MTP Update

For more info, please contact

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Pricing Strategies:
Express Lanes & Tolling
Mileage-Based

EXPRESS LANKES (MULTI-LANE HOT FACILITY)

- I-495, Virginia
- I-10, Los Angeles CA
- I-405, Washington
- I-70, Colorado
- I-15, San Diego CA
- I-95, Virginia
Pricing Assumptions for the MTP/SCS

1. Express Lanes/Tolling & Mileage-Based
2. Policy Parameters
3. Revenue Assumptions
4. Implementation Steps
Policy Parameters for Pricing

1. Sensitive to changes in roadway demand
2. Replace state fuel-based taxes
3. Do not increase cost of driving above previous two plans
4. Minimize negative impacts on lower income and rural households
Cost of Driving per Mile

- **15 MPG**
  - Fuel: $0.19
  - Tires & Maintenance: $0.08
  - Excise Tax: $0.03

- **24 MPG**
  - Fuel: $0.12
  - Tires & Maintenance: $0.08
  - Excise Tax: $0.02

- **Hybrid**
  - Fuel: $0.05
  - Tires & Maintenance: $0.07
  - Excise Tax: $0.01

- **Electric**
  - Fuel: $0.04
  - Tires & Maintenance: $0.07
  - Excise Tax: $0.01
Cost of Driving per Mile

<table>
<thead>
<tr>
<th>Year</th>
<th>Fuel, Maintenance, Tires</th>
<th>Excise Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 Actual</td>
<td>$0.24</td>
<td>$0.02</td>
</tr>
<tr>
<td>2018 Actual</td>
<td>$0.17</td>
<td>$0.02</td>
</tr>
<tr>
<td>2012 Plan</td>
<td>$0.30</td>
<td>$0.02</td>
</tr>
<tr>
<td>2016 Plan</td>
<td>$0.26</td>
<td>$0.02</td>
</tr>
<tr>
<td>2020 Plan</td>
<td>$0.24</td>
<td>$0.02</td>
</tr>
</tbody>
</table>

2035 Forecast

Pay as You Go Fee Range
Revenue Impact of a Pay as You Go Fee

$200-700 million a year

Total amount depends on timing and escalation
Travel Impacts of a Pay as You Go Fee

- Decreasing congestion
- Transit, walking, biking increase
- Road/highway condition improves
- Greenhouse gas and other emissions decrease
Meeting State Greenhouse Gas Targets

2-3%
1%
1-2%
14%

Pricing
TDM &
New Mobility
Scenario Refinements
Discussion Scenario

19%

Pilot Program Incorporated Across All
Meeting State Greenhouse Gas Targets

- 1-2% Pricing
- 0-2% TDM & New Mobility
- 16% Discussion Scenario

19%

Green Means Go

Pilot Program Incorporated Across All
Regional Housing Needs Allocation

For more info, please contact

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Regional Housing Needs Allocation

California
(Housing and Community Development)

SACOG
Regional Determination

Local Jurisdictions
- above mod (120+%)  
- mod (80-120%)  
- low (50-80%)  
- very low (<50%)

Housing Element
(Reviewed for compliance by HCD)
RHNA Timeline

Now to August
SACOG staff work with Housing Planners and Stakeholders to develop menu of methodologies that complies with State law

August
Board releases menu of methodologies for public comment

Summer
HCD reviews methodologies to ensure compliance with law

October (2019)
• SACOG Board adopts methodology

August (2020)
• SACOG Board adopts RHNA Plan
RHNA Objectives: Methodology must **Further**

- Increasing Housing Supply and Mix of Housing Types
- Promote Infill, Equity, and Environment
- Jobs Housing Balance
- Regional Income Parity
- **NEW**: Affirmatively Furthering Fair Housing
RHNA Factors: Methodology must incorporate

- Jobs and housing relationship
- Capacity for sewer and water service
- Availability of land suitable for urban development
- Lands preserved or protected from urban development
- County policies to preserve prime agricultural land
- Opportunities to maximize transit and transportation infrastructure
- Policies directing growth toward incorporated areas
- Loss of units contained in assisted housing developments
- High housing cost burdens
- Rate of overcrowding
- Housing needs of farmworkers
- Housing Needs of UC and Cal State Students
- Loss of Units During and Emergency
- SB 375 GHG Reduction Targets
- Other factors adopted by Council of Governments
How does the MTP/SCS Relate to RHNA?

Regional Determination → Based on MTP Growth → Jurisdiction’s Total RHNA → From Total RHNA to Four Income Categories

Overall Determination \( \times \) \% = Total Units

Income Categories:
- above mod (120+\%)
- mod (80-120\%)
- low (50-80\%)
- very low (<50\%)

SACOG RHNA Methodology
Jurisdictions must demonstrate they have enough vacant land zoned at appropriate densities to accommodate the RHNA for each income category.
Adopted Cycle 5 (2012) RHNA Methodology for Lower-Income Units

Affordable Base

~40% of Regional Allocation is Low/Very Low Income
Adopted Cycle 5 (2012) RHNA Methodology for Lower-Income Units

Affordable Base +/− Regional Income Parity Adjustment Factor = Lower-Income RHNA Units

Higher than Average Existing Proportion of Lower-Income Households
Downward Adjustment

Lower than Average Existing Proportion of Lower-Income Households
Upward Adjustment
### Example Application of Regional Income Parity Adjustment Factor

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>MTP/SCS Growth from 2016 to 2035</th>
<th>Total RHNA</th>
<th>Total number of Units (based on proportion of MTP/SCS 2035 projection)</th>
<th>Affordable Base Income Allocations</th>
<th>Affordable Base Proportion (Regional Average)</th>
<th>Affordable Base Allocation (Col B * Col C)</th>
<th>Regional Parity Adjustment Factor</th>
<th>Targeted % of Lower-Income Units by October 31, 2029 for Regional Parity by 2060</th>
<th>Regional Parity Target (Based on Regional Average)</th>
<th>Income Variance (Col G-E)</th>
<th>Adjustment Factor (Col H*Col D)</th>
<th>Lower-Income Allocation</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction A</td>
<td>10%</td>
<td>100</td>
<td>40%</td>
<td>40</td>
<td>30%</td>
<td>40%</td>
<td>7.9%</td>
<td>3%</td>
<td>43%</td>
<td>40%</td>
<td>32.1%</td>
<td>40%</td>
<td>Jurisdiction A</td>
</tr>
<tr>
<td>Jurisdiction B</td>
<td>10%</td>
<td>100</td>
<td>40%</td>
<td>40</td>
<td>40%</td>
<td>40%</td>
<td>0.0%</td>
<td>0%</td>
<td>40%</td>
<td>40%</td>
<td>40.0%</td>
<td>40%</td>
<td>Jurisdiction B</td>
</tr>
<tr>
<td>Jurisdiction C</td>
<td>10%</td>
<td>100</td>
<td>40%</td>
<td>40</td>
<td>55%</td>
<td>51.9%</td>
<td>-11.9%</td>
<td>-5</td>
<td>35%</td>
<td>40%</td>
<td>-11.9%</td>
<td>35%</td>
<td>Jurisdiction C</td>
</tr>
</tbody>
</table>

Based on Determination of 1,000 units
RHNA Objectives: Methodology must Further

- Increasing Housing Supply and Mix of Housing Types
- Promote Infill, Equity, and Environment
- Jobs Housing Balance
- Regional Income Parity
- NEW: Affirmatively Furthering Fair Housing
In order to apply an adjustment factor:

Must identify jurisdiction-level, quantitative metrics for each objective
Promote Infill, Equity, and Environment

"Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region’s greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080."

Potential Metrics?

- Existing units and/or unit growth near existing/future transit?
- Jurisdiction-wide VMT/capita based on MTP Modeling?

Does the Total RHNA Allocation sufficiently further this objective already by virtue of the MTP projections?
"Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

Potential Metrics?
“Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

Potential Metrics?
Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area Maps:
Categorizes all CA census tracts into opportunity buckets based on variety of Economic, Environmental, and Educational factors

- Poverty
- Adult Education Employment
- Job Proximity
- Median Home Value
- CalEnviroScreen 3.0 Pollution Burden
- Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rate
- Concentrated Poverty Racial Segregation
Cycle 6 RHNA Methodology Framework

Affordable Base +/− Regional Income Parity Adjustment Factor +/− Other Adjustment Factors = Lower-Income RHNA Units
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Thank You

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