in the agenda packet. The PowerPoint presentation will be posted to SCAG's website.

### **CHAIR'S REPORT**

Chair Shapiro recognized and welcomed Hon. Jesse Zwick, Santa Monica, to the CEHD Committee.

Additional organizational updates included the following:

- In May, the California Air Resources Board accepted SCAG's determination that the Connect SoCal 2024 Regional Transportation Plan/Sustainable Communities Strategy meets CARB's greenhouse gas (GHG) emission reduction targets. By accepting the determination, CARB affirms SCAG's efforts to align land use planning with transportation policy and investment to support statewide climate goals. However, the lengthy review process highlighted SCAG's concerns about the need to revisit Senate Bill 375 to better support implementation.
- Following CARB's workshop on updating the target-setting process, we will send a joint comment letter reiterating concerns we have previously raised about revising the process.
- SCAG continues to make progress in implementing Connect SoCal 2024 with detailed updates also among the Receive and Files items in your packet today.
- Thank you to everyone that attended SCAG's 60<sup>th</sup> Annual General Assembly, where we approved our General Fund Budget and elected our Board Officers for the upcoming year.

### **STAFF REPORT**

Jonathan Davis, SCAG Government Affairs Officer, reported that to celebrate the tenure of SCAG's Immediate Past President Curt Hagman, SCAG released its 2024-25 President's report to highlight the accomplishments from his term. The report is organized by the Presidential priorities established by Supervisor Hagman at the beginning of his term, goods, movement and technology, clean transportation and technology and transit recovery. The report also chronicles advocacy, accomplishments and awards that SCAG received over the past year.

More information can be found on SCAG's website.

### **ADJOURNMENT**

There being no further business, Chair Shapiro adjourned the meeting of the Community, Economic, and Human Development Committee at 11:32 a.m.



Carmen Summers  
Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]  
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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE ATTENDANCE REPORT														
2025-26														
MEMBERS	Representing	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total Mtgs Attended To Date
Allen, Cindy	Long Beach, RC District 30	1												1
Amezcuca, Valarie	Santa Ana, RC District 16													
Baca, Joe	Rialto, SBCTA													
Baker, Debbie	La Palma, RC District 18	1												1
Boyles, Drew	El Segundo, RC District 40													
Bucknum, Wendy	Mission Viejo, RC District 13	1												1
Caskey, Don	Laguna Hills, OCCOG													
Doby, Tanya D.	Los Alamitos, OCCOG	1												1
Dorst-Porada, Debra	Ontario, Pres. Appt. (Member at Large)													
Dunn, Lucy	Business Representative	1												1
Eich, Keith	La Cañada Flintridge, RC District 36	1												1
Elias, Shaunna	Glendora, RC District 33													
Engler, Bob	Thousand Oaks, VCOG	1												1
Espinoza, Rose	La Habra, OCCOG	1												1
Fermon, Waymond	Indio, CVAG													
Finlay, Margaret E.	Duarte, RC District 35													
FrancoMartinez, Betty	Irvine, Pres. Appt. (Member at Large)													
Frometa, Claudia M.	Downey, RC District 25	1												1
Fuentes, Martin	Cudahy, GCCOG													
Gardner, Gary	Desert Hot Springs, RC District 2	1												1
Goodsell, Mike	ICTC	1												1
Grass, John	Brawley, ICTC	1												1
Henderson, Mark E.	Gardena, RC District 28	1												1
Huang, Peggy	Yorba Linda, OCCOG	1												1
Hupp, Cecilia	Brea, OCCOG	1												1
Hussey William	Grand Terrace, SBCTA	1												1
Johnson, Lynda	Cerritos, GCCOG	1												1
Kerr, Megan	Long Beach, Pres. Appt. (Member at Large)													
LaVere, Matt	Ventura County CoC													
Leano, Jed	Claremont, SGVCOG	1												1
Marshall, Anni	Avalon, GCCOG	1												1
Masiel, Sr., Andrew	Pechanga Band of Luiseno Indians Tribal Gov Reg Planning Board													
Mirisch, John	Beverly Hills, Pres. Appt. (Member at Large)	1												1
Mojado, Geneva	Soboba Band of Luiseño Indians													
Morabito, Joseph	Wildomar, WRCOG	1												1
Mullins, Zizette	Burbank, AVCJPA	1												1
Murphy, Joseph	Pechanga Band of Luiseno Indians													
Perez, Misty	Port Hueneme, Pres. Appt. (Member at Large)													
Puza, Freddy	Culver City, WCCOG													
Raman, Nithya	Los Angeles, RC District 51													
Rhodes, Rocky	Simi Valley, RC District 46	1												1
Santa Ines, Sonny	Bellflower, GCCOG	1												1
Shapiro, David J.	Calabasas, RC District 44	1												1
Shevlin, Becky A.	Monrovia, SGVCOG	1												1
Solorio, Mary	San Fernando, SFVCOG	1												1
Tran, Helen	San Bernardino, SBCTA													
Waronek, Mark	Lomita, SBCCOG	1												1
Warren, Acquanetta	Fontana, SBCTA													
Wood, Jeff	Lakewood, RC District 24	1												1
Woolsey, Judy	Yucaipa, SBCTA	1												1
Wu, Tony	West Covina, SGVCOG	1												1
Yokoyama, Frank A.	Cerritos, RC District 23	1												1
Zerunyan, Frank	Rolling Hills Estates, SBCCOG	1												1
Zwick, Jesse	Santa Monica, RC District 41	1												1
<b>TOTAL ATTENDANCE</b>		<b>34</b>												





## AGENDA ITEM 2

### REPORT

Southern California Association of Governments  
September 4, 2025

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**To:** Community Economic & Human Development Committee (CEHD)  
Transportation Committee (TC)  
Energy and Environment Committee (EEC)

**From:** Camille Guiriba, Senior Regional Planner  
(213) 236-1809, guiriba@scag.ca.gov

**Subject:** Connect SoCal 2050: Subregional Sustainable Communities Strategy  
Framework and Guidelines

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EXECUTIVE DIRECTOR'S  
APPROVAL

*Kome Ajise*

#### RECOMMENDED ACTION FOR EEC:

Recommend that the Regional Council adopt the Subregional Sustainable Communities Strategy Framework and Guidelines for use in the development of the 2028-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

#### RECOMMENDED ACTION FOR CEHD AND TC:

Receive and File

#### STRATEGIC PRIORITIES:

This item supports the following Strategic Priority

#### EXECUTIVE SUMMARY:

*SCAG is in the early stages of preparing the 2028-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) or Connect SoCal 2050. The law guiding SCAG's development of the SCS, also known as Senate Bill 375, provides the option for subregional councils of governments in the SCAG region to work with county transportation commission to prepare a subregional SCS for inclusion in the regional SCS. SCAG has developed Subregional Sustainable Communities Strategy Framework and Guidelines to outline the process for both development of a subregional SCS and the incorporation of that SCS into Connect SoCal 2050. For the previous, 2024 RTP/SCS, no subregions delegated to develop a subregional SCS. Subregional Councils of Governments will have until January 30, 2026, to communicate their intent to SCAG.*

#### BACKGROUND:

The California Sustainable Communities and Climate Protection Act of 2008, commonly referred to as Senate Bill (SB) 375, requires Metropolitan Planning Organizations (MPO) in the state of California, such as SCAG, to integrate transportation, land use, and housing planning while also establishing the reduction of greenhouse gas (GHG) emissions as part of the regional planning process. SB 375 also included a unique provision for the SCAG region to allow a subregional council of governments and the county transportation commission to work together to propose a

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sustainable communities strategy (SCS) for that subregion. SB 375 also requires that SCAG “adopt a framework for a subregional SCS to address the intraregional land use, transportation, economic, air quality, and climate policy relationships.”

These *Subregional Sustainable Communities Strategy Framework and Guidelines* (“Framework and Guidelines”) attached to this staff report are intended to facilitate a subregion’s option to develop a subregional SCS which would then be incorporated into the 2028-2050 RTP/SCS. After receipt of any subregion’s decision to develop and adopt a subregional SCS, SCAG and the subregion would develop a Memorandum of Understanding (MOU) that would provide additional details beyond these Framework and Guidelines.

Some key points included in the document include:

- SCAG will not issue subregional GHG or any other subregional performance goals.
- SCAG shall fulfill all the statutory outreach requirements under SB 375 for the regional SCS.
- Subregions are strongly encouraged to design and adopt their own outreach processes that mirror the requirements imposed on the region under SB 375.
- The governing board of the subregional agency and the respective CTC board (at their option) shall approve the subregional SCS prior to submission to SCAG.
- The subregions will need to collaborate with the respective CTC in their area to coordinate the subregional SCS with future transportation investments.
- Funding for subregional SCS or alternative planning strategy (APS) activities is not currently available.
- If a subregion chooses to prepare a subregional SCS, SCAG will develop an MOU to further define the process and timeline for submission of data and draft subregional SCS as well as to establish a conflict resolution process to address the potential modification or adjustments that may occur during the incorporation process.

The Framework and Guidelines have been amended from the same document previously prepared for the 2024 RTP/SCS, which was reviewed by the Community, Economic, and Human Development Committee (CEHD) and then adopted by the Regional Council on October 7, 2021. For the 2024 RTP/SCS, no subregions delegated to develop an SCS.

The main changes between the previously adopted Framework and Guidelines and this proposed version are:

- Inclusion of more recent policy resolutions adopted by Regional Council.
- Updated Data and Tools sections. These were revised to reflect the many upgrades that have been added to the Regional Data Platform and mention of the Local Data Exchange process.

An earlier draft of these changes have been shared with the Technical Working Group on May 22,

2025 and the Subregional Council of Governments Executive Directors on June 25, 2025. The proposed Framework and Guidelines are now brought before the EEC, rather than the CEHD, for recommendation given the document pertains to the process of SCS development to reduce greenhouse gas emissions.

**Next steps:**

Upon Regional Council approval of the Framework and Guidelines, SCAG will send a clean copy to each of the Councils of Governments in the SCAG region, with instructions on how to exercise their option to develop their own subregional SCS. This decision should be communicated to SCAG by January 30, 2026, proceeded by the MOU development process.

**FISCAL IMPACT:**

Work associated with this item is included in the FY 25-26 Overall Work Program (310.4874.01: Connect SoCal Development).

**ATTACHMENT(S):**

1. 2025-08\_2028\_Subregional\_SCS Framework\_track\_changes
2. 2025-08\_2028\_Subregional\_SCS Framework\_clean
3. PowerPoint Presentation - 2025-09\_Subregional\_SCS\_Framework

Southern California Association of Governments (SCAG)  
*Revised for use in developing the 2028~~84~~ Regional Transportation Plan/Sustainable  
Communities Strategy (2028~~84~~ RTP/SCS)*

**SUBREGIONAL SUSTAINABLE COMMUNITIES STRATEGY  
FRAMEWORK AND GUIDELINES**

**Table of Contents**

I. INTRODUCTION .....	2
II. ELIGIBILITY AND PARTICIPATION.....	2
III. FRAMEWORK.....	3
A. SCAG’s Goals.....	3
B. Flexibility, Targets and Adoption.....	4
C. Outreach Effort and Principles .....	4
D. Communication and Coordination .....	4
E. Planning Concepts .....	4
IV. GUIDELINES.....	4
A. Subregion Role and Responsibilities.....	5
B. County Transportation Commissions’ Roles and Responsibilities .....	9
C. SCAG Roles and Responsibilities .....	9
D. Milestones/Schedule .....	12
APPENDIX A.....	14

## I. INTRODUCTION

Codified in 2009, California’s Sustainable Communities and Climate Protection Act (referred to as “SB 375”), calls for the integration of transportation, land use, and housing planning, and establishes the reduction of greenhouse gas (GHG) emissions as part of the regional planning process. SCAG, working with the individual ~~c~~County ~~t~~Transportation ~~c~~Commissions (CTCs) and the subregions within the SCAG region, is responsible for complying with SB 375 in the Southern California region. Success in this endeavor is dependent on the collaboration of SCAG with a range of public and private partners throughout the region.

Briefly summarized here, SB 375 requires SCAG as the Metropolitan Planning Organization (MPO) to:

- Submit to the State every four years, a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan (RTP). The SCS, when integrated with the transportation network, and other transportation measures and policies, will reduce GHG emissions from automobiles and light trucks to achieve the State-determined regional GHG emission reduction target, if it is feasible to do so.
- Prepare an Alternative Planning Strategy (APS) that is not part of the RTP if the SCS is unable to meet the regional GHG emission reduction target.
- Adopt a public participation process involving all required stakeholders.

Unique to the SCAG region, SB 375 provides that “a subregional council of governments and the county transportation commission may work together to propose the sustainable communities strategy and an ~~-~~alternative planning strategy, if one is prepared pursuant to subparagraph (I), for that subregional area.” Cal. Govt. Code § 65080(b)(2)(D).

In addition, SB 375 provides that SCAG “may adopt a framework for a subregional sustainable communities strategy or a subregional alternative planning strategy to address the intraregional land use, transportation, economic, air quality, and climate policy relationships.” *Id.*

Finally, SB 375 requires SCAG to “develop overall guidelines, create public participation plan pursuant to subparagraph (F), ensure coordination, resolve conflicts, make sure that the overall plan complies with applicable legal requirements, and adopt the plan for the region.” *Id.*

The intent of this ~~Subregional Sustainable Communities~~SCS Strategy Framework and Guidelines (also referred to herein as the “Framework and Guidelines” or the “Subregional Framework and Guidelines”) is to facilitate a subregion’s option to develop the SCS (and potential APS) as described in SB 375. The Framework and Guidelines offers SCAG’s subregional agencies the highest degree of autonomy, flexibility, and responsibility in developing a program and set of implementation strategies for their subregional areas while still achieving the goals of the regional SCS.

Subregional strategies should address the issues, concerns, and future vision of the region’s collective jurisdictions with the input of the widest range of stakeholders. This Framework and Guidelines establishes guidance to assist in the development of subregional strategies and sets forth SCAG’s role in facilitating and supporting the subregional effort with data, tools, and other assistance. Note that the Framework and Guidelines herein may be administratively amended, at any time, subject to changes in applicable federal and/or state planning laws, regulations, and guidance.

## II. ELIGIBILITY AND PARTICIPATION

The option to develop a subregional SCS (and APS, as appropriate) is available to any subregional council of governments.

CTCs play an important and necessary role in the development of a subregional SCS. Any subregion that chooses to develop a subregional strategy will need to work closely with the respective CTC in its subregional area ~~in order to~~ identify and integrate transportation projects and policies. Beyond working with CTCs, SCAG encourages partnership efforts in the development of subregional strategies, including partnerships between and among subregions.

**For the 2028 Regional Transportation Plan/Sustainable Communities Strategy (2028 RTP/SCS) cycle, subregional agencies should indicate to SCAG, in writing by Friday, January 30, 2026~~Friday, October 29, 2021~~, if they intend to exercise their option to develop their own subregional SCS (see other major milestones for the 2028 RTP/SCS attached here as Appendix A.)**

Subregions that choose to develop an SCS for their subregional area shall do so in a manner consistent with the most current version of this Framework and Guidelines. The subregion's decision to prepare the subregional SCS for their area must be communicated through formal action of the subregional agency's governing board or the agency's designee. Subsequent to receipt of any subregion's decision to develop and adopt an SCS, SCAG and the subregion will develop a Memorandum of Understanding (MOU). The final executed version of the MOU shall be consistent with the Framework and Guidelines, and may be amended during the process, if necessary.

### III. FRAMEWORK

The Framework portion of this document covers regional objectives and policy considerations and provides general direction to the subregions in preparing a sub-regional SCS (and APS, as appropriate).

#### A. SCAG's Goals

In complying with SB 375, SCAG's goals include:

- Update the 2028 RTP/SCS with an emphasis on documenting the region's progress in implementing the strategies and actions described in the 2020-2050 RTP/SCS, Connect SoCal 2024.
- ~~Demonstrate continued reasonable progress in implementing the 2020 RTP/SCS.~~
- Prepare an SCS that will achieve the targets set for cars and light trucks as determined by the California Air Resources Board (CARB).
- Fully integrate SCAG's planning processes for transportation, growth, land use, housing, and the environment.
- Seek areas of cooperation with the subregions, CTCs, and any local jurisdictions that go beyond the procedural statutory requirements, but that also result in regional plans and strategies that achieve co-benefits.
- Build trust by providing an interactive, participatory, and collaborative process for all stakeholders.
- Provide for the robust participation of local jurisdictions, subregions, and CTCs in the development of the SCAG regional SCS and facilitate the development of any subregional SCSs and/or APSs.
- Ensure that the SCS adopted by SCAG and submitted to CARB reflects the region's collective growth strategy and the shared vision for the future.
- Develop strategies that incorporate and are respectful of local and subregional priorities, plans, and projects.
- Incorporate the goals and policies reflected in regional resolutions adopted by the SCAG Regional Council including but not limited to:

- Resolution 20-623-2<sup>1</sup> declaring racism a public health crisis;
- Resolution 21-628-1 on Climate Change Action<sup>2</sup>; and
- Resolution 21-629-2<sup>3</sup> to bridge the digital divide in underserved communities;
- Resolution 22-647-3<sup>4</sup> to address the drought and water shortage emergency;
- Resolution 23-653-1<sup>5</sup> to ensure a safe, resilient, and efficient supply chain and goods movement system; and
- Resolution 23-653-2<sup>6</sup> establishing a Regional Complete Streets Policy.

## B. Flexibility, Targets and Adoption

Subregions may develop an appropriate strategy to address the region's GHG goals, the intent of SB 375, and the GHG targets for the SCAG region as established by CARB. Subregions may employ any combination of land use policy change, transportation policy, and transportation investment, within the specific parameters described in the Framework and Guidelines.

SCAG will not issue subregional GHG or any other subregional performance targets.

## C. Outreach Effort and Principles

In preparing a subregional SCS, subregions are required to conduct an open and participatory process that allows for public and stakeholder input. A more detailed discussion on outreach effort and principles can be found in Section IV.A(3).

## D. Communication and Coordination

Subregions developing their own SCS are strongly encouraged to maintain regular communication with SCAG staff, the respective CTC, their jurisdictions and other stakeholders, and other subregions if necessary, to review issues as they arise and to assure close coordination. Mechanisms for ongoing communication should be established in the early phases of strategy development.

## E. Planning Concepts

SCAG, its subregions, and member cities have established a successful track record on a range of land use and transportation planning approaches up through and including planning approaches that are reflected in Connect SoCal 2024, the 2024 -20502020-2045-RTP/SCS. The subregional SCS should consider the 2024 -20502020-2045-RTP/SCS and build off from its policies and concepts, including emphasis on the Vision, Goals, and Regional Planning Policies~~Core Vision and Key Connections~~. Statutory requirements are further discussed in Section IV.A(1).

# IV. GUIDELINES

These Framework and Guidelines describe specific parameters for the subregional SCS ~~/(and APS, as appropriate)~~ APS-effort under SB 375, including process, deliverables, data, documentation, and timelines. As

<sup>1</sup> [https://scag.ca.gov/sites/main/files/file-attachments/rcresolution206232\\_0.pdf?1605039926](https://scag.ca.gov/sites/main/files/file-attachments/rcresolution206232_0.pdf?1605039926)

<sup>2</sup> <https://scag.ca.gov/sites/main/files/file-attachments/rc010721resolution21-628-1.pdf?1610072923>

<sup>3</sup> <https://scag.ca.gov/sites/main/files/file-attachments/rc020421fullpacket.pdf?1612231563>

<sup>4</sup> <https://scag.ca.gov/sites/default/files/2024-05/scag-resolution-22-647-3-water-final.pdf>

<sup>5</sup> <https://scag.ca.gov/sites/default/files/2024-05/rc030223fullpacket.pdf>

<sup>6</sup> Ibid.



described above, the Framework and Guidelines are created to ensure that the SCAG region can successfully incorporate strategies developed by the subregions into the regional SCS, and that the region can comply with its own SB 375 requirements. Failure to proceed in a manner consistent with the Framework and Guidelines could result in SCAG not accepting a subregion's submitted strategy.

## A. Subregion Role and Responsibilities

### (1) Subregional ~~Sustainable Communities Strategy~~SCS

Subregions may choose to exercise their option under SB 375 to develop and adopt a subregional ~~Sustainable SCS~~~~Communities Strategy~~. That subregional strategy must contain all required elements, and follow all procedures, as described in SB 375 and outlined below:

- (i) identify the general location of uses, residential densities, and building intensities within the subregion;
  - (ii) identify areas within the subregion sufficient to house all the population of the sub- region, including all economic segments of the population, over the course of the planning period of the RTP taking into account net migration into the region, population growth, household formation and employment growth;
  - (iii) identify areas within the subregion sufficient to house an eight-year projection of the regional housing need for the subregion pursuant to Section 65584<sup>4</sup>;
  - (iv) identify a transportation network to service the transportation needs of the subregion;
  - (v) gather and consider the best practically available scientific information regarding resource areas and farmland in the subregion as defined in subdivisions (a) and (b) of Section 65080.01;
  - (vi) consider the state housing goals specified in Sections 65580 and 65581;
  - (vii) set forth a forecasted development pattern for the subregion, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve, if there is a feasible way to do so, the greenhouse gas emission reduction targets approved by the CARB; and
  - (viii) allow the RTP to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506).
- ~~{Government Cal. Gov. Code § 65080(b)(2)(B).}~~

SCAG strongly encourages that the subregion participates and partners in SCAG's growth forecasting process to ensure that any recommendations or insights are included in the development process. In preparing the subregional SCS, the subregion and respective CTC should consider feasible strategies, including local land use policies, transportation infrastructure investment (e.g., transportation projects), and other transportation policies such as Transportation Demand Management (TDM) (which includes pricing), and Transportation System Management (TSM) strategies. Subregions need not constrain land use strategies considered for the SCS to current General Plans. In other words, the adopted strategy need not be fully consistent with currently adopted local General Plans, but it should be noted that a sustainable communities strategy SCS does not supersede the exercise of the land use authority of cities and counties within the region. ~~{Government Cal. Gov. Code § 65080(b)(2)(K).}~~ If the land use assumptions included in the final subregional SCS depart from General Plans, it is recommended that subregions include a finding as part of their adoption action (e.g., adopting resolution) that concludes that the land uses are feasible and may be implemented. Technological measures and strategies, such as electric vehicle charging, may be included if they can be demonstrated to exceed measures captured in other state and federal requirements (e.g., AB 32 Scoping Plan).

<sup>4</sup> Note that the 6<sup>th</sup> cycle of the regional housing needs assessment (RHNA) (wherein SCAG allocated the regional housing need as determined by the Department of Housing and Community Development) aligned with the 2020 RTP/SCS and that the next RHNA cycle (7<sup>th</sup> cycle) will align with the 2028 RTP/SCS.



Subregions will need to provide additional information to facilitate the CARB Strategy-Based SCS Evaluation Process as documented in the CARB 2019 Final Sustainable Communities Strategy Program and Evaluation Guidelines;<sup>5</sup> or any newer guidance that may be released by CARB during the SCS development process. The strategy-based SCS Evaluation Process consists of the following four components: Tracking Implementation (SB 150), Policy Commitments, Incremental Progress, and Equity. These four components evaluate RTP/SCS strategies that are classified into four broad categories:

1. Land use and housing;
2. Transportation;
3. Local/regional pricing; and
4. New mobility

The information and data necessary for this evaluation includes land use and transportation system characteristics as well as performance indicators for 2005, the RTP/SCS base year, 2020, 2035 and the RTP/SCS horizon year.<sup>6</sup>

Land Use Characteristics include:

- Residential densities (total regional and by place type or sub-regional geography as defined by the MPO)
- Employment densities (total regional and by place type or sub-regional geography as defined by the MPO)
- Total regional housing product type/mix (single-family/multi-family)
- Total regional developed acres
- Total housing units and employment within ½ mile of a High-Quality Transit Station

Transportation System Characteristics include:

- Lane miles of roadway by functional classification
- Transit headways
- Transit operation miles
- Transit service hours
- Class I, II, and IV bike lane miles
- Average toll rate/congestion pricing per unit

Performance Indicators include:

- Household vehicle ownership
- Mode split
- Average travel time by mode
- Transit ridership
- Average vehicle trip length
- Seat utilization or Load factor
- Household VMT (external-external [XX] trips excluded)
- Per capita VMT (external-external [XX] trips excluded)

## (2) Subregional Alternative Planning StrategyAPS

<sup>5</sup> <https://ww2.arb.ca.gov/sites/default/files/2019-11/Final%20SCS%20Program%20and%20Evaluation%20Guidelines%20Report.pdf>

<sup>6</sup> See pg. 31-34 of CARB Final Sustainable Communities Strategy Program and Evaluation Guidelines (above link) for further details

SB 375 provides regions and subregions the option to ~~further~~ develop an APS, according to the procedures and requirements described in SB 375, if the combined regional SCS does not meet GHG emission reduction targets established by CARB. If the regional SCS does not meet the targets, subregions will be involved in the formation of an APS, ~~—~~either through their development of a subregional APS or through their participation and contribution in SCAG's regional APS. SCAG will not require subregions to complete a subregional APS; delegated subregions opting to complete their own subregional APS must first complete a subregional SCS. Written records reflecting the feedback between local jurisdictions and delegated subregions on the development of a regional or subregional APS must also be submitted to SCAG.

Subregions are encouraged to focus their efforts on feasible measures that can be included in an SCS. Any timing or submission requirements for a subregional APS will be determined based on further discussions. If a subregion opts to prepare an APS, the content of a subregional APS should be consistent with state requirements (See ~~Government~~Cal. Gov. Code § 65080(b)(2)(I)), as follows:

- (i) Shall identify the principal impediments to achieving the subregional sustainable communities strategy.
- (ii) May include an alternative development pattern for the subregion pursuant to subparagraphs (B) to (G), inclusive.
- (iii) Shall describe how the greenhouse gas emission reduction targets would be achieved by the alternative planning strategy, and why the development pattern, measures, and policies in the alternative planning strategy are the most practicable choices for achievement of the greenhouse gas emission reduction targets.
- (iv) An alternative development pattern set forth in the alternative planning strategy shall comply with Part 450 of Title 23 of, and Part 93 of Title 40 of, the Code of Federal Regulations, except to the extent that compliance will prevent achievement of the regional greenhouse gas emission reduction targets approved by the CARB.
- (v) For purposes of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), an alternative planning strategy shall not constitute a land use plan, policy, or regulation, and the inconsistency of a project with an alternative planning strategy shall not be a consideration in determining whether a project may have an environmental effect.

### (3) Subregional SCS Outreach

SCAG shall fulfill ~~all of all~~ the statutory outreach requirements under SB 375 for the regional SCS ~~/(and APS, as appropriate)/APS~~, which will include outreach regarding any subregional SCS ~~(and APS, as appropriate)/APS~~. SCAG's

Public Participation Plan will incorporate the outreach requirements of SB 375, integrated with the outreach process for the 2028 RTP/SCS development. See Section IV.C(2) below for more information on SCAG's public participation plan.

In preparing a subregional SCS, subregions are strongly encouraged to design and adopt their own outreach processes that mirror the requirements imposed on the region under SB 375. Subregional outreach processes should reinforce the regional goal of full and open participation, and engagement of the broadest possible range of stakeholders.

Subregions that elect to prepare their own SCS are encouraged to present their subregional SCS (and potential APS), in coordination with SCAG, at all meetings, workshops and hearings held by SCAG in their respective counties. Additionally, the subregions are encouraged to either provide SCAG with their mailing lists so that public notices and outreach materials may also be posted and sent out by SCAG; or coordinate with SCAG to

distribute notices and outreach materials to the subregions' stakeholders. Additional outreach may be performed by subregions.

#### (4) Subregional SCS Approval

The governing board of the subregional agency and the respective CTC board (at their option) shall approve the subregional SCS prior to submission to SCAG. SCAG recommends that the governing board of the subregion adopt a resolution approving the subregional SCS with a finding that the land use strategies included in the subregional SCS are feasible and based upon consultation with the local jurisdictions in the respective subregion. Subregions should consult with their legal counsel as to compliance with the California Environmental Quality Act (CEQA). In SCAG's view, the subregional SCS (and potential APS) is not a "project" for the purposes of CEQA because the RTP, which will include the regional SCS is the actual "project" that will be reviewed by SCAG under state law for environmental impacts pursuant to CEQA. As such, the regional SCS, which will include the subregional SCSs and is part of the RTP, will undergo a thorough CEQA review.

In accordance with SB 375, subregions are strongly encouraged to work in partnership with the CTC in their area. SCAG can facilitate these arrangements if needed.

#### (5) Incorporation of the Subregional SCS into the Regional SCS

The regional RTP/SCS, of which the SCS is a component, is required to be internally consistent. Therefore, for transportation investments included in a subregional SCS to be valid, they must also be included in the corresponding RTP/SCS. As such, subregions will need to collaborate with the respective CTC in their area to coordinate the subregional SCS with future transportation investments.

SCAG shall include the subregional SCS ~~for the subregion~~ in the regional SCS to the extent consistent with SB 375 and federal law and approve the sustainable subregional alternative planning strategy, if one is prepared for that subregional area to the extent it is consistent with SB 375.

More information on SCAG's subregional SCS incorporation process is included below in Section IV.C(4)

#### (6) Data Standards

Subregions will be required to submit subregional SCSs in GIS-based format, with data elements identified in Section IV.A(1) broken down to small area level (in a fashion specified by SCAG for each element, to be established through consultation with the subregion during the MOU process). This will enable SCAG to better integrate subregional submissions with the regional SCS and will allow subregions to prepare alternative scenarios if they so choose. SCAG will provide tools, and necessary training, free of charge for subregions and jurisdictions. Tools and training related to SCAG's Regional Data Platform (RDP) are available ~~and additional functionality will be released through early 2022~~. See Section IV.C(10) below for more information.

SCAG will distribute draft data to subregions and local jurisdictions via the region-wide local agency data validation process for the 2028 RTP/SCS. More information regarding the data development process is discussed below in Section IV.C(9).

#### (7) Documentation

Subregions are expected to maintain full and complete records related to the development of the subregional

SCS, and to ~~use~~refer to the most recent adopted local general plans and other locally approved planning documents. Subregions should also keep records of all electronic, in-person, and written feedback from local jurisdictions on the development of the socioeconomic estimates and projections for the SCS and the base land use data<sup>7</sup> required for consideration in the development of the subregional SCS (and APS as appropriate).

#### (8) Implementation Monitoring

Delegated subregions for the 2028 RTP/SCS will be required to provide progress reporting on the implementation of policies included in their subregional SCS. SCAG will, likewise, monitor implementation of the regional SCS. This information will assist SCAG in preparing future plan updates and is consistent with SCAG's intended approach for developing the 2028 RTP/SCS, which will emphasize progress reporting, monitoring and updating. The intent is for SCAG to ensure that progress and success for our subregions and local jurisdictions are documented and recognized.

To monitor implementation, subregions should track subsequent actions on policies and strategies included in the subregional SCS. Monitoring should be focused on policy actions taken (e.g., General Plan updates) or subsequent planning work performed.

While subregions have substantial discretion within the overall goal of ascertaining progress of adopted plan policies and strategies, reporting should be done at least prior to the end of the four-year planning period. SCAG staff plans to conduct implementation monitoring for the region and will lead the effort for any necessary data-intensive exercise and technical analysis, with assistance from subregions and local jurisdictions.

Further guidance on implementation monitoring including required format and timing will be developed through further discussion and documented in MOUs with delegated subregions.

#### (9) Timing

An overview schedule of the major milestones of the 2028 RTP/SCS process is attached herein as Appendix A, which may be further delineated or adjusted in MOUs with delegated subregions.

### B. County Transportation Commissions' Roles and Responsibilities

Subregions that develop a subregional SCS will need to work closely with the CTCs in their respective subregional area in order to coordinate and integrate transportation projects and policies as part of the subregional SCS, as it is the role of CTCs to make transportation planning decisions. As discussed above (under "Subregional Sustainable Communities Strategy"), any transportation projects identified in the subregional SCS must also be included in the associated RTP/SCS in order to be considered as a feasible strategy. SCAG can help to facilitate communication between subregions and CTCs.

### C. SCAG Roles and Responsibilities

SCAG's roles in supporting the subregional SCS development process are as follows:

#### (1) Preparing and adopting the Framework and Guidelines

<sup>7</sup> "Base land use data" consists of local general plan land use, zoning, existing land use, planned entitlements, recent demolitions, and other resource areas datasets required for consideration in the development of an SCS as described in section 65080 of SB 375

SCAG will update these Framework and Guidelines for adoption by the SCAG Regional Council each RTP/SCS cycle in order to assure regional consistency and the region's compliance with law.

## (2) Public Participation Plan

SCAG will assist the subregions by developing, adopting and implementing a regional Public Participation Plan and outreach process with stakeholders. This process includes consultation with congestion management agencies, transportation agencies, and transportation commissions; as well as holding public workshops and hearings. SCAG will also conduct informational meetings in each county within the region for local elected officials (members of the board of supervisors and city councils), to present the draft SCS (and APS, as appropriate) and solicit and consider input and recommendations.

## (3) Technical Methodology

As required by SB 375, prior to the start of the public participation process, SCAG will prepare and submit to CARB a description of the technical methodology it intends to use to estimate GHG emissions from the SCS. SCAG will work with CARB on this methodology until CARB concludes that the technical methodology operates accurately. Estimated GHG emissions will be analyzed at the regional level.

## (4) Incorporation, Modification, and Conflict Resolution

SCAG will accept and incorporate the subregional SCS, unless (a) it does not comply with SB 375 (~~Government~~ Cal. Gov. Code Section 65080 *et seq.*), (b) it does not comply with federal law, or (c) it does not comply with SCAG's Subregional Framework and Guidelines.

For incorporation in the regional RTP/SCS, SCAG may adjust subregional growth totals, jurisdictional totals, and ~~land use data at the~~ sub-jurisdictional ~~growth level~~ for a number of reasons including compliance with statutory requirements, adherence with SCAG's expertly-informed growth projections and growth forecast process, compliance with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506), and assurance that SCAG's regional SCS meets the regional GHG targets. Specifically, the thresholds for SCAG to adjust subregional SCS data are as follows:

- Jurisdictional growth totals: for purposes of adhering to regional and county level growth projections
- Jurisdictional (within County) or Sub-jurisdictional land use data (within jurisdiction): for purposes of complying with the federal Clean Air Act or meeting SCAG's regional GHG targets.

The intent of this provision is to allow SCAG to maintain flexibility in preparing the regional SCS to meet federal and/or state requirements. ~~In the event that~~ If SCAG indicates the need to alter the location and distribution of population, household, and employment growth for delegated subregions, SCAG staff will work directly with delegated subregions to review any proposed revisions through a collaborative and iterative process. First, SCAG staff will meet with the subregional staff to outline the incorporation issues (jurisdictional, sub-jurisdictional, or both). The subregion will identify and propose solutions to the issue. Feedback will be sought to gauge the availability of growth capacity at the local level, and adjustments will be made to the highest extent possible based on input received, with consideration of the goal to fulfill SCAG's statutory requirements and GHG emission reduction targets. Delegated subregions will need to seek input from local jurisdictions on any potential revision to sub-jurisdictional growth estimates and projections and will need to keep records of all feedback on these figures or the base land use data for the 202~~8~~<sup>4</sup> RTP/SCS. Delegated subregions, however, will not be required to revise their SCS to reflect any such revisions.

The development of a subregional SCS does not exempt the subregion from other regional GHG emission reduction strategies not directly related to land use included in the regional SCS. All regional measures needed



to meet the regional target will be subject to adoption by the SCAG Regional Council.

The draft regional SCS, including incorporated subregional SCSs, is subject to a public review process, potential revisions, and final adoption by the SCAG Regional Council.

SCAG will develop an MOU with each subregion to define a process and timeline whereby subregions would submit a draft subregional SCS to SCAG for review and comments, so that any inconsistencies may be identified and resolved early in the process. SCAG will also establish a conflict resolution process as part of the MOU between SCAG and the subregion to address the potential modification or adjustments that may occur during the incorporation process. This process will be the same for all delegated subregions.

#### (5) Modeling

SCAG currently uses an Activity Based Model (ABM) and CARB's Emission Factor (EMFAC) model for emissions purposes. SCAG will compile and disseminate performance information on the preliminary regional SCS and its components in order to facilitate regional dialogue.

#### (6) Regional Performance Measures.

Below is a general description of the process for developing and finalizing formal Performance Measures.

SCAG is in the process of compiling two complete lists of performance measures and monitoring: one will be used for evaluating regional-level scenarios in support of development of the 2028<sup>4</sup> RTP/SCS. The other will be used for monitoring implementation of the 2024<sup>0</sup> RTP/SCS. The monitoring of implementation may include, for example, tracking local general plan updates, specific plan adoption in Transit Priority Areas, active transportation plan adoption, and housing element compliance. Building on the foundation of the performance measures developed in support of the 2024<sup>0</sup> RTP/SCS, the 2028<sup>4</sup> RTP/SCS performance measures will also include the set of federally designated MAP-21 performance measures, as well as any other updates adopted by the SCAG Regional Council. Most update related activities for the 2028<sup>4</sup> RTP/SCS performance measures will be expected to occur between January 2026<sup>2</sup> and May 2027<sup>3</sup>. These updates will be addressed through discussions with SCAG regional stakeholders, and the SCAG Policy Committees.

#### (7) Adoption/Submission to State

After the incorporation of subregional strategies, the Regional Council will finalize and adopt the 2028<sup>4</sup> RTP/SCS. SCAG will submit the regional SCS, including all subregional SCSs, to CARB for review as required in SB 375. The subregion will provide relevant documentation to support SCAG in complying with the CARB Evaluation Guidelines, referenced above in section IV.A(1).

#### (8) Funding

Funding for subregional SCS/APS activities is not currently available. Any specific parameters for future funding are speculative. While there is no potential future funding at this time, it is advisable for subregions to track and record their expenses and activities associated with these efforts.

#### (9) Data

SCAG will distribute data to subregions and local jurisdictions for review and input for the 2028<sup>4</sup> RTP/SCS. This involves a bottom-up approach for developing the base land use data, growth forecast, scenarios, and integrates SCAG's other efforts (e.g., plan implementation, performance monitoring) to improve local jurisdictions' competitiveness for funding that helps implement the RTP/SCS.

SCAG will work with delegated subregions during the MOU process, and before prior to the local review and input process, to outline responsibilities for generating and refining the datasets required for consideration under SB 375. It is anticipated that the delegated subregion will take a leadership role in both outreach to local jurisdictions and data development, with SCAG offering support as needed.

#### (10) Tools

SCAG ~~is in the process of building~~ a comprehensive ~~Regional Data Platform (RDP)~~ to standardize regionally significant datasets, provide opportunities for local partners to update their data in real-time, and draw insights from local trends. The platform ~~will also feature~~ a data-driven collaboration hub, called the Local Data Exchange (LDX), for local jurisdictions to engage with stakeholders for individual projects, such as local and regional land use planning, active transportation planning, greenhouse gas reduction strategies, and development impact assessments. The RDP Planner's Corner houses specific resources to assist local jurisdictions with general plan updates, such as the Local General Plan Update Site template hosted on ArcGIS Hub, and a collection of training resources. The RDP also contains information about how to access StreetLight Insight, a big data transportation planning platform. SCAG is providing complimentary licenses through June 2026 and training resources to local jurisdictions and other regional partners as part of the StreetLight Insight Big Data Program. The RDP ~~and LDX are~~ intended as ~~a resource~~ for general plan updates, technical tools and resources, as well as two-way data sharing between jurisdictions and SCAG.

~~Beginning in Fall 2020, In developing the RDP, SCAG began engaged~~ with ten pilot jurisdictions to fine tune workflows, products, and data requirements ~~and made ESRI licenses available to all local jurisdictions. Since then, SCAG has developed several The first major RDP tools including, the Housing Element Parcel Tool (HELPR), the Parcel Locator, and the SoCal Atlas. was released in fall 2020 HELPR was recently updated to version 3.0 to better align with the adoption of Connect SoCal 2024 and includes updated and curated parcel-level land use data and other datasets. SCAG continues to update the RDP Apps & Maps page and Content Library with updated data and tools. More tools will continue to be rolled out through 2021 and into 2022.~~ SCAG's Local Information Services Team (LIST) ~~provides~~ aims to 1-on-1 training to local jurisdictions in the use of RDP tools, and provide data guidance, respond to data requests, and provide technical assistance.

The use of SCAG tools is not mandatory and is advisory only. Use of the tools is at the discretion of subregions and local jurisdictions. SCAG will consider providing guidance and training on additional tools based on further discussions with subregional partners.

#### (11) Resources and technical assistance

SCAG will assist the subregions by making available technical tools as described above. SCAG staff can participate in subregional workshops, meetings, and other processes at the request of the subregion, and pending funding and availability. Further, SCAG will prepare materials for its own process in developing the regional SCS, and will make these materials available to subregions.

#### D. Milestones/Schedule

- Deadline for subregions to communicate intent to prepare a subregional SCS – January 30, 2026~~October 29, 2021~~
- SCAG and Subregional Council of Governments establish Memorandum of Understanding – Early 2026~~2~~
- Subregional SCS development – Early 2026~~2~~ through Fall 2026~~2~~
- Draft dataset delivery to SCAG – Summer 2026~~2~~

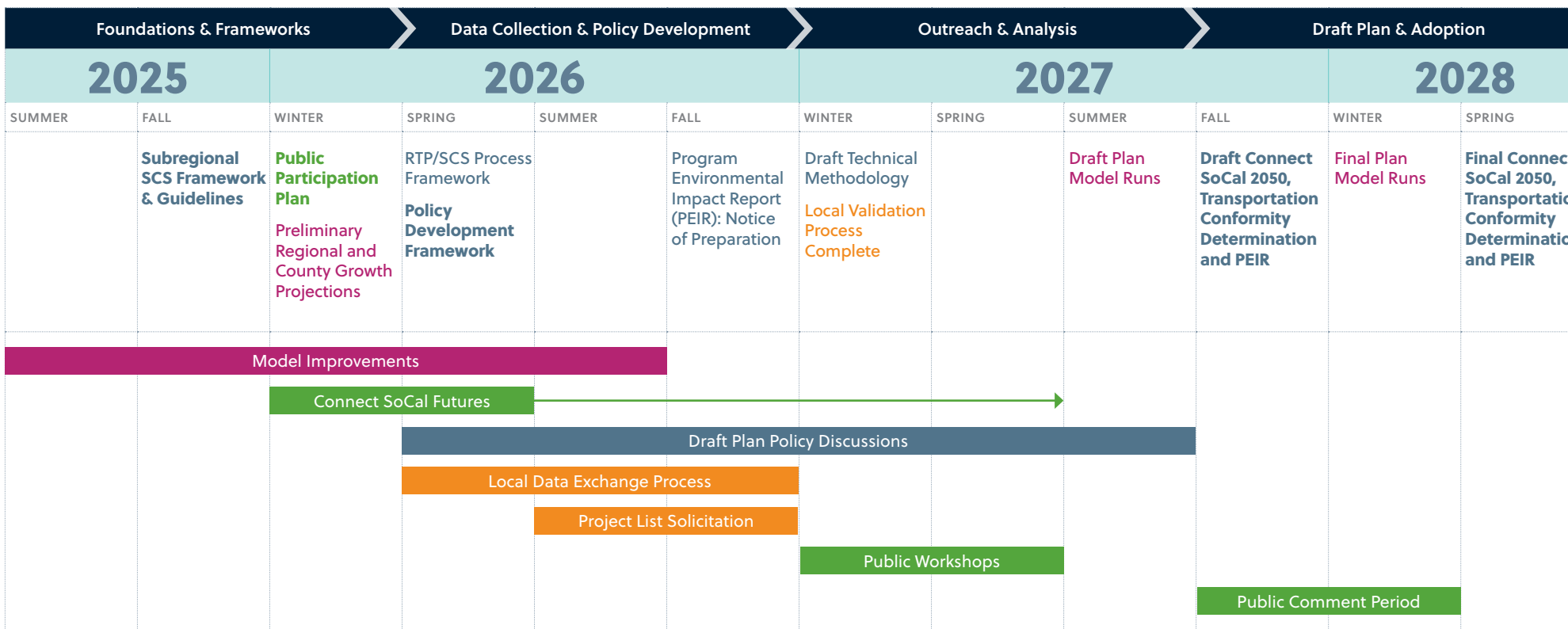
- Final dataset delivery to SCAG – Fall 202~~6~~2
- Draft subregional SCS to be incorporated into regional SCS – Winter 202~~7~~3
- Release Draft 202~~8~~4 RTP/SCS for public review – Fall 202~~7~~3
- Regional Council adopts 202~~8~~4 RTP/SCS – Spring 202~~8~~4

For more context on the process schedule and milestones, refer to the attached Appendix A. Further detailed milestones will be incorporated into the MOU between SCAG and the subregion.





# Connect SoCal 2050 Preliminary Milestones\*



Milestones Color Key:

- Plan Foundation and Elements
- Local Agency Input Process
- Modeling/Forecast
- Outreach and Engagement

**Bold** = Action Item

\* Draft - Subject to Change

Attachment: 2025-08\_2028\_Subregional\_SCS Framework\_track\_changes (Connect SoCal 2050:)

**SUBREGIONAL SUSTAINABLE COMMUNITIES STRATEGY  
FRAMEWORK AND GUIDELINES**

Table of Contents

I. INTRODUCTION ..... 2

II. ELIGIBILITY AND PARTICIPATION..... 2

III. FRAMEWORK..... 3

    A. SCAG’s Goals..... 3

    B. Flexibility, Targets and Adoption..... 4

    C. Outreach Effort and Principles ..... 4

    D. Communication and Coordination ..... 4

    E. Planning Concepts ..... 4

IV. GUIDELINES..... 4

    A. Subregion Role and Responsibilities..... 5

    B. County Transportation Commissions’ Roles and Responsibilities ..... 9

    C. SCAG Roles and Responsibilities ..... 9

    D. Milestones/Schedule ..... 12

APPENDIX A..... 13

## I. INTRODUCTION

Codified in 2009, California’s Sustainable Communities and Climate Protection Act (referred to as “SB 375”), calls for the integration of transportation, land use, and housing planning, and establishes the reduction of greenhouse gas (GHG) emissions as part of the regional planning process. SCAG, working with the individual county transportation commissions (CTCs) and the subregions within the SCAG region, is responsible for complying with SB 375 in the Southern California region. Success in this endeavor is dependent on the collaboration of SCAG with a range of public and private partners throughout the region.

Briefly summarized here, SB 375 requires SCAG as the Metropolitan Planning Organization (MPO) to:

- Submit to the State every four years, a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan (RTP). The SCS, when integrated with the transportation network, and other transportation measures and policies, will reduce GHG emissions from automobiles and light trucks to achieve the State-determined regional GHG emission reduction target, if it is feasible to do so.
- Prepare an Alternative Planning Strategy (APS) that is not part of the RTP if the SCS is unable to meet the regional GHG emission reduction target.
- Adopt a public participation process involving all required stakeholders.

Unique to the SCAG region, SB 375 provides that “a subregional council of governments and the county transportation commission may work together to propose the sustainable communities strategy and an alternative planning strategy, if one is prepared pursuant to subparagraph (I), for that subregional area.” Cal. Gov. Code § 65080(b)(2)(D).

In addition, SB 375 provides that SCAG “may adopt a framework for a subregional sustainable communities strategy or a subregional alternative planning strategy to address the intraregional land use, transportation, economic, air quality, and climate policy relationships.” *Id.*

Finally, SB 375 requires SCAG to “develop overall guidelines, create public participation plan pursuant to subparagraph (F), ensure coordination, resolve conflicts, make sure that the overall plan complies with applicable legal requirements, and adopt the plan for the region.” *Id.*

The intent of this SCS Strategy Framework and Guidelines (also referred to herein as the “Framework and Guidelines” or the “Subregional Framework and Guidelines”) is to facilitate a subregion’s option to develop the SCS (and potential APS) as described in SB 375. The Framework and Guidelines offers SCAG’s subregional agencies the highest degree of autonomy, flexibility, and responsibility in developing a program and set of implementation strategies for their subregional areas while still achieving the goals of the regional SCS.

Subregional strategies should address the issues, concerns, and future vision of the region’s collective jurisdictions with the input of the widest range of stakeholders. This Framework and Guidelines establishes guidance to assist in the development of subregional strategies and sets forth SCAG’s role in facilitating and supporting the subregional effort with data, tools, and other assistance. Note that the Framework and Guidelines herein may be administratively amended, at any time, subject to changes in applicable federal and/or state planning laws, regulations, and guidance.

## II. ELIGIBILITY AND PARTICIPATION

The option to develop a subregional SCS (and APS, as appropriate) is available to any subregional council of governments.

CTCs play an important and necessary role in the development of a subregional SCS. Any subregion that chooses to develop a subregional strategy will need to work closely with the respective CTC in its subregional area to identify and integrate transportation projects and policies. Beyond working with CTCs, SCAG encourages partnership efforts in the development of subregional strategies, including partnerships between and among subregions.

**For the 2028 RTP/SCS cycle, subregional agencies should indicate to SCAG, in writing by Friday, January 30, 2026, if they intend to exercise their option to develop their own subregional SCS (see other major milestones for the 2028 RTP/SCS attached here as Appendix A.)**

Subregions that choose to develop an SCS for their subregional area shall do so in a manner consistent with the most current version of this Framework and Guidelines. The subregion's decision to prepare the subregional SCS for their area must be communicated through formal action of the subregional agency's governing board or the agency's designee. Subsequent to receipt of any subregion's decision to develop and adopt an SCS, SCAG and the subregion will develop a Memorandum of Understanding (MOU). The final executed version of the MOU shall be consistent with the Framework and Guidelines, and may be amended during the process, if necessary.

### III. FRAMEWORK

The Framework portion of this document covers regional objectives and policy considerations and provides general direction to the subregions in preparing a subregional SCS (and APS, as appropriate).

#### A. SCAG's Goals

In complying with SB 375, SCAG's goals include:

- Update the 2028 RTP/SCS with an emphasis on documenting the region's progress in implementing the strategies and actions described in the 2024 RTP/SCS, Connect SoCal 2024.
- Prepare an SCS that will achieve the targets set for cars and light trucks as determined by the California Air Resources Board (CARB).
- Fully integrate SCAG's planning processes for transportation, growth, land use, housing, and the environment.
- Seek areas of cooperation with the subregions, CTCs, and any local jurisdictions that go beyond the procedural statutory requirements, but that also result in regional plans and strategies that achieve co-benefits.
- Build trust by providing an interactive, participatory, and collaborative process for all stakeholders.
- Provide for the robust participation of local jurisdictions, subregions, and CTCs in the development of the SCAG regional SCS and facilitate the development of any subregional SCSs and/or APSs.
- Ensure that the SCS adopted by SCAG and submitted to CARB reflects the region's collective growth strategy and the shared vision for the future.
- Develop strategies that incorporate and are respectful of local and subregional priorities, plans, and projects.
- Incorporate the goals and policies reflected in regional resolutions adopted by the SCAG Regional Council including but not limited to:
  - Resolution 20-623-2<sup>1</sup> declaring racism a public health crisis;
  - Resolution 21-628-1 on Climate Change Action<sup>2</sup>;

<sup>1</sup> [https://scag.ca.gov/sites/main/files/file-attachments/rcresolution206232\\_0.pdf?1605039926](https://scag.ca.gov/sites/main/files/file-attachments/rcresolution206232_0.pdf?1605039926)

<sup>2</sup> <https://scag.ca.gov/sites/main/files/file-attachments/rc010721resolution21-628-1.pdf?1610072923>

- Resolution 21-629-2<sup>3</sup> to bridge the digital divide in underserved communities;
- Resolution 22-647-3<sup>4</sup> to address the drought and water shortage emergency;
- Resolution 23-653-1<sup>5</sup> to ensure a safe, resilient, and efficient supply chain and goods movement system; and
- Resolution 23-653-2<sup>6</sup> establishing a Regional Complete Streets Policy.

## B. Flexibility, Targets and Adoption

Subregions may develop an appropriate strategy to address the region's GHG goals, the intent of SB 375, and the GHG targets for the SCAG region as established by CARB. Subregions may employ any combination of land use policy change, transportation policy, and transportation investment, within the specific parameters described in the Framework and Guidelines.

SCAG will not issue subregional GHG or any other subregional performance targets.

## C. Outreach Effort and Principles

In preparing a subregional SCS, subregions are required to conduct an open and participatory process that allows for public and stakeholder input. A more detailed discussion on outreach effort and principles can be found in Section IV.A(3).

## D. Communication and Coordination

Subregions developing their own SCS are strongly encouraged to maintain regular communication with SCAG staff, the respective CTC, their jurisdictions and other stakeholders, and other subregions if necessary, to review issues as they arise and to assure close coordination. Mechanisms for ongoing communication should be established in the early phases of strategy development.

## E. Planning Concepts

SCAG, its subregions, and member cities have established a successful track record on a range of land use and transportation planning approaches up through and including planning approaches that are reflected in Connect SoCal 2024, the 2024 RTP/SCS. The subregional SCS should consider the 2024 RTP/SCS and build off from its policies and concepts, including emphasis on the Vision, Goals, and Regional Planning Policies. Statutory requirements are further discussed in Section IV.A(1).

# IV. GUIDELINES

These Framework and Guidelines describe specific parameters for the subregional SCS (and APS, as appropriate) effort under SB 375, including process, deliverables, data, documentation, and timelines. As described above, the Framework and Guidelines are created to ensure that the SCAG region can successfully incorporate strategies developed by the subregions into the regional SCS, and that the region can comply with its own SB 375 requirements. Failure to proceed in a manner consistent with the Framework and Guidelines could result in SCAG not accepting a subregion's submitted strategy.

<sup>3</sup> <https://scag.ca.gov/sites/main/files/file-attachments/rc020421fullpacket.pdf?1612231563>

<sup>4</sup> <https://scag.ca.gov/sites/default/files/2024-05/scag-resolution-22-647-3-water-final.pdf>

<sup>5</sup> <https://scag.ca.gov/sites/default/files/2024-05/rc030223fullpacket.pdf>

<sup>6</sup> Ibid.

## A. Subregion Role and Responsibilities

### (1) Subregional SCS

Subregions may choose to exercise their option under SB 375 to develop and adopt a subregional SCS. That subregional strategy must contain all required elements, and follow all procedures, as described in SB 375 and outlined below:

- (i) identify the general location of uses, residential densities, and building intensities within the subregion;
- (ii) identify areas within the subregion sufficient to house all the population of the sub- region, including all economic segments of the population, over the course of the planning period of the RTP taking into account net migration into the region, population growth, household formation and employment growth;
- (iii) identify areas within the subregion sufficient to house an eight-year projection of the regional housing need for the subregion pursuant to Section 65584<sup>4</sup>;
- (iv) identify a transportation network to service the transportation needs of the subregion;
- (v) gather and consider the best practically available scientific information regarding resource areas and farmland in the subregion as defined in subdivisions (a) and (b) of Section 65080.01;
- (vi) consider the state housing goals specified in Sections 65580 and 65581;
- (vii) set forth a forecasted development pattern for the subregion, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve, if there is a feasible way to do so, the greenhouse gas emission reduction targets approved by the CARB; and
- (viii) allow the RTP to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506). (Cal. Gov. Code § 65080(b)(2)(B).)

SCAG strongly encourages that the subregion participates and partners in SCAG's growth forecasting process to ensure that any recommendations or insights are included in the development process. In preparing the subregional SCS, the subregion and respective CTC should consider feasible strategies, including local land use policies, transportation infrastructure investment (e.g., transportation projects), and other transportation policies such as Transportation Demand Management (TDM) (which includes pricing), and Transportation System Management (TSM) strategies. Subregions need not constrain land use strategies considered for the SCS to current General Plans. In other words, the adopted strategy need not be fully consistent with currently adopted local General Plans, but it should be noted that a SCS does not supersede the exercise of the land use authority of cities and counties within the region. (Cal. Gov. Code §65080(b)(2)(K).) If the land use assumptions included in the final subregional SCS depart from General Plans, it is recommended that subregions include a finding as part of their adoption action (e.g., adopting resolution) that concludes that the land uses are feasible and may be implemented. Technological measures and strategies, such as electric vehicle charging, may be included if they can be demonstrated to exceed measures captured in other state and federal requirements (e.g., AB 32 Scoping Plan).

Subregions will need to provide additional information to facilitate the CARB Strategy-Based SCS Evaluation Process as documented in the CARB 2019 Final Sustainable Communities Strategy Program and Evaluation Guidelines<sup>5</sup> or any newer guidance that may be released by CARB during the SCS development process. The strategy-based SCS Evaluation Process consists of the following four components: Tracking Implementation (SB 150), Policy Commitments, Incremental Progress, and Equity. These four components evaluate RTP/SCS strategies that are classified into four broad categories:

<sup>4</sup> Note that the 6<sup>th</sup> cycle of the regional housing needs assessment (RHNA) (wherein SCAG allocated the regional housing need as determined by the Department of Housing and Community Development) aligned with the 2020 RTP/SCS and that the next RHNA cycle (7<sup>th</sup> cycle) will align with the 2028 RTP/SCS.

<sup>5</sup> <https://ww2.arb.ca.gov/sites/default/files/2019-11/Final%20SCS%20Program%20and%20Evaluation%20Guidelines%20Report.pdf>

1. Land use and housing;
2. Transportation;
3. Local/regional pricing; and
4. New mobility

The information and data necessary for this evaluation includes land use and transportation system characteristics as well as performance indicators for 2005, the RTP/SCS base year, 2020, 2035 and the RTP/SCS horizon year.<sup>6</sup>

Land Use Characteristics include:

- Residential densities (total regional and by place type or sub-regional geography as defined by the MPO)
- Employment densities (total regional and by place type or sub-regional geography as defined by the MPO)
- Total regional housing product type/mix (single-family/multi-family)
- Total regional developed acres
- Total housing units and employment within ½ mile of a High-Quality Transit Station

Transportation System Characteristics include:

- Lane miles of roadway by functional classification
- Transit headways
- Transit operation miles
- Transit service hours
- Class I, II, and IV bike lane miles
- Average toll rate/congestion pricing per unit

Performance Indicators include:

- Household vehicle ownership
- Mode split
- Average travel time by mode
- Transit ridership
- Average vehicle trip length
- Seat utilization or Load factor
- Household VMT (external-external [XX] trips excluded)
- Per capita VMT (external-external [XX] trips excluded)

## (2) Subregional APS

SB 375 provides regions and subregions the option to develop an APS, according to the procedures and requirements described in SB 375, if the combined regional SCS does not meet GHG emission reduction targets established by CARB. If the regional SCS does not meet the targets, subregions will be involved in the formation of an APS, either through their development of a subregional APS or through their participation and contribution in SCAG's regional APS. SCAG will not require subregions to complete a subregional APS;

<sup>6</sup> See pg. 31-34 of CARB Final Sustainable Communities Strategy Program and Evaluation Guidelines (above link) for further details



delegated subregions opting to complete their own subregional APS must first complete a subregional SCS. Written records reflecting the feedback between local jurisdictions and delegated subregions on the development of a regional or subregional APS must also be submitted to SCAG.

Subregions are encouraged to focus their efforts on feasible measures that can be included in an SCS. Any timing or submission requirements for a subregional APS will be determined based on further discussions. If a subregion opts to prepare an APS, the content of a subregional APS should be consistent with state requirements (See Cal. Gov. Code § 65080(b)(2)(I)), as follows:

- (i) Shall identify the principal impediments to achieving the subregional sustainable communities strategy.
- (ii) May include an alternative development pattern for the subregion pursuant to subparagraphs (B) to (G), inclusive.
- (iii) Shall describe how the greenhouse gas emission reduction targets would be achieved by the alternative planning strategy, and why the development pattern, measures, and policies in the alternative planning strategy are the most practicable choices for achievement of the greenhouse gas emission reduction targets.
- (iv) An alternative development pattern set forth in the alternative planning strategy shall comply with Part 450 of Title 23 of, and Part 93 of Title 40 of, the Code of Federal Regulations, except to the extent that compliance will prevent achievement of the regional greenhouse gas emission reduction targets approved by the CARB.
- (v) For purposes of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), an alternative planning strategy shall not constitute a land use plan, policy, or regulation, and the inconsistency of a project with an alternative planning strategy shall not be a consideration in determining whether a project may have an environmental effect.

### (3) Subregional SCS Outreach

SCAG shall fulfill all the statutory outreach requirements under SB 375 for the regional SCS (and APS, as appropriate), which will include outreach regarding any subregional SCS (and APS, as appropriate). SCAG's Public Participation Plan will incorporate the outreach requirements of SB 375, integrated with the outreach process for the 2028 RTP/SCS development. See Section IV.C(2) below for more information on SCAG's public participation plan.

In preparing a subregional SCS, subregions are strongly encouraged to design and adopt their own outreach processes that mirror the requirements imposed on the region under SB 375. Subregional outreach processes should reinforce the regional goal of full and open participation, and engagement of the broadest possible range of stakeholders.

Subregions that elect to prepare their own SCS are encouraged to present their subregional SCS (and potential APS), in coordination with SCAG, at all meetings, workshops and hearings held by SCAG in their respective counties. Additionally, the subregions are encouraged to either provide SCAG with their mailing lists so that public notices and outreach materials may also be posted and sent out by SCAG; or coordinate with SCAG to distribute notices and outreach materials to the subregions' stakeholders. Additional outreach may be performed by subregions.

### (4) Subregional SCS Approval

The governing board of the subregional agency and the respective CTC board (at their option) shall approve the subregional SCS prior to submission to SCAG. SCAG recommends that the governing board of the subregion adopt a resolution approving the subregional SCS with a finding that the land use strategies included in the subregional SCS are feasible and based upon consultation with the local jurisdictions in the respective



subregion. Subregions should consult with their legal counsel as to compliance with the California Environmental Quality Act (CEQA). In SCAG's view, the subregional SCS (and potential APS) is not a "project" for the purposes of CEQA because the RTP, which will include the regional SCS is the actual "project" that will be reviewed by SCAG under state law for environmental impacts pursuant to CEQA. As such, the regional SCS, which will include the subregional SCSs and is part of the RTP, will undergo a thorough CEQA review.

In accordance with SB 375, subregions are strongly encouraged to work in partnership with the CTC in their area. SCAG can facilitate these arrangements if needed.

#### (5) Incorporation of the Subregional SCS into the Regional SCS

The regional RTP/SCS, of which the SCS is a component, is required to be internally consistent. Therefore, for transportation investments included in a subregional SCS to be valid, they must also be included in the corresponding RTP/SCS. As such, subregions will need to collaborate with the respective CTC in their area to coordinate the subregional SCS with future transportation investments.

SCAG shall include the subregional SCS in the regional SCS to the extent consistent with SB 375 and federal law and approve the sustainable subregional alternative planning strategy, if one is prepared for that subregional area to the extent it is consistent with SB 375.

More information on SCAG's subregional SCS incorporation process is included below in Section IV.C(4)

#### (6) Data Standards

Subregions will be required to submit subregional SCSs in GIS-based format, with data elements identified in Section IV.A(1) broken down to small area level (in a fashion specified by SCAG for each element, to be established through consultation with the subregion during the MOU process). This will enable SCAG to better integrate subregional submissions with the regional SCS and will allow subregions to prepare alternative scenarios if they so choose. SCAG will provide tools, and necessary training, free of charge for subregions and jurisdictions. Tools and training related to SCAG's Regional Data Platform (RDP) are available. See Section IV.C(10) below for more information.

SCAG will distribute draft data to subregions and local jurisdictions via the region-wide local agency data validation process for the 2028 RTP/SCS. More information regarding the data development process is discussed below in Section IV.C(9).

#### (7) Documentation

Subregions are expected to maintain full and complete records related to the development of the subregional SCS, and to refer to the most recent adopted local general plans and other locally approved planning documents. Subregions should also keep records of all electronic, in-person, and written feedback from local jurisdictions on the development of the socioeconomic estimates and projections for the SCS and the base land use data<sup>7</sup> required for consideration in the development of the subregional SCS (and APS as appropriate).

#### (8) Implementation Monitoring

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<sup>7</sup> "Base land use data" consists of local general plan land use, zoning, existing land use, planned entitlements, recent demolitions, and other resource areas datasets required for consideration in the development of an SCS as described in section 65080 of SB 375

Delegated subregions for the 2028 RTP/SCS will be required to provide progress reporting on the implementation of policies included in their subregional SCS. SCAG will, likewise, monitor implementation of the regional SCS. This information will assist SCAG in preparing future plan updates and is consistent with SCAG's intended approach for developing the 2028 RTP/SCS, which will emphasize progress reporting, monitoring and updating. The intent is for SCAG to ensure that progress and success for our subregions and local jurisdictions are documented and recognized.

To monitor implementation, subregions should track subsequent actions on policies and strategies included in the subregional SCS. Monitoring should be focused on policy actions taken (e.g., General Plan updates) or subsequent planning work performed.

While subregions have substantial discretion within the overall goal of ascertaining progress of adopted plan policies and strategies, reporting should be done at least prior to the end of the four-year planning period. SCAG staff plans to conduct implementation monitoring for the region and will lead the effort for any necessary data-intensive exercise and technical analysis, with assistance from subregions and local jurisdictions.

Further guidance on implementation monitoring including required format and timing will be developed through further discussion and documented in MOUs with delegated subregions.

#### (9) Timing

An overview schedule of the major milestones of the 2028 RTP/SCS process is attached herein as Appendix A, which may be further delineated or adjusted in MOUs with delegated subregions.

### B. County Transportation Commissions' Roles and Responsibilities

Subregions that develop a subregional SCS will need to work closely with the CTCs in their respective subregional area in order to coordinate and integrate transportation projects and policies as part of the subregional SCS, as it is the role of CTCs to make transportation planning decisions. As discussed above (under "Subregional Sustainable Communities Strategy"), any transportation projects identified in the subregional SCS must also be included in the associated RTP/SCS in order to be considered as a feasible strategy. SCAG can help to facilitate communication between subregions and CTCs.

### C. SCAG Roles and Responsibilities

SCAG's roles in supporting the subregional SCS development process are as follows:

#### (1) Preparing and adopting the Framework and Guidelines

SCAG will update these Framework and Guidelines for adoption by the SCAG Regional Council each RTP/SCS cycle in order to assure regional consistency and the region's compliance with law.

#### (2) Public Participation Plan

SCAG will assist the subregions by developing, adopting and implementing a regional Public Participation Plan and outreach process with stakeholders. This process includes consultation with congestion management agencies, transportation agencies, and transportation commissions; as well as holding public workshops and hearings. SCAG will also conduct informational meetings in each county within the region for local elected officials (members of the board of supervisors and city councils), to present the draft SCS (and APS, as appropriate) and solicit and consider input and recommendations.

### (3) Technical Methodology

As required by SB 375, prior to the start of the public participation process, SCAG will prepare and submit to CARB a description of the technical methodology it intends to use to estimate GHG emissions from the SCS. SCAG will work with CARB on this methodology until CARB concludes that the technical methodology operates accurately. Estimated GHG emissions will be analyzed at the regional level.

### (4) Incorporation, Modification, and Conflict Resolution

SCAG will accept and incorporate the subregional SCS, unless (a) it does not comply with SB 375 (Cal. Gov. Code Section 65080 *et seq.*), (b) it does not comply with federal law, or (c) it does not comply with SCAG's Subregional Framework and Guidelines.

For incorporation in the regional RTP/SCS, SCAG may adjust subregional growth totals, jurisdictional totals, and sub-jurisdictional growth for a number of reasons including compliance with statutory requirements, adherence with SCAG's expertly-informed growth projections and growth forecast process, compliance with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506), and assurance that SCAG's regional SCS meets the regional GHG targets. Specifically, the thresholds for SCAG to adjust subregional SCS data are as follows:

- Jurisdictional growth totals: for purposes of adhering to regional and county level growth projections
- Jurisdictional (within County) or Sub-jurisdictional land use data (within jurisdiction): for purposes of complying with the federal Clean Air Act or meeting SCAG's regional GHG targets.

The intent of this provision is to allow SCAG to maintain flexibility in preparing the regional SCS to meet federal and/or state requirements. If SCAG indicates the need to alter the location and distribution of population, household, and employment growth for delegated subregions, SCAG staff will work directly with delegated subregions to review any proposed revisions through a collaborative and iterative process. First, SCAG staff will meet with the subregional staff to outline the incorporation issues (jurisdictional, sub-jurisdictional, or both). The subregion will identify and propose solutions to the issue. Feedback will be sought to gauge the availability of growth capacity at the local level, and adjustments will be made to the highest extent possible based on input received, with consideration of the goal to fulfill SCAG's statutory requirements and GHG emission reduction targets. Delegated subregions will need to seek input from local jurisdictions on any potential revision to sub-jurisdictional growth estimates and projections and will need to keep records of all feedback on these figures or the base land use data for the 2028 RTP/SCS. Delegated subregions, however, will not be required to revise their SCS to reflect any such revisions.

The development of a subregional SCS does not exempt the subregion from other regional GHG emission reduction strategies not directly related to land use included in the regional SCS. All regional measures needed to meet the regional target will be subject to adoption by the SCAG Regional Council.

The draft regional SCS, including incorporated subregional SCSs, is subject to a public review process, potential revisions, and final adoption by the SCAG Regional Council.

SCAG will develop an MOU with each subregion to define a process and timeline whereby subregions would submit a draft subregional SCS to SCAG for review and comments, so that any inconsistencies may be identified and resolved early in the process. SCAG will also establish a conflict resolution process as part of the MOU between SCAG and the subregion to address the potential modification or adjustments that may occur during the incorporation process. This process will be the same for all delegated subregions.

### (5) Modeling

SCAG currently uses an Activity Based Model (ABM) and CARB's Emission Factor (EMFAC) model for emissions purposes. SCAG will compile and disseminate performance information on the preliminary regional SCS and its components in order to facilitate regional dialogue.

#### (6) Regional Performance Measures.

Below is a general description of the process for developing and finalizing formal Performance Measures.

SCAG is in the process of compiling two complete lists of performance measures and monitoring: one will be used for evaluating regional-level scenarios in support of development of the 2028 RTP/SCS. The other will be used for monitoring implementation of the 2024 RTP/SCS. The monitoring of implementation may include, for example, tracking local general plan updates, specific plan adoption in Transit Priority Areas, active transportation plan adoption, and housing element compliance. Building on the foundation of the performance measures developed in support of the 2024 RTP/SCS, the 2028 RTP/SCS performance measures will also include the set of federally designated MAP-21 performance measures, as well as any other updates adopted by the SCAG Regional Council. Most update related activities for the 2028 RTP/SCS performance measures will be expected to occur between January 2026 and May 2027. These updates will be addressed through discussions with SCAG regional stakeholders and the SCAG Policy Committees.

#### (7) Adoption/Submission to State

After the incorporation of subregional strategies, the Regional Council will finalize and adopt the 2028 RTP/SCS. SCAG will submit the regional SCS, including all subregional SCSs, to CARB for review as required in SB 375. The subregion will provide relevant documentation to support SCAG in complying with the CARB Evaluation Guidelines, referenced above in section IV.A(1).

#### (8) Funding

Funding for subregional SCS/APS activities is not currently available. Any specific parameters for future funding are speculative. While there is no potential future funding at this time, it is advisable for subregions to track and record their expenses and activities associated with these efforts.

#### (9) Data

SCAG will distribute data to subregions and local jurisdictions for review and input for the 2028 RTP/SCS. This involves a bottom-up approach for developing the base land use data, growth forecast, scenarios, and integrates SCAG's other efforts (e.g., plan implementation, performance monitoring) to improve local jurisdictions' competitiveness for funding that helps implement the RTP/SCS.

SCAG will work with delegated subregions during the MOU process, and before prior to the local review and input process, to outline responsibilities for generating and refining the datasets required for consideration under SB 375. It is anticipated that the delegated subregion will take a leadership role in both outreach to local jurisdictions and data development, with SCAG offering support as needed.

#### (10) Tools

SCAG built a comprehensive RDP to standardize regionally significant datasets, provide opportunities for local partners to update their data in real-time, and draw insights from local trends. The platform also features a data-driven collaboration hub, called the Local Data Exchange (LDX), for local jurisdictions to engage with stakeholders for individual projects, such as local and regional land use planning, active transportation

planning, greenhouse gas reduction strategies, and development impact assessments. The RDP Planner's Corner houses specific resources to assist local jurisdictions with general plan updates, such as the Local General Plan Update Site template hosted on ArcGIS Hub, and a collection of training resources. The RDP also contains information about how to access StreetLight Insight, a big data transportation planning platform. SCAG is providing complimentary licenses through June 2026 and training resources to local jurisdictions and other regional partners as part of the StreetLight Insight Big Data Program. The RDP and LDX are intended as resources for general plan updates, technical tools and resources, as well as two-way data sharing between jurisdictions and SCAG.

In developing the RDP, SCAG engaged with ten pilot jurisdictions to fine tune workflows, products, and data requirements. Since then, SCAG has developed several RDP tools including the Housing Element Parcel Tool (HELPR), the Parcel Locator, and the SoCal Atlas. HELPR was recently updated to version 3.0 to better align with the adoption of Connect SoCal 2024 and includes updated and curated parcel-level land use data and other datasets. SCAG continues to update the RDP Apps & Maps page and Content Library with updated data and tools. SCAG's Local Information Services Team (LIST) provides 1-on-1 training to local jurisdictions in the use of RDP tools, provide data guidance, respond to data requests, and provide technical assistance.

The use of SCAG tools is not mandatory and is advisory only. Use of the tools is at the discretion of subregions and local jurisdictions. SCAG will consider providing guidance and training on additional tools based on further discussions with subregional partners.

#### (11) Resources and technical assistance

SCAG will assist the subregions by making available technical tools as described above. SCAG staff can participate in subregional workshops, meetings, and other processes at the request of the subregion, and pending funding and availability. Further, SCAG will prepare materials for its own process in developing the regional SCS and will make these materials available to subregions.

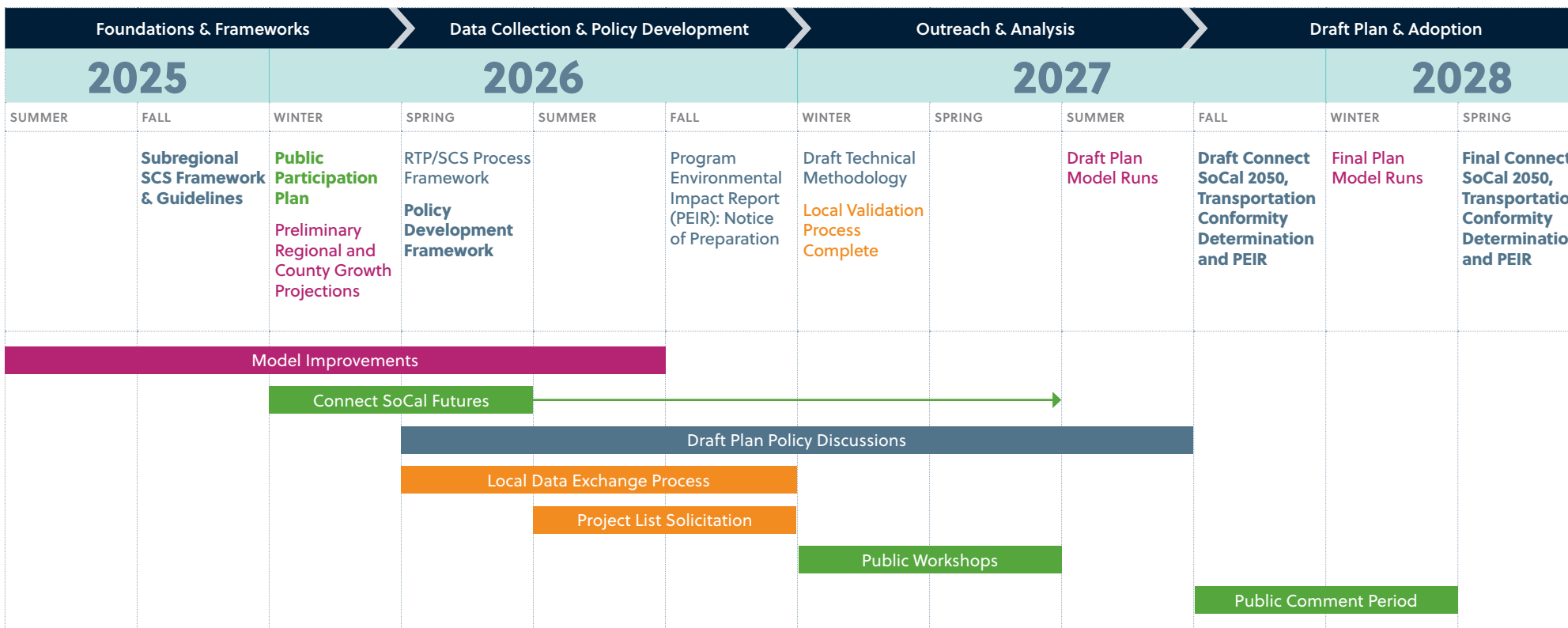
#### D. Milestones/Schedule

- Deadline for subregions to communicate intent to prepare a subregional SCS – January 30, 2026
- SCAG and Subregional Council of Governments establish Memorandum of Understanding – Early 2026
- Subregional SCS development – Early 2026 through Fall 2026
- Draft dataset delivery to SCAG – Summer 2026
- Final dataset delivery to SCAG – Fall 2026
- Draft subregional SCS to be incorporated into regional SCS – Winter 2027
- Release Draft 2028 RTP/SCS for public review – Fall 2027
- Regional Council adopts 2028 RTP/SCS – Spring 2028

For more context on the process schedule and milestones, refer to the attached Appendix A. Further detailed milestones will be incorporated into the MOU between SCAG and the subregion.



# Connect SoCal 2050 Preliminary Milestones\*



Milestones Color Key:

Plan Foundation and Elements
  Local Agency Input Process
  Modeling/Forecast
  Outreach and Engagement

**Bold = Action Item**

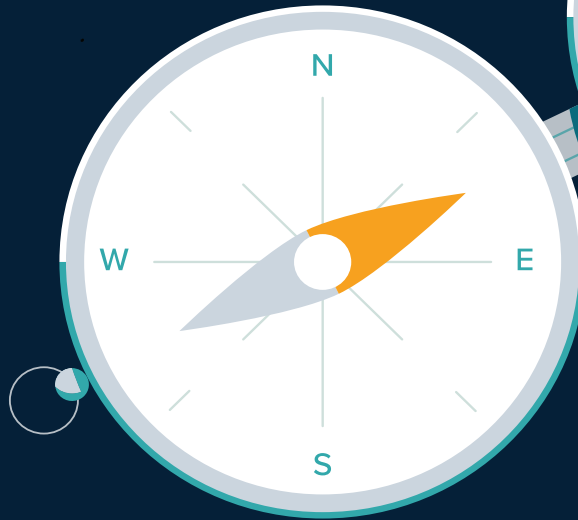
\* Draft - Subject to Change

Attachment: 2025-08\_2028\_Subregional\_SCS Framework\_clean (Connect SoCal 2050: Subregional SCS



# Connect SoCal 2050: Subregional SCS Framework and Guidelines

September 4, 2025



The Southern California Association  
of Governments' 2028-2050  
Regional Transportation Plan/  
Sustainable Communities Strategy

1

## Senate Bill 375 Provisions for Subregions



- Allows for the development of subregional SCSs:
  - "a subregional council of governments and the county transportation commission may work together to propose the sustainable communities strategy and an alternative planning strategy, if one is prepared pursuant to subparagraph (I), for that subregional area." Govt. Code §65080(b)(2)(D)
- SCAG's "Framework and Guidelines" outlines the expectations and process

# The SCS must...



Forecast for future population, employment, housing



Include GHG reduction strategies



Report performance measures

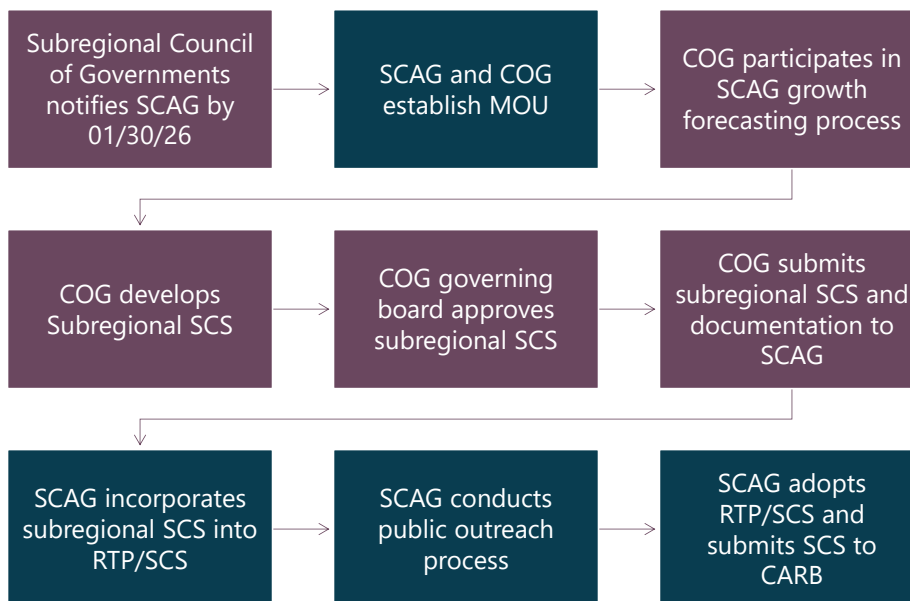


Be developed in consultation with key stakeholders and the public

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

3

# How Would Subregional Delegation Work?

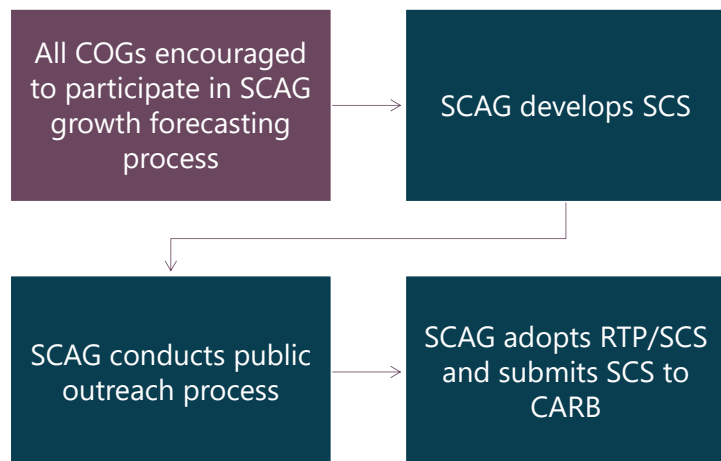


SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

4



# What if Subregions Don't Delegate?



- COGs and stakeholders engaged through working groups and Executive Directors meetings
- Data and tools available regardless of subregional SCS delegation

## Next Steps



**January 30, 2026**

**Deadline for  
Subregions to notify  
SCAG**

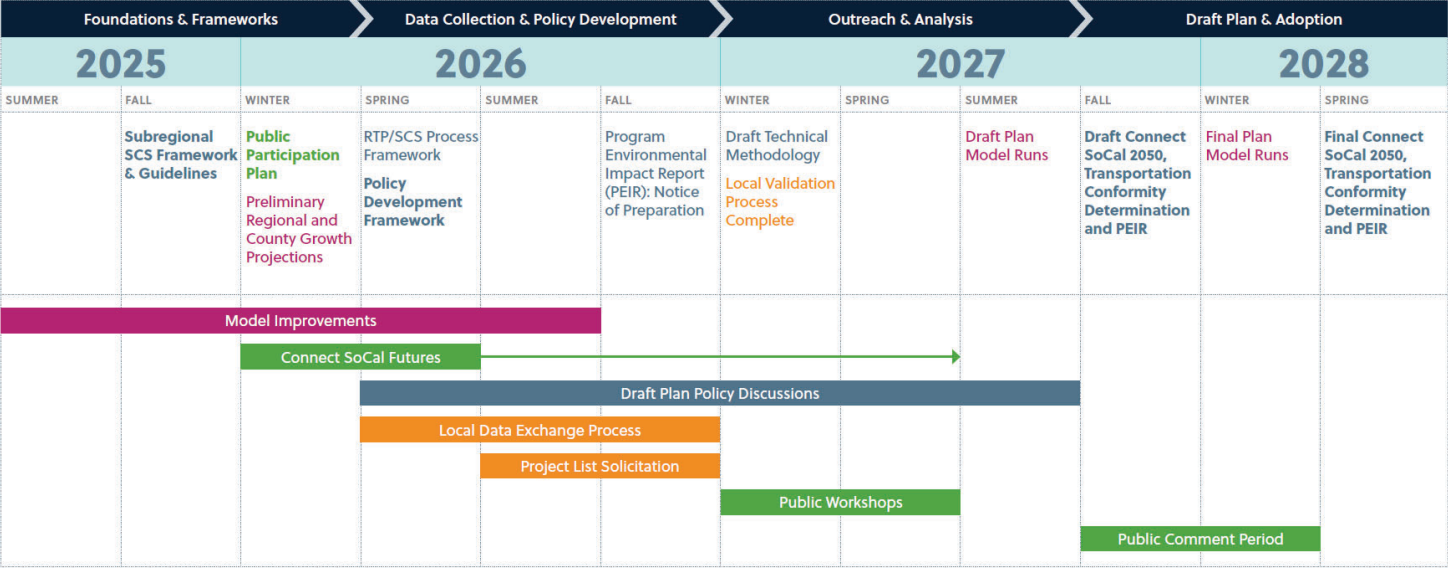
**February 2026**

**SCAG and COG staff  
develop MOU**

**Spring 2026**

**SCAG and COG  
approve MOU**

# Connect SoCal Preliminary Milestones\*



Milestones Color Key:

Plan Foundation and Elements	Local Agency Input Process	Modeling/Forecast	Outreach and Engagement
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Bold = Action Item

\* Draft - Subject to Change

THANK YOU!

For more information, please contact:

ConnectSoCal@scag.ca.gov



## AGENDA ITEM 3

### REPORT

Southern California Association of Governments  
September 4, 2025

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**To:** Community, Economic, and Human Development Committee (CEHD)

**EXECUTIVE DIRECTOR'S  
APPROVAL**

**From:** Jacob Noonan, Planning Supervisor  
(213) 236-1472, noonan@scag.ca.gov

**Subject:** Panel on Shared Equity Homeownership Models

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*Kome Ajise*

**RECOMMENDED ACTION:**

Information Only – No Action Required

**STRATEGIC PRIORITIES:**

This item supports the following Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing.

**EXECUTIVE SUMMARY:**

*Connect SoCal 2024 includes a regional planning policy that calls for promoting innovative strategies and partnerships to increase homeownership opportunities across the region. This panel includes a discussion on increasing affordable homeownership with presentations from shared equity programs supporting housing cooperatives and rent-to-own homeownership.*

**BACKGROUND:**

Adequate housing supply at a range of sales prices and rents is essential for a thriving region. Connect SoCal 2024 includes regional planning policies empathizing the importance of promoting innovative strategies and partnerships for increasing homeownership opportunities across the region with an emphasis on communities that have been historically impacted by redlining and other systemic barriers to homeownership. To develop the Inclusive Economic Recovery Strategy (IERS) that the Regional Council adopted in July 2021, staff held 22 focus group convenings to discuss priorities for expanding economic opportunities for disadvantaged and minority communities. Stakeholders across private and nonprofit sectors consistently identified housing affordability and availability as priorities during the IERS stakeholder convenings, pointing to the importance of homeownership in creating wealth and economic stability.

The CEHD Committee will receive two presentations on shared-equity homeownership programs.

Shared equity homeownership is an approach for creating homeowner opportunities by reducing the initial purchase price of a home using an initial public investment, which makes the home affordable for an income-qualifying family who would not otherwise be able to afford to purchase

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the home. Often, shared equity policies either require the owner to share a portion of the appreciation the home gains with the program when the home is refinanced or resold, or the program restricts the resale price of the home to keep it affordable for future income qualifying families. In this way, the shared equity model balances wealth building for families who would otherwise be unable to afford homeownership while preserving the initial investment in the home by maintaining the affordability of the home's price.

Critically, most shared equity programs resell that same home to the next income-qualified buyer at a below-market price. This sets shared equity strategies apart from other financial mechanisms by being place-based and preserving affordable housing and wealth-building opportunities in a specific location.

The first panelist is **Margy Brown, Executive Director for the Urban Homesteading Assistance Board (UHAB)**. Ms. Brown will present information on UHAB's programs. For 50 years, UHAB has empowered low- and moderate-income tenants to take control of their housing and become homeowners in the buildings where they already live. UHAB turns distressed rental housing into lasting affordable co-ops and provides comprehensive training and technical assistance to keep these homes healthy and stable for the long term. They have helped to create over 25,000 cooperative homes across New York City, nearly 2,000 of which have come through their own development pipeline. UHAB is the City's largest developer of shared equity housing and the only citywide nonprofit with decades of experience focused on resident-controlled housing.

The second panelist is **Devin Culbertson, Vice President of Innovative Finance, Grounded Solutions**. Mr. Culbertson will present information on the Homes for the Future Initiative (HFFF), which invests in preserving affordable single-family homes for renters and buyers in growing American cities. HFFF does this by using a "rent THEN own" approach to affordable homeownership. As part of a broad strategy to invest in single family neighborhoods and increase homeownership, HFFF buys and rents single-family homes at stable, reasonable rates to income-qualified households. Then, once conditions are right, the home is sold at a below-market price. Concurrently, tenants are prepared for homeownership so that they may acquire their home if they choose or move on to other housing opportunities. If a tenant chooses not to purchase, the home will be made available to an income qualified buyer when the tenant decides to move. Homes are sold through a shared-equity housing program, homebuyers agree to resell at a below-market price when they're ready to move. The selling homeowner receives equity, and the home remains permanently affordable for generations to come. HFFF made its first investment in Minneapolis, Minnesota in 2024 and is nearing a second investment in Atlanta, Georgia this fall.

Speaker Bios:

**Margy Brown** is the Executive Director of the Urban Homesteading Assistance Board (UHAB), a New York City-based nonprofit empowering low- and moderate-income tenants to take control of their housing and build long-term stability through affordable cooperative homeownership. Under her leadership, UHAB continues to champion resident-led solutions that dismantle systemic barriers to quality housing and homeownership and create a more equitable and inclusive housing landscape.

With over two decades of experience in housing development and finance, Fair Housing policy, and community engagement, Margy has built a career at the intersection of public service and grassroots advocacy. Prior joining UHAB, she served as Associate Commissioner of Housing Opportunity & Program Services at the New York City Department of Housing Preservation & Development, where she oversaw programs focused on expanding housing access and choice and preventing displacement. She holds a Master's degree in Urban Policy from New School University and is a recipient of the Frederick O'Reilly Hayes Prize, honoring innovative, high-impact work in public service.

**Devin Culbertson** is dedicated to scaling shared equity housing nationwide by combining technical expertise with a thoughtful, patient approach to problem-solving. As the leader of Grounded Solutions' Innovative Finance practice, Devin provides technical assistance to shared equity housing organizations and collaborates with financial institutions to create products and strategies that ensure long-term housing affordability while fostering wealth-building opportunities. Devin also serves as Managing Director of the Homes for the Future Fund, focusing on acquiring single-family homes and investor portfolios to preserve affordability and create community wealth through shared equity ownership.

Prior to joining Grounded Solutions, Devin was a Director at Enterprise Community Partners, where he led site coordination, community ownership initiatives, and capital strategy for the Strong Prosperous and Resilient Communities Challenge. Devin also led the launch of \$21M Regional Equitable Development Initiative Fund, designed to finance transit-oriented development in the Seattle region. With a background that spans analysis, equity underwriting, and the development of single-family and multifamily projects across the state of Oregon.

Devin is a graduate of Willamette University and the University of Texas at Austin, and currently lives in Austin, Texas, with his wife and two sons.

**FISCAL IMPACT:**

None.

**ATTACHMENT(S):**

1. PowerPoint Presentation - Urban Homesteading Assistance Board (UHAB), Margy Brown
2. PowerPoint Presentation - Homes For the Future Initiative (HFFF), Devin Culbertson



## Our Mission

UHAB **empowers** residents and communities to take control of their housing by creating **strong tenant associations** and **lasting affordable co-ops.**





# Our Philosophy

We believe housing works best when **residents are in charge**.

**Democratic community control** is a tool that moves us closer to safe, affordable, healthy housing for all.



**uhab**

## Why Affordable Co-ops?

	Household	Community
<b>Affordability</b>	Restricted sales prices expand access to homeownership for low- and moderate-income households, people of color	Affordability is preserved for future purchasers and generations
<b>Stability</b>	Lower costs mitigate financial risks of traditional homeownership, prevent displacement in gentrifying markets	Increased rates of homeownership and resident tenure bring greater neighborhood stability
<b>Democratic Participation</b>	Residents are empowered to lead in governance	Engaged community participants and voters
<b>Wealth Building</b>	Affordable housing payments allow residents to build wealth, invest in other needs	Community assets are preserved

**uhab**

# Our History

- **UHAB** was formed in 1973 when arson, abandonment, and disinvestment were rampant in New York City
- **The City foreclosed** on hundreds of thousands of units of housing for nonpayment of taxes
- UHAB coined the term “**sweat equity**” and designed NYC’s **homesteading** program, allowing thousands of tenants to become **homeowners**



uhab

# Our Impact

## 25,000 New Homeowners

- Empowered over **1,200** tenant associations to form affordable cooperatives, resulting in more than **25,000** new homeownership opportunities

## Resident-Centered Co-op Development

- Served as developer on over **100** co-op projects with **2,000** units
- Prioritize **resident decision-making** in rehab and housing outcomes

## Well-Informed Homeowners & Co-op Boards

- Provide co-ops with over **2,500** one-on-one technical assistance sessions and **150** group training sessions **each year** to ensure they remain democratic, affordable, and sustainable.

uhab



# NYC's Affordable Cooperative Housing

## Two Primary Housing Types:

### 1. Housing Development Fund Corporations (HDFCs):

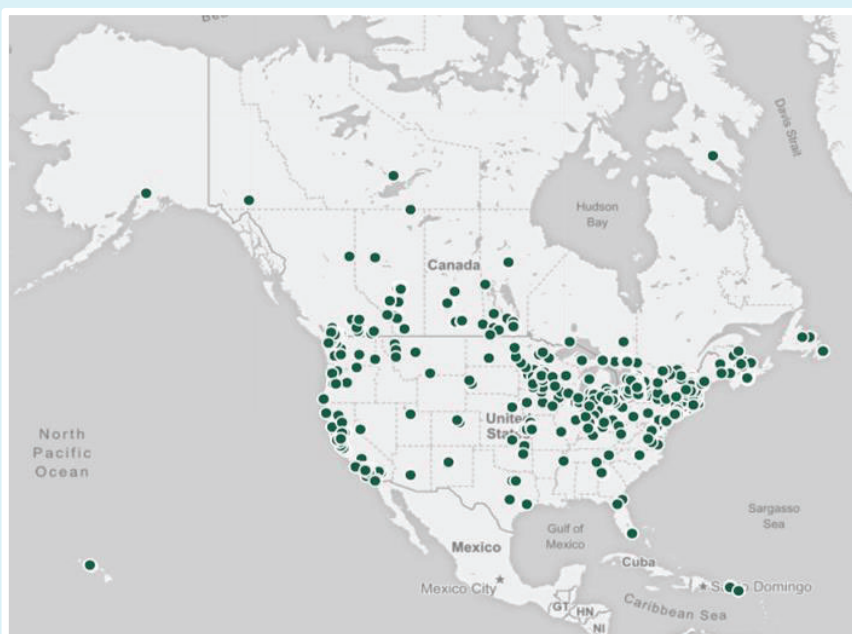
- >25,000 homes in >1,200 buildings, Average size: 20 units
  - Vast Majority Preservation (rentals to cooperative ownership)
  - Some new construction

### 2. Mitchell Lama Co-ops

- 69,000 co-op apartments; developments ranging in size from 100 – 15,000 units
  - Large-scale developments built from 1955 to 1981
  - Approximately, 63,000 co-op units remain affordable today



## Affordable Co-ops: US & Canada



190,000 units in US

67,000 units in Canada



# Role of Government in Affordable Cooperative Housing



## Role of State Government

- **Governing formation of corporations:** States may govern what approvals are needed to form corporations, how their purposes may be limited, what the certificate of incorporation might include, etc. (general categories: business corporations and not-for-profit corporations)
- **Governing what information the public deserves when corporate shares are offered to them:** States want to make sure that prospective purchasers have enough information to make a decision.
- **Governing operation of corporations:** States typically dictate shareholder proxy rights, special meeting procedures, document inspection rights, board of director duties.



# Role of Municipal Government

- Setting policy goals for affordability and populations served
- Creating regulatory structure to achieve policy goals; requiring regulatory agreements, in connection with real estate tax exemptions or loans
- Subsidizing development
- Providing real estate tax exemptions
- Promulgating regulations to interpret State statutes



# Role of the Nonprofit in Affordable Cooperative Housing



# Co-op Development

- Conversion of distressed rental buildings to healthy affordable homes
- Our work is as much about people development as real estate development
- Resident engagement and choice is key
- The vast majority become co-ops; some become affordable rentals



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# Training

- Ongoing education is an essential part of co-op health
- UHAB runs free and open trainings on over 80 different topics related to governance and physical and financial management



Self Management vs. Third Party Management	Shareholder Participation & Engagement	Corporate & Regulatory Compliance
Understanding Management Reports	Effective Board Meetings	Accounting & Bookkeeping for Treasurers
Setting & Increasing Maintenance Fees	Shareholder Rights & Responsibilities	Noise, Smoke & Pets: Handling Resident Issues
Cost Containment Strategies	Election Policies & Procedures	Housing Court 101
Sales of Shares	Board Ethics	Wills & Estates
Tax Benefits for Co-ops	Conflict Resolution	Who fixes what?

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# Co-op Monitoring & Technical Assistance

- Oversight of corporate and regulatory compliance
- Ongoing outreach and education on new regulations and incentives affecting co-ops
- Financial management, budgeting and bookkeeping services
- Tailored board and shareholder trainings
- One-on-one, on-call technical support



# Co-op Improvement Program

- Troubleshooting physical and financial distress with intensive, tailored intervention
- Work collaboratively with shareholders and board on structured workout plans
- Assist with assessing repair needs and securing low interest loans
- Help co-ops explore renewable energy and electrified heat





# Share Loans

**Traditional mortgage products are not appropriately sized or priced for affordable co-ops**

- Cash purchases are often the only option
- Banks' unfamiliarity with co-op model results in unfavorable rates
- Creates inequities in who can purchase
- Creates risk to co-ops' financial stability

## **UHAB created our own CDFI:**

- Provides home loans exclusively to purchasers in affordable co-ops
- Offers smaller sized, low-cost loans
- Designed to fit the needs of LMI borrowers and affordable co-ops



# Cooperation Among Cooperatives

- Bulk purchasing of fuel and insurance to contain co-ops' largest costs
- Knowledge sharing, peer-to-peer learning and support
- Fostering community
- Building community power and advancing collective political



# Tenant & Community Organizing

- Empowering rental tenants to fight for their rights and gain control (not necessarily ownership) of their housing
- Building community leadership and power
- Seeding co-ops of the future



uhab



# Homes for the Future

Investing in the preservation of affordable single-family homes in growing American cities for long term community ownership

South California Association of Governments



**PRESENTED BY:**

Devin Culbertson

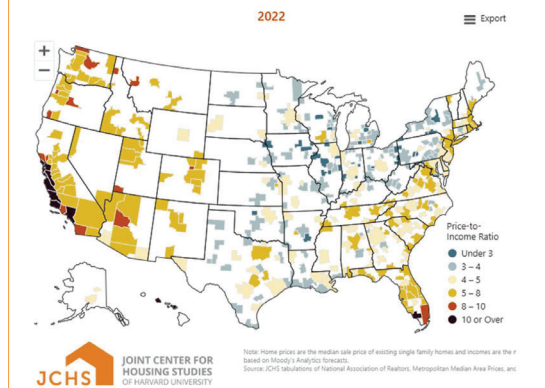
Vice President of  
Innovative Finance

[dculbertson@groundedsolutions.org](mailto:dculbertson@groundedsolutions.org)

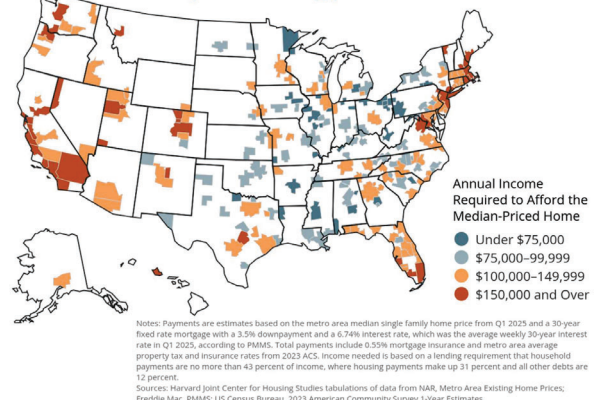
## Opportunities for Homeownership are at Risk



FIGURE 1: FROM 1980-2022, HOME PRICE-TO-INCOME RATIOS ROSE TO ALL-TIME HIGHS IN MANY METROS



Homebuyers Increasingly Priced Out





# New Opportunities in a Changing Landscape



The time is ripe to leverage intersecting opportunities to create a new solution:

## Leveraging Large SFRs

Scaled Single Family Rental (SFR) operators have achieved economies of scale, making scattered site strategies viable

## Right Place, Right Approach, Right Time

Catalytic impact investments alone can provide sufficient subsidy for low-cost markets with strong growth

## Limited Window

Favorable acquisitions require nimble partners, or pre-pooled capital, to act quickly in a dynamic market

## Growth of Impact Capital

Investors with the right return expectations and time horizon can be counter-cyclical

# At a Glance: Homes for the Future



## What?

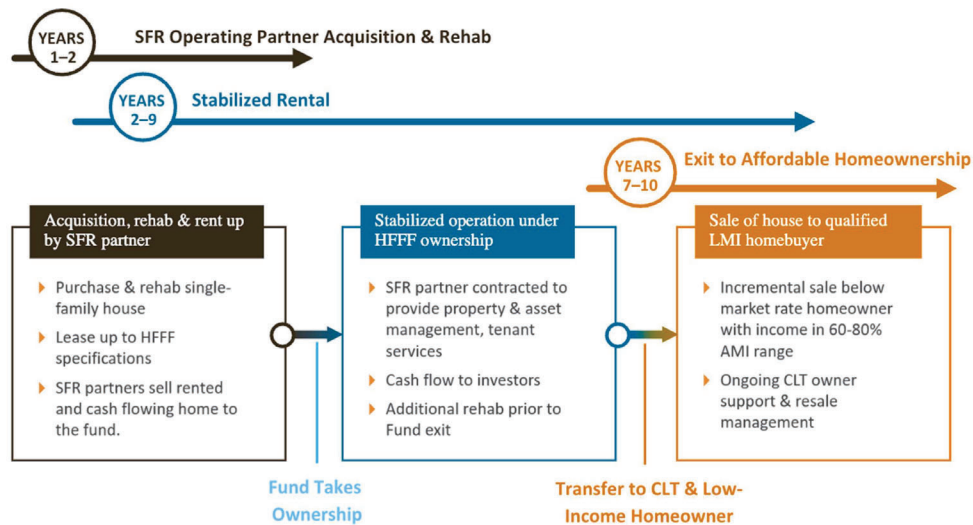
An **investment strategy** sponsored by the nation's leader in shared equity homeownership and community wealth building.

Homes for the Future creates create a **scalable market-based homeownership solution** that balances individual wealth creation with community prosperity.

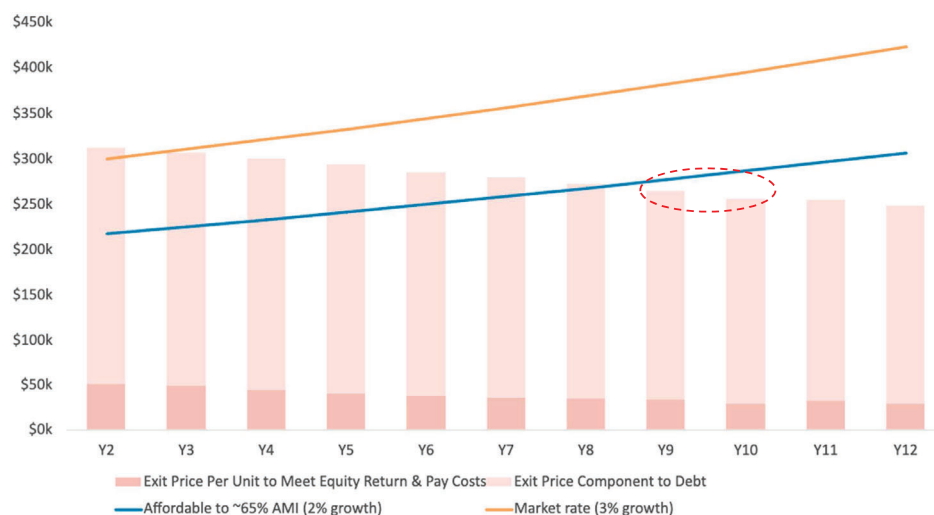
## How?

- **Quickly buy single-family homes** in growing markets to remove them from the speculative market.
- **Leverage economies of scale** to efficiently rent these homes for up to 10 years as they appreciate in value.
- **Transfer the homes to local nonprofit housing partners** for below-market sale to low-income homeowners, using house price appreciation to subsidize the sale.
- **Return principal and modest ROI to investors** while unlocking greater long-term impact.

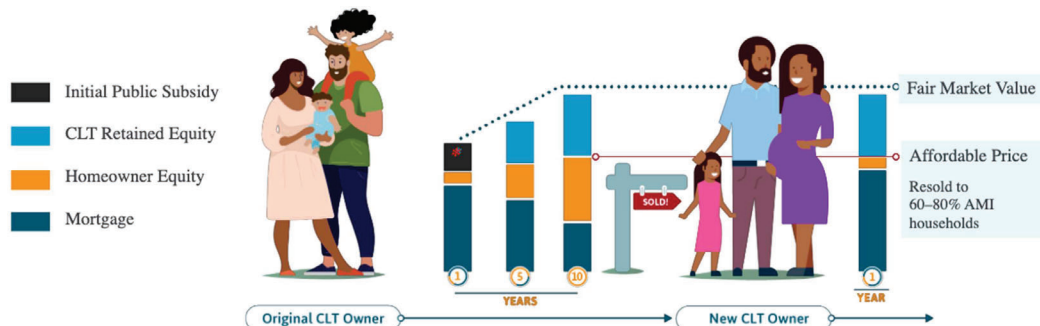
# Homes for the Future



# Building Equity to Enable Affordable Sales



# Scaling What Works

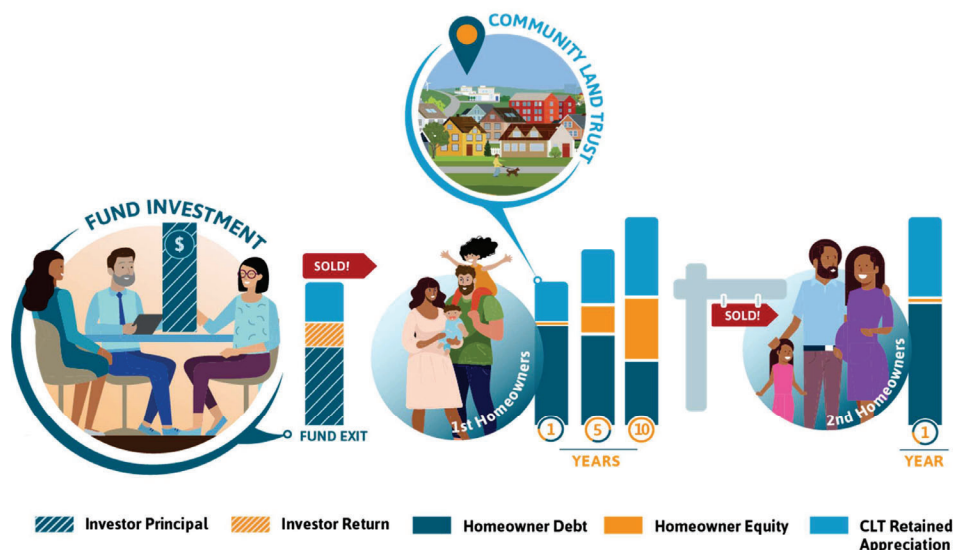


\*additional public investment is required for each new CLT unit in a typical arrangement

250,000 units in 300+ CLTs and Shared Equity Organizations across the country

Building on a 50+ year history of CLTs and shared equity housing programs (hereafter collectively referred to as CLTs)

# A Path to Wealth Creation



# Where Does Homes for the Future Work?



## Market Criteria

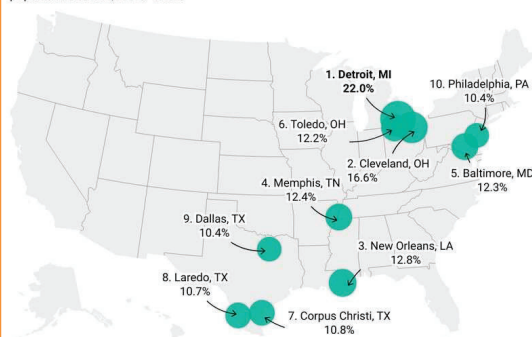
- Significant job & population growth
- Strong net in-migration rates
- Strong local housing partners
- Sufficient number of homes in the right neighborhoods

# Where Does Homes for the Future Work?



## Best Large Cities for SFR Gross Rental Yields

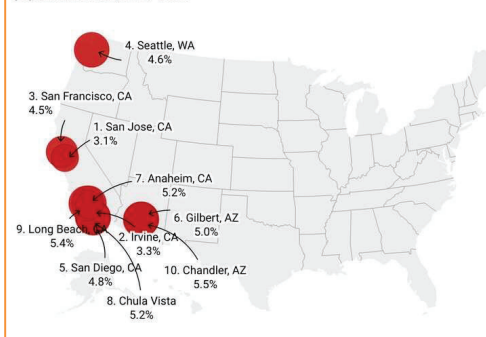
Ranking cities by highest gross rental yields for single-family rentals in U.S. cities with populations of 250,000 or more.



Analysis by Rentometer Inc. Full report available at [www.rentometer.com](http://www.rentometer.com).  
Source: Rentometer.com • Created with Datawrapper

## Worst Large Cities for SFR Gross Rental Yields

Ranking cities by lowest gross rental yields for single-family rentals in U.S. cities with populations of 250,000 or more.



Analysis by Rentometer Inc. Full report available at [www.rentometer.com](http://www.rentometer.com).  
Source: Rentometer.com • Created with Datawrapper

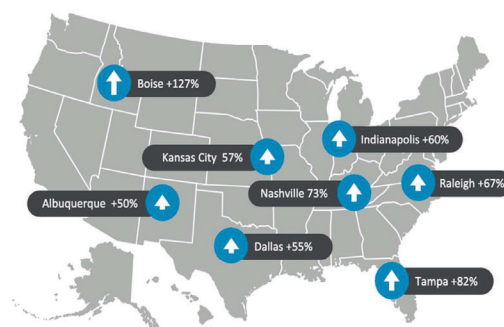
## Where ELSE can HFTF work?



### Expanding the HFTF map

How can we partner to preserve homes in more places?

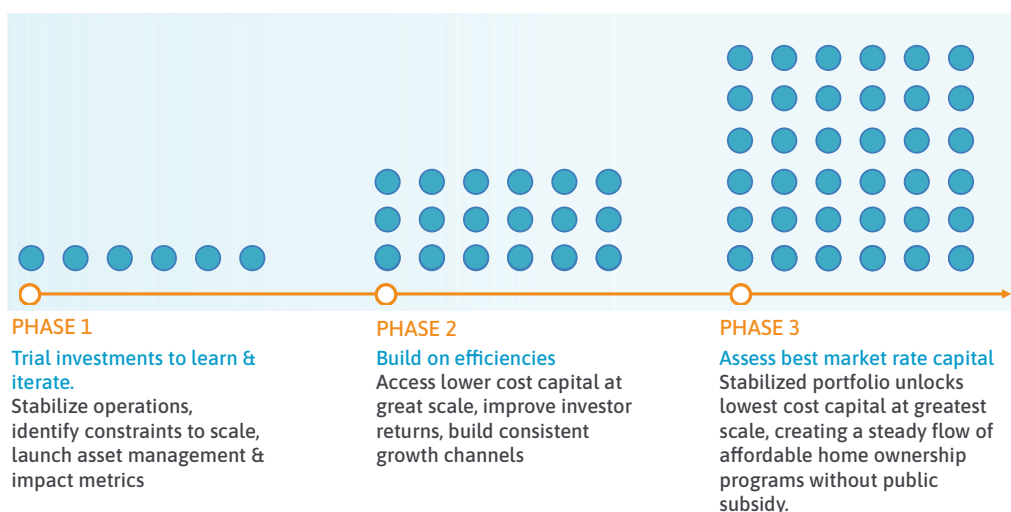
- **Higher rents** – Project-based vouchers
- **Lower expenses** – Property tax exemptions
- **Lower cost of homes** – portfolio sales from mission-aligned owners at favorable terms
- **Lower cost of capital** – municipal issuance for senior debt or soft loan into capital stack
- **Cash Subsidy**
  - Either at acquisition or homebuyer assistance



Source: FHFA House Price Index

Average Home Price Increases in Formerly Low-Cost Markets (2016-2022)

## Pathway to Scale



# Thank You!

Devin Culbertson  
Vice President, Innovative Finance  
dculberston@groundedsolutions.org  
(503) 493-1000 x24

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- restrictions on transferring the securities;
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## AGENDA ITEM 4

### REPORT

Southern California Association of Governments  
September 4, 2025

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**To:** Community, Economic, and Human Development Committee (CEHD)

EXECUTIVE DIRECTOR'S  
APPROVAL

**From:** Kevin Kane, Planning Supervisor  
(213) 236-1828, kane@scag.ca.gov

**Subject:** Demographic Data Update

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*Kome Ajise*

**RECOMMENDED ACTION:**

Information Only – No Action Required

**STRATEGIC PRIORITIES:**

This item supports the following Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing.

**EXECUTIVE SUMMARY:**

*This staff report provides a brief update on the most up-to-date population and housing information for the SCAG region. This is informed by several data sources which are released regularly and integrated into the regional planning process, which in the coming months will develop a balanced and expert-informed projection of population, housing, and employment in the region to serve as a basis for the upcoming, 2028-2050 Regional Transportation Plan/Sustainable Communities Strategy.*

*As Southern California's official regional affiliate to the Census Bureau's State Data Center program, SCAG makes several of these data sources available, updated quarterly, at <https://scag.ca.gov/economic-insights-data-resources>. Additionally, we encourage broad attendance at the 36<sup>th</sup> annual Southern California Demographic Workshop, "Revisiting the Intergenerational Contract," which will be held on Wednesday, October 1 at SCAG's Los Angeles office and online.*

**BACKGROUND:**

Several recently-released data sources allow us to update our understanding of key demographic trends occurring in Southern California. By virtue of being a Metropolitan Planning Agency (MPO), SCAG's focus in demographics and forecasting is balance. Unlike a pure population projection, Connect SoCal must envision and model a future where there is a plausible number of homes for the people, and people for the jobs.



Looking at the long-run historical context, Southern California's population growth rate since the 1990s is far lower than any time during the twentieth century. For several decades, which were the formative years for many of today's decisionmakers, the region and state grew much faster than the nation as a whole. However, that has not been the case since at least 2000—and for the first time, in the 2020 Census, the US growth rate slightly outpaced Southern California's growth rate.

Across the SCAG region's six counties, the last several years stand out. The region's population actually declined for five straight years—a modest decrease in 2018 and 2019 amidst a booming economy and higher living costs, a larger pandemic-impacted loss in 2020 and 2021 (with population decline exceeding 100,000 in 2021), and a small decline again in 2022. In 2023 and 2024, the region gained 72,000 and 48,000 residents, respectively.

The causes of these changes are fairly straightforward to discern. Due to pandemic-related border closures, foreign immigration—which had been a source of about 67,000 new residents annually during the 2010s—reached approximately zero in 2021. Meanwhile, net domestic migration—the difference between those entering and leaving the region—hit its most negative point in 2022 as home prices soared further and remote work became an option for many, leading to a greater outflow. Both of these trends have subsided substantially—in fact, the net outflow (loss) from Los Angeles County was the lowest it had been in 2024, showing how domestic migration exists in somewhat of an equilibrium between US regions and states.

Projecting immigration looks to be increasingly difficult going forward. The 2024 Congressional Budget Office's immigration estimate began to diverge from Census measures when it began using a less common Department of Homeland Security dataset on Southwest border encounters resulting in release or parole<sup>1</sup>. This appeared to explain some of the increase in Southern California's payroll jobs through July 2024 (the "establishment survey") which had perplexed economists since the population was thought to have been dropping. The Census Bureau's population estimates were adjusted to reflect this increase; however, the survey methodology's ability to discern between border crossing location and place of residence was unclear and the California Department of Finance did not adjust their estimates. However, the amount of California border encounters resulting in release or parole dropped precipitously beginning in mid-2024.

While the last several years of population change have been volatile, housing production has been unprecedentedly stable. After decades of boom-and-bust cycles, for over a decade the number of new housing units every year in Southern California (measured by local permit data) has remained between roughly 45,000 and 50,000. However, production in 2024 and the first half of 2025 has been several thousand units lower. This contrast means that housing unit production has far exceeded population growth across most of the region for much of the past decade, showing some

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<sup>1</sup> <https://www.cbo.gov/publication/59933>

promise for alleviating previous decades of undersupply and improving balance between the region's population and housing.

Department of Finance data also allow us to decompose recent housing unit production by county, and more recently, by detailed type including accessory dwelling unit (ADU). Detached ADUs are traditionally counted by the Department of Finance and Census Bureau as single-family units. New units since 2020 have been fairly asymmetric—in fact, 68 percent of new units in the past five years have been multifamily in Los Angeles County, ADUs in Los Angeles County, or single-family units in Riverside County. Orange County features the most even balance between ADU, single-family, and multifamily production.

A quick review of the most recent year of data shows, unsurprisingly, that Los Angeles grew the most in terms of both population and housing units. Unincorporated Riverside County and the City of Irvine are in the top five SCAG local jurisdictions for both total population and housing increases. In terms of percentage change, Placentia tops both lists. Blythe's population saw a huge drop of nearly 12 percent—likely a combination of the direct and indirect effects of the closure of the Chuckwalla Valley State Prison.

SCAG's next Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), which is set to be adopted in 2028, is currently under development. One of the first steps is the convening of a Demographic Panel of Experts to assess several key inputs which assist us in developing a balanced projection of population, households, and jobs over a three-decade time horizon. Staff plans to share development updates with the Technical Working Group and policy committees over the next several months.

Finally, in partnership with the University of Southern California Sol Price School of Public Policy, SCAG will be hosting the 36<sup>th</sup> annual Southern California Demographic Workshop, "Revisiting the Intergenerational Contract" on October 1 in person at the SCAG Main Office in Downtown Los Angeles and online. Attendees will learn how groups in society rely on one another across generations and between lifecycle stages. From immigrant workers' contributions in key jobs to evolving roles at different life stages, the workshop will explore the networks of care, labor, and shared responsibility essential to long-term prosperity. Panels will address the new demographic outlook, growing workforce needs and contributions of both immigrants and young Californians, and the fundamental lifecycle-sharing that creates mutual support across groups in different life stages. The program will feature a keynote address and panel discussions with experts.

**FISCAL IMPACT:**

This work is supported by OWP item 055-4856-01 Regional Growth and Policy Analysis and 055-0133-06 University Partnerships and Collaboration.



**ATTACHMENT(S):**

1. PowerPoint Presentation - Demographic Update CEHD Sept 2025

# Southern California Demographic Update

Kevin Kane, PhD

Planning Supervisor, Demographics and Growth Vision

September 5, 2025

CEHD

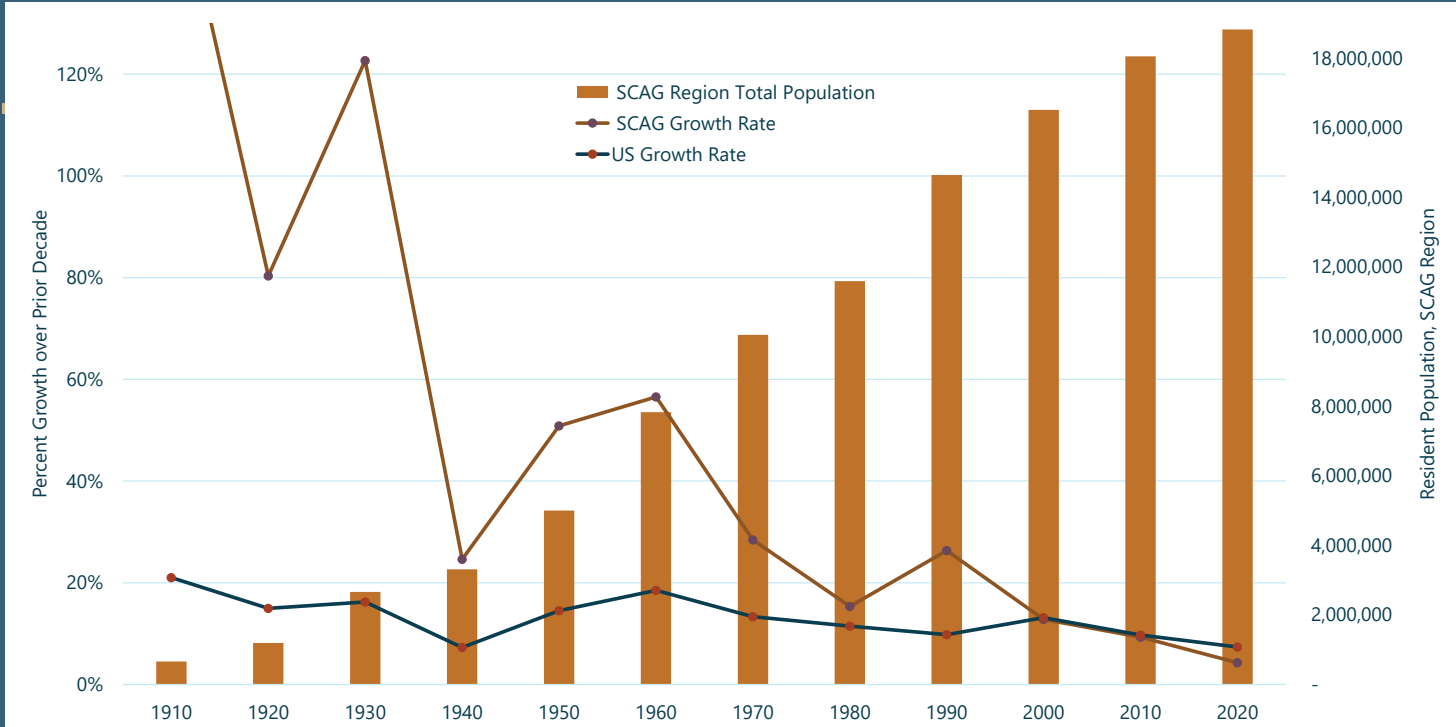
[WWW.SCAG.CA.GOV](http://WWW.SCAG.CA.GOV)

## SoCal Demographic Update

- Are we still growing?
- January 2025 population and housing
- 2025 year-to-date housing production
- Connect SoCal 2050: Preliminary Regional Forecast Coming Soon!
- 36<sup>th</sup> Annual Southern California Demographic Workshop on Wed. Oct 1

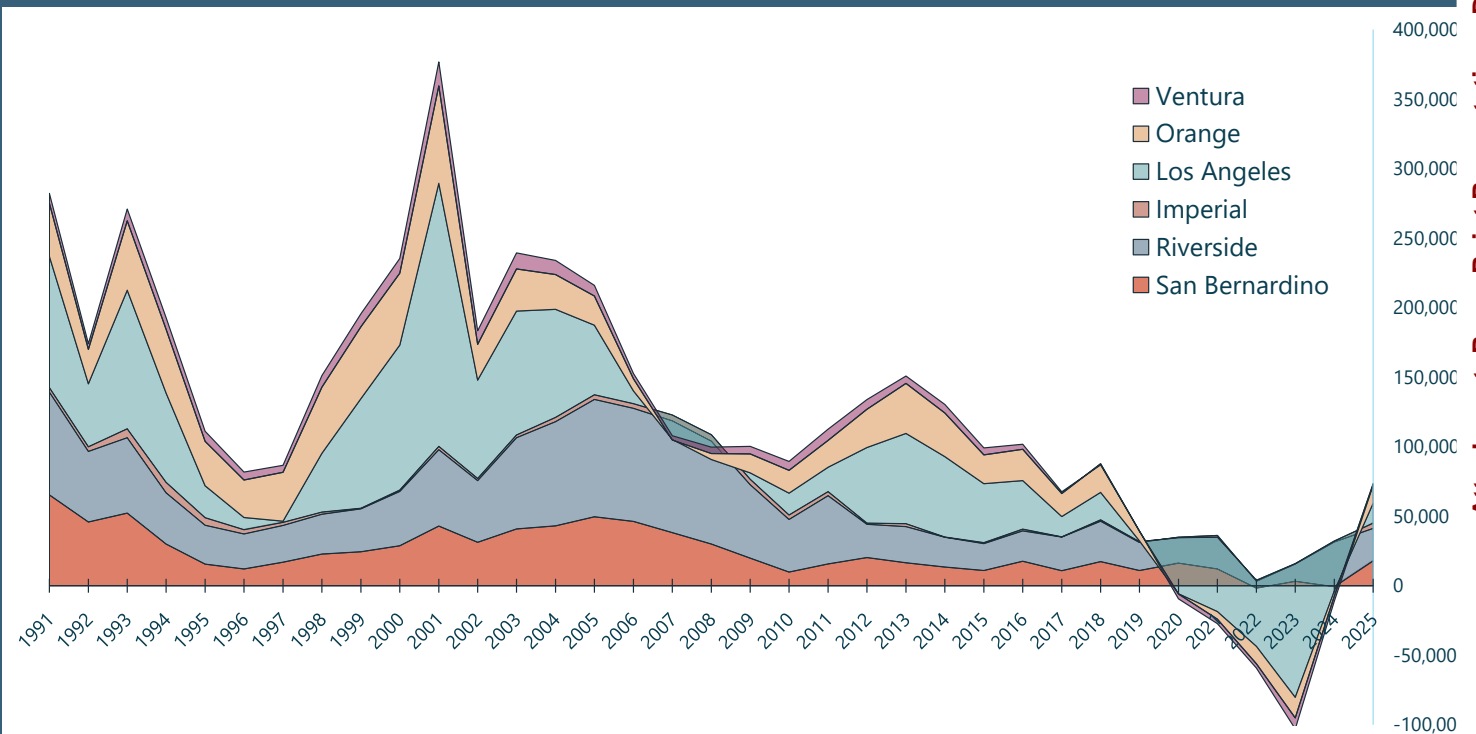


# SCAG Region vs. US Population Growth, 1910-2020



Source: US Decennial Census

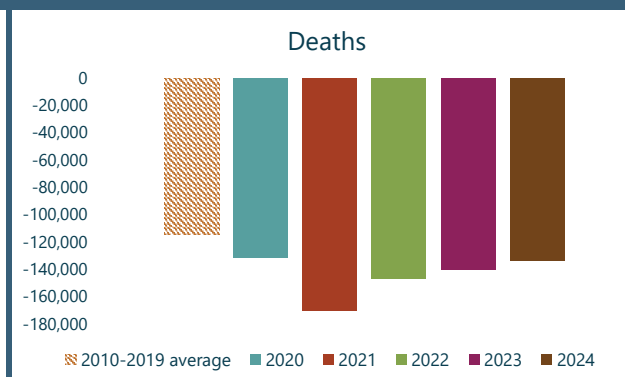
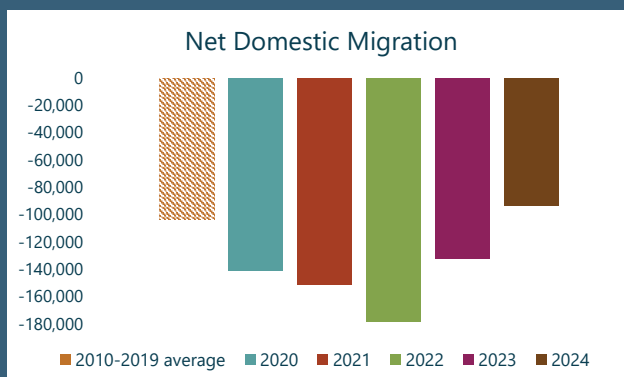
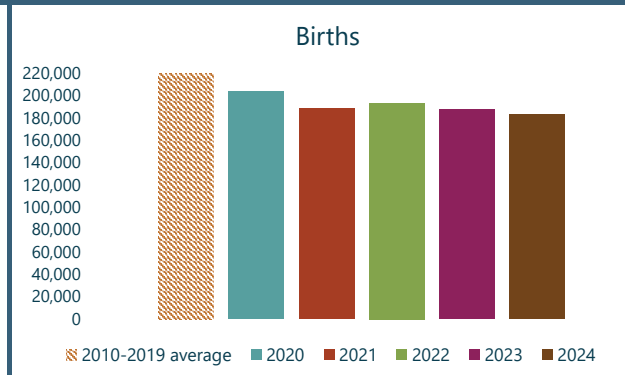
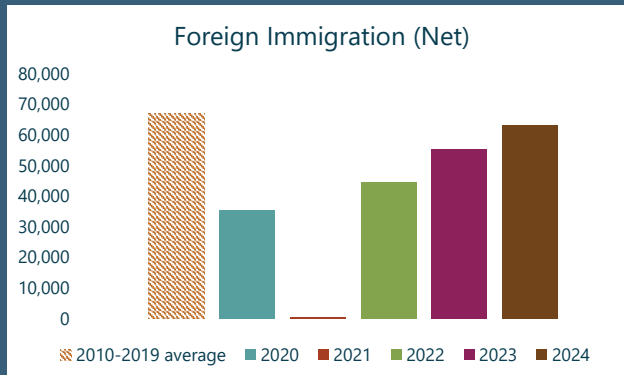
# Annual Population Change, SCAG Region Counties



Source: CA DOFE-5

Attachment: PowerPoint Presentation - Demographic Update CEHD Sept 2025 (Demographic Data Update)

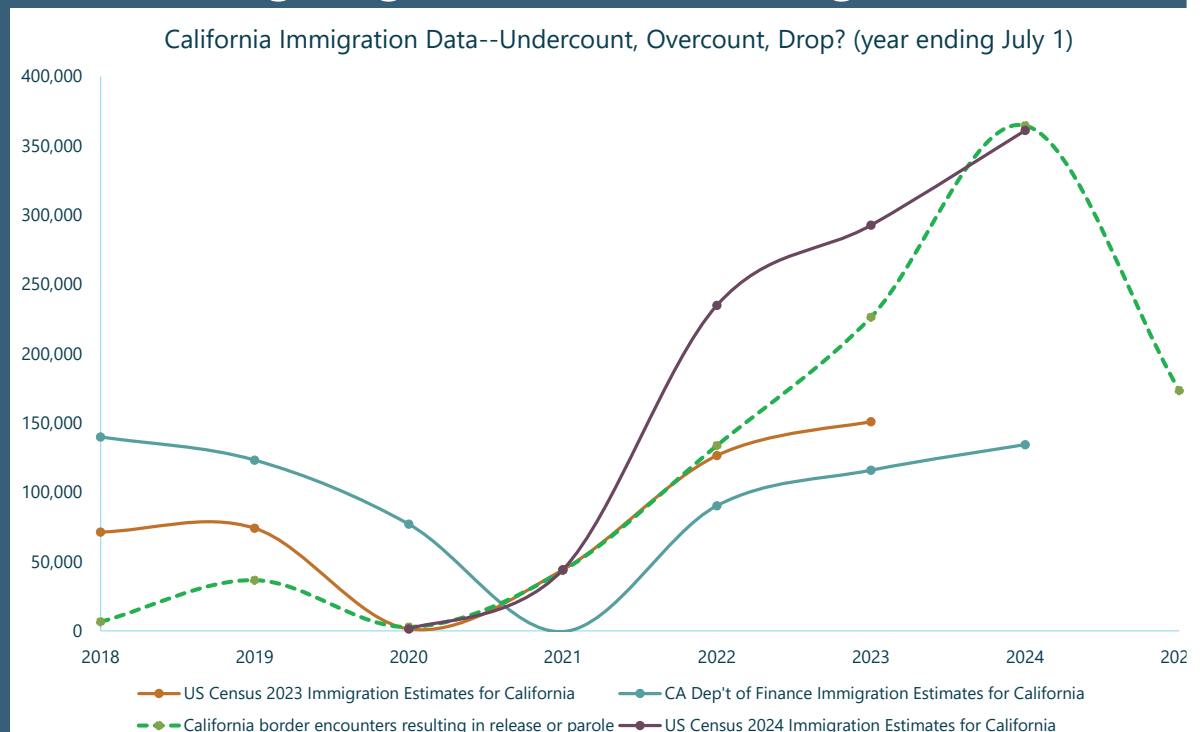
# Components of Population Change, SCAG Region



Source: CA DOFE-2

## A big question mark going forward on immigration.

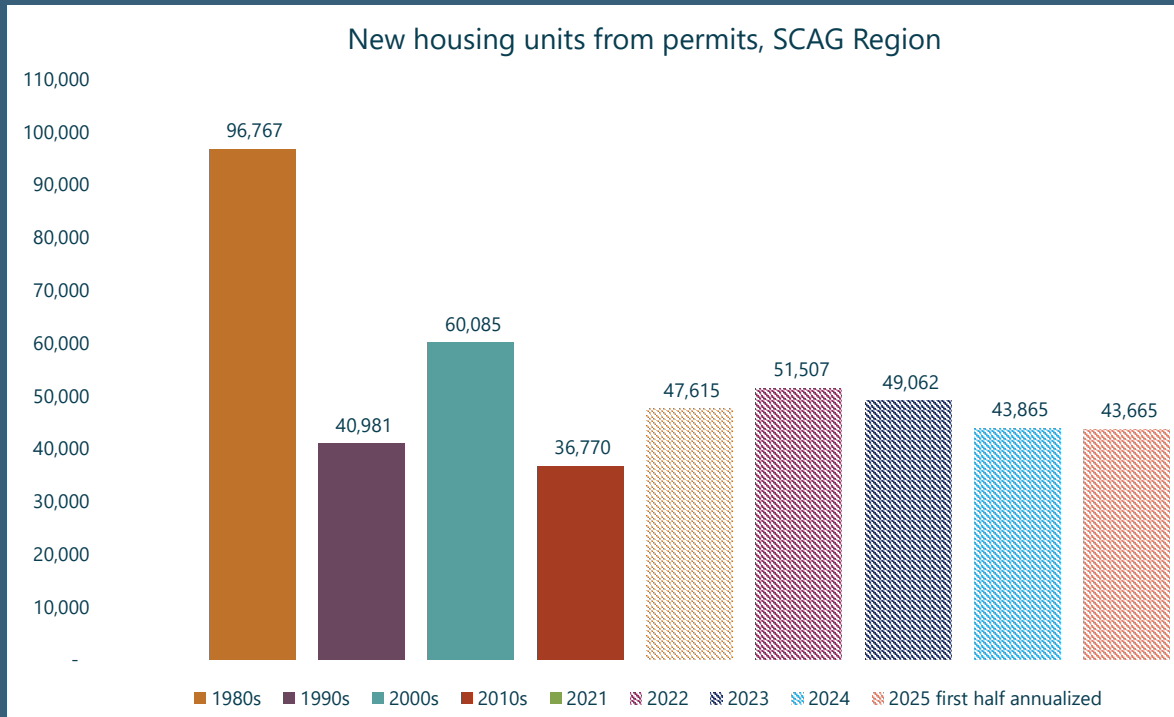
- An immigration proxy measure rose dramatically starting in 2023
- Explained 2024's imbalance between stable job growth and low population growth
- Census estimates revised, strong possibility of double-counting near entry ports
- Measure dropped precipitously starting in mid-2024



Source: US Census Population Estimates, CA DOFE-2, US Office of Homeland Security Statistics Southwest Border Encounters

Attachment: PowerPoint Presentation - Demographic Update CEHD Sept 2025 (Demographic Data Update)

# Comparing recent housing production to prior decades



Source: CIRB New Units from permits to 2020; Census Building Permit Survey (BPS) 2021–Present

Attachment: PowerPoint Presentation - Demographic Update CEHD Sept 2025 (Demographic Data Update)

## Annual Housing Production Consistently Exceeding Population Growth

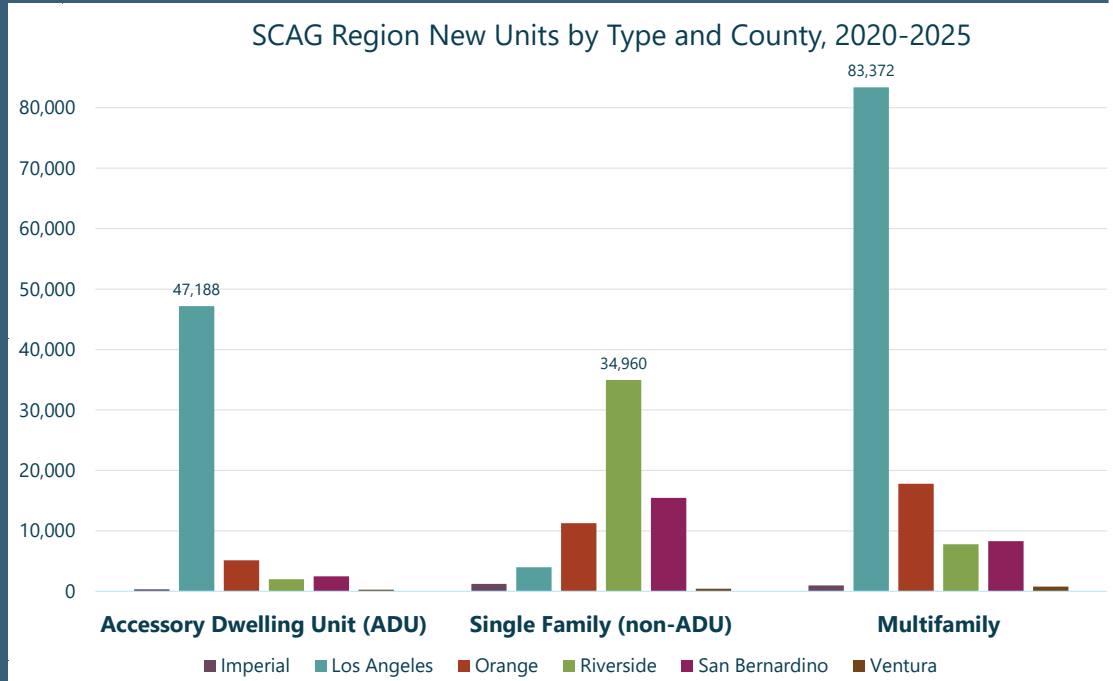
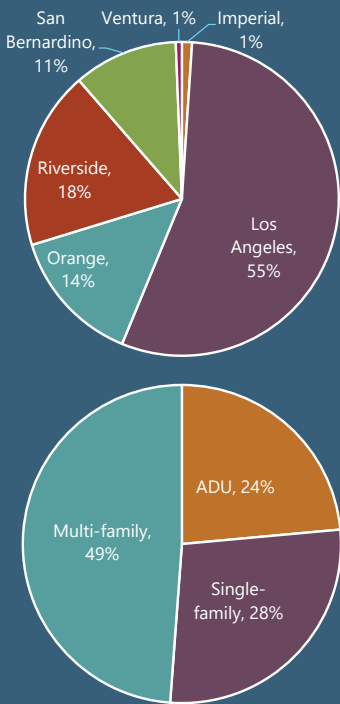
	Jan 1, 2024 to Jan 1, 2025	
	Population Change	New Residential Units
Imperial County	1,505	318
Los Angeles County	28,168	30,122
Orange County	5,357	6,419
Riverside County	4,603	10,915
San Bernardino County	7,073	6,474
Ventura County	822	2,805
<b>SCAG Region</b>	<b>47,528</b>	<b>57,053</b>
<i>State of California</i>	<i>108,438</i>	<i>125,228</i>

Source: CA DOFE-5.





# Total housing production by type, 2020-2025



Sources: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2025. ADU counts are retrieved from DOF Demographic Research Unit Data Hub. ADUs from 2020 through 2021 reflect a nine-month estimate using the decennial census data from April 1, 2020. Residential permits come from the Census Building Permit Survey.

## Top jurisdiction-level changes in 2024

Total Population Change			Total Population Change		
Rank	January 2024 - January 2025	People	Rank	January 2024 - January 2025	Percent
1	City of Los Angeles	15,663	1	City of Placentia	2.52%
2	Unincorporated Riverside County	6,304	2	City of Imperial	1.98%
3	City of Lancaster	3,139	3	City of Monrovia	1.94%
4	City of Irvine	2,510	4	City of Lancaster	1.80%
5	City of Santa Ana	2,115	5	City of Beaumont	1.78%
...			...		
193	City of Thousand Oaks	(904)	193	City of Norco	-1.41%
194	City of Jurupa Valley	(960)	194	City of Azusa	-1.50%
195	Unincorporated San Bernardino County	(1,127)	195	City of Twentynine Palms	-2.09%
196	City of Riverside	(1,201)	196	City of Calipatria	-5.10%
197	City of Blythe	(2,047)	197	City of Blythe	-11.73%

Total Housing Change			Total Housing Unit Change		
Rank	January 2024 - January 2025	Units	Rank	January 2024 - January 2025	Percent
1	City of Los Angeles	18,655	1	City of Placentia	3.02%
2	Unincorporated Riverside County	3,724	2	City of Beaumont	2.81%
3	Unincorporated Los Angeles County	1,678	3	Unincorporated Riverside County	2.55%
4	City of Irvine	1,629	4	Unincorporated Ventura County	2.55%
5	City of Long Beach	1,427	5	City of Chino	2.32%
...			...		
194	City of Cudahy	(1)	194	City of Cudahy	-0.01%
195	City of Seal Beach	(1)	195	City of Seal Beach	-0.01%
196	City of Barstow	(2)	196	City of Barstow	-0.02%
197	City of Redondo Beach	(4)	197	City of Redondo Beach	-0.02%

Sources: CA DOF E-1 and E-5

# 2028-2050 RTP/SCS Preliminary Growth Projections Coming Soon!



## Seven Major Inputs

- 1 ➤ Employment Growth
- 2 ➤ Births
- 3 ➤ Deaths
- 4 ➤ Immigration
- 5 ➤ Domestic Migration
- 6 ➤ Labor Force Participation
- 7 ➤ Household Formation (*Headship*)



CALIFORNIA ECONOMIC FORECAST  
CONSULTING AND ANALYSIS FOR THE CALIFORNIA ECONOMY

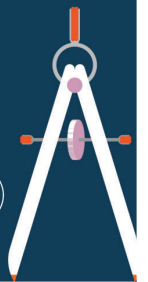


## 2025 Southern California Demographic Workshop

Oct. 1, 2025 | 9:00 a.m. | In-Person and Online

Proudly Partnered With  
**USC** | Sol Price School  
Price | of Public Policy

## Revisiting the Intergenerational Contract



Register today!

[scag.ca.gov/demographics](https://scag.ca.gov/demographics)



# THANK YOU!

For more information, please visit:

<https://scag.ca.gov/economic-insights-data-resources>

Kevin Kane, PhD

Planning Supervisor, Demographics and Growth Vision

[kane@scag.ca.gov](mailto:kane@scag.ca.gov)



## AGENDA ITEM 5

### REPORT

Southern California Association of Governments  
September 4, 2025

**To:** Community Economic & Human Development Committee (CEHD)  
**From:** Elizabeth Carvajal, Deputy Director  
(213) 236-1801, carvajal@scag.ca.gov

EXECUTIVE DIRECTOR'S  
APPROVAL

**Subject:** CEHD Committee Outlook and Future Agenda Items

*Kome Ajise*

#### RECOMMENDED ACTION:

Information Only – No Action Required

#### STRATEGIC PRIORITIES:

This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 2: Be a cohesive and influential voice for the region. 3: Spur innovation and action through leadership in research, analysis and information sharing.

#### EXECUTIVE SUMMARY:

*In April 2024, SCAG's Regional Council adopted the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, Connect SoCal 2024. Following adoption of Connect SoCal 2024, staff developed a 12-month CEHD Outlook to carry forward the policy priorities and Implementation Strategies of Connect SoCal 2024. For FY2026, the CEHD Outlook reflects outcomes of the 2025 Executive Administration Committee (EAC) Retreat, survey responses from CEHD members, and discussions with the CEHD Chair and Vice Chair. The Committee Outlook and Future Agenda Items will be updated monthly as a receive and file item and can be pulled by the Chair for discussion at the request of members for input and modifications.*

#### BACKGROUND:

The work of the Southern California Association of Governments (SCAG) and the leadership from the agency's Policy Committees and Regional Council is driven by SCAG's legally mandated duties as a Metropolitan Planning Organization (MPO) for Southern California, the long-range Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Connect SoCal 2024 as well as, the agency Strategic Plan approved by the Executive Administrative Committee on May 1, 2024<sup>1</sup>.

Community, Economy, and Human Development (CEHD) Committee Outlook and Framework

<sup>1</sup> SCAG 2024 Strategic Plan: <https://scag.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2497&Inline=True>

The Policy Committees help to further the implementation of Connect SoCal by advising on policy, research or resource programs. The Policy Committees will also be informed and advise on broader regional leadership items as needed.

In addition, as appropriate within the scope of each Policy Committee, the 2026 Presidential Priorities are incorporated in the Outlook.

- Clean Transportation Technology
- Housing Production
- Regional planning in support of the 2028 Olympic & Paralympic Games

The topics and panels covered may change based on speaker availability, progress on the targeted programs, and other requests from the Committee Chair and Vice Chair as well as members. To request future agenda items, Policy Committee members may request that this agenda item be pulled for discussion or they may send a request directly to the Chair or committee staff for consideration and reporting out at the next meeting. Agenda items that are recommended by Policy Committee members will be discussed with the Chair and Vice Chair to assess relevance to the CEHD Policy Committee and the considerations noted above.

**FISCAL IMPACT:**

None.

**ATTACHMENT(S):**

1. September 2025 CEHD Agenda Outlook

## Community, Economic & Human Development Committee

*The Community, Economic and Human Development Committee (CEHD) shall study and provide policy recommendations to the Regional Council relative to challenges and opportunities, programs and other matters which pertain to the regional issues of community, economic and human development, housing and growth. CEHD shall also receive information regarding projects, plans and programs of regional significance for determinations of consistency and conformity with applicable regional plans.*

## Transportation Committee

*The Transportation Committee (TC) shall study and provide policy recommendations to the Regional Council relative to challenges and opportunities, programs and other matters, which pertain to the regional issues of mobility and accessibility, including, but not limited to all modes of surface transportation, transportation system preservation and system management, regional aviation, regional goods movement, transportation finance, as well as transportation control measures.*

# Energy and Environment Committee

*The Energy & Environment Committee (EEC) shall study and provide policy recommendations to the Regional Council relative to challenges and opportunities, programs and other matters, which pertain to the regional issues of energy and the environment. EEC shall also be responsible for reviewing and providing policy recommendations to the Regional Council on matters pertaining to environmental compliance.*

## CEHD Committee Agenda Outlook for FY2026

*Anticipated major actions and information items. Does not include all Receive/File and Program Updates*

Date	Agenda Items
Sept	<ul style="list-style-type: none"><li>Housing Production Data (Demographic Update)</li><li>Expanding Homeownership – Alternative Ownership and Financing Models*</li></ul>
Oct	<b>No Meetings</b>
Nov	<ul style="list-style-type: none"><li>Downtown revitalization economic development strategies</li><li>Connect SoCal Implementation Strategies</li></ul>
Dec	<b>Joint Policy Committee Meeting: Economic Update</b>
Jan	<b>No Meetings</b>

### *\*Presidential Priorities*

- Housing Production*
- Regional planning in support of the 2028 Olympic & Paralympic Games*



# CEHD Committee Agenda Outlook for FY2026

Anticipated major actions and information items. Does not include all Receive/File and Program Updates

Date		Agenda Items
Feb	<ul style="list-style-type: none"><li>Community Development Financial Institutions (CDFI)</li><li>Community Development Funding Programs</li></ul>	
Mar		Joint Policy Committee
April	<ul style="list-style-type: none"><li>Community Land Trusts*</li><li>Community Hubs and Placemaking Strategies*</li></ul>	
May		General Assembly
June	<ul style="list-style-type: none"><li>Housing production strategies *</li></ul>	

*\*Presidential Priorities*

- Housing Production
- Regional planning in support of the 2028 Olympic & Paralympic Games